

Summary Report

APPENDIX 1: WORKSHOP AGENDA

APPENDIX 2: BRIEFING PRESENTATIONS

APPENDIX 3: PSQA

APPENDIX 4: CITY SHAPER MINUTES

Agenda

- Lunch 12:30 for 12:45pm start*
- 1 **INTRODUCTION** (10-15 min)
- Welcome & introductions.
- Workshop intentions, process, outcomes
- 12:55/1pm*
- 2 **BRIEFING & ISSUES DISCUSSION** (100 min)
- Civic Precinct overview
- Precinct briefings and issues discussion
- 2:35pm*
- 3 **BLUE SKY THINKING #1: QUESTIONS & ISSUES** (45 min)
- Using post-its identify 3x critical questions or issues
- Round-table review & discussion
- 3:20pm AFTERNOON TEA (10 mins)
- 3:30pm*
- 4 **BLUE SKY THINKING #2: HYPOTHESES & PRINCIPLES** (60min)
- Agree key project questions and core issues/challenges
- Using post-its – 3x Bright ideas (1st, 2nd, 3rd)
- Formulate assumptions and list key principles
- 4:30pm*
- 5 **WRAP-UP DISCUSSION** (30 mins)
1. Consensus on outcomes we seek to achieve for the precinct
 2. How might development of the assets/ideas best contribute to the Civic Precinct outcomes?
 3. Do any assets/ideas conflict, create other problems, solve problems?
 4. Which/or all of the assets should be retained / why?
 5. What shifts in assumptions or new assets are required / why?
- Last thoughts on moving forward
- Closing remarks, thanks
- 5pm Close*

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WORKSHOP #1: INTENTIONS

1. To provide a forum that will allow the various Civic Precinct interests to be **resolved 'in the round'**.
2. To build consensus around both the **role of the precinct & individual assets** in realising Council's aspirations.
3. To define **opportunities that will optimise the Civic Precinct** & identify challenges & road blocks.
4. That **outputs will guide Council** in subsequent decision-making and scoping further work packages.

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WORKSHOP PROCESS

1. INTRODUCTION – Welcome & introductions. – Workshop intentions, process, outcomes	(10-15 min)
2. WORKSHOP BRIEFING: 'WHAT WE KNOW' – Civic Precinct overview – Precinct briefings & issues discussion	(100 min)
3. BLUE SKY THINKING #1: QUESTIONS & ISSUES – 3x critical questions / core issues – Round-table review and discussion	(45 min)
3:20pm AFTERNOON TEA (10 mins)	
4. BLUE SKY THINKING #2: HYPOTHESES & PRINCIPLES – Agree key project questions and core challenges – Bright ideas (1 st , 2 nd , 3 rd) – Formulate assumptions and list key principles	(60min)
5. WRAP-UP DISCUSSION 1. Consensus on outcomes we seek to achieve for the precinct. 2. How might development of the assets contribute to the Civic Precinct outcomes? 3. Do any assets/ideas conflict, create other problems, solve problems? 4. Which/or all of the assets should be retained / why? 5. What shifts in assumptions or new assets are required / why?	(30 min)

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COUNCIL'S STARTER QUESTIONS

1. What are the **outcomes** we seek to achieve for the Civic Precinct / i.e. what is its **overall intent**?
2. How might the **development of individual assets** drive precinct-wide outcomes?
3. Do the assets conflict in any way, or could they initiate any other **opportunities to solve problems** for Council?
4. Which **assets should be retained**, and why?
5. Are **new assets or shifts in assumptions** required to achieve identified outcomes and opportunities, and why?
6. *Any other core questions?*

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AT THE END WE WILL HAVE...

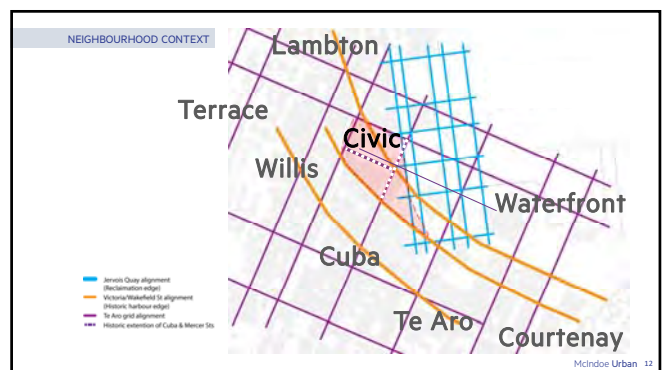
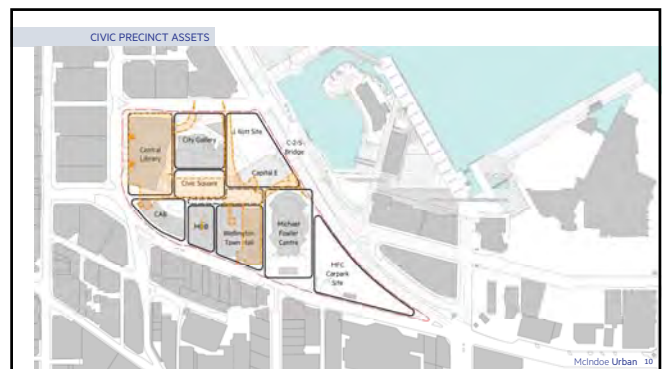
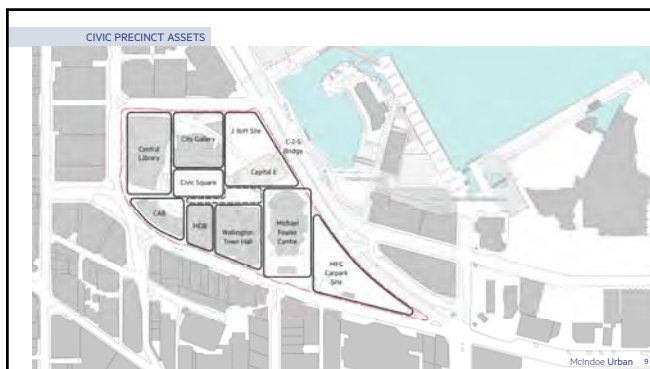
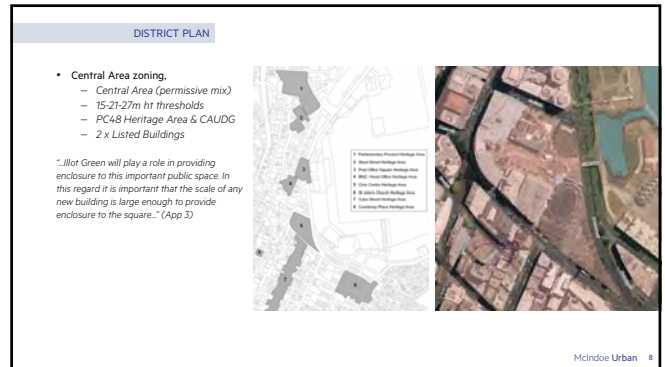
1. Discussed Council's starter questions + identified others
2. Identified unresolved matters, opportunities or constraints that require further work
3. Understood & interrogated each asset in relation to the overall outcomes (and recorded the answers)
4. Canvassed ideas for a) Precinct-wide, and b) individual assets, and the rationale that may be taken
5. Developed a mandate to explore specific work packages

