

9 Cathedral Square proposed canopy – submissions and project team responses

Sub ID	Any comments?	Project Team responses	First name	Last name	Organisation
21149	This road needs to be here for the shape of the cross and city heritage. Covering the street will make it dark thru 6 months of the year with no sun and sky. The trees are growing well and should not have to be covered. This will affect their growth. The building itself is unattractive and not going to attract people back to the city. Open spaces , in a concrete maize ,like Melbourne, is needed. Trust Ecan to, or braided rivers to, need a huge eye sore for an office or display.	Opposition noted. The impact of the proposed canopy on heritage values was assessed as minor in the earlier resource consent process. A recent assessment of the trees by an arborist has found that construction of the proposed canopy and its dimensions would have a minor impact on the trees.	Dawn	Martin	
21161	Love the building design, and would be great to have more hospitality in a sunny area of Cathedral Square. Would compliment any hospitality at the Old Post Office building. Few/none adverse affects of this veranda.	Support noted.	Matthew	Vannoort	
21162	A bit misleading of Council to say that the canopy will extend over a public road when it's actually over the pedestrian boulevard in the Square, as far as I can tell from the photos, which are not clear. I think the design is fantastic. One complaint you often hear is the lack architectural interest in our new buildings and Shigeru Ban's design is a breath of fresh air in that respect and fully deserves a prominent spot in our sadly neglected Cathedral Square. The petty disadvantages outlined are typical of the Council Officer mindset. This building will add some much needed excitement to the Square. Shigeru Ban can do no wrong as far as I'm concerned!	Support noted. This part of Cathedral Square is legal road.	Pauline	Auger	
21164	I fully support the building of the Shigeru Ban building in the square.	Support noted.	Di	Trower	
21166	Looks great!!	Support noted.	Ivan	McCauley	
21167	A well thought out and designed asset for Christchurch. It will looking stunning.	Support noted	Geraldine	Sloane	
21168	My submission is in support of the proposed canopy.	Support indicated.	Nicholas	Martin	
21169	I object strongly to this building. Why has the architect not designed a building that fits within the existing rules made to protect and enhance the environment of Cathedral Square. This is also taking over by stealth of public land by a private enterprise - partially obstructing the carriageway is wrong. Three slow-growing half-grown trees will be sacrificed unnecessarily. And the aesthetic effect on the Cathedral unconchable. As for the above statement that a benefit will be an architecturally significant building... Surely one that does not have these negative effects would be more architecturally significant.  The disadvantages heavily outweigh any advantages.  Get the architect to design a building with no disadvantages!	Opposition noted. The impact of the proposed canopy on heritage values was assessed as minor in the earlier resource consent process. A recent assessment of the trees by an arborist has found that construction of the proposed canopy and its dimensions would have a minor impact on the trees.	Mary	Lovell-Smith	

21170	I think the proposed building is absolutely beautiful and love the "braided river" concept. I think it will be an asset to Chch (my home city) and to the square. Will be great to have something different and interesting and bold, designed by a renowned international architect too.	Support noted.	Anna	Henderson	
21171	I support the application	Support noted.	Anne-Marie	Jones	
21206	Looks stunning, just get on and do it !!	Support noted	Marc	Duff	
21246	<p>I wish to support the Council's approving this application by the owners of the 'Braided Rivers' building to include a canopy and support columns into the legal road space of Cathedral Square.</p> <p>My reasons are as follows.</p> <p>The intended building will be a beautiful piece of architecture that can only enhance its site and the surrounding area. Cathedral Square is currently in great need of such enhancements.</p> <p>The encroachment does not take the form of a significant mass. Such a form would be a disadvantage. But instead this building and canopy have the merit of lightness, openness and virtual insubstantiality.