

9 August 2013

FINALISING LYTTELTON'S CIVIC SQUARE DESIGN

Thank you for your comments on the above project. All responses have been analysed for a report to be considered at the Lyttelton/Mt Herbert Community Board meeting on Thursday 22 August starting at 1.30pm.

The report seeks from the Board:

- (a) a recommendation to the Council to approve the attached development plan for Lyttelton's civic square site at the corner of London and Canterbury Streets to proceed to detailed design, tender and construction;
- (b) a recommendation to the Council to approve the Board's preferred name for the site.

Consultation

One hundred and forty named submissions were received during the Have Your Say consultation period from Monday 10 June to Monday 1 July 2013. Residents, businesses and other stakeholders were asked to give their views on:

- i) their preferred design option for the site where in Option 1 the cenotaph was placed at the rear of the site and a waharoa (entranceway) at the corner of Canterbury and Lyttelton Streets, while in Option 2 the cenotaph was located at the corner of Canterbury and London Streets.
- ii) a suggested name for the site with the following choices provided: Albion Square, ANZAC Square, Lyttelton Town Square, Lyttelton Petanque Club, Lyttelton Civic Square, or none of the above with a request to provide a suggestion.
- iii) which current transitional works on the site should be retained.

Feedback on preferred design options

Of the 133 submitters who selected a preferred option, 77% (103) chose Option 1 and 23% (30) favoured Option 2. The remainder did not state a preference.

Four submitters, including the RSA and Lyttelton Harbour Business Association, sought different locations on the site and four submitters did not want the cenotaph included in the square design. In further discussions with the RSA and Lyttelton Harbour Business Association, representatives acknowledged the majority community view to locate the cenotaph at the top of the site, as shown in Option 1. To address the RSA's accessibility concerns, handrails have been placed, where possible, along Canterbury Street adjacent to the site, and two restricted parking spaces are proposed.

Waharoa (entranceway)

Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga have nominated Caine Tuwhare from Lyttelton's Whakaraupo Carving Centre to produce a design for the waharoa. The proposed idea is a fish hook and anchor bound together to symbolise the coming together of two cultures and also to reflect the area's maritime history dating back more than five centuries. The project team is requesting a structure approximately 4.5 metres high with two 1.5m² bases for the anchor and fish hook. Rāpaki Rūnanga support this concept in principle. Three submitters wanted the waharoa either removed from the plan or moved further up the site.

Rear retaining wall

Rāpaki Rūnanga also supported the use of red rock to face the rear retaining wall. At a later stage the wall could provide the backdrop for interpretation showing the history of Lyttelton. This could include links with Taranaki's Parihaka people imprisoned in Lyttelton as a result of their non-violent resistance and who, with other prisoners, built the town's distinctive red rock walls.

The Council is endeavouring to use as much red rock as possible to face the rear retaining wall. However, existing supplies are short and there is a heritage requirement for some retaining walls outside of the square to also be faced with red rock.

Performance area

Comments were received on the inclusion of a sheltered performance area with a power source. The timber stage to the left of the stairs will be close to the requested width of 8-10 metres at a depth of 3.5 metres and height of just under 1 metre. A suggestion that the stage face both the grassed and paved area was not pursued in order to provide for a wide range of uses in the square. The middle grassed level could also be used for informal performances.

Seating

The most common query was about a perceived lack of seating provided in the two consultation options. A combination of additional permanent and moveable seating and tables is proposed in the development plan to make spaces more flexible. It is envisaged that wharf timbers used to retain some of the garden edges can also be used for seating.

Toilet

The idea of the toilet also being an art work appealed to three submitters. However, designers are recommending a discreet, functional facility to avoid detracting from other features proposed on the site, and using steel, timber and stone to reflect materials associated with Lyttelton's port heritage. Rāpaki Rūnanga supported a discreet design given the proximity to the cenotaph. The entrance to the toilet will be made less obvious from the performance space by reorienting the building and through screening.

Vegetation

Nine submitters supported trees or plants producing edible food while one submitter reminded the Council that the trees need to provide shade in summer but maximise the sun in winter. Proposed plantings will be a mix of exotic, native and edible (e.g. fruit and nut) species with more colourful plants as focal points. A gardening group has offered to consider maintaining a planter box.