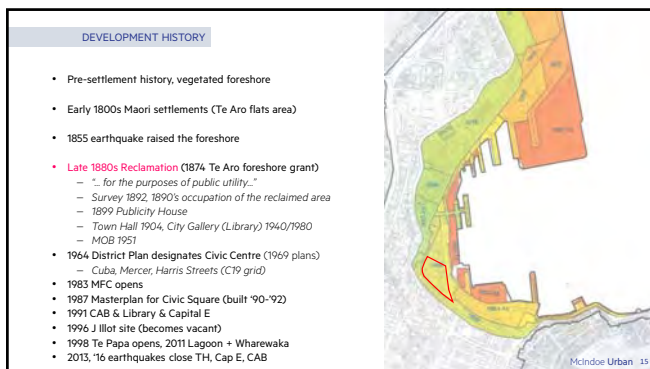
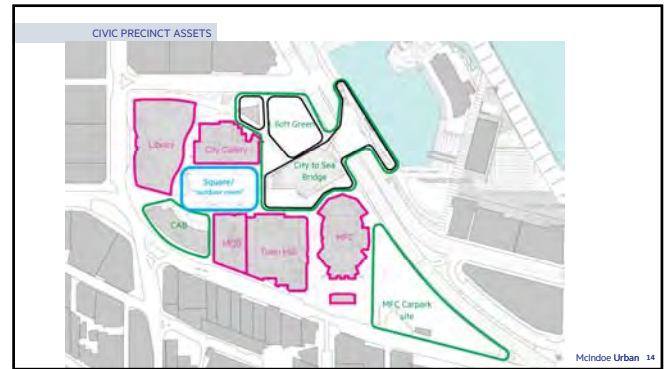
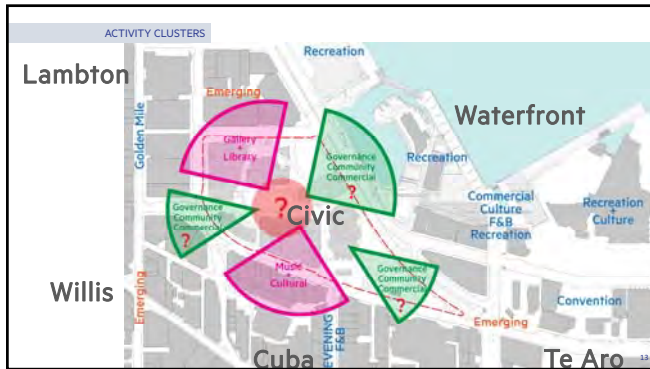
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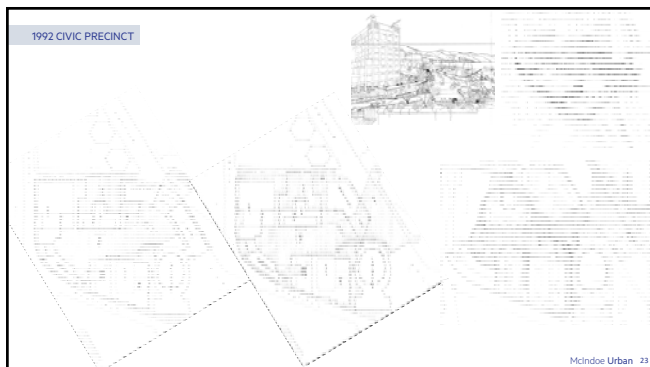
1. Precinct Overview
 2. Economic & social vibrancy
 3. Draft Framework for Change
 4. Seismic issues
 5. WCC Accommodation
 6. Civic Precinct Assets
 7. Other issues - activity prog, iwi, venues/space management

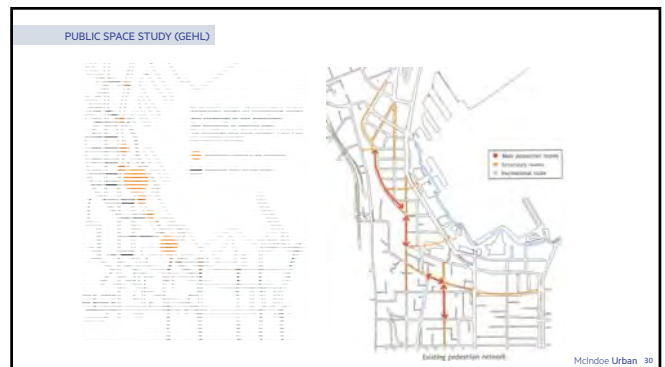
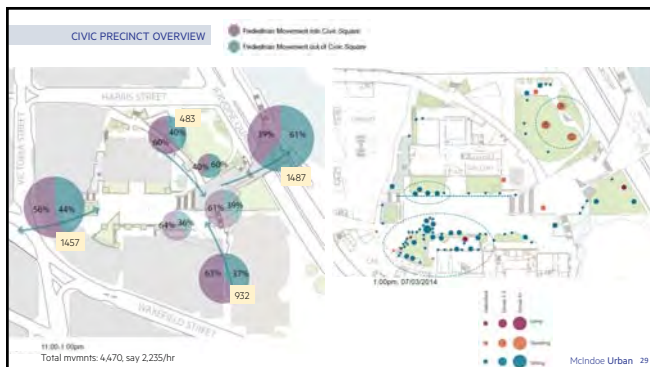
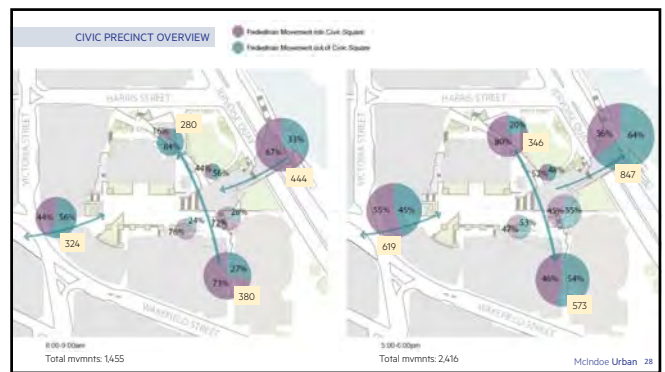
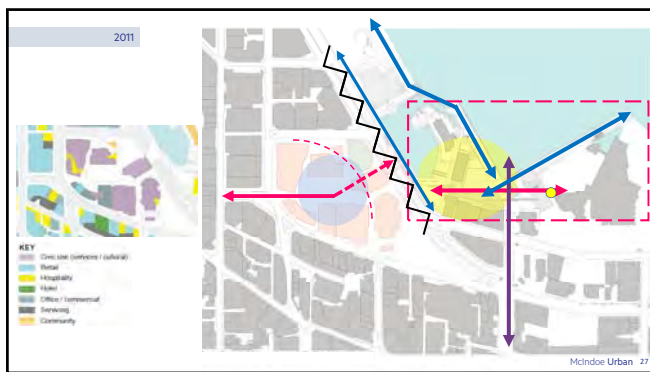
Technical Briefing & Issues Discussion

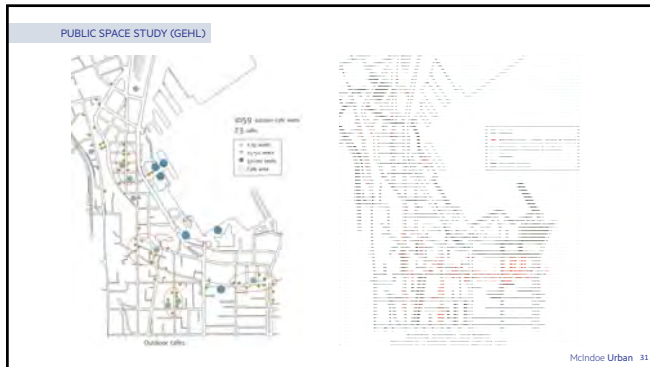
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CIVIC SQUARE PSQA

IMAGE AND IDENTITY	Imagability Fit with place and culture Aesthetic coherence, conceptual strength Visual richness and complexity	●●●●●●●● ●●●●●●●● ●●●●●●●● ●●●●●●●●
SPATIAL QUALITIES	Spatial definition Spatial and compositional coherence Positive relation to buildings around Edge activation	●●●●●●●● ●●●●●●●● ●●●●●●●● ●●●●●●●●
CONNECTIONS	Physical connections Quality of visual connections Shelter for primary north-south access Shelter for primary east-west access	●●●●●●●● ●●●●●●●● ●●●●●●●● ●●●●●●●●
FUNCTIONALITY	Suitability of size Suitability of design for civic functions Suitability for everyday occupation Quality of construction and design	●●●●●●●● ●●●●●●●● ●●●●●●●● ●●●●●●●●
USER COMFORT	Sun exposure Wind environment Sensory environment Availability of summer shade Human scale	●●●●●●●● ●●●●●●●● ●●●●●●●● ●●●●●●●● ●●●●●●●●
SAFETY AND SECURITY	Safety from injury Safety/Security from crime	●●●●●●●● ●●●●●●●●

