

OPEN

MINUTE ITEM

ATTACHMENTS

Ordinary meeting of the
Works and Infrastructure Committee

Thursday 28 June 2018
Commencing at 9.00a.m.
Council Chamber

Civic House

110 Trafalgar Street, Nelson

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Response from Church Street to Options as presented by Council Staff on Thursday 22.2.18

Information was circulated to the full list of interested parties on Friday 23.2.18 and a meeting held at KUSH on Tuesday 27.2.18 to discuss the pros and cons of each option.

The outcome of this meeting resulted in OPTION 1 being selected with overwhelming support.

The Church Street community agree that this is the only option that meets the requirements of the Council, the street businesses and building owners and the wider community. We strongly encourage the Council to pursue this option for the following reasons:

1. Traffic Flow and safety

The roading infrastructure is a principal element of this plan and any other option fails to address this adequately within a wider design brief.

2. Public facilities

Option 1 is the only option that includes planting, seating, bicycle stands, recycling bins etc that enhance the streetscape with the added effectiveness of the reduced speed and controlled traffic flow. While Option 3 could supply some of these above ground options they would be less effective and placed in a less desirable environment. A vital aspect of the development is to create a hub where people wish to meet and enjoy the amenities that the streetscape alongside the businesses offer.

3. Lighting

Making the city safer is a council priority and street lighting has the dual effect of improving safety and creating ambience. In the partnership with Council, Church Street has agreed to take on the Catenary Lighting project – organising and funding this aspect of the plan. It would be increasingly difficult to acquire funding for this if it was not part of a full development (Option 1). The Catenary Lighting may become a redundant element of the design without the other features. There has been significant research and planning, as well as approaches to potential funders, to make this a viable element and retain it in the design. With Church Street taking responsibility for this aspect, the Council has reduced its costs by \$90K and the Church Street community have taken on this organisational and financial role.

4. Business Cooperation & Goodwill

The Church Street redevelopment is an opportunity for the Council to work with a willing group who have a joint vision, are motivated and wish to be positively engaged. If carried through to completion, Option 1 would stand as an exemplar of civic improvement through a productive relationship between council and a local community.

5. There is great support from the wider community (our customers and clients) who are anticipating the realisation of the publicised plan as per the concept design (Option 1).

Financial contribution:

The businesses on Church Street are willing and eager to add minor elements that will enhance the development and retain the character of the street. We are also willing and motivated to

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organise and encourage street events/activities. Businesses will be expected to rent any space in front of their premises and there are costs associated with street closures etc. These fees will be realised as income by the Council. Further financial contribution to the Council for this civic project falls outside what can be reasonably expected. There will be no other financial contribution from businesses or building owners. The exception is the Catenary Lighting, as mentioned above.

The Church Street community wishes to work with the Council to gain a result that will be positive for the street, the greater cityscape and the wider community. An outcome that will fulfil the Council's Heart of Nelson Strategy and urban initiatives. Option 1 is the best way to achieve this and avoids the pitfalls and disappointment that can result from compromise.

We look forward to continuing our dialogue and we hope the Councillors see this as a worthy investment for the city and a vital aspect of the long-term strategy.

2.3.18

Addendum: 6.6.18

Since responding to the options outlined by council officers, there have been several discussions in relation to the other options; in particular, Option 3. Option 3 would see some above ground elements added to Church Street to enhance the space.

The committee has met to discuss this option, which is primarily a cost-cutting exercise. As it currently stands, the committee is not satisfied that the plans for option 3 are either well-considered nor the best use of Council funds. While there is an aesthetic value to option 3, it notably fails to address some of the key features that were deemed desirable and in fact essential to the enhancement of the street and its use as a more pedestrian friendly shared space.

If the Council reject Option 1 (the preferred outcome for Church Street) and see Option 3 as a necessary compromise, we, the Church Street community of business operators and building owners wish to make it clear that it is not satisfactory in its present form. We would request that the assigned funds are held over, while a more well-considered solution is worked through, one that will fulfil both Council objectives to enhance the inner-city along with the expectations and needs of the Church Street community, as well as significantly fulfilling the original vision.

In our view, it would be detrimental to progress with a compromised plan that does not actively achieve the prescribed outcomes identified in the consultation process, and may, in fact, have a negative impact without certain design features or considerations.

We ask that if anything other than Option 1 is the path the Council choose to take that there is on-going consultation and an opportunity for the Church Street community and other interested parties to go back to the drawing board to ensure the best possible outcomes for Church Street, the wider community, and the Council's goals for urban development and a forward-looking and functioning cityscape.

CHURCH STREET COMMITTEE 15.6.2018