



Staging

51

Proposed Stage One

60

Proposed Stage (Pending)

Proposed Staging

The order of the staging was discussed at length with the project team, community groups, council staff, Marlborough Roads and the Police. The final staging as shown in this report was revised multiple time with much debate on the reasons why one area would be built before another until we got to an agreed upon position within the group. This is only the groups suggested staging and then to be review by the Council.

Proposed Stage One - Street Lighting Upgrade

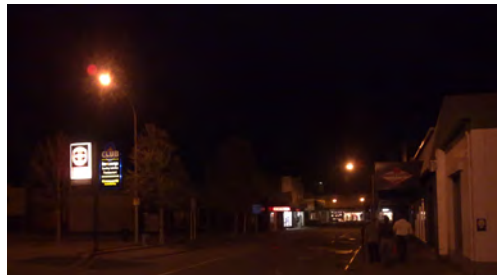
Upgrade the lighting in the CBD to improve security and vibrancy at night. This could be achieved by either replacing existing light poles as per Proposed Street Lighting - Option C or a temporary fix as per Proposed Street Lighting - Option A. Stage one does not include any changes to paving or street furniture within the CBD.



Photoshop illustration of brand new lighting



High Street and Market Place at night



Kinross Street (towards Scott Street) at night

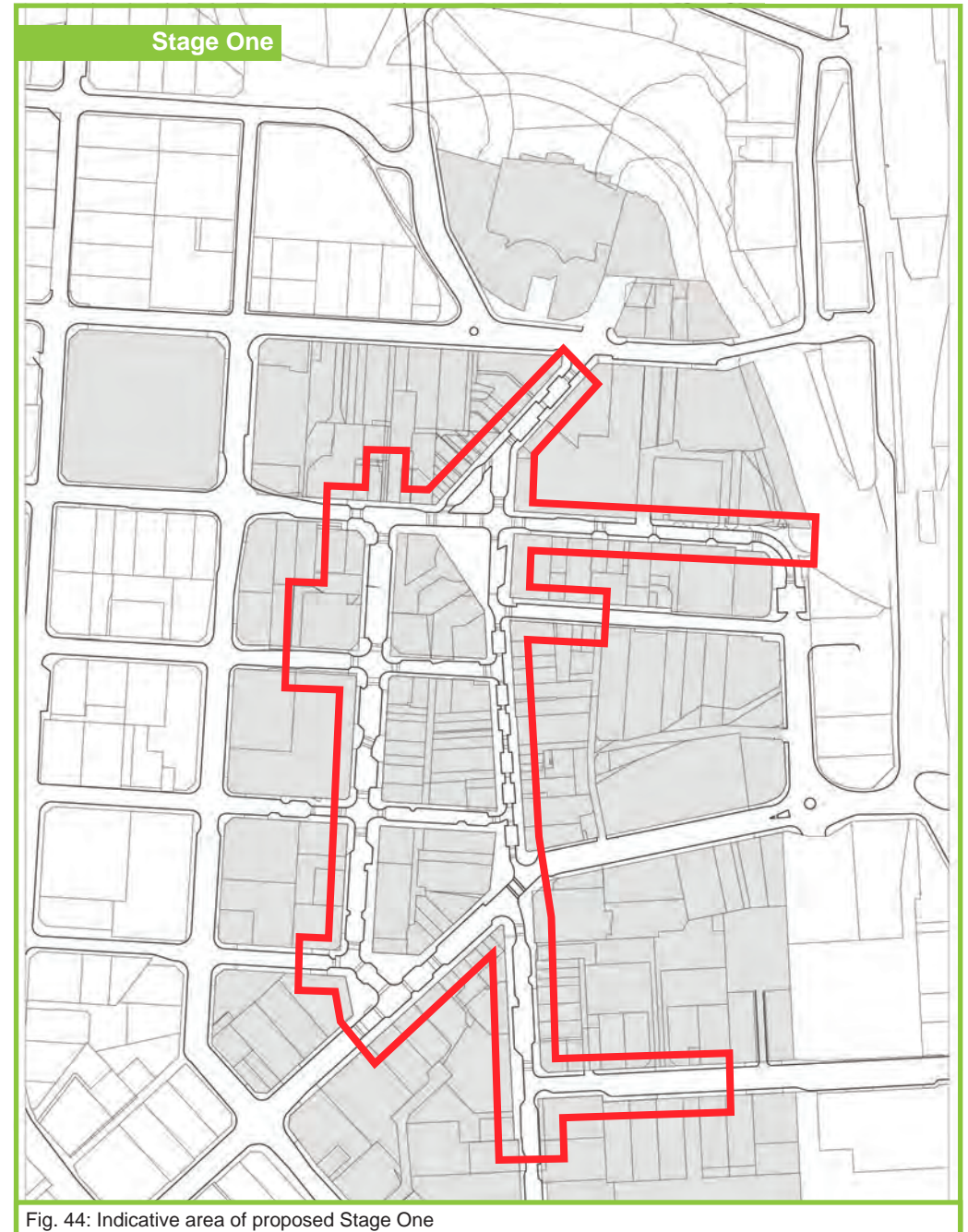


Fig. 44: Indicative area of proposed Stage One

Proposed Stage Two - Scott Street and Kinross Street

Paving, planting and furniture upgrade to Scott and Kinross Streets. This would visually link the movie theatre and restaurant, bars and retail areas to Maxwell Street and the CBD areas to the north.



Corner of Scott and Kinross Street



Scott Street (looking south)