</p> <p>The encroachment does little to infringe the notion and functioning of the space as a 'road'. The space has not served as what would commonly be regarded as functioning as space for vehicle passage for many years. More importantly the future of Cathedral Square should be as a space for people primarily - a pedestrian precinct. There is no need for the Square to serve as a vehicle thoroughfare, and not doing so would greatly enhance its environmental wellbeing. The building's proposed encroachment does not seem likely to impede people's access and rather offer Square users advantages of shelter, visual enjoyment, and as well possibly, the services of outdoor dining.</p> <p>Blurring of the base shape of the Square is minimal and of no particular significance anyway to users. The shape is already blurred in many other ways by the various contents of the whole space, and the varying mass of the structures on its boundaries. It is only truly apparent from above - a view not easily achieved by people in the Square.</p> <p>There is no great cost to the council.</p> <p>That the lime trees will need some pruning and continuing maintenance does not seem a sufficient barrier to prevent the enhancements the building will provide.</p> <p>Therefore I see this building with its canopy and supports as an admirable addition to the renewed and improved centre of our city.</p>	<p>Support noted.</p> <p>The building owner would pay the cost of any extra pruning and ongoing maintenance work which would be undertaken by Council contractors.</p>	Kenneth	Palmer	
21268	I think this building is a good idea and will enhance Cathedral Square.	Support noted	Ben	Warner	

21330	Full support. Need more development around the square and this will look great.	Support noted	Gemma	D	
21346	Thank you for issuing this proposal for comments. Nexus Point, as the land owner at 2 Cathedral Square, have the following comments suggesting: 1. That the Council approve any necessary license or lease that will allow the project to proceed.  2. That any pruning or maintenance of the nearby trees required to enable building of the canopy should be approved by CCC. Thank you	Support noted  Any pruning or maintenance of the trees would be undertaken by a Council contractor.	Michael	Gilbertson	Cequent Projects Limited on behalf of Nexus Point Limited
21348	I fully support the development of this building as proposed including 'encroachment' into the square. Whilst this may be legal road, the whole area is pedestrianised and will not hinder access. It is a fantastic addition to the area which should be encouraged not bogged down in procedure which adds nothing to the process. Any tree pruning or maintenance required due to the location of the canopy should be undertaken at the building owners expense both during construction and as long as the trees and/or building remain in place.	Support noted.	Matt	Jackson	
21401	I support this building it looks beautiful and in keeping with the heritage of the area. currently, the area is just a wasted space when it could be an amazing event space or even just a beautiful year-round dining space.	Support noted.	Adele	Geradts	
21411	I support this application with reservations.  In principle, I do not like granting the right to put a private structure in a public 'road' (paper or otherwise).  However, I believe that this disadvantage is warranted if the structure is part of a building of architectural merit, the structure over public land provides public amenity, the licence to maintain these features is enforceable over the life of the structure	Your qualified support is noted.	Alister	Bennett	
21492	Further to our meeting today I would like to support the use of the road reserve to enable this architecturally significant building to be built as the architect conceived it. As a neighbour we consider ourselves fortunate that Redson Corporation has chosen to design an iconic building rather than a more modest structure which would have cost much less and therefore would have provided the company with a much better return on capital. We look forward to the Council's early approval of this proposal.	Support noted	J C	Glass	Hilburn Holdings Ltd
21507	I believe the roof extension over the square should be approved as it is part of the beauty of the building and will soften the harsh environment of the square. That corner of the square has been a dead zone for many years prior to the earthquakes, and a cafe will help enliven it.	Support noted	Sally	Provan	
21539	I support the use if 1/ there is unhindered public access to the area at all times 2/ the licence to use is limited to 35 years 3/ the area is never sold to a commercial interest 4/ an annual rental of \$60 000 is paid to Christchurch City Council. This is entirely achievable given the nature of the proposed business.	Qualified support noted. Points 1-3 are part of this proposal. The licence fee has not been fixed at this stage but staff are recommended that part of this fee should cover the cost of maintaining the three trees in front of the building.	Judith	Lance	

