

MARTINBOROUGH SQUARE DEVELOPMENT PLAN



DRAFT

June 2011



INTRODUCTION

Martinborough township was established between 1881-1885 as a private land development by John Martin. The centre of the township was designed in the shape of the Union Jack with streets radiating from the central square named after places that Martin had visited on an overseas tour. Martinborough has a distinctive character which derives in part from the number of historic buildings that have been carefully restored.

This Development Plan supports the Management Plan. It will be reviewed every five years (concurrently with the Management Plan review). The Development Plan will be implemented by council and the community as funds allow. Each year council will prepare an annual programme of work. This will be considered as part of the Council's Draft Annual Plan.

Seven areas of focus

Martinborough Square currently functions well as a public open space and does not need redesign. However, with some relatively minor changes it could be improved in terms of its landscape appeal and its use. This Development Plan proposes 7 areas that will assist in improving the amenity value and functionality of the square. These 7 project areas of focus are:

- Town Hall and Surrounds
- Boer War Memorial
- Pukemanu Corner
- Promenade
- World War II Memorial
- Trees
- Design Elements

For each of these areas high quality elements that are designed to be enduring in terms of style and quality of materials will be selected to improve the amenity value of the area.

Setting the Scene

The central Memorial Square is the town's war memorial and provides a hub for the community; it is Martinborough's pre-eminent area of open space. In the centre of the square is the Boer War Memorial. Views down the four main streets (Kitchener St, Jellicoe St, Cambridge St and Oxford St) are orientated towards this memorial. However, on Jellicoe St, these views are blocked by the World War II Memorial. This was built at a time when Memorial Square was completely enclosed by a fence. The fence has now been removed but the solid entry memorial 'gate' remains.

The Town Hall is located on Texas St which runs from the east corner of the square. It is an attractive historic heritage building but despite its proximity to the square it is neither visually nor physically connected to it.

Located around the outer edge of Memorial Square are several heritage buildings. These buildings help to give definition and enclosure to the square. Pukemanu Tavern is located on the south corner of the square; it is set back from the street with a large car park in front, consequently the corner does not have as much definition and enclosure as the rest of the square.

The lack of seating in Memorial Square and the wide carriageway around the square discourages use of Memorial Square to its full potential. Parking is located on both sides of the road that runs around Memorial Square. This is seen as favourable by the residents who enjoy being able to park close to the shops and businesses they are visiting.

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Town Hall and Surrounds

Currently the Town Hall is positioned awkwardly in relation to the street and is poorly connected to Memorial Square. The proposal increases the physical and visual connection to the Town Hall by widening the footpath and using trees and lighting bollards to create a visual link to Memorial Square. In addition it is proposed to relocate the courthouse from Cork St to a site between the museum and playground, and erect a new toilet block between the courthouse and museum.

Boer War Memorial

The planting around the Boer War Memorial in the centre of Memorial Square is out of scale with the memorial and the trees surrounding it. A more appropriately scaled hedge and associated seating will encourage greater utilisation of the space.

Pukemanu Corner

Unlike the other edges of Memorial Square, the southern corner of the square does not have a built edge. The addition of a hedge and a series of trees with lower branches removed creates a stronger and more appropriate edge.

Promenade

It is proposed that a pedestrian promenade be created around the edge of Memorial Square by extending the footpath on the outer edge. Parking is retained with provision for 16 car parks around Memorial Square (currently there are 18).