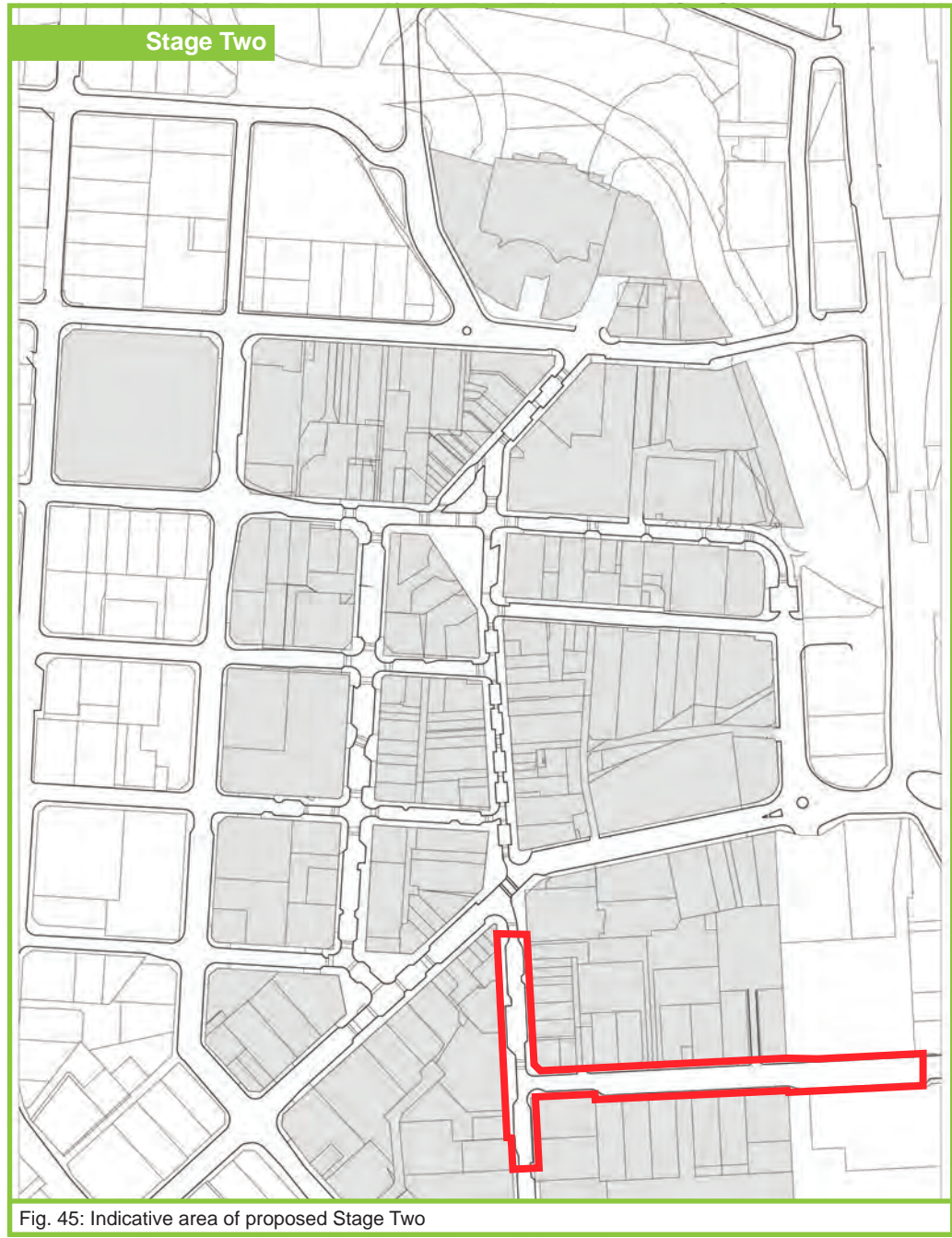


Fig. 45: Indicative area of proposed Stage Two

Proposed Stage Three - Queen Street

Infill the existing asphalt with clay and stone pavers to bring it up to a standard equal to Market Street paving surface. This stage would include an upgrade of all the elements (seating, light poles, bins paving, planting) within the streetscape.



Photoshop illustration of retrofitting cut stone and clay paving into existing asphalt



Queen Street (looking north)



Queen Street (looking north)

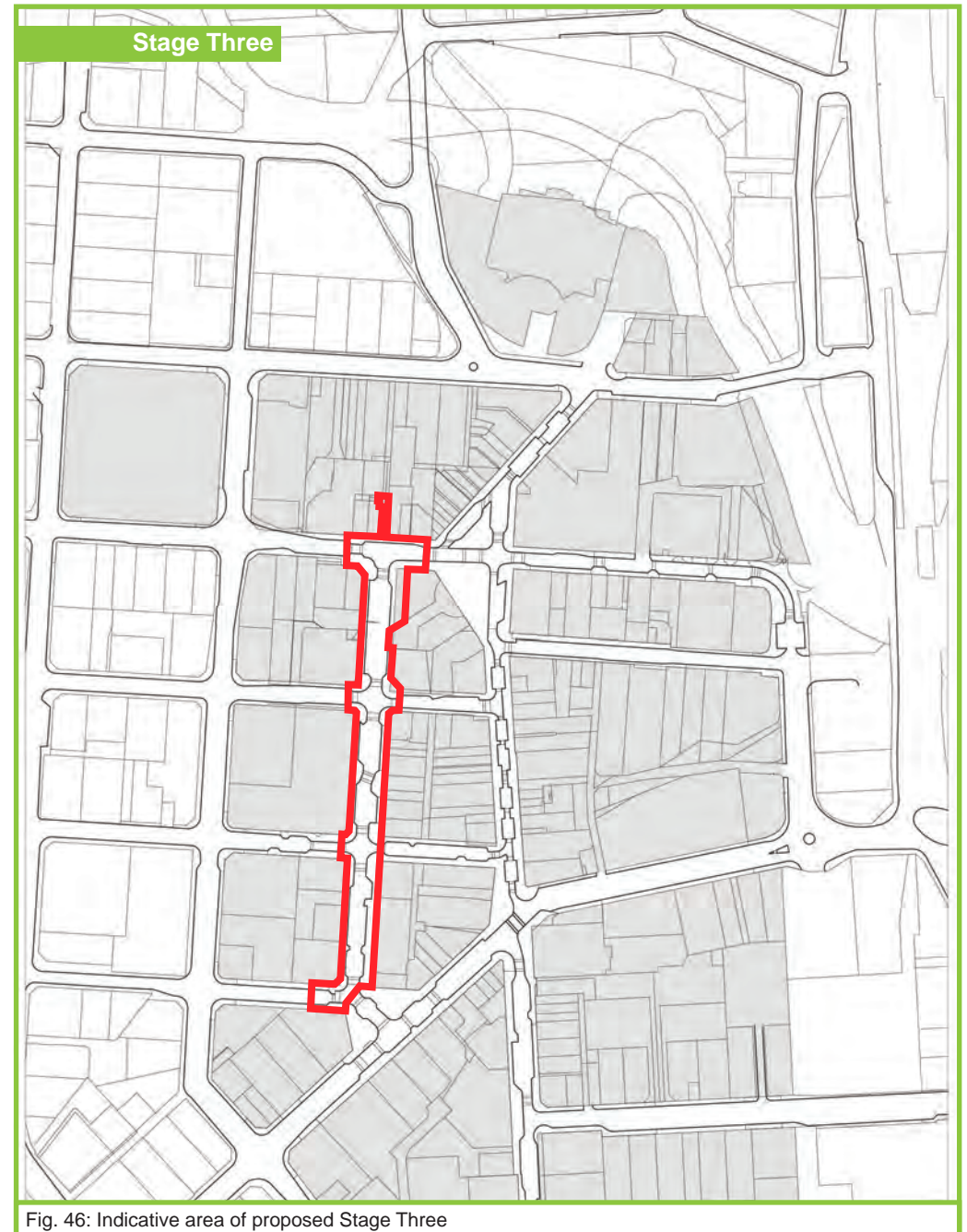
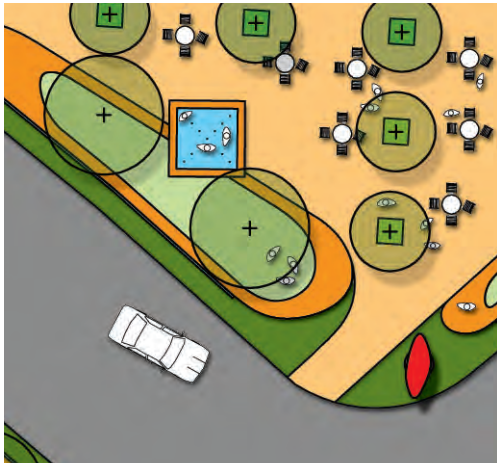


Fig. 46: Indicative area of proposed Stage Three

Proposed Stage Four - Bythell Place and Maxwell Road South

There is a range of issues from traffic safety to making public space more user friendly that the upgrade would address at this stage. This stage would include an upgrade of all the elements (seating, light poles, bins, paving and planting) within the streetscape.