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PREVIOUS STUDIES

- A significant focus of city planning since 1987 (even '69)
- Urban Design Strategy (1994)
Concern over the vibrancy of the precinct
- City Management Strategy (1995 & 2008)
- Public Spaces Study (Gehl, 2004)
Connectivity & open façade issues for the precinct
- District Plan Change 48 (2005)
Heritage designation, guidelines, quality, activation
- VUW SoM feasibility (Wardle+CCM, 2009)
Also Cap E/I/Iott multiple concepts (comm, resi)
- Wgtn 2040 Spatial Plan (2011)
Silent on the Civic Precinct except MFC carpark

“ The Civic Square has succeeded in connecting these buildings to form a central place ... civic identity ... most significant public space... ”

“ An underused and disorganised set of amenities which would benefit from a joint plan of action to extend usage... ”

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- MORE RECENT WORK...**
- Civic Square, Cap E, Iott, Bridge, MFC studies (2014)
Edge activation, development feasibility (but lacking a brief)
 - Wider 'revitalisation' effort (post quake, 2014-ongoing)
Seismic studies
WCC workplace and accommodation
MFC Carpark site options
Draft Framework for Change (2015)
MFC space optimisation
CAB/MOB/Library Feasibility
 - Civic Music Hub (2017-ongoing)
Combined NZSO and VUW SoM
MOB/TH/MFC
- McIndoe Urban 34

Civic Square

Mike Cullen – Urbacity September 2017

What if

We could design a public space that wasn't contaminated by people?

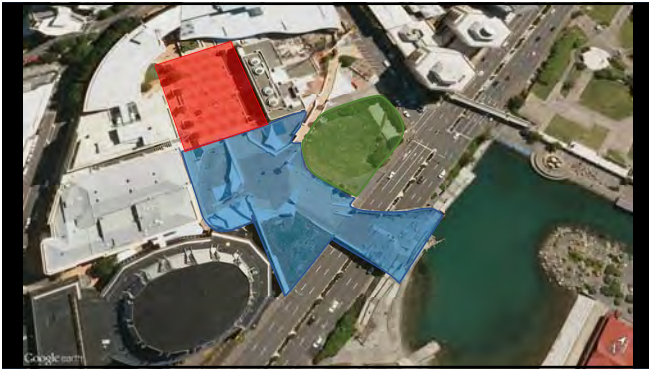
"Some years ago architectural renderings of ideal squares, plazas, and spaces almost always featured an outdoor cafe, Paris-style kiosk, a hurdy-gurdy man, and several children holding balloons. This is low fashion now. In a design competition for the redoing of the W.R. Grace plaza several years ago, some 260 proposals were submitted from architectural schools. Of these, only six included anything as rudimentary as chairs and tables, and only one of these made the finals. **Several architects on the eminent jury commented favorably on the absence of such "banal" features.** No proposal was adopted."

- W Whyte

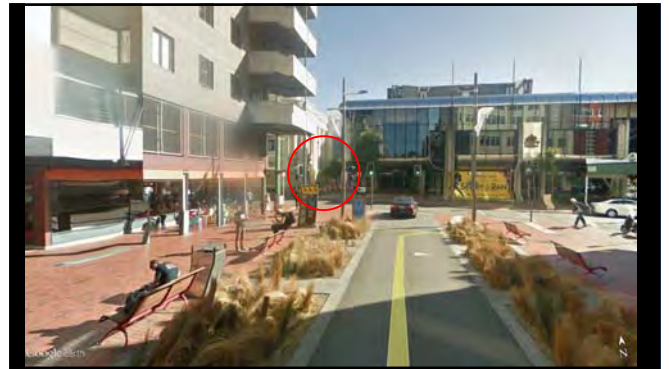


So....

Where or which.....is the square?

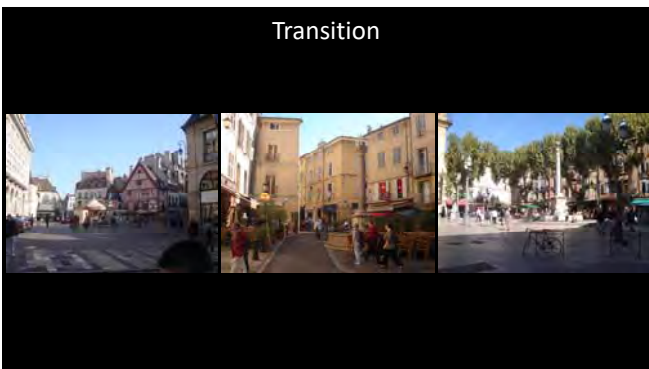


Programming Movement





What Kind of Square?





So....

Commercial requirements of squares?



Program People Through Space



On the movement line



On the building line

The Basic Human Need to Protect Our Back



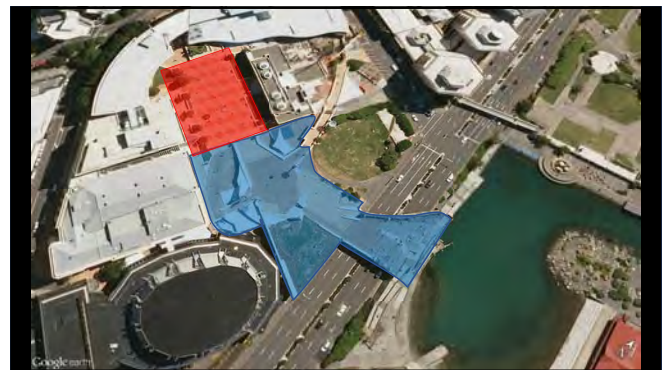
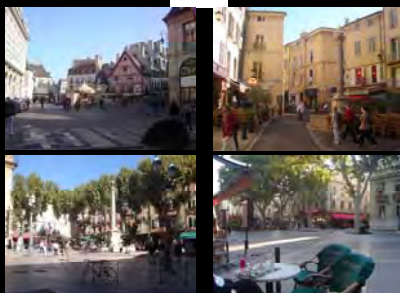
Spatial Intimacy & Visual Richness