World War II Memorial

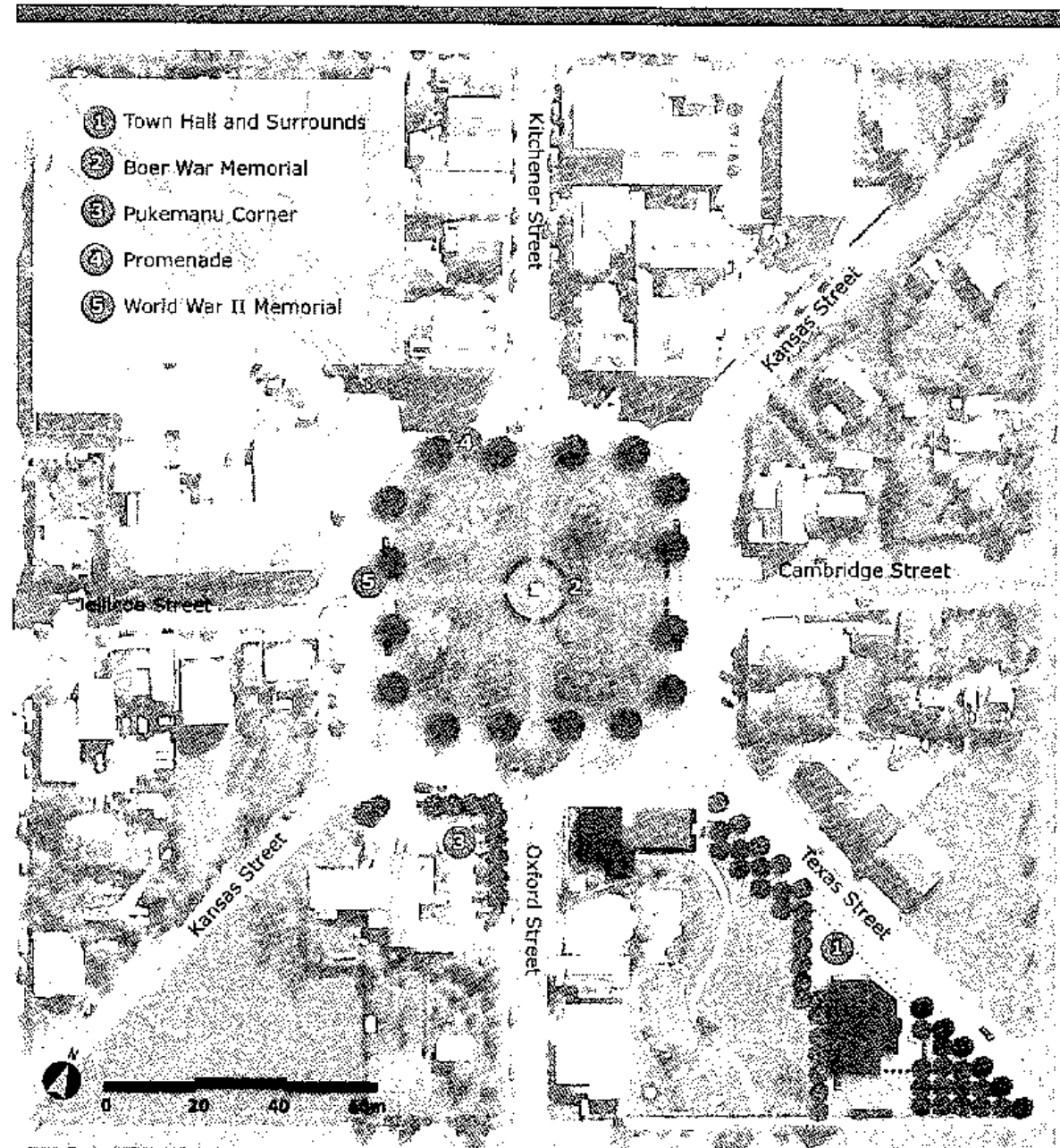
Currently, the World War II Memorial blocks views into the square and creates a physical barrier from Jollicoe Street. It is proposed the sides of the World War II Memorial be removed to open up views into the square and thus emphasising the views towards the Boer War Memorial.

Trees

Many of the trees in Memorial Square are in poor health and in need of maintenance. It is proposed that these trees will be regularly maintained and where necessary removed to encourage growth in the remaining healthy trees.

Design Elements

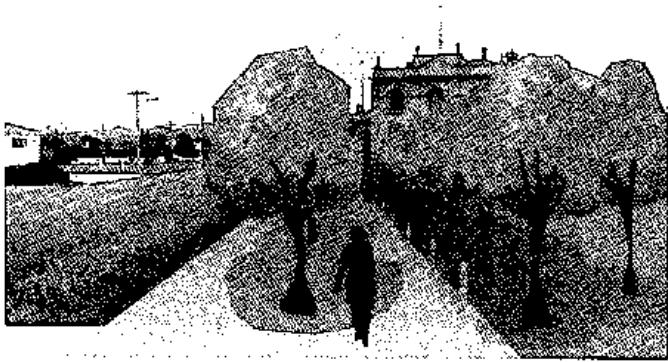
In addition to these five areas, several other design elements will be incorporated into the square - seating, interpretation panels, lighting, bollards and picnic tables.



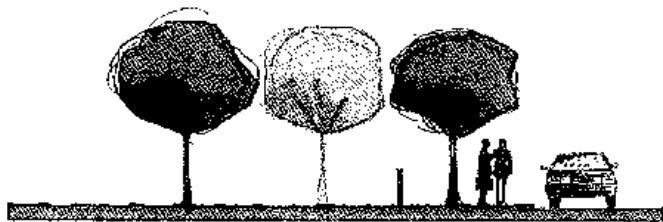
TOWN HALL AND SURROUNDS

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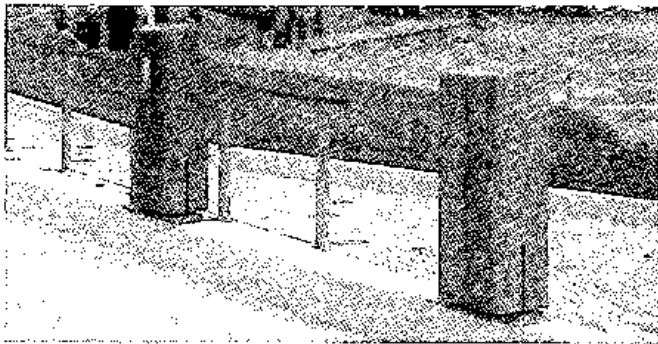
Linking Memorial Square to the Town Hall with a promenade