21558	I think that new developments for Cathedral Square should be welcomed. The proposed structure is very beautiful and would make a stunning contribution to the urban fabric.	Support noted.	Julian	Vesty	
21560	Under no circumstances must the proposed canopy effect the growth and shape of the 3 lime trees. The extent of the canopy must be reduced, if necessary, so that is the case. The trees are a significant part of the design fabric of Cathedral Square and are only now starting to reach maturity. The new building must be designed to fit in with the trees and not the other way round.	Opposition noted. The arborist has now assessed the three trees in relation to the proposed northern canopy. He has concluded that construction of the canopy and its dimensions would have a minor impact on the trees. The building owner would pay the cost of any extra pruning and ongoing maintenance work which would be undertaken by Council contractors.	john	Dryden	
21561	No thanks. They have a whole block to accommodate their building and canopy. If they want a canopy they should scale back their design so that it is accommodated on their privately owned land. The seating could be approved subject to current CCC requirements for removable private seating on public land. The current cruciform shape of The Square should be retained and this area should remain in the public realm with public access not impeded.	Opposition noted. The impact of the proposed canopy on heritage values was assessed as minor in the earlier resource consent process. The only area of public space that would not be accessible to the public once the canopy is built would be the area occupied by the lower section of the seven supporting columns.	Jane	Demeter	
21564	The Sigaru Ban designed building will be magnificent. It will contrast with much of the rebuild so far as well as the future restored Anglican Cathedral. Just get on with it.	Support noted.	Roy	Sinclair	
21599	I fully support the application for an encroachment into the public space of Cathedral Square. I consider that the artistic merit of the design in this key space more than justifies the loss of public space and the required trimming of the Lime trees.	Support noted.	Helen	Tait	
21611	I support the application. I would like to see the impact on the trees minimised.	Support noted. A recent assessment of the trees by an arborist has found that construction of the proposed canopy and its dimensions would have a minor impact on the trees.	Hamish	Fraser	
21671	I support the construction of the canopy, it will give the square some much needed covered shelter. the building is an outstanding piece of architecture and will be a great addition to the city.	Support noted.	jordan	mccormick	
21673	I support the canopy encroaching on public land.	Support noted.	Jordan	Dyer	
21787	I support the application for the canopy and foundations of this building to encroach into the legal road. I feel this is a spectacular building design that will enhance the public amenity of Cathedral Square. Given that public access and ownership is maintained and that the cost for pruning the affected trees is being covered by the applicant, I feel there is minimal negative impact.	Support noted.	Arthur	McGregor	
21793	I support the design of the development and believe that the Council should grant approval for the canopy and supporting columns of this structure. It is an iconic building, with an eye catching design which will encourage people back into the centre of Christchurch.	Support noted.	Kirsty	Frew	Please select
21809	I support it, it looks fantastic.	Support noted.	Charlotte	Gray	

21866	Love it	Support noted.	Belinda	Hale	
21941	<p>Historic Places Canterbury is concerned at the impact of the proposed canopy on the heritage values of the square and the effective privatisation of a public space represented by the 6.9 metre encroachment in to the square as well as the impact of the proposal on the lime trees, which form part of the heritage fabric of the square, .