

5. STREET STALLS IN CATHEDRAL SQUARE DESIGN CONSIDERATIONS

RR 9613

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Corporate Plan Output: City Planning and Development	

The purpose of this report is to recommend to the Committee the proposed locations of, and design guidelines for, the street stalls in Cathedral Square. These new stalls are to be established in the Square once the construction works are completed. This report also recommends that, in the selection of stalls, consideration be given to any potential conflicts between the products being offered by the stalls and activities in buildings fronting the Square. It is recommended that these recommendations be included in the tender document, which will be addressed in a separate report by Bill Morgan, Property Unit, to the Strategy and Resources Committee.

DEFINITION

In this report, street stalls refers to stalls that could operate during normal working hours up to seven days a week, and which could sell items such as flowers, fruit, lunches, etc. 'Street stalls' are viewed as being distinct from the 'market stalls' which currently operate on Thursdays and Fridays only, and sell a range of goods.

COUNCIL RESOLUTION

In December 1998, the Council resolved that a policy for the establishment of street stalls based upon six to eight small stalls, the location of each generally in accordance with a plan that showed their proposed locations (see Appendix I), be supported.

A street stall presence was considered important in order to help draw people into the Square, and promote a festive, busy atmosphere. It is recognised that the Square needs to attract a diverse range of age groups and types of people to enjoy food and entertainment.

CONSULTATION

Since the Council resolution in December, Council staff have held further meetings on two occasions with the existing stallholders, to develop design guidelines for stalls which are practical and which allow different types of stalls to meet their individual needs. Staff have also been involved in informal discussions with a number of the individual stallholders. Initial indications are that a number of the existing stallholders understand what the design guidelines are seeking to achieve, and would be prepared to meet them.

In late March, the Camelot Hotel, Bailie's Bar, the Bank of New Zealand, and the Millenium Hotel were consulted with regard to proposed stall locations in close proximity to their frontages. The feedback received was as follows:

The Camelot Hotel	Open to considering a stall location in the northeast area, depending on its compatibility with their hotel operation. Not ready to discuss specifics as yet as dealing with other issues regarding use of the space in that area.
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Bailie's Bar	Given the space taken up by parking and private outdoor tables and chairs, it was considered that there was not adequate room for stalls.
The Millenium Hotel	Open to the stall locations shown in the southeast area, subject to them meeting the design guidelines. Considered that only certain products would be compatible with their business, eg flowers, fruit, ice-cream.
Bank of New Zealand	Expressed concerns regarding more people in the area and the effects on bank security.

From the consultation undertaken, it is recommended that a location in the northeast corner not be tendered at this stage, however, it can be revisited at a later date once the space allocation issues are resolved.

LOCATIONS FOR NEW STALLS

A plan showing the proposed locations of the street stalls is attached as Appendix II. It is generally in accordance with the plan supported by Council in December, with the exception of the northeast corner.

The basic premise of distributing the street stalls around the Square came from the Square redevelopment design principles. Significant physical obstacles, such as the existing walls, are being removed to allow clear, open vistas throughout the Square. This will enhance perceptions of safety, improve pedestrian access and movement, reinforce the original cruciform shape of the Square, and open up views of the important heritage buildings around the Square. The openness also allows effective spaces for 'people-attracting' activities in the Square. (The Leisure Unit is reviewing whether much more frequent events can be successfully run in the Square.) Stalls can also draw pedestrians into areas which have not been widely used in the past.

Therefore, it was considered that a cluster of street stalls as currently exists would not be in keeping with the design principles of the Square. They are quite a space-consuming operation at the moment with a row of stalls and tables and chairs. It is intended that the street stalls be incidental to the function of the Square, not a main feature. The proposed distribution will enable all of the street stalls to be easily visible from any one of them, and they will be within easy walking distance of each other.

At this point, it is worth recognising that a principal objective of the Cathedral Square redevelopment was to encourage people-attracting activities in the adjoining buildings to 'spill out' onto the paving. Therefore, given that the street stalls will be a full-time, long-term feature, it is important they do not undermine the investment in activities in the adjoining buildings in any way. For this reason, the proposed plan seeks to avoid locating street stalls where they would conflict with adjoining uses in buildings.

Initial indications are that businesses are keen to spill out into the Square as we had envisaged. Those that have taken advantage of the opportunity which the redevelopment provides are the Millenium Hotel, the Heritage Hotel, Bailie's Bar, and the Camelot Hotel. The Aquarium proposes to continue using the space in front of the Regent building once the redevelopment is complete. The outdoor areas are presenting

a high quality, inviting face to the buildings, and seem popular for those wanting to enjoy the outdoor café/bar atmosphere. Draft outdoor furniture guidelines have been prepared and consulted on with most of the establishments already meeting their requirements.