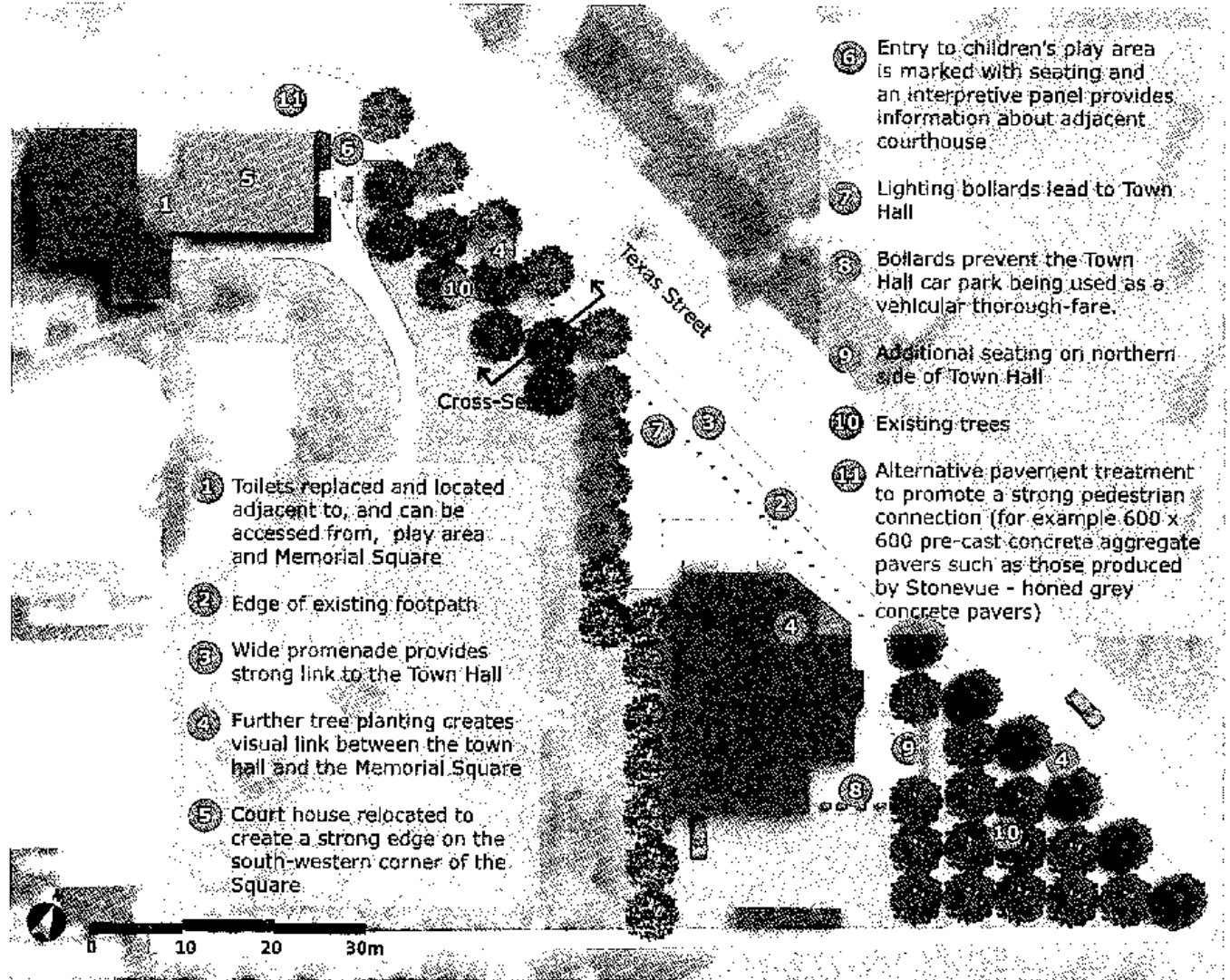
View from the west looking towards the Town Hall



Cross-section through promenade leading to Town Hall.