</p> <p>Although both the heritage consultant for the applicant and the Council's heritage advisor for the Council consider that the impact of the canopy on on the heritage of the square is minor. Historic Places Canterbury disagrees. Although having a building returned to this site is important for re-delineating the form of the maltese cross, which is an essential aspect of the heritage of the square, by projecting 6.9 meters beyond the building line, this design effectively muddies the form. The Spark building proposed for the opposite side of Colombo Street adheres to the building line, so the canopy will create a visual anomaly. It has been argued that there is precedent for verandahs projecting into the space of the square and this is certainly true. However, the height and scale of this design makes it quite different in its impact. The United Services hotel had a verandah projecting immediately above the ground floor. Viewing the building from the Square, the several stories above were what defined the the edge of the cross form. The supporting columns for verandahs were also typically fine with limited impact upon the pavement, whereas these, to judge from the plan, are bulky and quite intrusive. Traditional verandah were clearly an add-on to the building and were not read as something which extended the building into the realm of public space, whereas this integrated canopy impinges on public space and by implication privatises it. This effect is emphasised by the presence of the columns occupying space in the legal road. It will be the perception of members of the public that the space below the canopy is effectively that of the adjacent building. Historic Places Canterbury is concerned, that not only does this proposal impinge upon the heritage of the Square, but that it will set a precedent for further intrusion into the public space of the Square. While we recognise the desirability of activity around the edges of the Square, this proposal, by creating a permanent structure which is an integral part of the building design, goes well beyond a license to put out tables and chairs. In fact, Historic Places Canterbury is surprised that a design which intrudes to such an extent into the premier heritage space of the city, was treated as a non-notified resource consent, with the opportunity to comment only arising from the technicality that it intrudes onto a legal road.</p> <p>The proposed canopy extends right up to the existing tree line of the 3 lime trees adjacent to the building. The Council arborist has indicated that these have not yet reached maturity and could double in size. It is accepted that these will require clearance pruning for construction of the verandah and ongoing maintenance pruning. The beauty of the lime trees lies in its symmetrical form. This will be severely compromised if constant pruning is required on the building side of the tree. Indeed it is not difficult to foresee that the ongoing cost of this work and the problem of leaf litter caused by the trees will before long result in pressure for their removal. Were this to happen it would be a significant loss of public amenity. If consent were to be granted, Historic Places Canterbury believes that the Council should be responsible for the pruning to ensure that the best possible job is done, with the cost to be borne by the building owner. However, we believe that the impact of this design on the trees is such that at the very least, the canopy needs to be scaled back.</p>	<p>Opposition noted</p> <p>The impact of the proposed canopy on heritage values was assessed as minor in the earlier resource consent process.</p> <p>One of the conditions of resource consent is that the existing paving treatment in Cathedral Square will be reinstated under the northern canopy of the proposed building to maintain a consistent treatment and integration with adjacent edges of the public space.</p> <p>The only area of public space that would not be accessible to the public once the canopy is built would be the area occupied by the lower section of the seven supporting columns.</p> <p>A recent assessment of the trees by an arborist has found that construction of the proposed canopy and its dimensions would have a minor impact on the trees.</p> <p>The building owner would pay the cost of any extra pruning and ongoing maintenance work, which would be undertaken by Council contractors.</p>	Lynne	Lochhead	Historic Places Canterbury

	<p>Although we consider that building is an attractive addition to the city, we believe that the overhanging canopy element of the design needs to be reconsidered for the reasons outlined above.</p>				