Not These



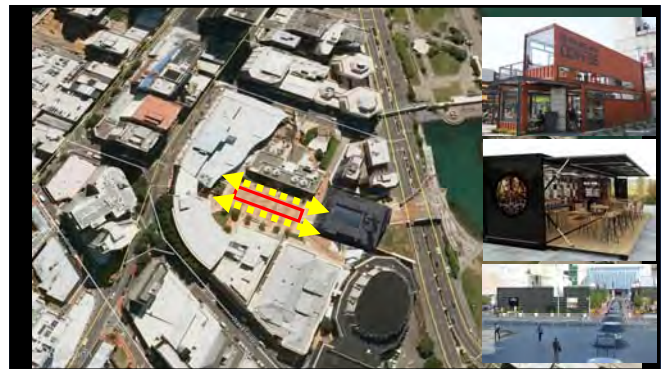
Spatial Intimacy & Visual Richness

These

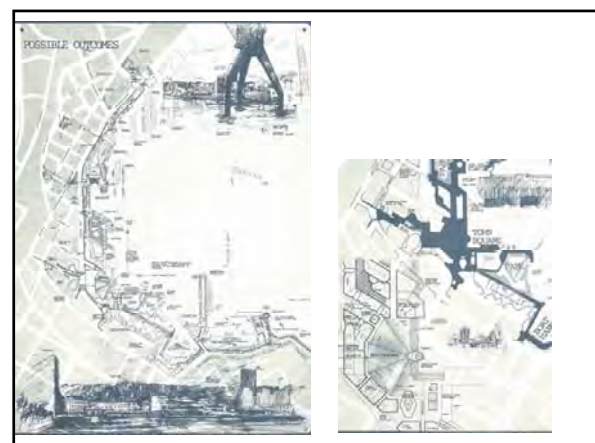
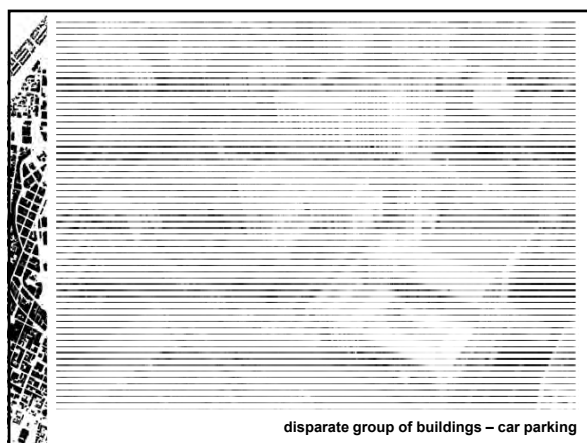
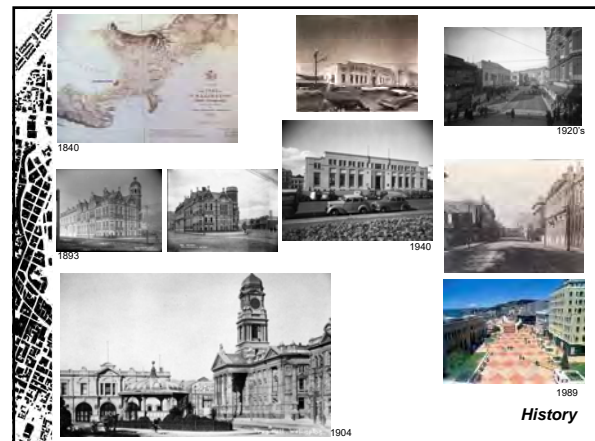
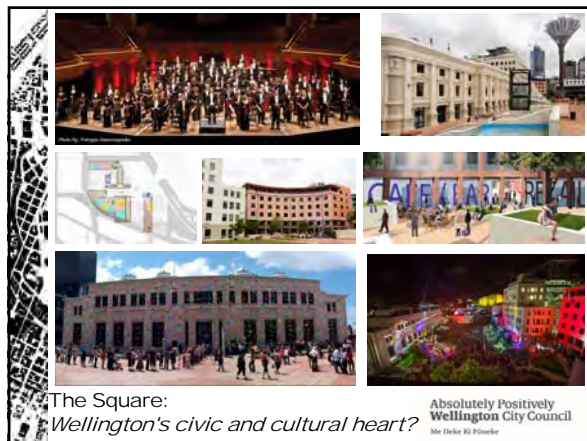


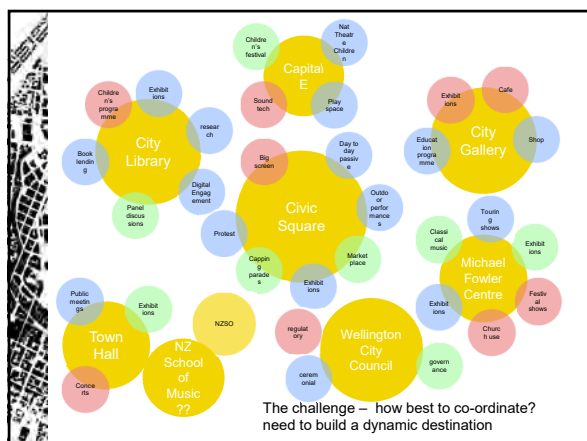
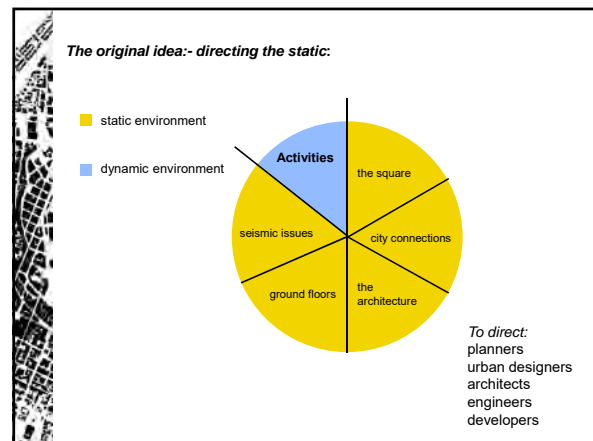
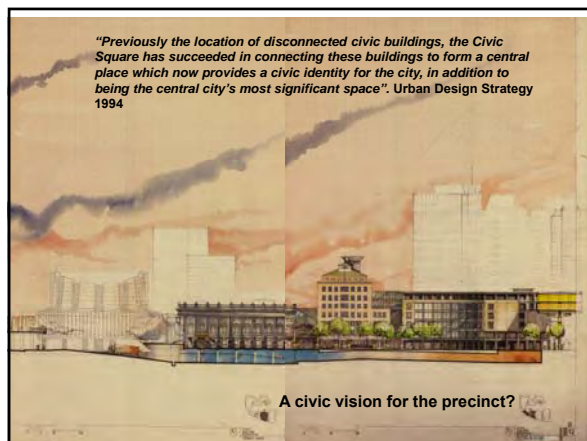
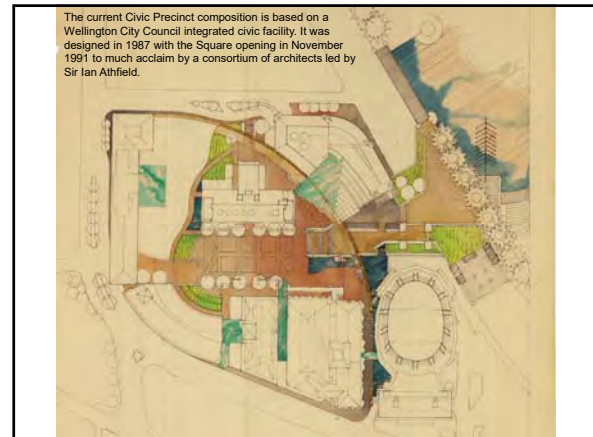
Closing down the space – the drama











Overseas precincts:

Lincoln Center, New York

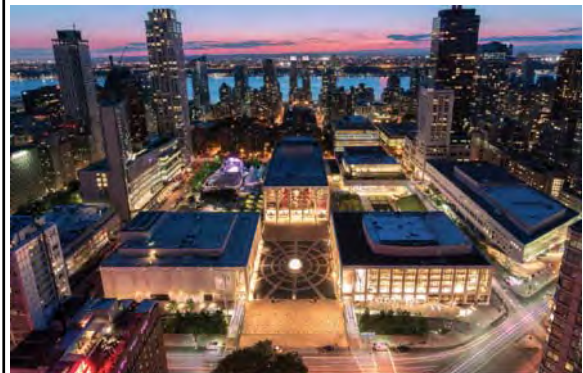
Des Moines Performing Arts, Des Moines, Iowa

Federation Square, Melbourne



Lincoln Center of Performing Arts
the semi-autonomous organisations:

Chamber Music Society
Film Society Lincoln Center
Juilliard School
Lincoln Center for Performing Arts
Lincoln Center Theater
Lincoln Center of education
The Metropolitan Opera
New York City Ballet
New York Philharmonic
The New York Public Library for the Performing Arts
School of American Ballet



Lincoln Center, New York



Des Moines
Performing Arts,
Des Moines, Iowa



Federation
Square



Melbourne

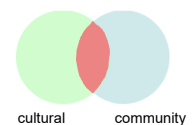


Key Learnings:

	Lincoln Center	Des Moines Performing Arts	Federation Square
Home for wide range of cultural organisations	yes	yes	
Design led solutions	yes		yes
Buildings/spaces dedicated for activities	yes	yes	
Inside outside flow	yes		yes
New public space shapes development	yes		yes
Income stream from commercial tenants			yes
A small place can do it too		yes	
Education and youth programmes	yes	yes	
Dynamic activity programme	yes	yes	yes
Overarching administrative model	yes	yes	yes

Bringing together the two sectors -

Which brings about the need for coordination
"the intersection"



The fit in the Wellington context:

- City brand includes: arts/culture/events
- all in a compact city
 - 'a place where all things are possible'
- Other workshop feedback:
- 'bring the action outside'
 - 'build the stage with the show in mind'