Conceptual design of Bythell Place



Bythell Place North



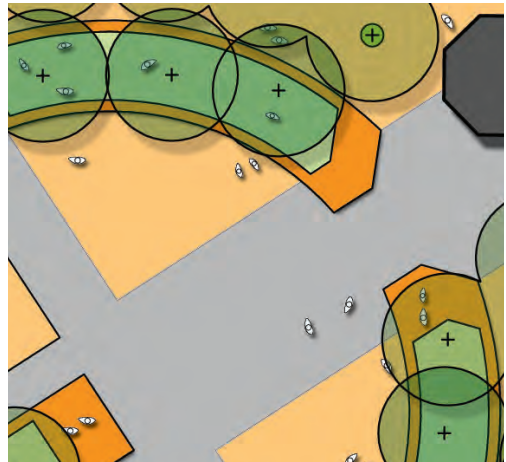
Maxwell Road (looking south)



Fig. 47: Indicative area of proposed Stage Four

Proposed Stage Five - Market Place and Wynen Street

One of the most important aspects of this upgrade is to develop the two way street access into Market Street south from Market Street north and the associated fringe CBD gateways and i-site. This proposed two way access was suggested in "Blenheim Town Centre - A vision for the future, July 2009" as important for the vibrancy of the CBD. The upgrade of these areas would functionally and visually integrate Market Place into one, while extending the high quality streetscape finishes to future retail development on Wynen Street. The upgrade would address the current pedestrian access issues of Market Place. This stage would include an upgrade of all the elements (seating, light poles, bins, paving and planting) within the streetscape.



Conceptual design of Market Place



Market Place



Wynen Street (looking east)



Fig. 48: Indicative area of proposed Stage Five

Proposed Stage Six - Connections to Seymour Street

This upgrade would create stronger connections to the CBD from Seymour Street with integrated gateways directing users into the CBD.



Conceptual paving design of street corners



Corner of Seymour and George Street



Corner of Seymour and High Street

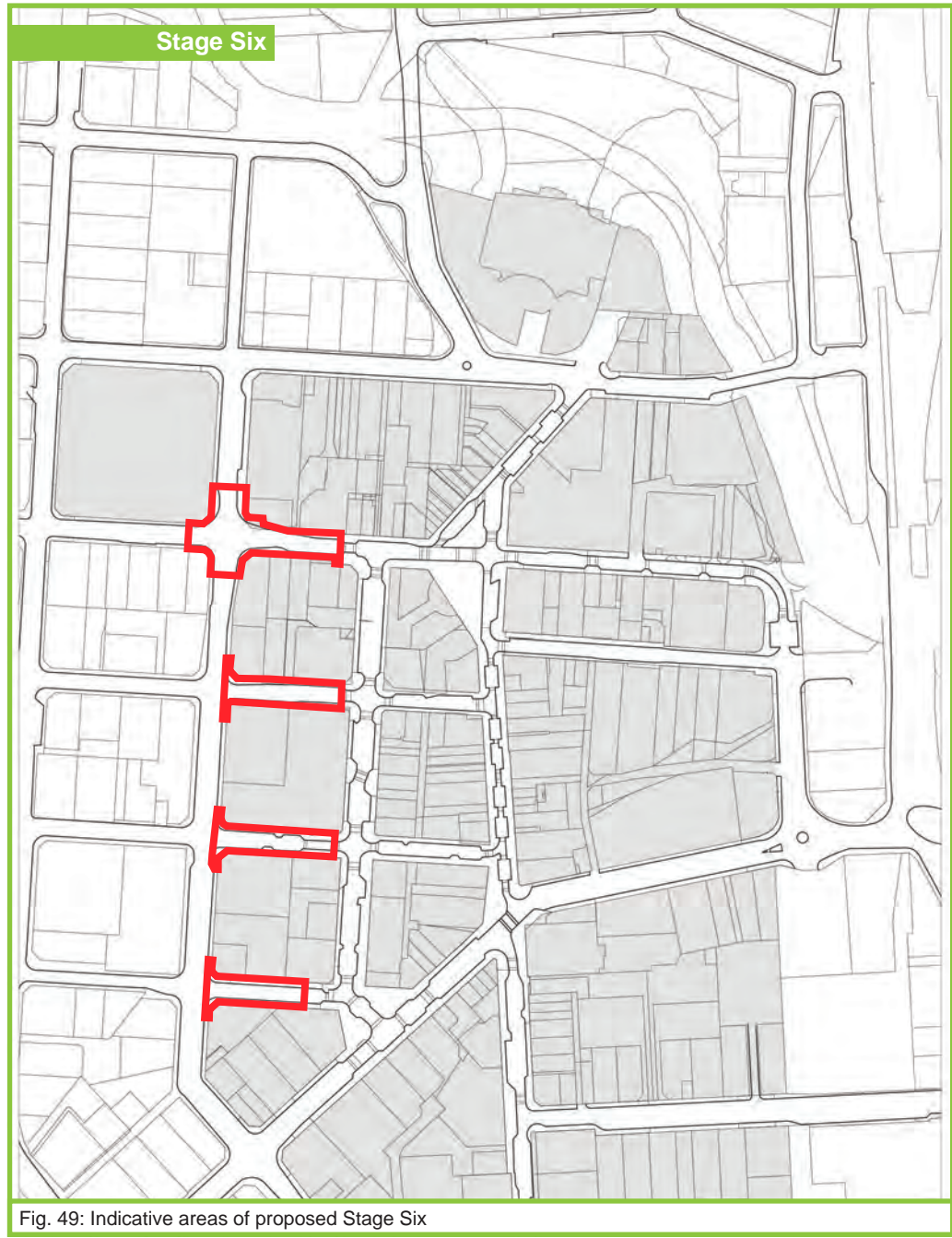


Fig. 49: Indicative areas of proposed Stage Six

Proposed Stage Seven - Queen Street Park (also depending on the new library development)

This is the first of the two new public spaces that addresses the issues of creating a public space that works well for large public gatherings whether they be a market or a concert. This proposed space clearly connects to and would create additional value to Market Place public spaces. This space would have to be designed to retain flexibility to integrate a possible future building across the street as outlined in the "Blenheim Town Centre - A vision for the future, July 2009" report.



Conceptual design of Queen Street Park



Queen Street Car Park



Queen Street (looking towards Market Place)