Examples of lighting bollards that lead from Memorial Square to Town Hall



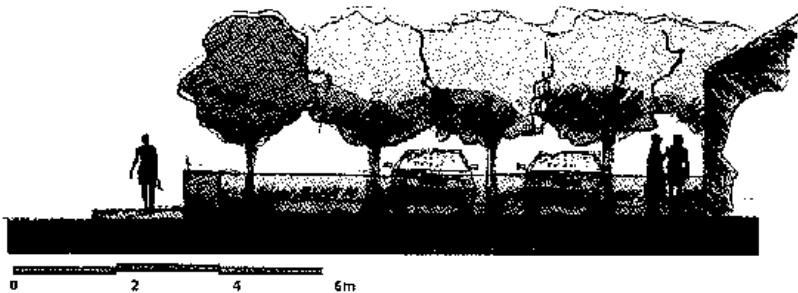
PUKEMANU CORNER

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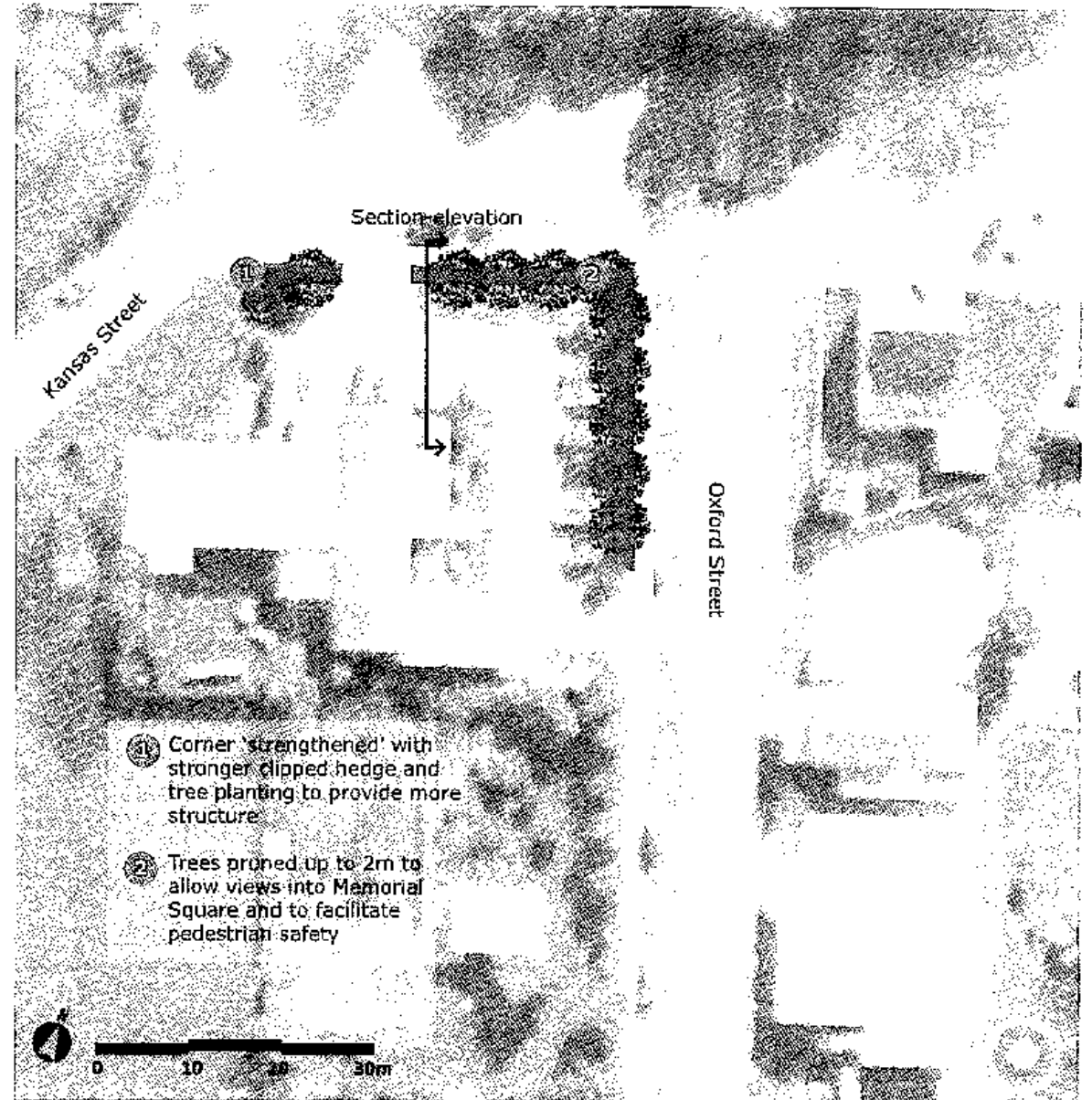
Defining and visually strengthening the south-west edge of Memorial Square