21872	<p>The Christchurch Civic Trust is fully aware that the proposed building at 9 Cathedral has been consented. We appreciate the opportunity to comment on the proposed north-facing canopy of the building.</p> <p>We believe that the concept of the Aotea Gift Centre building's integrated 6.9m x 44.0m long canopy, supported by seven large structures at a height of 10.0m, which extends into the scheduled Highly Significant heritage public space of Cathedral Square, has been generated by applicant and architects on the basis that the canopy will be approved. Put another way, the interior form of the building appears to us to be predicated on the assumption that the exterior structures occupying a public, scheduled Highly Significant space will be permitted. Clearly the canopy and supports are conceived of as an extension of the inside of the building.</p> <p>What may be seen as a telling turn of phrase in Jenny May's heritage report for the applicants, 3 Assessment of Effects, 3.3. reads "...the building design features columns of an organic nature inspired by the Canterbury landscape – its flora and rivers. These move through the exterior to the interior of the building ..." (our emphasis).</p> <p>We question the fairness and equity of an architect or architects with high reputation being given, in effect, anticipatory carte blanche to encroach on and into the Highly Significant space of Cathedral Square, thus offering a significant 'advantage' to the very nature of the design which is produced. Why, in the future, should all designers of new buildings not be permitted to exceed the stated area of the building envelope and intrude extensively into Cathedral Square, right from concept formulation stage through to developed working drawings? What might the accumulated result of this be on Cathedral Square over time?</p> <p>Heritage consultant for the applicant, Jenny May, refers to the historic precedent of buildings with verandas and supporting columns in The Square. Unfortunately she has neglected to mention the extreme difference of scale between historical forerunners and the proposed building: the United Services Hotel's continuous eastern and northern bull-nosed veranda was 3m - 4m in height, with a span to posts of approximately 4m, as opposed to the 10.0m h. x 6.9m dimensions (rather than 770 mm as stated in Ms May's report) of the proposed canopy. In Ms May's assessment there is no mention of the 3D bulk of the columns and upper forms. There are no measurements indicated in plan or elevation drawings which members of the public can use to gauge the scale of the supports. Most definitely, there is a highly significant difference in the scale of the seven proposed north canopy support structures compared with any historical precedent. Fiona Wykes, Senior Heritage Advisor at CCC, shares our view on this matter. However, her conclusion that any deleterious effects of canopy and support structure on the integrity of the space of Cathedral Square will be no more than minor (which echoes that of Jenny May's), we find to be questionable.</p> <p>We draw your attention to a largely neglected aspect of this application, the row of three lime trees contiguous with the proposed canopy edge. Not only have applicant and architects failed to give due consideration to the relationship of built canopy to tree canopies, in point of fact they themselves have created a significant problem where none currently exists. In application and CCC plans the edge of the proposed 10.0m high canopy is shown to confront the outer form of the tree canopies. Therein lies an irony: a significant part of a building which it is claimed references nature in braided river and tree</p>	<p>Opposition noted.</p> <p>The impact of the proposed canopy on heritage values was assessed as minor in the earlier resource consent process.</p> <p>One of the conditions of resource consent is that the existing paving treatment in Cathedral Square will be reinstated under the northern canopy of the proposed building to maintain a consistent treatment and integration with adjacent edges of the public space.</p> <p>The only area of public space that would not be accessible to the public once the canopy is built would be the area occupied by the lower section of the seven supporting columns.</p> <p>A recent assessment of the trees by an arborist has found that construction of the proposed canopy and its dimensions would have a minor impact on the trees.</p> <p>The building owner would pay the cost of any extra pruning and ongoing maintenance work, which would be undertaken by Council contractors.</p>	Ross	Gray	ChCh Civic Trust, Deputy Chair