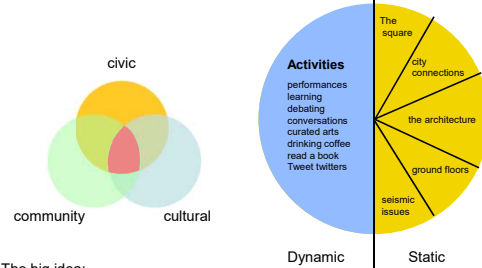
Mix of open spaces and existing performing arts, spaces/buildings
–there is a good base to build on - but need work on buildings

Partners – NZSO – VUW - NZ School of Music

BUT

Need to change our approach to better provide the balance dynamic and static environment

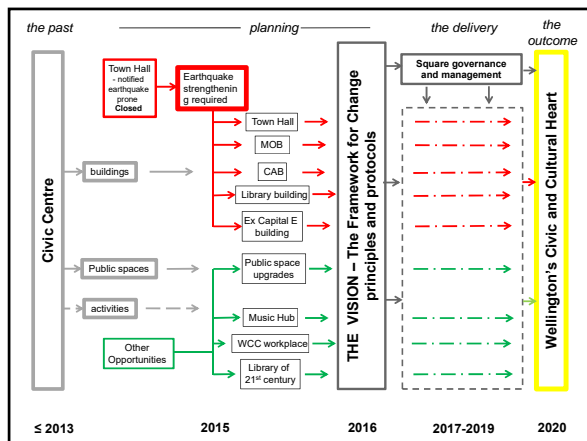
Therefore a Framework -
two elements – one big idea



The big idea:

Wellington's civic and cultural heart is the capital's showcase.

But – what does a music hub look like – what is the fit into the Town Hall?



Three initiatives are:

- The People's conversations
- Precinct Management
- C- Square- W design competition

A Framework for Change -

Vision - 2025

Wellington's Cultural Heart is the Capital's showcase.

The Experience:

Visitors and residents of all ages come together in the cultural heart of the city. They learn, and engage in music, performance, literature, fine arts and the city history. They have conversations with city leaders and each other. They celebrate and protest. It is where the city meets the sea and where buildings and spaces speak of Wellington's creative personality and talent in a wonderful built environment.

A Framework for Change -

Themes – to unify roles, organisations and activities

A place the community and their conversations
A showcase of culture
Home of civic activity

Principles – how to make happen

Celebrate the mana whenua, heritage and cultural richness - *dynamic*
Square as the primary civic space - *static*
Enhance physical and visual linkages - *static*
Flexibility – buildings...public spaces...activities – *static/dynamic*
Greater diversity of casual, daily, successful activities - *dynamic*
Ground floors predominately accessible to the public - *static*
Provide a publicly accessible home for civic facilities - *dynamic*
Provide for strong community base - *dynamic*
Best practice building design - *static*
High quality management; place-making, operations and maintenance - *dynamic*

Civic Precinct Seismic Background

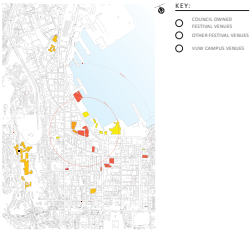
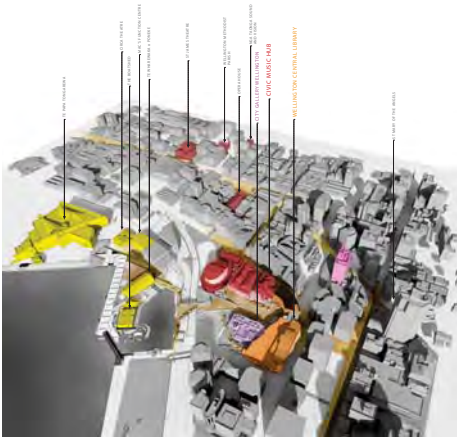
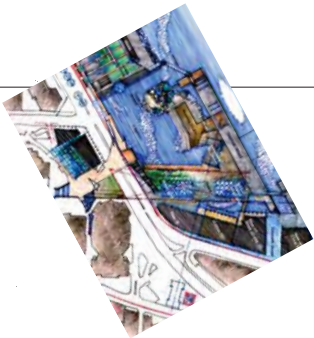
Precinct Overview

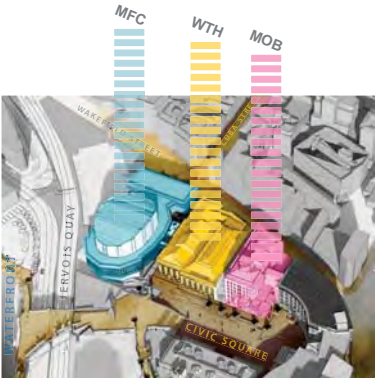
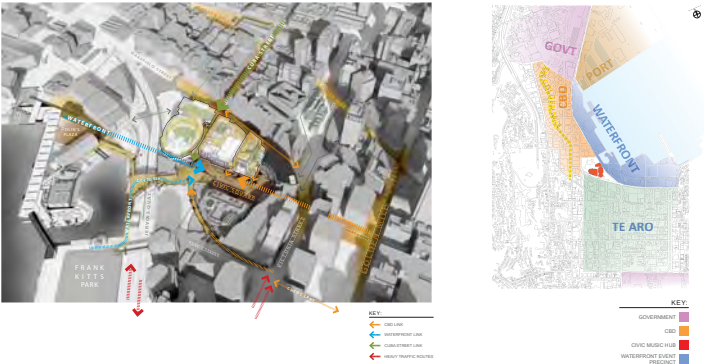
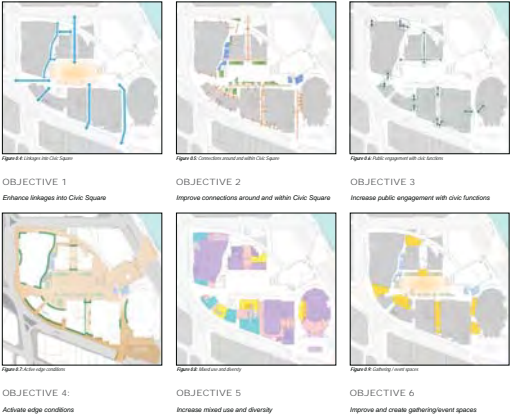


Structure	NBS %	Known Costs	Status
MFC	50-60%	nil	Further investigations required around localised vulnerabilities required Foundations, Geotechnical conditions , Hollow Core beams and stairs.
Town Hall	<30%	plenty	60% through developed design of strengthening project – Target 100% IL3
MOB	40%	\$7-\$10m	Costs based on 80% IL2 scheme
CAB			Undetermined
Library	60%		Strengthening required around localised vulnerabilities such as floor seatings and stairs – likely to be undertaken in medium term horizon.
Gallery	67%-100%	nil	New structure at 100% while older component strengthened to 67%. No further work or investigations planned
Capital E	20%	\$7m	Strengthening to 52% IL3 achievable – above this is uncertain – likely unachievable.
City to Sea Bridge	40%	nil	Strengthened above EOP status 2011 – founded next to Sea Wall.
Car Park (east)	20%	nil	Is part of capital E structure.
Car Park (west)	No standalone assessment	nil	Further investigation required.
Sea Wall	?	nil	

SEA WALLS







"The Music" is the working title for a consistent series of new built elements in the cluster. It is designed to carry the concept of the new function through in particular those buildings that were never intended to be used for music and to enable a subtle connectivity to permeate the navigation of three very different buildings.