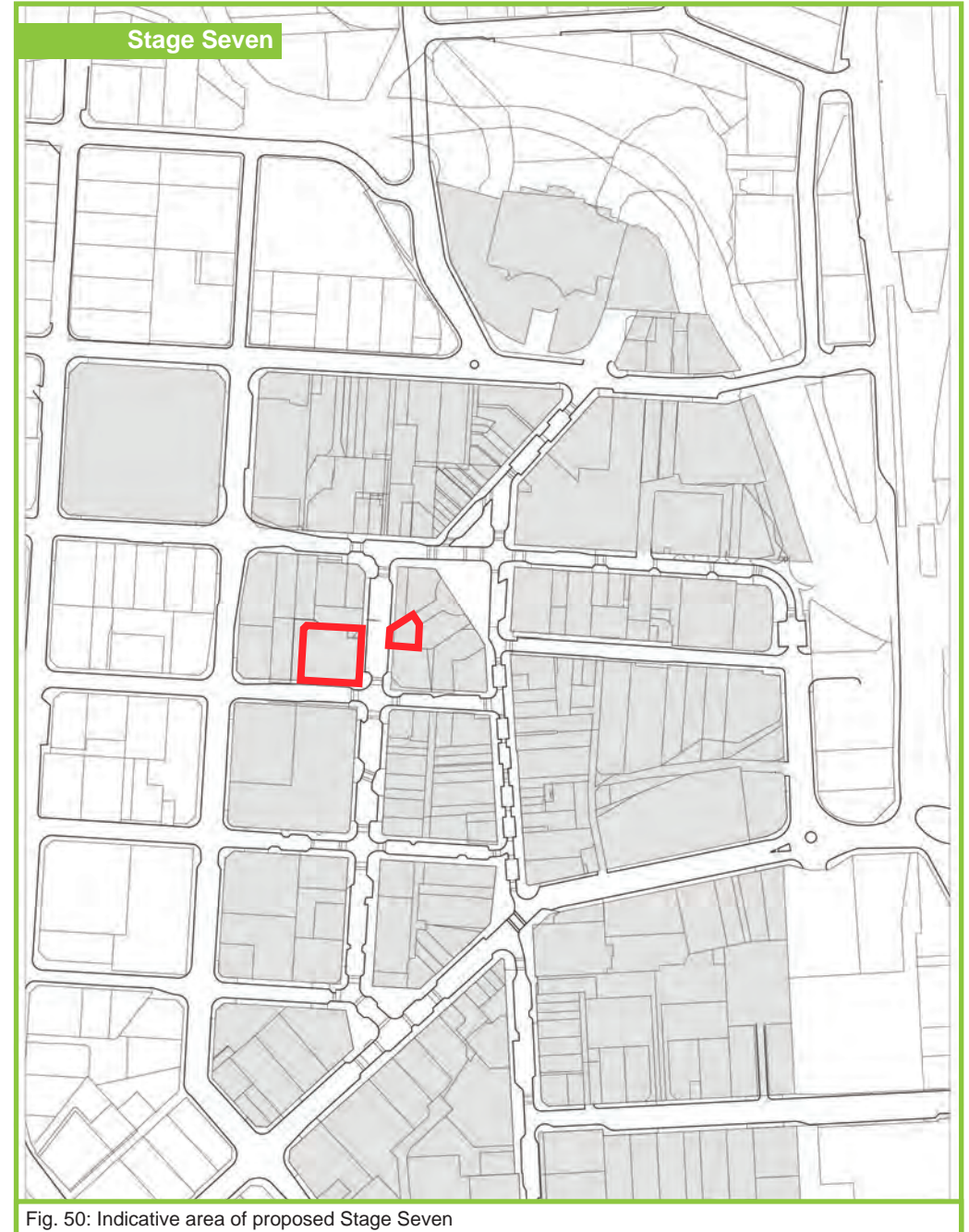
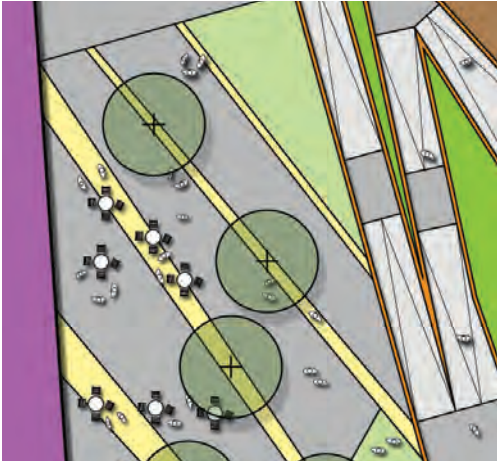


Fig. 50: Indicative area of proposed Stage Seven

Proposed Stage Eight - Riverside Park

This is the second of the two new public spaces and addresses the issues of getting better links from the CBD to the Taylor River. It creates a visual gateway opportunity from the State Highway toward the river and town. This space has to be designed in such a way that retains flexibility to integrate a possible future building adjacent to this proposed open space as per the “Blenheim Town Centre - A vision for the future, July 2009” report.



Conceptual design of Riverside Park



Corner of High and Symons Street



Riverside Car Park (looking north)

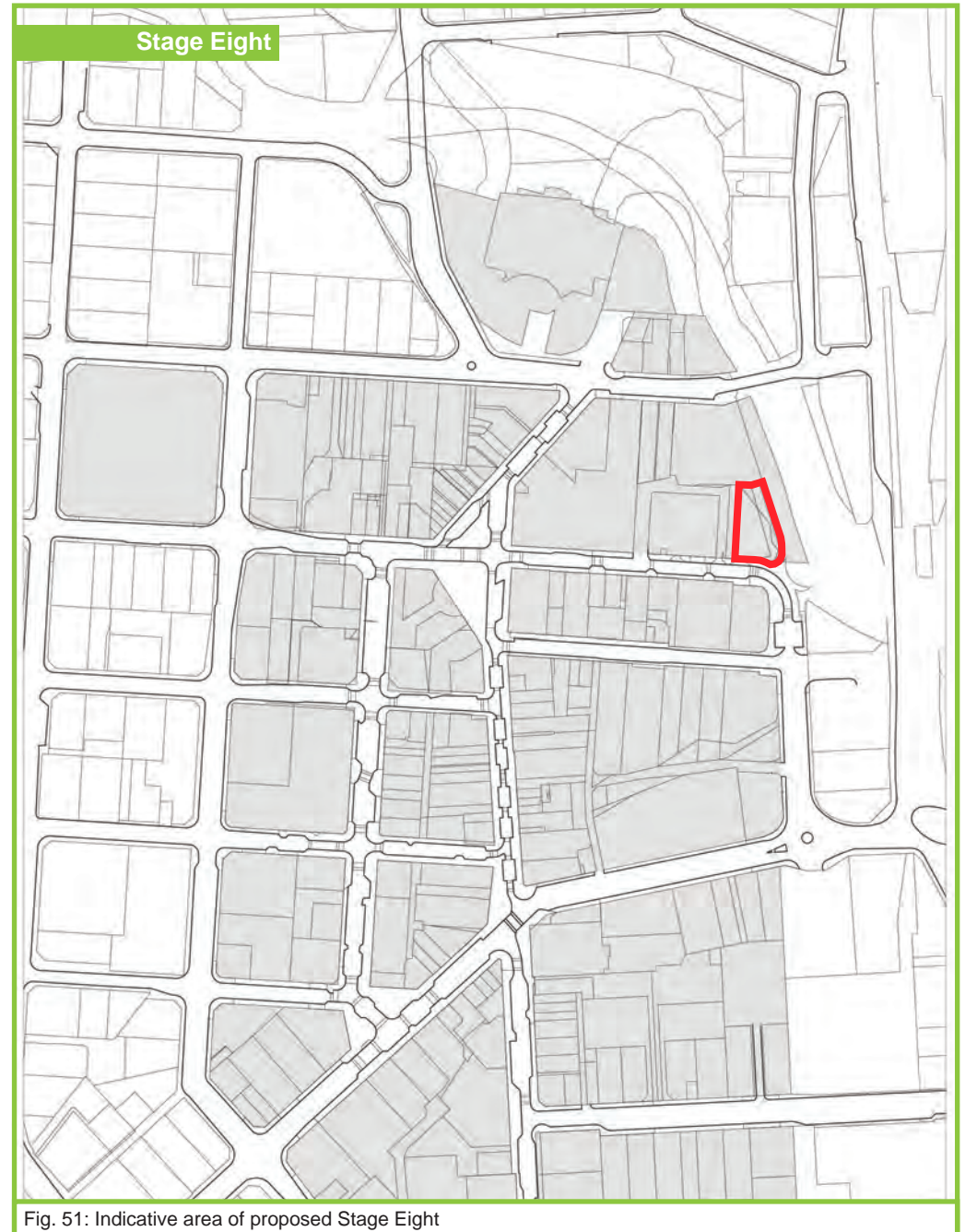


Fig. 51: Indicative area of proposed Stage Eight

Proposed Stage Nine - Market Street Upgrade

This stage is an upgrade of Market Street including all elements of the streetscape with exception of the paving, which would only have additional cut stone inserted as detailed in Proposed Paving Part A - Retrofitting in existing clay paving area.



