



City Centre Streetscape and Urban Play

Take I. Te anga -whakamua
mō te rito o te tāone me
ōna waahi tākarō

What is the project?

Council has embarked on a master planning project for the City centre to create a focused and coordinated plan to transform our streets from car dominated environments to places for people. Council's goal is to create an inviting place that is vibrant and successful where people want to spend time.

The Master Plan developed by Council in partnership with urban designers Isthmus Group looks to provide a framework to guide future improvements works. This will be used primarily by Council and their consultants and contractors, but also as a communication tool for reimagining the City's future potential and stimulating ownership and advocacy for the vision of a 'City with heart'.

The urban designers have noted that Invercargill does not have obvious gathering spaces in the City Centre. Public feedback has confirmed Wachner Place is not effective for this purpose. We see the opportunity to make the City Centre attractive to people of all ages to stay and play. We will be working on a play strategy for the whole city. We propose making provision now of \$4.9 million in order to kickstart this in the City Centre. Play options could be spread out through the City-Centre or there could be a more formal playground like the Christchurch Margaret Mahy Playground.

Council recognises that the City requires streetscape changes to align and integrate the community spaces (both business and people) to revitalise the central city. The Master Plan seeks to improve how people use and enjoy the streets by addressing:

- Street types – defined by user experience, character and function (civic, main street and activity streets)
- Increase in activation and play opportunities, and where to focus these
- Use both sun and shade to promote ways of inhabiting street spaces with people
- Pedestrian and cycle movement into the City to promote active modes and alternatives to cars
- Public transport options for a new bus hub location
- Starts the discussion on parking for managing changes, including understanding short stay, drop off and parking alternatives for a healthy, vibrant retail economy

During consultation for the investment into City Block, Council indicated its intention to allocate \$20million to streetscape work within the central city (with inflation this is now \$20.8 million). This project includes work to Esk Street, Don Street and Kelvin Street. The project does not include Tay Street and Dee Street (other than minor footpath works) as proposed in the original Master Plan developed by Isthmus.

The project is to develop the streets "from building front to building front". This means that all the elements between the buildings will be redeveloped, for example streets, signage, lights, trees, parking spaces, seating and public spaces.

The goal is to complete the streetscapes elements of this project within three to four years. Development of the urban play opportunity would take place between 2023 and 2026.

The Design

The aim of the project is to establish a cohesive urban design, with an emphasis on streetscape character, connection to our cultural roots, enhanced fun spaces for people by creating a place where people wish to come and enjoy for both business and pleasure.

The design will create a people space. Vehicle traffic will be allowed on the streets, and is planned to be slowed. Travelling at 30km/hr is considered safe and appropriate. Street features such as seating, trees and art installations will encourage these lower vehicle speeds.

Some parking will change from angled parks to parallel parks, which enables the street to be more people focused. The parking will include mobility parking, loading zones and potentially drop off zones. While there will be a reduction in on-street parking, there will be 650 covered parking spaces available within the city centre development block.

The designs for Esk and Don Streets will be completed in July 2021 and works commencing thereafter. Construction will temporarily cause some disruption and access to these streets may need to change to ensure this can occur safely and quickly.

The master plan was presented to council in late 2020 and public input sought from 20 November 2020 to 18 January 2021. Council endorsed the Plan at its meeting on 1 February 2021. The project has now moved into the preliminary design phase.

Esk Street

Esk Street will be developed to create a people friendly space. Cars will still be able to travel along the street. Esk Street will remain one way with parallel parking allocated on the north side of the street. There will be seating added, new lights installed, and trees planted and the space linked to the new development.

Don Street

Don Street will be reverted to a two way system, with parallel parking allocated on both sides of the street and improved access at Dee Street. More public friendly spaces will be created.

Kelvin Street

Kelvin Street will remain two way with parking on both sides of the street. A central "rain garden area" will be developed to improve the area and improve treatment of run off from the road. Pedestrian crossing points at both Esk and Don Streets will be a "Barnes Dance" approach, which means all pedestrians would be able to cross at once, including diagonally.

When will the project be completed?

The streetscapes work will be completed within three to four years dependent on the design and contractors availability.

The new Farmers location within the City Block development in Esk Street and the ILT Langlands Hotel on Don Street will both open early in 2022. The plan is to complete the streets around

these buildings in time for the opening of these buildings. The streetscape works would then move outwards to the rest of Don and Esk Streets, followed by Kelvin Street. Finally, the block between Esk and Deveron Street will be completed.

Development of the urban play opportunity would take place between 2023 and 2026.

How much will the project cost?

The Council is proposing allocating \$23.6 million of a total \$27.4 million project cost, to redevelop the streetscape of the city centre and to develop an urban play option. We would work with Government and community funders to seek a further estimated \$1.6 million towards the urban play space. As the procurement approach is finalised and the detailed designs are sufficiently completed, detailed costings of projects will be reported back to Council's Infrastructure Committee.

Each year \$1.2 million would be required to cover operational costs.

What are the other options?

The other option is that Council could proceed with all the city centre streetscape options with the exception of the urban play option.

This would include the streetscapes work outlined above. \$18.6 million of the total \$20.8 million project cost would be allocated.

The budget will be allocated across the streetscapes in the following way:

- Esk St (Dee to Kelvin) \$7.6m
- Don St (Dee to Kelvin) \$5.2m
- Kelvin St (Don to Tay) \$4.2m
- Esk St (Kelvin to Deveron) \$2.4m

Funding assistance (on \$4million) is being sought for footpath renewals as part of the Roding Asset Plan request from Waka Kotahi NZTA.

Each year \$1 million would be required to cover operational costs.

How can I find more information?

[The Isthmus Invercargill City Centre Master Plan 20 November 2020](#)

During December 2020 – January 2021, community feedback was sought on the Master Plan and are also available on the website.

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