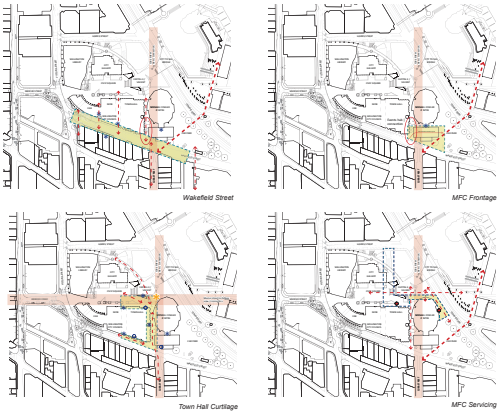
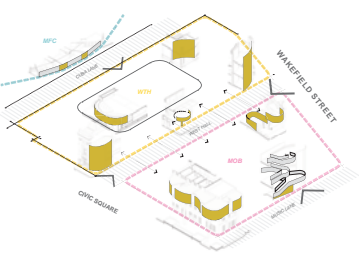
This new construction includes specialised volume, atria, stairs and doors and occurs subtly in all buildings but more assertively in MCH. This building fabric draws subtle cues for the architectures of each of the other constituent buildings and also from the volumetric qualities, geometries, technology and construction of monuments. It imagines the cluster as a band and it attempts to engage with public space in formal and informal ways as a band would.

The rigour of high performance acoustic space, heritage architecture and advanced building structure is paired with these innovative built elements to allow three very different buildings to be juxtaposed and coordinated. The result is contrapuntal.

The proposition that high art and architecture meet popular culture and public space was a perspective them explored in stakeholder workshops. The new elements aim to craft space artistically to create great civic moments and intimate incidental events. This supports permeability and flexible event management.

The new elements portray and project their function within the civic precinct. "The Music" will align with other distinctive Wellington Civic moments - the Nikau palms, Ferns, Public Library and City to Sea Bridge. The expression of the Music-Hub aims to follow that tradition and carry on that heritage. Almost all of these elements and structures have dual functions and have meaning to impart to the Civic realm.

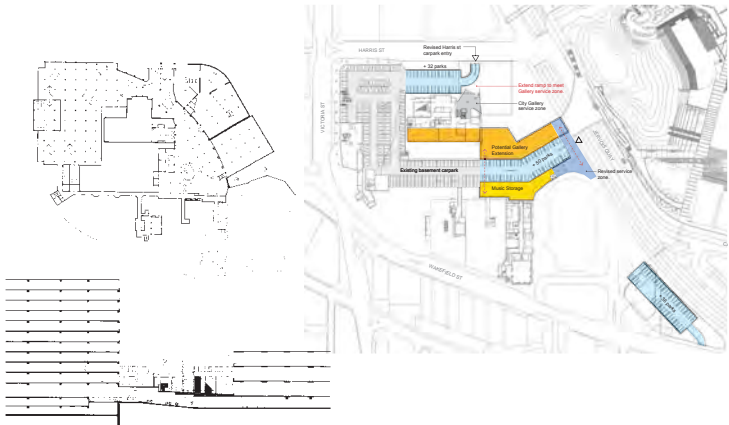
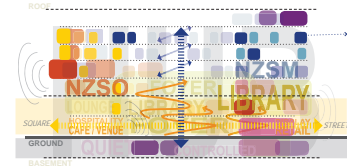
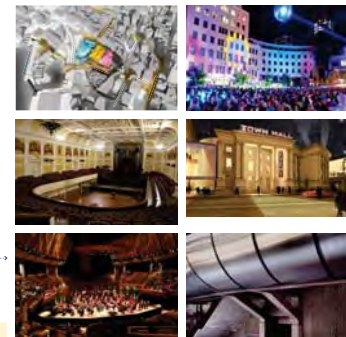
Beyond the spatial and technical briefs, which are met with this scheme, the design delivers much more than the sum of its parts by virtue of the collective arrangement within the CMH. This includes wide diversity of acoustic and events space, diverse modes and methods for public engagement, surprising details and an ability to integrate into city events programmes.

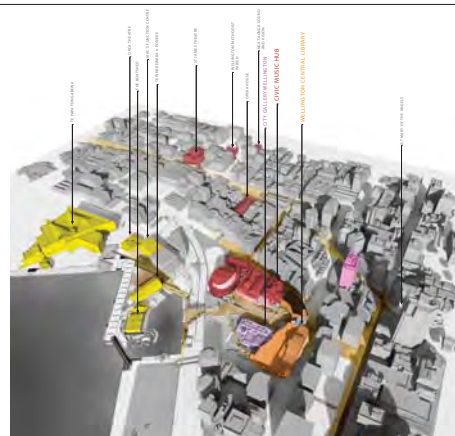
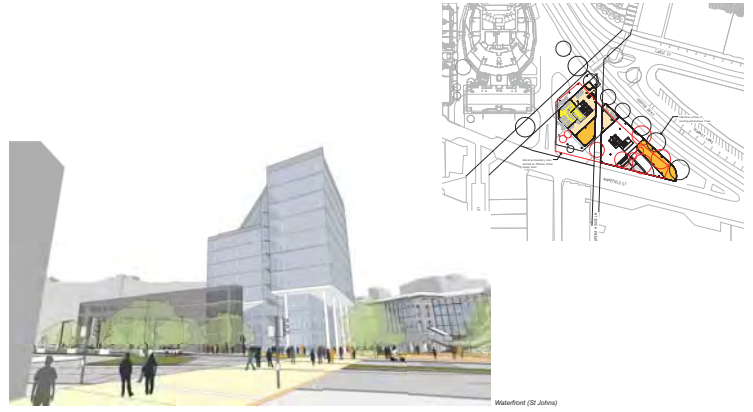


Wellington Town Hall Auditorium is an internationally revered acoustic venue and one of the country's most cherished performance spaces. It functions as a flat floor venue with approximately 1400 person capacity.

Critical to this project is the adaptation of existing spaces to enable a complementary arrangement of scaled, adaptable, highly programmed performance and amenity spaces to allow civic, music, education and community engagement. New space is orchestrated as a series of musical volumes carved into the existing heritage canvas that achieving multiple uses to coexist and flourish.

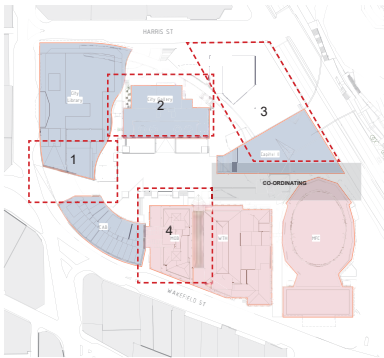
Also critical to the Town Hall project is its relationship to its neighbouring buildings, MFC and MCH and its contextual relationship to the Civic Precinct. The future relationship of these three buildings defines a Civic Music Hub. The planning and arrangement of spaces in the Town Hall project is mindful of future adaptations and connections to these buildings.





The Home of Wellington City Council
"Front Door" Location Options

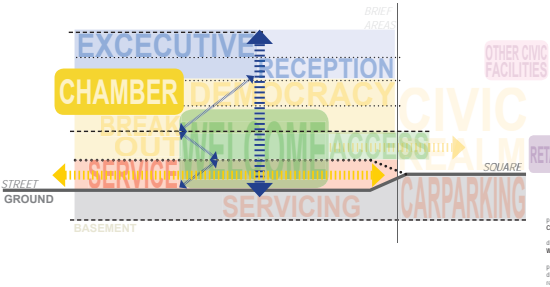
- 1. Mercer St Gateway
- 2. Harris St Gateway
- 3. Eastern Gateway
- 4. MOB / BOM / WTH



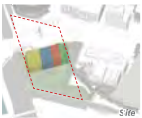
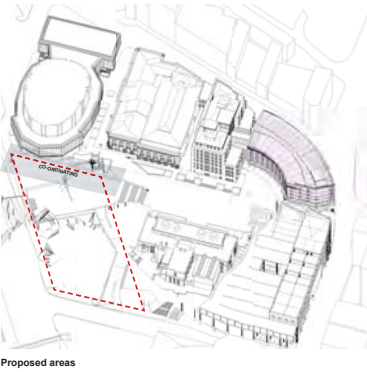
2. Harris St Gateway

