



23. 9. 2004

## REPORT OF THE GENERAL MANAGER CITY ENVIRONMENT

### PART B - REPORTS FOR INFORMATION

#### 1. CATHEDRAL SQUARE COMPLETION PROJECT REPORT

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The purpose of this report is to update the Council on the progress which has been made with this project.

#### BACKGROUND

##### 1. Subcommittee Terms of Reference

The Subcommittee terms of reference as resolved by the Council on 25 March 2004 were to:

- Approve the details of traffic engineering relating to the stage 5 project.
- Authorise the detailed design and budget of that project.
- Oversee on behalf of the Council the implementation of the construction of the project.

##### 2. Project Goals

A Project Steering Team was appointed to support the Subcommittee and the following four goals were adopted by the Project Steering Team:

- To endeavour to complete the stage 5 development of the Cathedral Square project by November 2004.
- To take an integrated approach to the planning for and management of the completion of Cathedral Square which ensures relationships between people, heritage, landscape and traffic are appropriately considered.
- To ensure the outcome is both operationally sound and something the city can be proud of.
- To keep stakeholders well informed as the project progresses.

#### CONSULTATION

The Subcommittee held four public meetings in May 2004 where they listened to several submissions from stakeholders and users of the Cathedral Square on the one-way and partial two-way options.

Following these meetings the Subcommittee voted unanimously in favour of the partial two-way option with amendments to accommodate the following issues:

- Number of public car parks,
- Drop off areas for light coaches and goods vehicles,
- Parking restriction time,
- Short term drop off to Holy Grail, Clarendon Towers and Anthony Harper buildings,
- Pedestrians: West/East linkage at Colombo Street,  
North/South linkage at Chancery Lane.

A further workshop was held in June 2004 with stakeholders and representatives of users of the Square to discuss the following operational matters:

- By-laws relating to speed limits, cycling, restriction on heavy vehicles, nighttime ban on cars, revocation of existing redundant bylaws.
- Lighting.
- Opening of Rydges car park on Sundays.
- Taxi and bus layovers.
- Maintenance and Management of the Square.

## 1 Cont'd

Another workshop was held in August 2004 between the Subcommittee, project steering team and the Cathedral Square Stakeholders Group to discuss a vision for the Square and how the Square should be managed in the future.

### TRAFFIC AND ROADING

#### 1. Road Construction

A tender was let to Works Infrastructure Ltd in June 2004 to construct the Worcester Boulevard between Oxford Terrace and Cathedral Square and the new road layout in the northwest quadrant of the Square. This work is on track to be completed by 12 November 2004.

#### 2. Bylaws

In consultation with affected parties, it became apparent that the following traffic bylaws affecting Cathedral Square are required to be addressed:

- Ban on vehicles over 3,500 kg from entering the north west sector from Colombo Street.
- Parking restrictions as a result of the new roading layout.
- Review of existing cycling ban through the Square.
- Ban on vehicles under 3,500 kg from entering the Square between midnight and 5am.
- Review on the existing ban of particular movements at the intersections of Gloucester Street/Colombo Street and Hereford Street/Colombo Street.
- Review of existing speed limits.

Work on these is progressing.

#### 3. Parking

The consultation process identified a need to have the Oxford Terrace (Ridges) car park open on Sundays. This raised the following issues:

- This car park is not owned by the Council, but is operated by the Council under a Management Contract on behalf of the owners of the building. Should the Council decide to pursue the option of extending the operating hours, we will, therefore have to open discussions regarding any changes to the current setup.
- The Farmers Car Park currently operates on Sundays from 9am to 5.15pm and is close to both the Square and the Oxford Terrace Car Park. Farmers offer the "1st hour free" parking concession, which may have a significant impact on the number of customers we are able to attract to Oxford Terrace. The occupancy levels on Sundays at the Farmers Car Park rarely surpass 30%.

The suggestion was that opening Rydges be trialled. Staff are working through the details.

### GREENSPACE AND STREET FURNITURE AND HERITAGE

#### 1. Landscape

The planting of additional mature trees and planter bed areas has been included in the road construction contract. In the area of the existing car park adjacent to the Four Ships Court a raised grassed area is to be constructed which will form a speakers corner utilising the existing steps as seating for the public.

Concept plans are underway for a water feature involving a greenstone boulder donated by Ngai Tahu to be included in the newly paved area north of the Police kiosk.