View from the west looking towards the Pukemanu carpark with Museum beyond



Section elevation through Pukemanu carpark



1 Corner 'strengthened' with stronger clipped hedge and tree planting to provide more structure

2 Trees pruned up to 2m to allow views into Memorial Square and to facilitate pedestrian safety

Improving pedestrian use and enjoyment of the Square

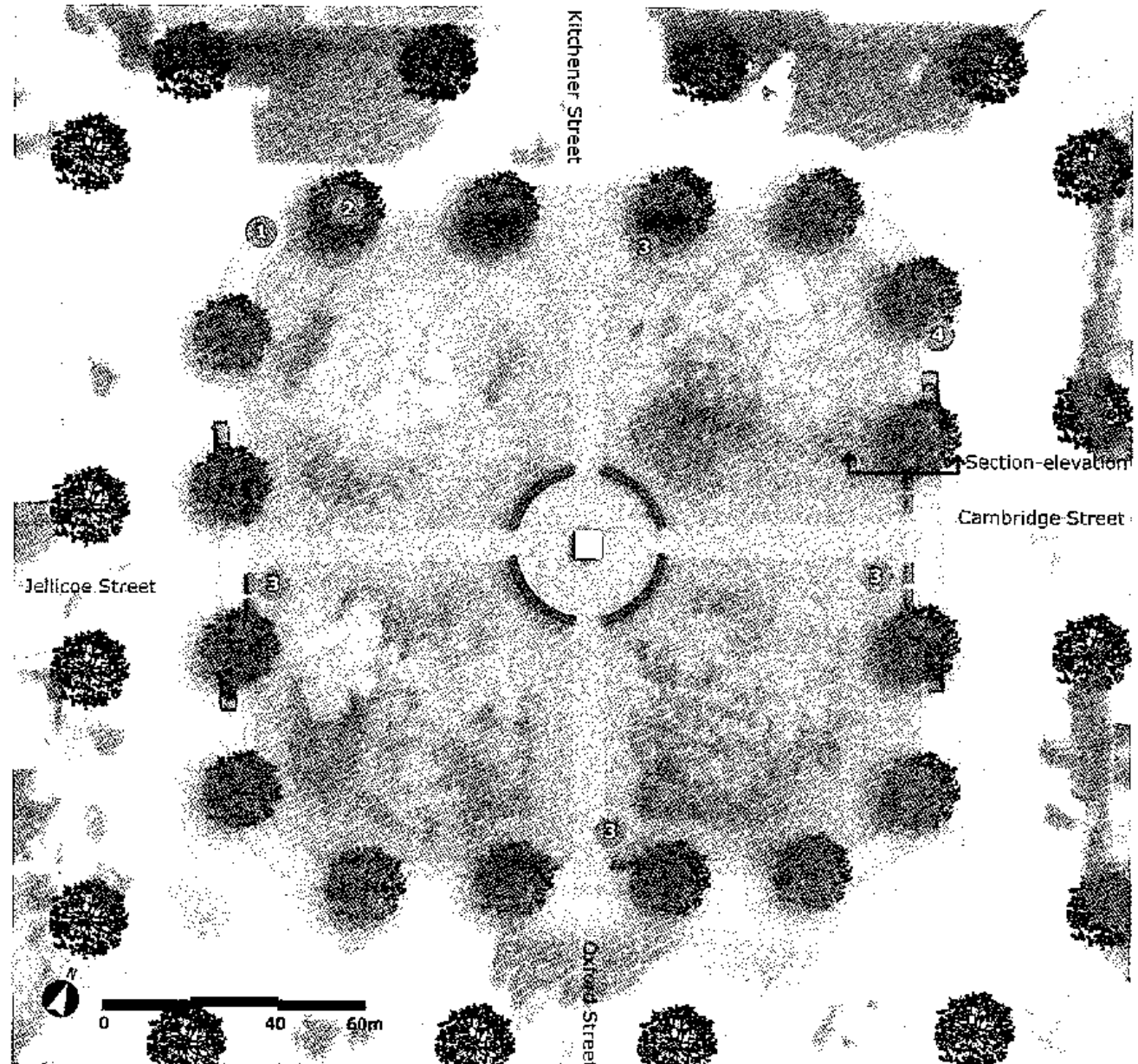


View from the north-west looking towards the World War I Memorial gate



Section elevation through promenade showing seating and parking insets.

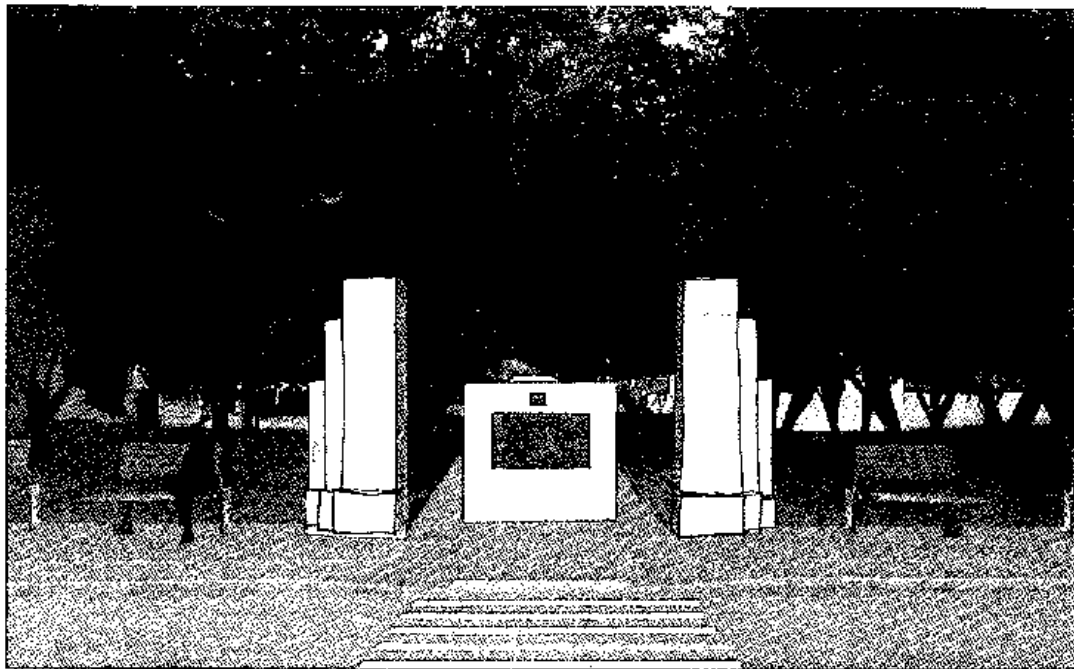
- ① Footpath extended to create a promenade using an alternative pavement treatment (for example 600 x 600 pre-cast concrete aggregate pavers such as those produced by Stonevue - honed grey concrete pavers)
- ② New band of Pin Oaks (*Quercus palustris*) in promenade creates a new outer edge. Trees pruned up to allow views into Memorial Square. Tree guards and tree grates will be installed around each tree.
- ③ Seating adjacent to main pedestrian entry points and setback from promenade
- ④ Carpark bays retain parking but change in surface treatment reduces the appearance of a 'sea' of asphalt. These bays can be used by temporary stall holders selling produce on the weekends.