Photoshop illustration of retrofitting cut stone into existing clay paving



Corner of Market and Alfred Street (looking south)



Corner of Market and Main Street (looking north)

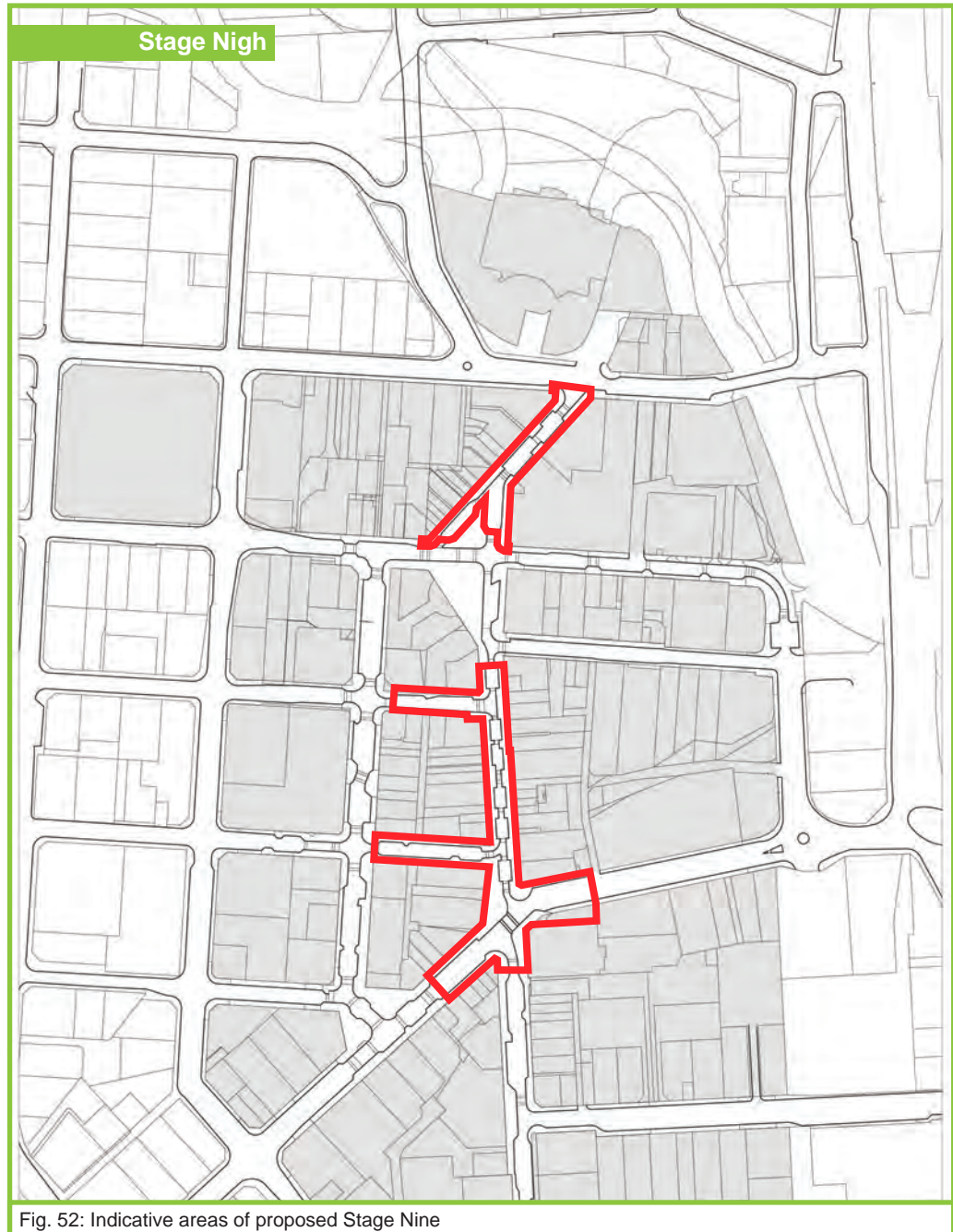


Fig. 52: Indicative areas of proposed Stage Nine

Proposed Stage (Pending) - Seymour Street Street Tree Upgrade

Seymour Street has a very wide cross section and lacks human scale. A future design, including street trees, would address the scale issues as well as form part of a future gateway development. Seymour Street tree planting will have to be integrated with proposed street development plans. The public toilet at the corner of Arthur and Seymour Street would probably be reviewed during this stage.



Photoshop illustration of proposed street trees in Seymour Street



Seymour Street (looking north)



Seymour Street (looking north)