Play area

One submitter who sought a larger play area was advised that Lyttelton already has a popular traditional playground in Oxford Street. The square's play area is designed to use the sloping terrain to create opportunities for play such as a slide and a hand-operated pump with water flowing down a brick-lined trough or rill that references the historic brick barrel drain underlying the site. The pump doubles as a water feature and will produce a potable water supply.

Paving

The grey paving in both options attracted criticism from some submitters. Several submitters supported the use of recycled red bricks but the Council does not use these in high traffic pedestrian areas because of maintenance issues associated with cracking and moss. However, recycled bricks may be used in retaining walls and gabion baskets. At the lower level, durable sandy and grey coloured concrete pavers will be laid in an appropriate weaving pattern. Designs shown in the proposed development plan are supported in principle by Rāpaki Rūnanga and will form the basis of that pattern.

Village bell

Four submitters expressed support for the inclusion of St Joseph's Church bell but identified different locations on the site. The proposed location has been changed from its top right location in Option 1 to the top left position in Option 2 as the project team felt there was a risk of children climbing on the

bell's support structure from the retaining wall adjacent to Canterbury Street. Inclusion of the bell is subject to the Catholic Church Parish confirming that the bell will be donated to the Lyttelton Community for use as a 'Village Bell'.

Lighting

Four submitters referred to the need for various forms of lighting on the site. The intention is to provide a hierarchy of lighting with the lower level being well lit for night time activities and pedestrian level lighting providing safe access through the remainder of the site. Other lighting will be provided to light the cenotaph and other features. The plan will also be reviewed as part of the Crime Prevention Through Environmental Design (CPTED) audit.

Community noticeboard

The New Zealand Historic Places Trust and another submitter requested an information board to inform the community about events and activities. This has been included on the plan but access arrangements will need to be agreed.

Petanque

Four submitters stated that they liked the petanque pit being included in the design while one wanted it removed. The project team has since removed the pit from the recommended plan to provide a hard surface to assist pedestrian circulation and maintenance of the cenotaph and surrounding area.

Changes to the preferred Option 1 concept design

As a result of feedback and professional advice the recommended development plan includes the following changes or additions to Option 1:

- The concept for the waharoa being developed – based on a fishhook and anchor bound together;
- Trees removed from the London Street road reserve to provide a higher degree of openness, including visual and physical flow from the street into the square;
- Wharf timbers to be used as retaining around some garden edges and as part of the pergola structure in the bottom south-west corner;
- Community noticeboard included near the London Street frontage;
- Rubbish bins;
- Coloured concrete pavers used to create an appropriate weaving pattern on the lower level;
- Additional permanent and moveable seating and tables provided;
- The following Transitional works retained and relocated on site: Mandala and mosaic seat (including the lamp) located in the elevated grassed area in the upper left of the site; nautical flag alphabet (named the Fifth Ship) framing the entrance to the mid-level site off Canterbury Street;
- St Joseph's bell, if donated, to be located in the elevated grassed area near the western boundary subject to approvals and detailed design of the support structure;
- Toilet reoriented and screened so that it is less obvious from the performance area;
- Pathway intersecting stepped terraces (between lower and middle level areas) realigned to draw people to both sides of upper level;
- Upper terrace of steps grassed, but the two lower terraces to be paved for practicality and maintenance reasons;
- Petanque pit removed and addition of hard surface to assist in pedestrian circulation and maintenance of the cenotaph and associated area;
- Two five minute parking spaces created along Canterbury Street (subject to further consultation and separate Community Board approval);
- Handrail, where possible, up Canterbury Street to help the elderly access the mid-level tier of the square;
- Red rock-faced retaining wall to provide a future backdrop to highlight aspects of Lyttelton's history.