WORLD WAR II MEMORIAL

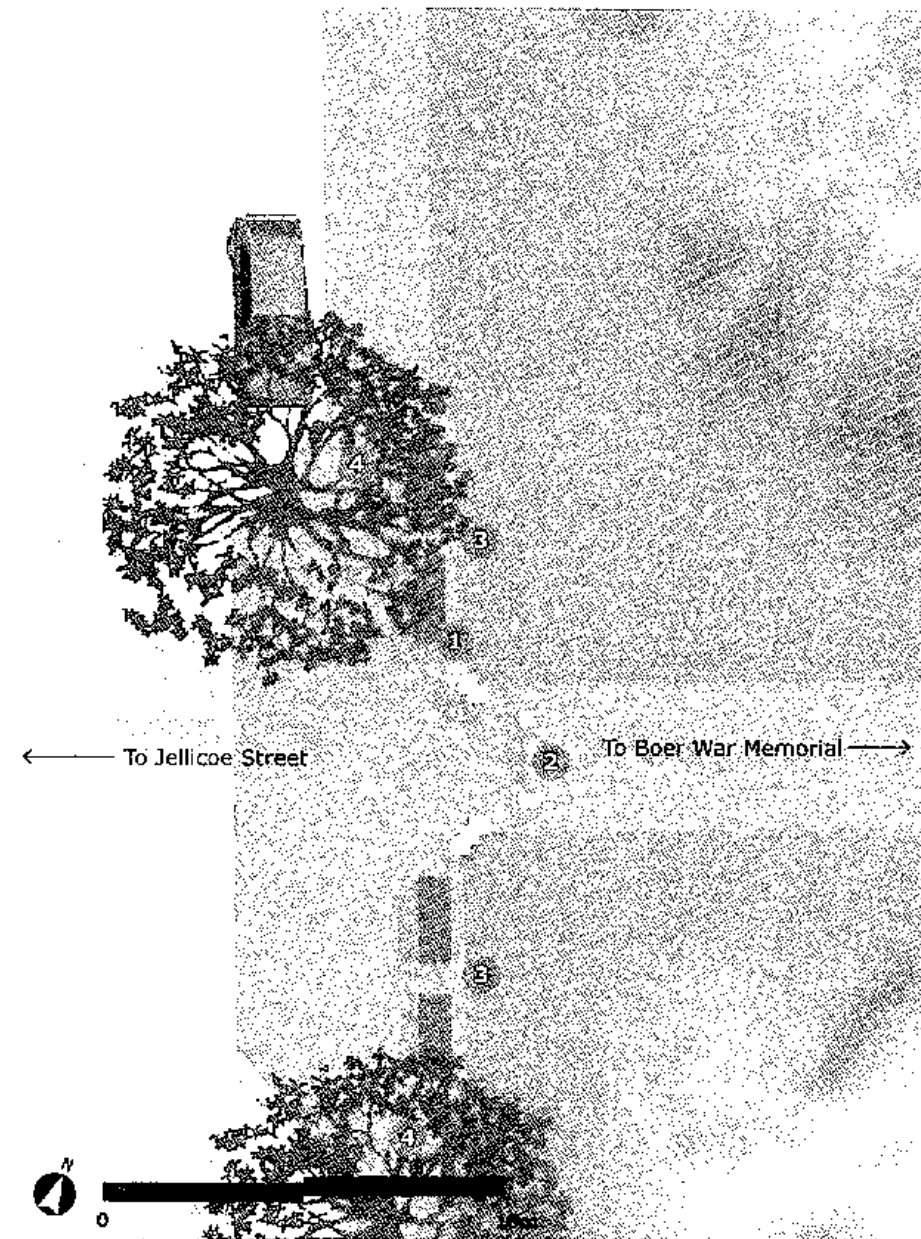
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Improving views into Memorial Square from Jellicoe St