<p>form, itself confronts, and has the potential to have a highly negative effect on nature, in the form of the lime trees. An unidentified Christchurch City Council arborist states that the trees would require construction pruning, could double in size and would thus require extensive trimming and shaping into the future if the canopy were built as proposed. The arborist also mentions the unavoidable phenomenon of autumnal leaf litter and possible fall of other tree debris onto the building canopy or patrons of the café; any of these aspects may be very unwelcome to outside diners, proprietors et al.</p> <p>We note that the plans provided showing the relationship of canopy to trees are somewhat misleading: the distance from building boundary to edge of tree canopy is approximately 5.5m at the moment. Even given that there may have been deferment of pruning, this clearly indicates that the proposed 6.9 reach of the built canopy will have a serious impact on the lime trees, particularly the largest one.</p> <p>We consider that it reflects very poorly on all involved in the planning of the building and canopy – and those parties supporting the application – that the arborist is the only contributor to the discussion of the canopy to have made mention of this crucial environmental aspect. We note that comments from the arborist appear only in the public consultation document: “The potential adverse effects on the development of the trees (and potential loss of contribution to the amenity of the site) and the potential increase in costs of tree maintenance have not been quantified, but should be assessed as part of the application.” (our emphasis)</p> <p>In fact, there is no mention of the canopy’s relationship to these scheduled heritage trees in any of the following: documentation from the applicant; from CCC approved expert planner for the applicant; from heritage consultant for the applicant; from heritage advisor for CCC. And even the author of the CCC Report / Decision on a Non-Notified Resource Consent Application fails to raise this issue. We find this almost universal lack of recognition of such a pertinent and important issue most disappointing and alarming.</p> <p>It is our view that the integration of the canopy with the building itself and projection into Cathedral Square is problematic – in terms of rationale, function and in physical form. In order for a canopy to provide shelter from excessive sunshine and particularly rain for pedestrians and table diners below – not to mention a desirable sense of ‘enclosure / security’, a well-considered height and reach/span ratio must be arrived at. Of course the designers have been faced with a dilemma (of their own making): a canopy which shows no break from a high roofline, at 10m above ground level must extend a considerable distance from the building to be effective in dealing with the aspects just mentioned. This has resulted in the extreme width of the canopy and indeed the magnitude of the supports (which it is to be assumed are structural, but no detail on this matter is provided in the documentation). Our query is: what evidence is there that even at this extreme reach into the Highly Significant heritage space of Cathedral Square, the canopy will offer meaningful shelter from the elements, particularly rain? Given the less than continuous veranda cover on Hereford St, the nil coverage on Colombo St, much rests, as has been noted in the documentation, on the continuous cover in Cathedral Square – but will the proposed canopy at that height deliver? Clearly it will have no ‘enclosure’ effect – in fact, for the ‘occupant’ it will remove a 6.9m x 44m slice of Christchurch sky space from the ‘Square experience’. It is possible, in fact, that wind speeds / rain force may increase as airflow is siphoned or trapped under the canopy: no details on weather matters have been provided by the applicant.</p> <p>There is also, we think, a problem with the aesthetic dimension of the supports themselves. We agree that the referencing of braided rivers and trees within the building will have a lively and perhaps inspiring visual effect. However, the same aesthetic applied to the exterior supports in such close proximity to large</p>				
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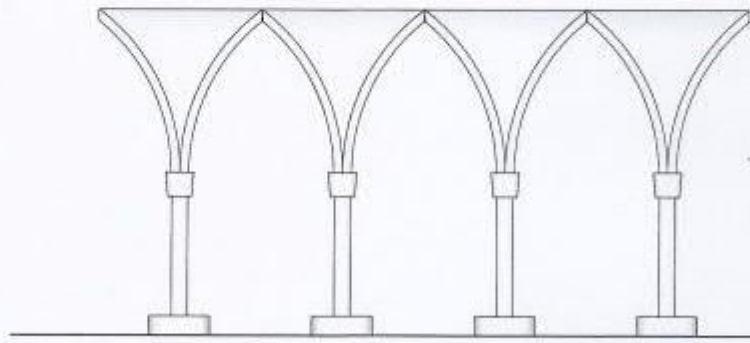
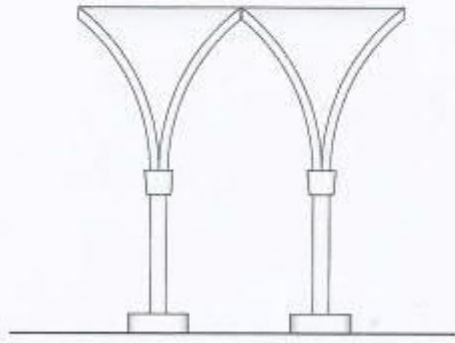
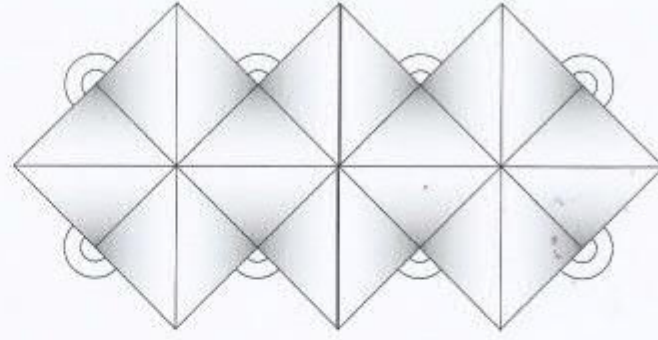
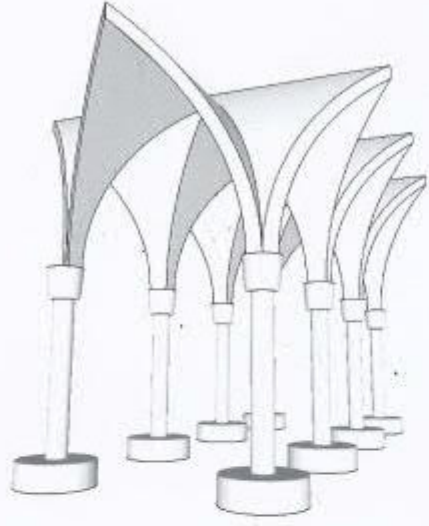
<p>lime tree specimens, particularly in autumn and winter, is likely to create an overstated, perhaps even conflicting visual dynamic which has the potential to detract from the trees themselves and from the visual experience intended by the applicant and architects. We believe that this matter needs more careful consideration by all concerned.</p> <p>Further, as raised in the public consultation document, the presence of the canopy and supports, in conjunction with the glazed north façade of the building, could potentially blur the claimed re-definition of the Maltese Cross / cruciform which Ms May asserts had been lost with the previous building on this site, the ANZ Bank, following the demolition of the United Services Hotel building.