#### 2. Street Furniture

Additional litter bins and seating is included in the roading contract along with decorative balustrades to direct the public to the pedestrian crossings areas.

## 1 Cont'd

Investigations are underway for the provision of sails or shades to cover the market area and the replacement of the police kiosk with a suitable building more conducive to the Square.

### 3. **Lighting**

Additional lighting is included in the roading contract to brighten up some of the darker areas of the northwest quadrant. Several new and existing trees will be up lit as well as the new raised planter areas.

A major upgrade of the flood lighting for the Cathedral is planned to commence early 2005.

## **MANAGEMENT AND GOVERNANCE**

### 1. **How the Square is Currently Managed**

An internal Cathedral Square management team was formed in March 2001 to monitor the activities and to improve communication between individual Council Units. The members of the team are drawn from various Council Units and Teams.

The team has met on a regular basis and has become aware of the need to review the day-to-day management of the Square and to look at ways of improving the number and variety of activities to make the facility more attractive to visitors and local users. It has also identified problems following the redevelopment of the Square and suggested means of improvements and ways of increasing public use and involvement with the Square.

In February 2002 the team was instrumental in organising and subsequently supporting a group of property owners and local businesses called the Cathedral Square Stakeholders' Group. The purpose of setting up this group was to improve the communication with the businesses and property owners and increasing their level of involvement in promoting and making the Square a more vibrant place.

The Stakeholders' group has set up three subcommittees to concentrate on specific issues, including marketing and promotion, operations, and redevelopment issues and since coming into being have made representation to the Council's Annual Plan and the Central City Mayoral Forum Executive Committee. They have also met with contractors on cleaning issues and reviewed parking issues in the north-east corner.

### 2. **Stakeholders**

A range of stakeholders have an interest in the Square. Foremost are the people of Christchurch. However, there are various others including the Cathedral Square Stakeholders Group (refer above), the Mayoral Forum, transport and tourism operators, taxi companies etc.

In the course of its deliberations the Project Steering Team identified management and governance of the Square as an issue which needs to be addressed.

### 3. **Cathedral Square Stakeholders Group Proposal**

The Cathedral Square Stakeholders Group suggested the formation of a Trust to manage the Square with a dedicated manager reporting to the Trust. In effect the suggestion is that the governance function goes to a Trust Board with a Square coordinator appointed to assume overall responsibility for the Square. This would mean that the Council would transfer ultimate responsibility for the operations within the Square to another body.

### 4. **Partnership Approach**

An alternative suggestion was discussed whereby the Council would convene a Cathedral Square Liaison Group to ensure a high level, well coordinated approach to what happens in the Square. Such a group would include both external and internal representation. The staff person responsible for this Group would need to be a General Manager(s). It would then become the General Manager's responsibility to ensure staff roles and responsibilities were clear and agreed outcomes were achieved.

**1 Cont'd**

The benefits of this approach are that while the Council retains overall responsibility for the Square, the benefits of partnering with the business community will also be captured.

**5. Status Quo**

Because currently there is a lack of clarity around accountability the status quo was not felt to be the best way forward. There is a perception that lack of progress with revitalising the Square is to some extent due to the fact that so many people are involved and there is no clear "plan".

The Committee decided that the partnership approach was the best way forward.

**OTHER**

Another issue to note is that Council staff are currently undertaking a review of the Central City Projects. These number approximately 60 and vary from large strategic projects to minor upgrades.

The aim is to identify and review the drivers/objectives of the projects with a view to prioritising them within the parameters of the Central City Vision. A cross functional team from involved units has been convened with the target of completing this review in the next six weeks or so. This team will also recommend to the Council some options for stakeholder involvement at a governance level.

**SUMMARY AND MAIN ISSUES**

- The Terms of Reference set by the Council are on target to be met; weather and unforeseen contractual issues are now the only potential causes for delay for the roading component.
- An overall approach was taken to ensure integrated planning. Although parts of the work are not yet complete there is now an overall "big picture" plan.
- In consulting over this project, many issues came to light and all were addressed to some extent, by the Subcommittee.
- It will be critical to ensure that the Square is not addressed in isolation from other Central City Projects both from a management and a governance perspective.

**Staff**

**Recommendation:** That the information be received.

**CONSIDERED THIS 23RD DAY OF SEPTEMBER 2004**

**MAYOR**