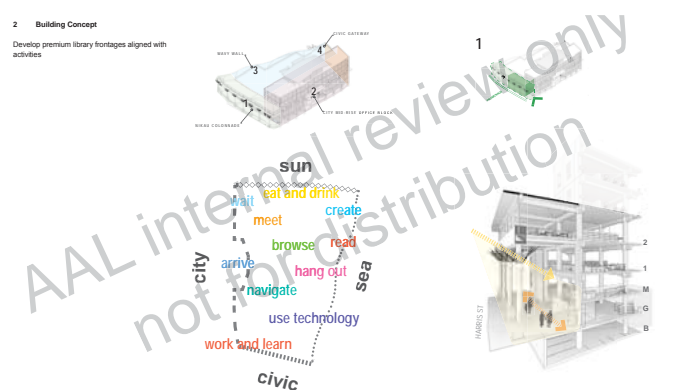
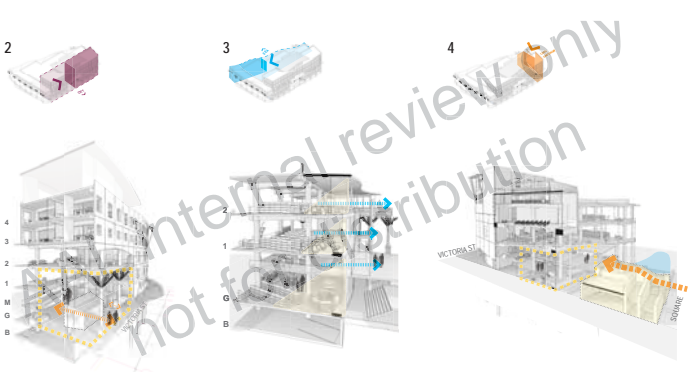
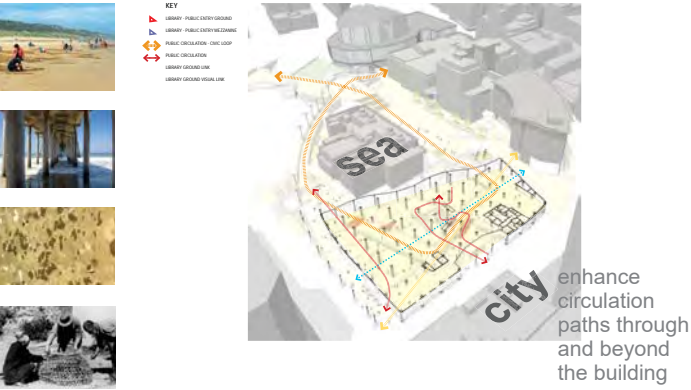


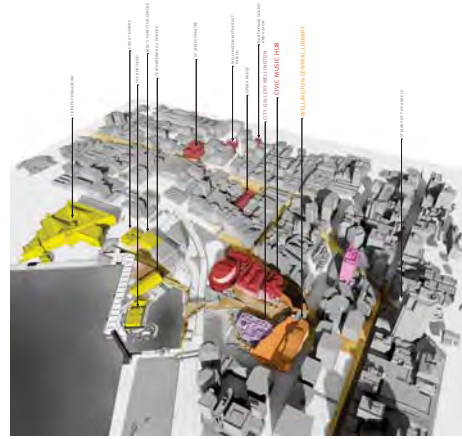
- Service Centre
- Council Chamber
- Committee Rooms
- Mayoral Offices



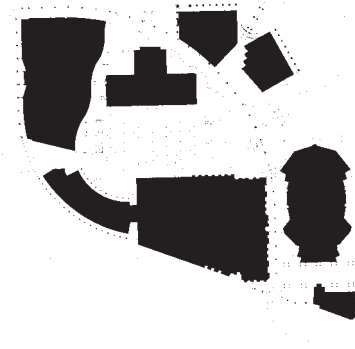
3. Eastern Gateway







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Summary Report

APPENDIX 1: WORKSHOP AGENDA

APPENDIX 2: BRIEFING PRESENTATIONS

APPENDIX 3: PSQA

APPENDIX 4: CITY SHAPER MINUTES

Public Space Quality Assessment

IMAGE AND IDENTITY	
Imageability	1 2 3 4 5 6 7 8 9 10
Fit with place and culture	1 2 3 4 5 6 7 8 9 10
Aesthetic coherence, conceptual strength	1 2 3 4 5 6 7 8 9 10
Visual richness and complexity	1 2 3 4 5 6 7 8 9 10
SPATIAL QUALITIES	
Spatial definition	1 2 3 4 5 6 7 8 9 10
Spatial and compositional coherence	1 2 3 4 5 6 7 8 9 10
Positive relation to buildings around	1 2 3 4 5 6 7 8 9 10
Edge activation	1 2 3 4 5 6 7 8 9 10
CONNECTIONS	
Physical connections	1 2 3 4 5 6 7 8 9 10
Quality of visual connections	1 2 3 4 5 6 7 8 9 10
Shelter for primary north-south access	1 2 3 4 5 6 7 8 9 10
Shelter for primary east-west access	1 2 3 4 5 6 7 8 9 10
FUNCTIONALITY	
Suitability of size	1 2 3 4 5 6 7 8 9 10
Suitability of design for civic functions	1 2 3 4 5 6 7 8 9 10
Suitability for everyday occupation	1 2 3 4 5 6 7 8 9 10
Quality of construction and design	1 2 3 4 5 6 7 8 9 10
USER COMFORT	
Sun exposure	1 2 3 4 5 6 7 8 9 10
Wind environment	1 2 3 4 5 6 7 8 9 10
Sensory environment	1 2 3 4 5 6 7 8 9 10
Availability of summer shade	1 2 3 4 5 6 7 8 9 10
Human scale	1 2 3 4 5 6 7 8 9 10
SAFETY AND SECURITY	
Safety from injury	1 2 3 4 5 6 7 8 9 10
Safety/Security from crime	1 2 3 4 5 6 7 8 9 10

RATING SCALE

- 10 Introduces new paradigm not previously considered
- 9 Exemplary, exceeds requirements and expectations
- 8 Fully meets the requirement and expectations
- 7 Substantially meets the requirement but with a minor gap or concern
- 6 Satisfactorily meets the requirement but with a moderate gap and/or several minor concerns
- 5 Meets the requirement to a limited extent, but with a significant gap and/or several minor concerns
- 4 Flawed and/or severely limited, delivering on this requirement with several significant gaps or concerns
- 3 Significantly flawed, delivering just a little of what is required with very large gaps or concerns
- 2 Touches on delivering the required quality but is fundamentally and irrevocably flawed
- 1 Does not meet this requirement at all, outcome is negative and/or introduces active risk
- All ratings should be made with reference to the detailed description of the assessment criteria.

Summary Report

APPENDIX 1: WORKSHOP AGENDA

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Workshop #	1	Date	25/09/17
Project	Securing a future for Civic Square		
Location	Lion Harbour Lounge - MFC		
Prepared by:	Amy Law		

Civic Precinct briefing and issues discussion

Points from briefings / issues discussion

WCC in Civic Square

- WCC has identified a large number of issues in Civic Precinct e.g. poorly functioning public space, leaking basement, low earthquake ratings, services in poor locations, Council accommodation no longer fit for purpose and temporary off site accommodation to be secured pending final accommodation solution, resiliency issues.
- LTP proposal is out of date - originally to revitalise Square through creation of Music Hub and dispose of 3 other properties to fund revitalisation. Looked at buildings on individual basis.
- There is information gaps – required in order to proceed with decision making - basement and square seismic rating + basement water ingress issues, CAB insurance outcome and seismic rating if repaired, consideration to minimum rating Council will consider for their own accommodation.
- Currently Council has significant presence in Square.
- Council front of house and ceremonial spaces need to locate somewhere visible but back office less so.
- The more numbers in Civic Square the better, but may not matter who?
- Council could reside any location/site in Civic Square – not fixed.

Square - considered in wider City context

- Square first imagined by the City 1987. Thinking was disconnected from surrounding areas - Golden Mile, Waterfront was in a poor state. Civic Square was to have own identity, be an outside room – connectivity sacrificed for enclosure.
- Much of Wellington built on 'ideal' city plans/vision but plans not complete, creating disjointed outcomes.
- Building on some Civic Square sites was not completed, so vision not fully realised – Jack Illot Green in particular proposed as a development site.
- Need to consider links and connections within and around Square - Golden Mile, Waterfront, Bridge/Mezzanine level, Cuba Street, emerging zone connections, transport changes (Let's Getting Wellington Moving).