View down Jellicoe St looking towards the World War II Memorial 'gate'

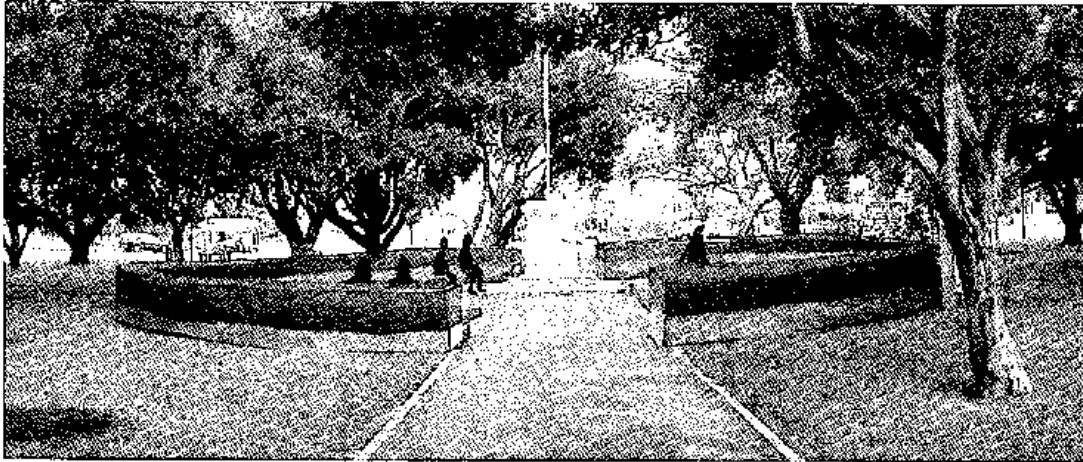
- ① The side panels of the World War II Memorial are reduced in size leaving only the pillars, opening up views into the square.
- ② The middle panel is reduced in size.
- ③ Seating provided adjacent to entry point into square
- ④ New tree planting on promenade



BOER WAR MEMORIAL

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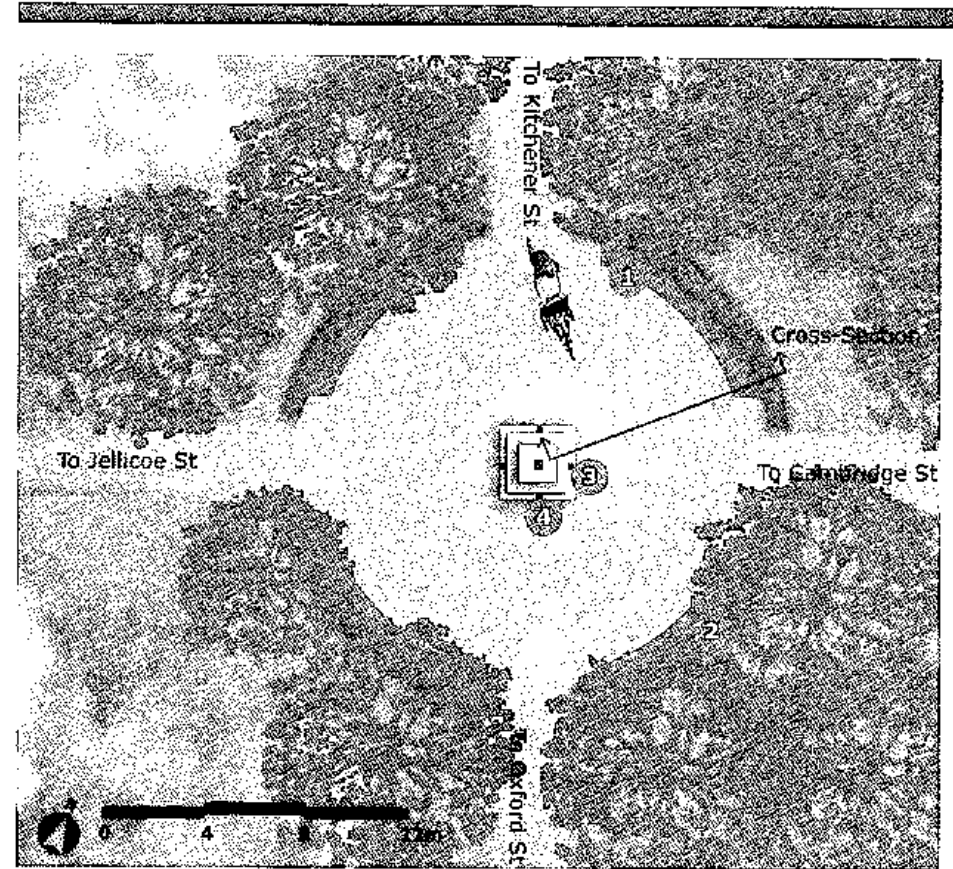
Enhancing the Boer War Memorial day and night