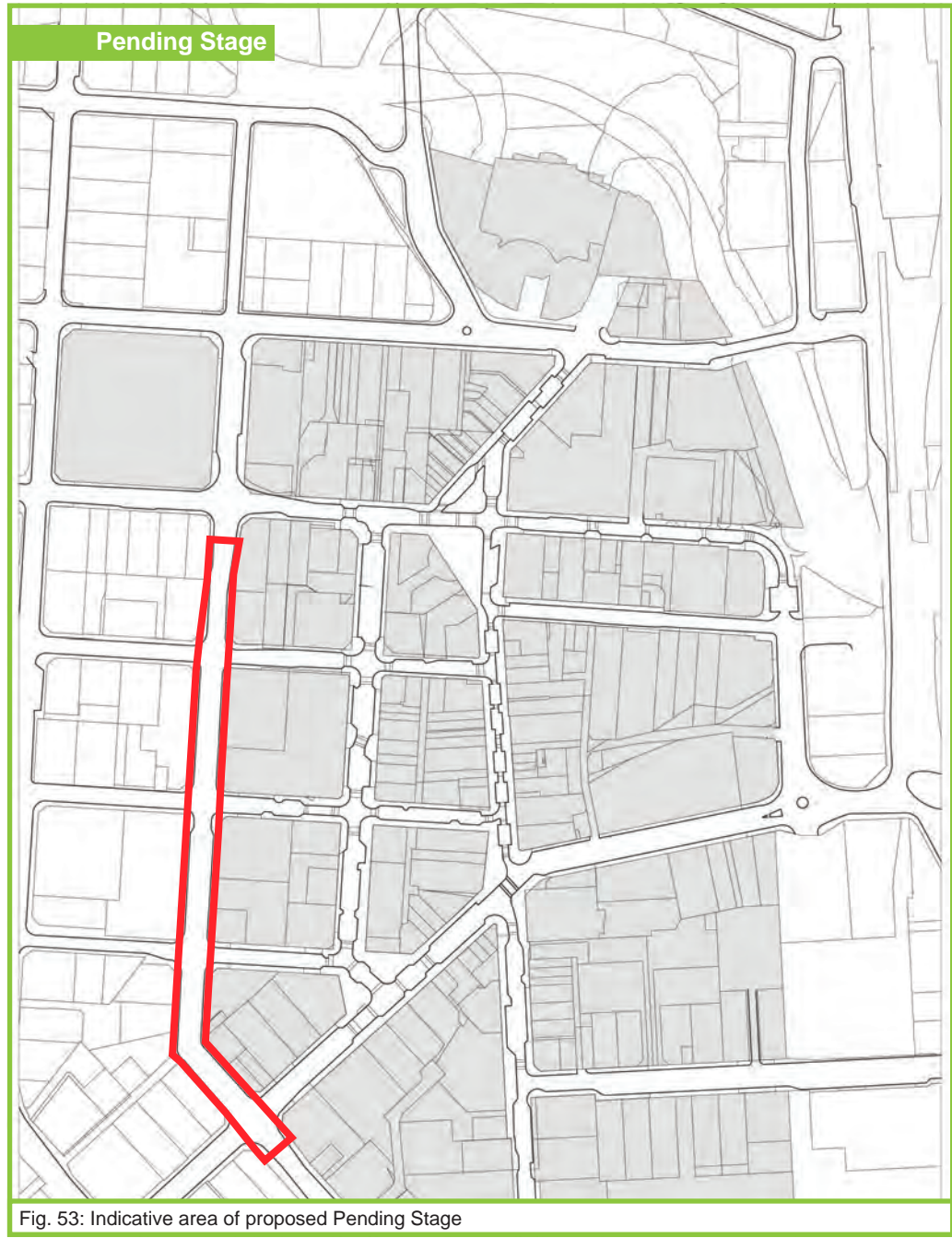


Fig. 53: Indicative area of proposed Pending Stage

Proposed Stage (Pending) - Alfred Street (depending on the new car park building and theatre development)

This fringe edge may in the future have a more important gateway function with tourist coming into the CBD via the railway station, i-site and new car park building. This stage would include an upgrade of all the elements (seating, light poles, bins, paving and planting) within the streetscape.



Alfred Street (looking east) and Car Park building



Corner of Alfred looking towards Hutcheson Street

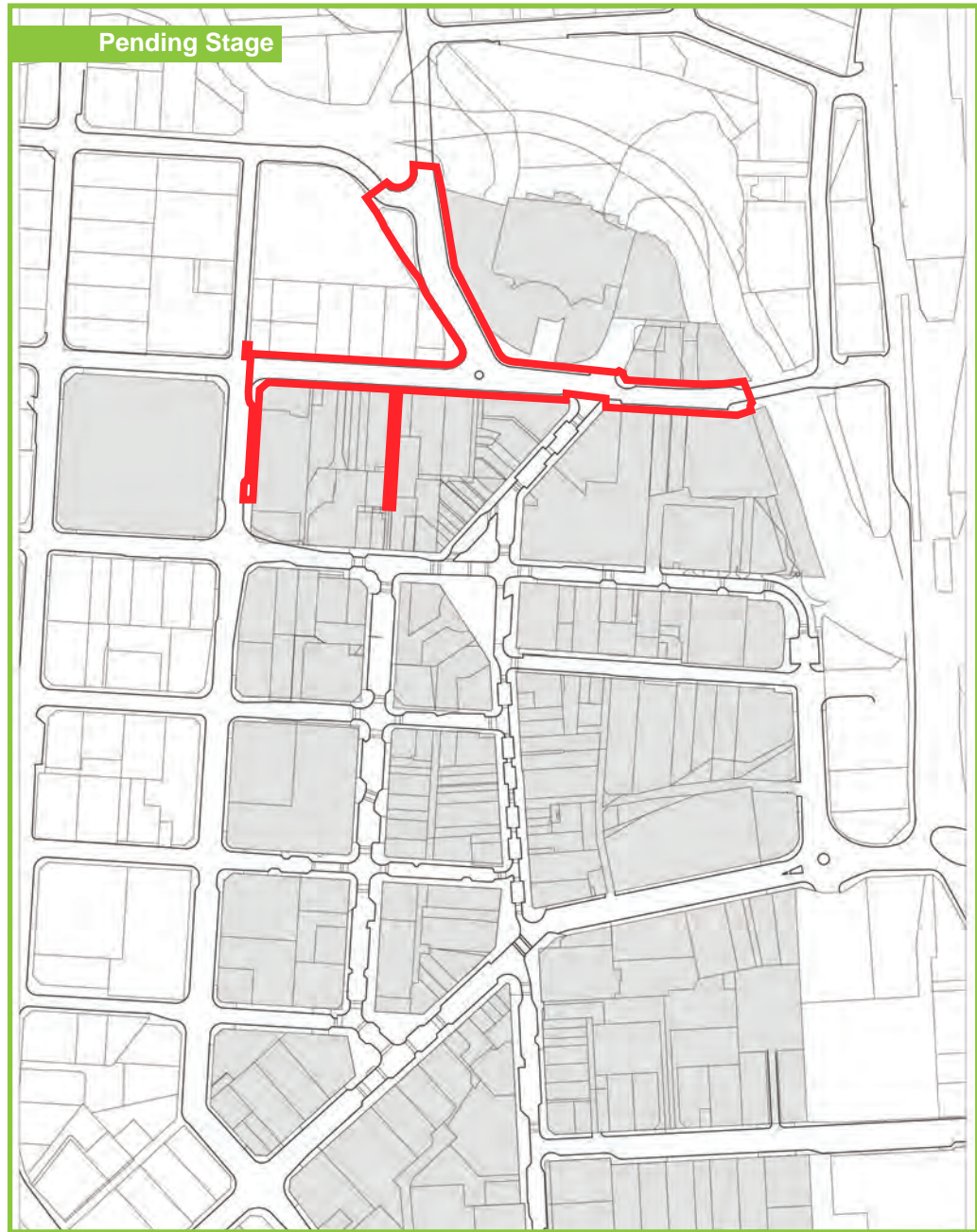


Fig. 54: Indicative area of proposed Pending Stage

Proposed Stage (Pending) - Seymour Square, Seymour Street and High Street

The streetscape should integrate this large historical space into the CBD streetscape network. Seymour Square becomes an important open space anchor for the CBD and the streetscape upgrade would visually link the CBD streetscape to the park.



Seymour Street / Square (looking towards the river)



High Street / Seymour Square (looking east)