Options now for Square?

1. In the room Square – keep building on specific identity.
2. Amenity area – linking point or hinge between other places.

Civic Square public space considerations and issues

- Consider pedestrian connections and entry point – currently many. Are there too many, consider closing some links?
- Sense of 'arrival' is important:
 - From Wakefield Street does not provide sense of 'entry' / where you are going – blank walls and dark.
 - Cuba Lane with proximity of buildings creating intimacy and interest is an example of a nice entry experience.

- Consider where seating is placed – humans have an inherent need to ‘cover their back’.
- Look to create spatial intimacy, close down space and opportunity to create ‘drama’.

Question: Does enclosing the square create a barrier to the Waterfront?

- *There is currently tension between the ‘square’ at the bridge level and at the ground level. Need to get people on the ground level of the square.*
- *Tension could be removed by closing bridge and creating access through a building or other forms of controlled views to waterfront.*

Activation comments

- Consider activation edges inside and outside facing perimeter of Square, including at different levels.
- Consider activation of middle of Square not only edges.
- Consider options to divert/ensure pedestrians routed through Square.
- Consider managed programme for Square – a custodian for Square? Funding?
- Safety issues – consider. Square is currently dead and does not feel safe at night time.

Framework / vision

- Establish in Wellington context. Has evolved over time.
- Clarify themes.

Blue Sky Thinking 1: Questions and Issues – 3 critical issues or questions from each attendee

- Clarify scope and outcomes – co-ordinate with transport strategy - changes on the Quay. Will this change the Square edge?
- Masterplan and then sequence development – hierarchy of importance. Use some of the issues as opportunities to make timely decisions.

Question: What would you work on first? – (Andy asked to comment)

- *WCC building occupancy – having to move out of Civic Square temporarily forces discussion on what’s next for WCC.*
- *Any public safety issues – Capital E/bridge scenarios.*

- Define how to achieve good outcomes and cohesion between architecture, safety and resilience.
- Funding – there are so many moving parts. Need to put a stake in the ground to start making decisions.
- Connections – e.g. bridge – is it Waterfront is it Civic Square? Quay is a major issue. What’s the answer?
- Long term iterative approach to design?
- What type of Square do we want? Joint to Waterfront – how? There is traffic. Option to frame the view.
- *Question: Any models of squares that work around the world?*
- *Israel’s Square, Copenhagen – Inclusive open space with many different uses (schools, markets).*
- Commercial funding needs to stack up.
- Do we need a new LTP story – it has changed. Public and political expectations need to be managed.
- What level of commerciality is acceptable to WCC? Council has historically not supported commerciality in Square.
- Why are we doing this? What are the outcomes we seek?
- What is the sequence / priority order? LTP looks at individual buildings without taking wider implications in to account i.e. is it sensible to repair a building that sits above an inadequate basement structure?
- Understand broader Wellington Context – bold decisions also required elsewhere in City – e.g. transport decisions.
- Understand Council and Community wider strategic objectives. Central City Framework is silent on Civic Square.
- Does Civic Square have point of difference compared to rest of City?

• Don't get hung up on the name of the place – it could contain us and lead to missed opportunities.
• Can Civic Square deliver what Wellington needs and doesn't already have?
• How do we bring the community along?
• Is Square a hinge or not? Unique identity and/or link to Golden Mile, Waterfront?
• Does Square have potential to become 'Cultural Quarter' – inclusive, contemporary, extroverted?
• Where is the Square? Location, enclosure, links over bridge, links to Harris Street.
• How to contrive movement through activation?
• How to activate? Define details of buildings - front and back. Opportunities to develop many connections and laneways over time.
• What is the nature of the Waterfront connection?
• What is the extent of commercial activity?
• How to protect heritage character going forward (and back).
• Heritage listing for Square – locks opportunities?
• Can buildings in square adapt quickly – i.e. Library is now Gallery, Town Hall to become Music Hub
Top 3 bright ideas – what should happen?
• Audit and agree givens.
• WCC identify a feel good flag ship project to get on with.
• Design competition – but winner must get to build something.
• Wall + window to harbour – containment. There has to be a bridge if there is no change to the road.
• Rethink development – opportunities to retrofit existing, appropriate mass and value for new, break out of buildings to activate square – in the sun, with weather protection e.g. top of City Gallery, out of Library at grade.
• Level issues – test. Could be softer.
• Connected precinct – thinking about how it all comes together in one people centred landscape, connected with the City.
<i>Question: Is at grade crossing across quay feasible (even if traffic remains as it is)?</i>
• <i>Potentially - if a large crossing was created – use design methods to make a significant crossing.</i>
<i>Question: Is the loss of the bridge elevation an issue for people?</i>
• <i>Elevation can still be achieved through new development. E.g. public space on top of the Art Gallery or other new development.</i>
<i>Noted there are few, if any international examples of elevated square edges.</i>
• Repurpose City Gallery. Provide access to/from Harris Street.
• Test ideas for future with community.
• Commitment from WCC to design and manage a new cultural centre. The idea of a Civic Centre Management has been touched on in the past but never gained traction. WCC Property manages the buildings but not activation of space/events.
<i>Question: Examples of good Place Making management models</i>
• <i>Wynyard Quarter, Melbourne Federation Square has animator/ place maker.</i>
• Design competition to explore better connections.
• Commitment to better link and celebrate MFC to Square and Cuba Street – is this a front door to a Cultural Centre?
• Go big or go home – master plan done right, vision and aspirations in place.
• WCC to deliver leading project (if included in precinct) – good design, green, activation.
• Be Pragmatic and realistic – agree vision and drive forward.
• Don't water down aspirations because of restraints.
• Use seismic issues to build momentum for decisions.
• Design competition for 'ideas' only. Avoid falling over due to cost implications.
• Over all agreed masterplan with no compromises because of budget.

<ul style="list-style-type: none"> • Connectivity – big issue – space that’s nice to walk to and from.
<ul style="list-style-type: none"> • At grade – critical.
<ul style="list-style-type: none"> • Activate through more human activity over longer periods – commercial open longer.
<ul style="list-style-type: none"> • Finish a vision and sell it to Council, Public. Then deliver.
<ul style="list-style-type: none"> • Timeframes – Council need to make some decisions re sites for development by Xmas 2017.
<ul style="list-style-type: none"> • WCC can do ‘hard stuff’ and get developers to do ‘easy stuff’.
<ul style="list-style-type: none"> • Identify areas where a lot of problems can be solved at once.
<ul style="list-style-type: none"> • Identify ‘givens’ and ‘sacred cows’.
<ul style="list-style-type: none"> • Investigate different, innovative funding models – PPE, whole of life investors.
<ul style="list-style-type: none"> • Define Square as urban room to differentiate from Waterfront. St Mark’s Square international example.
<ul style="list-style-type: none"> • Reconceive bridge and Ilot Green site together – Civic Square provides the open green space.
<p><i>Question: What is the timing to confirm the restraints / masterplan?</i></p> <ul style="list-style-type: none"> • <i>Consider about timing to develop in totality. Be realistic.</i> • <i>Consider timing to socialise with Councillors.</i> • <i>Consider time it take for design competitions.</i>
<p>Design Competition discussion</p> <ul style="list-style-type: none"> • Is there really time to include a design competition? • A design competition could be replaced with a single ‘big idea’ competition. • Design competitions could be held for individual sites but need to be based on vision and master plan, have clear criteria to score market against. Reference design could be issued to ensure desired design outcomes reached. Example Wynyard Quarter – developer design competition. • Design competition could be incentivised to achieve better design outcomes e.g. height restrictions could be negotiated for good designs.
<p>Actions going forward?</p>
<ul style="list-style-type: none"> • Scenario mapping exercise – 3D drawing, costings, occupation analysis.
<ul style="list-style-type: none"> • Clear vision required.
<ul style="list-style-type: none"> • 2 stream of work? <ol style="list-style-type: none"> 1. Scenario mapping 2. Visioning