Feedback on a preferred name for the site

Questions in the project feedback form about the name for the square attracted a range of views. Fifty submitters (37%) opted for Lyttelton Town Square, and 41 (31%), including the Lyttelton Harbour Business Association, preferred Albion Square, named after the site's nineteenth century Albion Hotel. Results for other options in the feedback form were Lyttelton Civic Square 8 (6%), Lyttelton Petanque Club 6 (4%), ANZAC Square 4 (3%), and none of the above 25 (37%). Other suggestions included: Four Ships Square, Sendoff Square, Harbour Light Square, Coopers Park, Albion Park, Albion Corner, Kainga, Aroha Square, Lyttelton Community Square or 'the use of an appropriate Maori name'. Rāpaki Rūnanga support in principle the use of the name Ohinehouroko (meaning establishment of a place of new peacefulness) either as an individual name, or used in conjunction with an English name.

One resident reflected the views of four submitters, including the New Zealand Historic Places Trust, when she said: "I'm very keen on it not being a square but a park or corner." This view arises from the irregular 'L' shape of the square but local examples, such as Cathedral Square, suggest that a square can be a gathering place and not necessarily square shaped.

Feedback on existing transitional projects on the site

Submitters were also asked to indicate which of the seven transitional projects currently in the square should be considered for retention. They were advised that those which did not remain would, if possible, be relocated elsewhere in Lyttelton. The responses were as follows: mandala ceramic tiles 69, nautical flag alphabet 60, lava flow steps 49, mosaic seat 47, oversized lounge suite 41, multipurpose stall 37, local environmental recordings 33, and none of the projects 21. After considering community feedback and professional advice the project team is recommending that the nautical flag alphabet, mandala tiles and mosaic seat (including the lamp) should be incorporated in the development plan.

Other matters

Two P5 parking spaces are proposed in Canterbury Street between the intersection with London Street and the existing vehicle entrance to provide a drop off or short-term access to the cenotaph, unisex toilets and to assist local businesses. These restricted parking spaces, to operate only during business hours, will be the subject of a separate report to the Community Board after appropriate consultation.

In accordance with the Council's Smokefree Public Places Policy, approved 25 June 2009, the site at the corner of Canterbury and London Streets will be smokefree and display appropriate signage. Compliance will be voluntary.

The decision-making process

A report seeking the Board's recommendation to Council on the name and proposed development plan for Lyttelton's civic square site will be presented to the Lyttelton/Mt Herbert Community Board on Thursday 22 August 2013.

The meeting is a public forum and anyone is welcome to attend. However, if you wish to speak to the Board prior to them making a decision at this meeting, you will need to seek speaking rights by phoning the Board's Adviser, Liz Carter, on (03) 941 5682 or 027 2814835 as soon as possible.

Submissions are summarised above. Project team responses to individual submissions will be attached to the Board report available from Monday 19 August 2013 at <http://www.ccc.govt.nz/thecouncil/meetingsminutes/agendas/2013/August/index.aspx> If you would like these responses posted or emailed to you please phone (03) 941 5207 or email jennie.hamilton@ccc.govt.nz

Meeting details for the meeting of the Lyttelton/Mt Herbert Community Board

Date: Thursday 22 August 2013

Time: Meeting starts at 1.30pm

Christchurch City Council Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73011, Christchurch 8154, phone (03) 941 5207

Venue: Lyttelton Service Centre, 15 London Street, Lyttelton

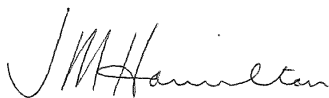
Project timeline

The Community Board's recommendation to Council on a name and the proposed development plan for Lyttelton's civic square is expected to be considered by Council on Thursday 12 September, 2013. If approved by Council, the proposed development plan will progress to detailed design, tender and construction, which is anticipated to be completed in 2014. Separate reports will be submitted to the Community Board and Council on two 5 minute parking spaces on Canterbury Street and the reconstruction of the cenotaph.

Further information

If you have any questions about the proposed development plan to be considered by the Board, or you would like any additional information, please phone or email me on (03) 941 5207 or jennie.hamilton@ccc.govt.nz

Yours sincerely

A handwritten signature in black ink, appearing to read 'J M Hamilton'.

Jennie Hamilton
Consultation Leader
Capital Investigations
Christchurch City Council