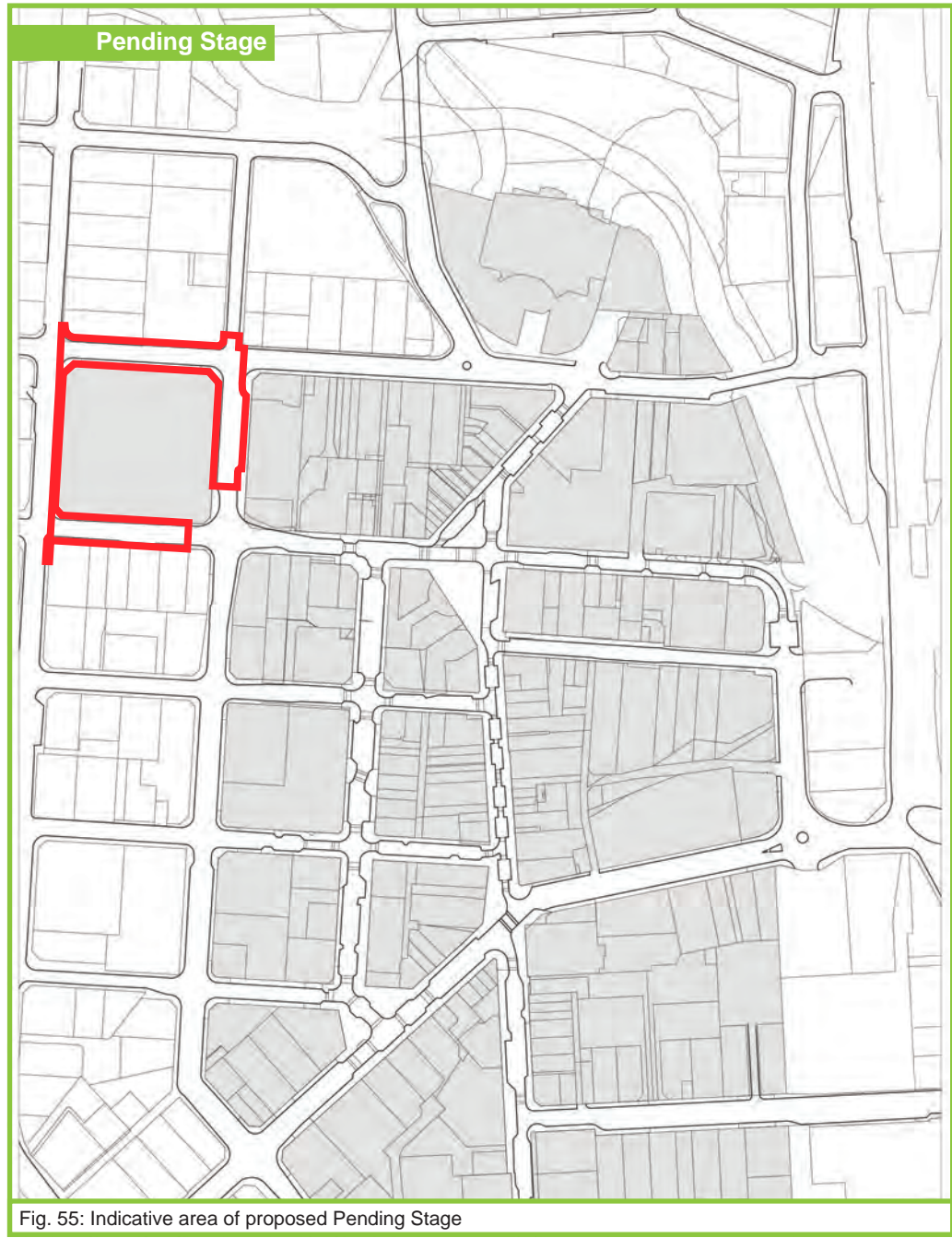


Fig. 55: Indicative area of proposed Pending Stage

Proposed Stage (Pending) - High Street and Symons Street

This street upgrade is to visually extend the fringes of the CBD to the Taylor River open space network.



High Street (looking east)



Symons Street (looking north)

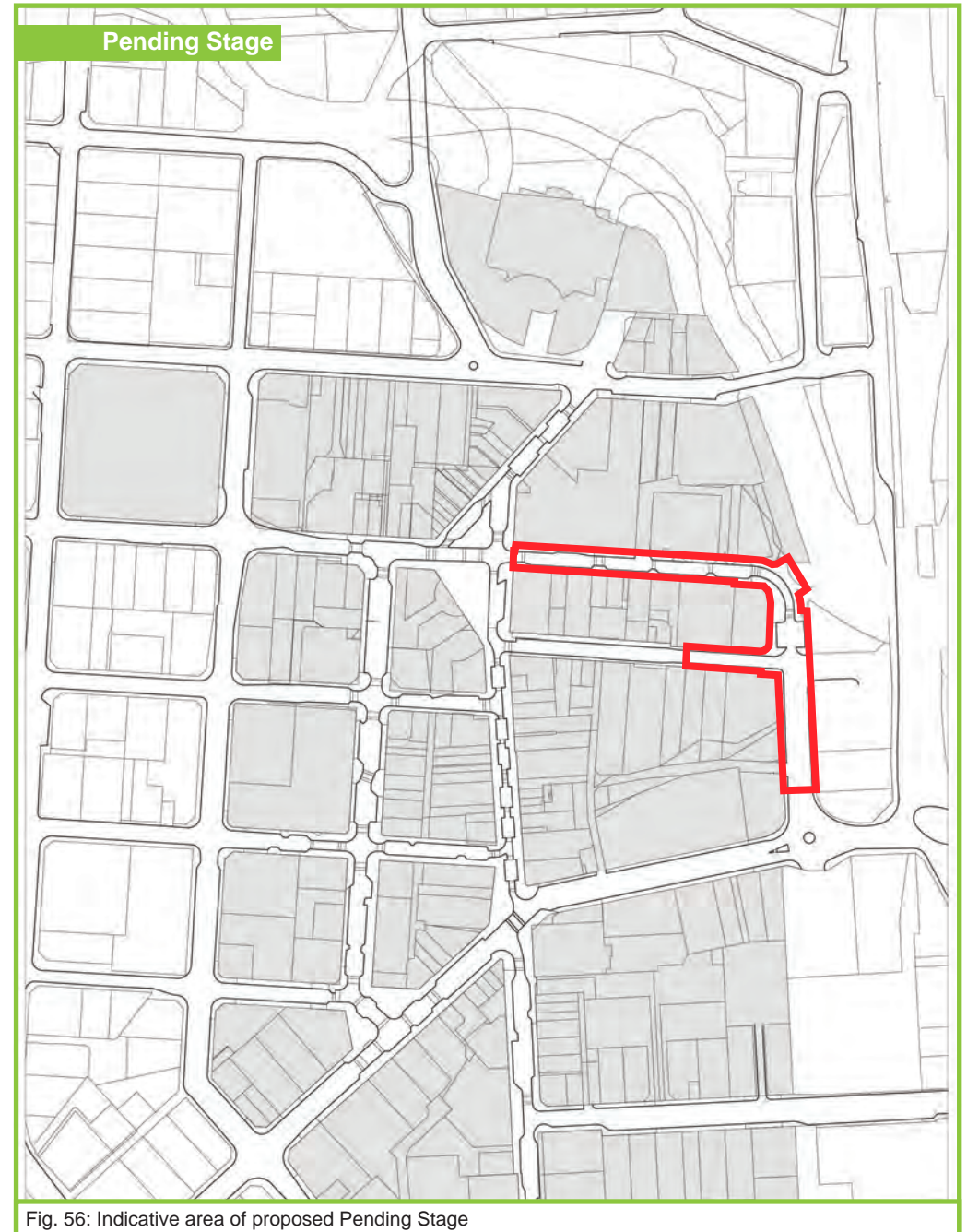


Fig. 56: Indicative area of proposed Pending Stage

Proposed Stage (Pending) - Main Street

This street upgrade is to visually link the CBD to the future gateway development off the State Highway.