</p> <p>On several occasions since 2014 the Christchurch Civic Trust has publicly suggested that a system of cloisters or arcades could be placed by the Christchurch City Council on council-owned heritage scheduled land in Cathedral Square at a height and of a scale and in design terms which would help to unify Cathedral Square and personalise the Square experience for residents and visitors alike. (See Attachment 1 below.) What the proposed canopy might offer the Square-goer bears little resemblance to the potential experience offered by the cloisters / arcades concept, as outlined.</p> <p>We urge the Christchurch City Council to reject the application for the canopy at its present dimensions and that the applicant be requested to re-design the required provision of shelter along the north face of the new building.</p> <p>Thank you.</p> <p>Additional comments</p> <ol style="list-style-type: none"> <li>1. Error: it has been brought to our attention that the three lime trees referred to in our submission, although situated in the scheduled Highly Significant Cathedral Square space, are not themselves specifically designated as scheduled trees under the City Plan. However, there is every reason to think that they could be at some point. The application of a designation would depend on the trees being in good biological and aesthetic condition, which we maintain could be severely jeopardised if the canopy were built as planned.</li> <li>2. Error: we should have referred to the building with veranda formerly on the site as the United Service Hotel.</li> <li>3. Clarification: our reference to the form of Cathedral Square as 'Maltese Cross / cruciform' in relation to a comment by Jenny May acknowledged her description (Maltese Cross), but indicated that it is also described by some as a cruciform shape. There is considerable variance in choice of descriptor; we believe that the term 'cruciform' better represents the typology of the space.</li> <li>4. Additional observation: we question whether any consideration had been given to the problem of birds, mainly seagulls, using the upper branches of the supports as very convenient perches, nicely placed above table-based food sources. Equally, the well-known propensity for dogs to be attracted to pillars and posts could provide a problem for the maintenance of the lower support structures.</li> </ol>				
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22071	<p>I write in support of the proposed construction in Cathedral Square of the new Aotea Gifts "Braided Rivers" building designed by Shigeru Ban. This is a magnificent and bold concept developed by a very experienced and successful tourism industry operator who is committed to providing an asset of lasting value for the people of Christchurch and the many visitors to our region and country.</p> <p>Shigeru Ban has an exceptional international reputation that extends to famous tourism meccas like the Aspen Art Museum, Colorado USA, and the La Seine Musical, Ile Segun France, not to mention his many accomplishments across in home country of Japan. His work previously in Christchurch following 2011 in producing the city's Cardboard Cathedral has brought our city tremendous international interest not to mention city pride. With his work on this building "Braided Rivers" he has not only delivered a concept that is unique and special but inextricably linked to Canterbury.</p> <p>To have this building at the centre of our city serving our many international visitors while also offering facilities that will appeal to the local market is a wonderful concept. More importantly, however, this building will also become a new beacon for Our City, Our Island and Our Country as it will develop to be an attractor of note.</p> <p>I would like to specifically address an aspect of the design, and that is the building canopy and its extension over the public space of Cathedral Square. As I have referenced earlier this is a magnificent amenity of great appeal to both visitors and residents alike and part of that appeal is the vast open canopy that provides a welcoming and hospitable view from Cathedral Square. This covered area open to the square allows public access and will provide both shelter and shade to those passing by or pausing to admire. It is the ultimate extension of the building that will allow all those that come in contact with the building to feel connected to it.</p>	Support noted.	Malcolm	Johns	ChCh Airport Chief Executive
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(See next page for Attachment 1)

Attachment 1 - System of cloisters or arcades proposed in Cathedral Square by the Christchurch Civic Trust



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