Discussions have been held with the ANZ and BNZ bank managers regarding future proposals for ground floor uses. At this stage, they have advised that no space is available for any other use, however, banking changes could lead to some availability at some time in the future. It is also hoped that the Chief Post Office will also have an active frontage to the Square in the future. If development of these frontages occurs, any private outdoor seating areas would be a minimum of approximately 10 metres from a street stall with a public seating/planter between the private seating and the stall.

PRODUCTS OFFERED FOR SALE

At the March Environment Committee seminar, it was indicated that members would consider it appropriate only to provide for those types of stalls which would be compatible with existing businesses, eg flowers, fruit, confectionery, ice-cream. Making provision for only two of the stalls to serve cooked food was also discussed. From the reasoning discussed, it would follow that the members would also consider that uses such as sandwich deli and sushi bar stalls could be in conflict with potential uses in the buildings around the Square. Therefore, this consideration would affect more than just cooked food.

If the Committee seeks to restrict the type of product sold, it would be possible to add a criterion to the tender document ensuring that consideration is given to the appropriateness of the type of product being offered. Some types of product may be more compatible with adjoining businesses than others, and further consultation can be undertaken to further investigate the views of adjoining businesses. This detailed consultation could be taken into account at the time of considering the tenders.

DESIGN GUIDELINES FOR NEW STALLS

The proposed design guidelines are attached as Appendix III. They have been prepared by Neil Carrie and Ursula Dougherty, City Design and Heritage section. They reflect the Council resolution seeking small-scale stalls.

These design guidelines have been developed in consultation with the existing stallholders who advised us of the particular requirements of their operations. They have been prepared with the assistance of Stewart Ross, Architect, who is experienced in the design of street stalls, and who assisted in the testing of the guidelines in terms of their practicality and applicability to various types of stall. Drawings of street stalls have been prepared to give an indication only of what might be achieved. Many other designs would be possible. Those drawings will be tabled at the meeting.

An issue that has been raised a number of times by existing stallholders as one of concern, is that of power supply. There will be power provided in the corner of planter boxes, and that has always been the case. If necessary, power can be supplied to all stall locations except 2 and 5. However, the guidelines seek that the stalls be totally self-contained. This is for the following reasons:

- To encourage small-scale operations.

- The tender will be for six years, and some flexibility is needed to enable review of locations if required.
- When events are held in the main events area of the Square it will be necessary for some stalls to move to a different location, and when large numbers of people are drawn in for a large event it would be more appropriate to have any food stalls in one easily-identified location. Those locations will vary according to the requirements of the event and power is unlikely to be available at every location.
- Southpower have advised that cables cannot legally lie across the ground on a long-term basis, such as to the stalls in the Square. The other alternatives are to hang the cables or to have in-ground power supplies. In order to be complying, cables would have to be strung up from the planter boxes at a minimum height of 2.4 metres. Given the proposed stall locations, the cables would be hanging for a minimum horizontal distance of 4 to 5 metres. This option would be unacceptable from an amenity point of view. An in-ground power box method was investigated, but proved not to be suitable for use in the Square for a number of cost, safety and supervision reasons. These boxes would also not allow flexible locating of the stalls during events.

As an indication only, it is possible for all of the existing street stalls in the Square to use gas cooking/fridges, with the possible exception of two. If it is considered necessary that power be supplied to any of the stalls during assessment of the tenders, the locations and/or in-ground box method of provision will need to be reassessed.

CONCLUSIONS

- (i) The open nature of the Square is recognised by the distribution of the stalls.
- (ii) It is important that the Square offer a range of choice and activity in order to attract all age groups and types of people.
- (iii) Any street stalls in the Square should not be in conflict with activities in adjoining buildings, and a criterion in the tender document should address this issue.
- (iv) A total of six stall locations are proposed. No provision for stalls in the northeast corner is made at this stage, but this area should be revisited once space allocation issues are resolved.
- (v) The stalls are to be small-scale, and should, wherever possible, be self-contained, in accordance with the design guidelines attached as Appendix III. It is to be noted that, while a power source will be available to four of the six locations, any connection between the source and the location of the stall will need to be resolved through negotiation with the individual tenderer.

- Recommendation:**
1. That the six street stall locations shown in Appendix II be agreed.
 2. That the provision of a street stall location in the northeast corner be reviewed once the space allocation issues in that area are resolved.

3. That it is noted that the street stalls may be relocated during events in the Square to temporary locations as shown on Appendix III.
4. That the design guidelines in Appendix III be approved.
5. That, in the selection of stalls, consideration be given to any potential conflicts between the products being offered by the stalls and activities in buildings fronting the Square.
6. That the above recommendations be referred to the Strategy and Resources Committee for inclusion in the tender documents.

Chairman's

Recommendation:

That the Officer's recommendation be approved subject to:

- (i) That it is noted that the street stalls may be relocated during events in the Square to temporary locations as shown on Appendix II.