Corner of Main and Symons Street



Main Street (looking west)

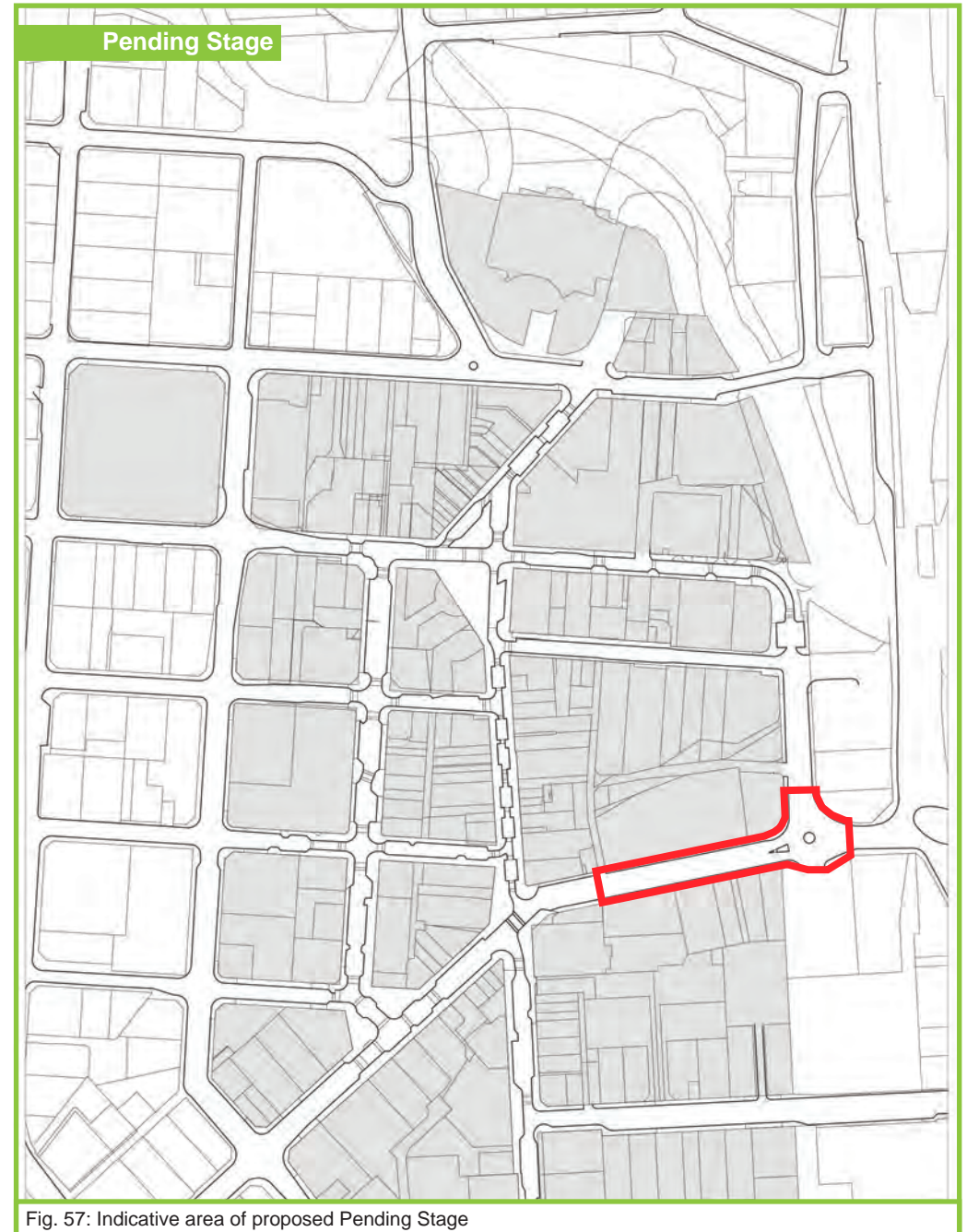


Fig. 57: Indicative area of proposed Pending Stage

Proposed Stage (Pending) - Gateways

The development of gateway landscapes and art is not dependant on the other stages and could be developed early if required. The role of the gateways is to signal the turn-offs into the CBD from the State Highway.



Photoshop illustration of conceptual gateway art



Corner of S.H.1 and Alfred Street (looking south)



Cnr. of S.H.6 and Hutcheson Street (looking west)

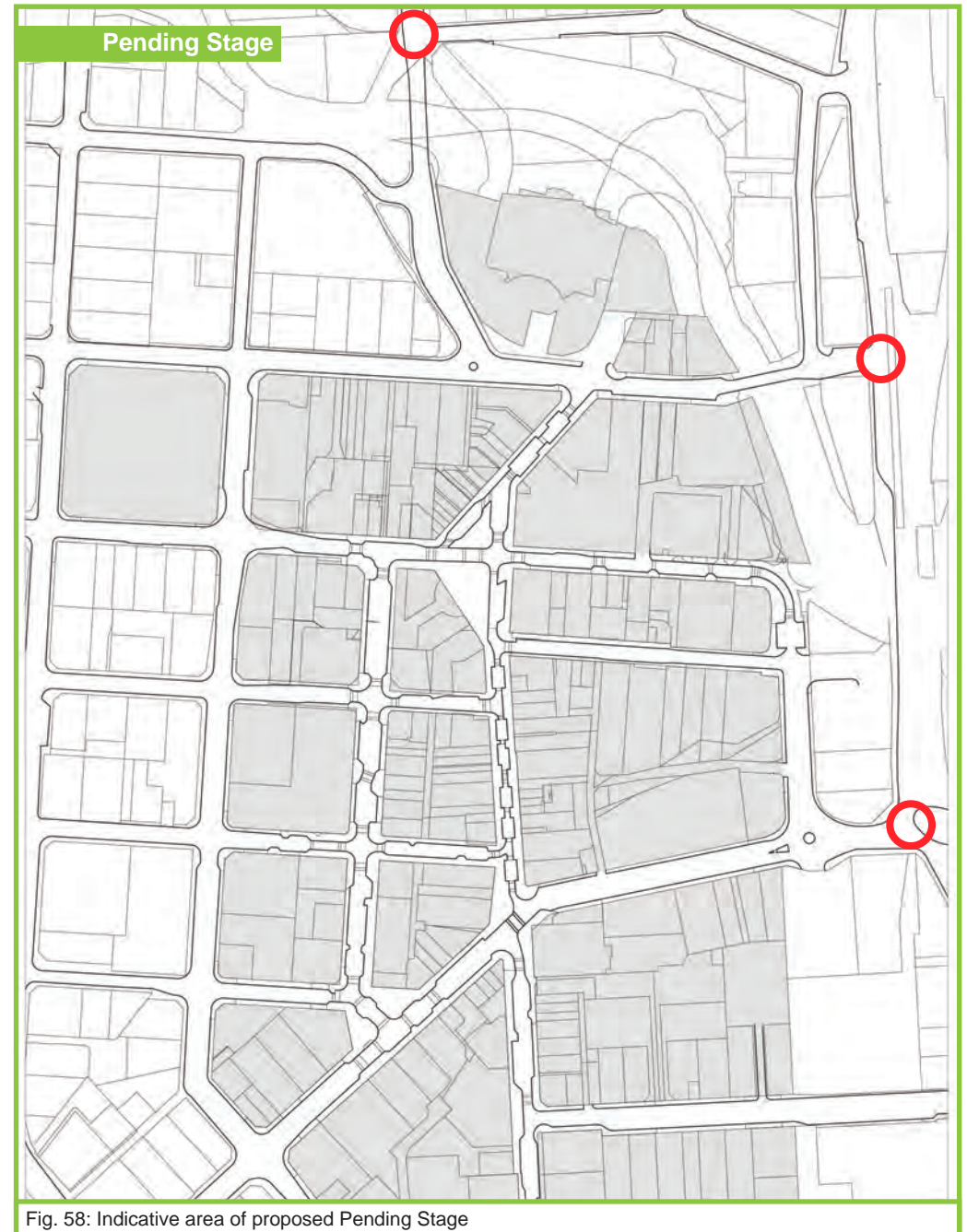


Fig. 58: Indicative area of proposed Pending Stage