

**12. OXFORD TERRACE FOOTPATH DEVELOPMENT:
HEREFORD STREET TO GLOUCESTER STREET**

RR 10781

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Corporate Plan Output: Major Amenity Improvements	

PURPOSE

The purpose of this report is to allow the Committee to determine whether it wishes to commence further development of the river promenade between City Mall and Victoria Square and, if so, to determine the extent of the works and the sources of additional funding to allow completion.

BACKGROUND

The Council has set aside \$100,000 for the section of Oxford Terrace between Hereford Street and Worcester Street in this financial year, and a further \$155,000 for the section of Oxford Terrace between Worcester Street and Gloucester Street in the following financial period. It had been proposed to combine these two projects as a single contract, and to carry out construction over the two financial years during the winter period. There is a further stage and that is the development of that section between Gloucester Street and Armagh Street, thus completing the development to Victoria Square.

The Council had previously set aside \$520,000 for the first two sections. This amount was reduced to \$260,000 at the last, as it was only proposed to reconstruct the footpaths. Since that time, both as a result of discussions and the decision to remove commuter buses from Cathedral Square, the project has been revisited and a possible new scheme plan prepared. This plan is attached to this report.

SCHEME PLAN – HEREFORD TO GLOUCESTER

The new scheme for the section between Hereford Street and Gloucester Street is to generally widen the footpath by over 2 metres and to reduce the carriageway to some 6 metres. There would still be two-way travel along this section of road as it would still be necessary to provide access to and from Worcester Street as well as adjacent properties. At the same time, through traffic could be reduced by encouraging slower vehicle speeds. This would also be reinforced by the removal of the traffic signals at Worcester Street and intersection modifications at Gloucester Street.

LAND USES

The land uses along this section of street are now generally restaurant bars and the few remaining different land uses are most likely to include similar activities. For example; Rydges Hotel is considering extending out on to the footpath, the Information Centre is likely to relocate and a possible use for this old building is as a restaurant complex. Then, the only remaining non related food or beverage activity, apart from the car park building, is the Public Trust Building where a number of their existing activities are soon to relocate to a new building.

SCHEME PLAN - GLOUCESTER TO ARMAGH

The section between Gloucester Street and Armagh Street has been removed from the Council's capital works programme as a result of the adjustments made for the Bus Interchange. The works that are proposed in this section are centred on the riverbank. This is one of the few sections where the river is in close proximity to the road. The steepness of the bank and the narrow footpath limit the use of this space. To improve this section of the link between City Mall and Victoria Square, it is proposed to reduce the road carriageway to one-way and to lower the riverbank. At present there is no parking permitted on this side of the road and consequently there are limited opportunities to make significant improvements to this environment. The proposed one way control would still provide a high level of access to the car park building and at the same time encourage the use of this section of Oxford Terrace as an access road

SUMMARY AND BUDGET

There is an expectation that there will be some works along this section of Oxford Terrace. However the funds allocated do not meet the current cost estimates of the works outlined in the Scheme Plan attached. The costs of the various sections are estimated to be:

Hereford Street - Worcester Street	\$260,000
Worcester Street - Gloucester Street	\$310,000
Gloucester Street - Armagh Street	\$180,000
TOTAL	\$750,000

The present budget for these works is:

Hereford Street - Worcester Street	\$100,000
Worcester Street - Gloucester Street	\$160,000
Gloucester Street - Armagh Street	Nil
TOTAL	\$260,000

Both of the first two projects have the potential to generate income, as well as savings of some \$6000 per year as a result of the removal of the traffic signals. The estimated additional income generated from the footpath rentals could exceed \$40,000 per year from the two sections between Hereford Terrace and Gloucester Street. Thus, the interest cost on additional capital (estimated at some \$40,000) would be covered by savings and revenue.

A further option to consider would be the transfer of the bulk of the funds presently set aside for the remodelling of Worcester Street between Manchester Street and Latimer Square. Currently there is \$175,000 set aside this financial year and a further \$183,000 for the 2000/01 period (totalling \$358,000). \$295,000 would need to be transferred in order to complete the first two sections of Oxford Terrace above.

The removal of the commuter buses from Cathedral Square, the successful outcome of the first stage of the river promenade, and the demand for additional outdoor seating areas highlights the need to progress these projects. At the same time, it is acknowledged that there are many issues to be considered in progressing traffic and transport planning in the Central City and that these projects are a part of a wider strategy which needs to be developed.

The proposed scheme does however provide an opportunity to further enhance the central area and to better utilise one of Christchurch's natural assets. There are alternative funding options to enable this work to proceed, although there are impacts on the Annual Plan and Budget that need to be considered.

- Recommendation:**
1. That the Scheme Plan, estimated at \$570,000 for the section of Oxford Terrace between Hereford Street and Gloucester Street, be confirmed for consultation purposes and be planned as one contract with construction to commence in winter in the year 2000.
 2. That \$310,000 of the funds presently allocated for the Worcester Street project be transferred to the Oxford Terrace project, with the Worcester Street project being reconsidered in the 2000/01 Annual Plan process.
 3. That the sum of \$175,000 for the Gloucester to Armagh section be considered for inclusion in the 2000/01 Annual Plan process.

- Chairman's Recommendation:**
- That a report on the priorities for work in the Central Business District area be prepared (listing the options) and that the recommended work for Oxford Terrace be deferred until those priorities are met.