View from World War I gates looking towards Boer War Memorial



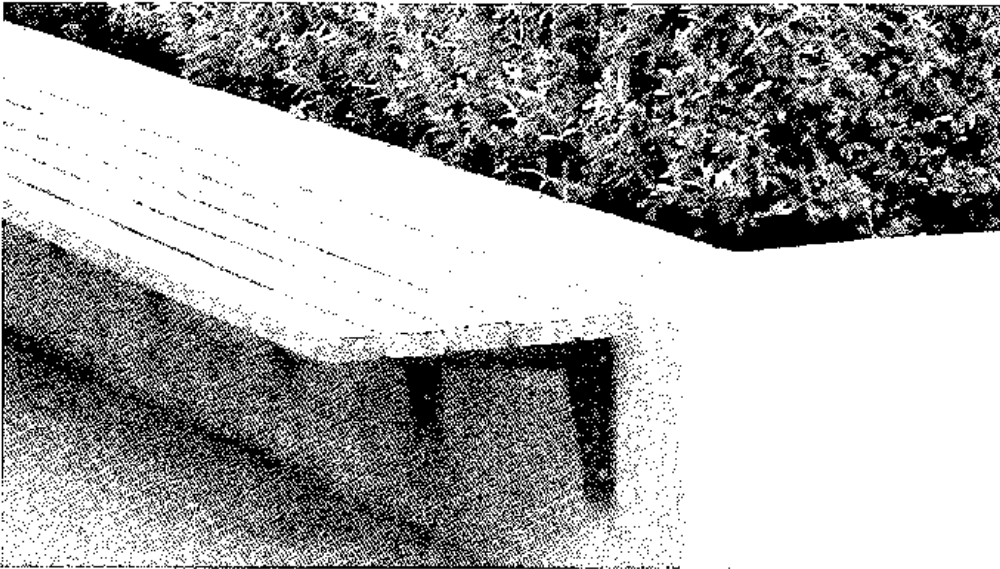
Cross-Section through World War II Memorial and surrounding seating and planting



- ① Seating provided adjacent to the Boer War Memorial
- ② New taller concrete planter with clipped hedge of an appropriate scale to replace low annual planting, whilst still allowing views and ensuring safety.
- ③ Plinth to Memorial to be replastered
- ④ Inground uplights to be create focus at night

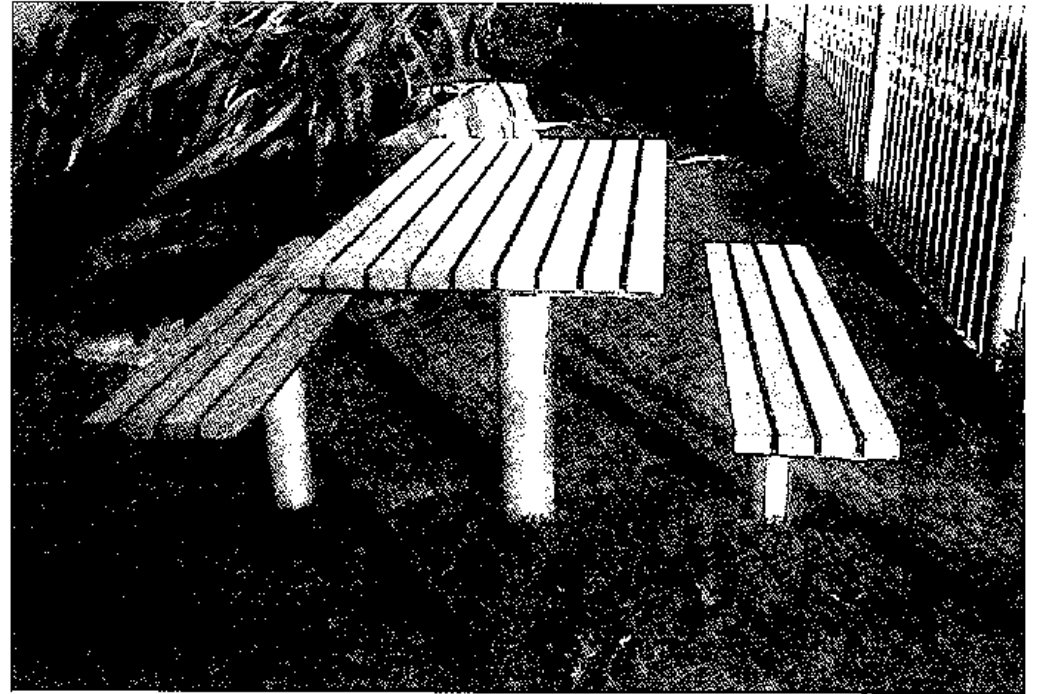


Wide seating similar to above in addition to picnic tables can be used a variety of ways.



Seating around Boer War Memorial

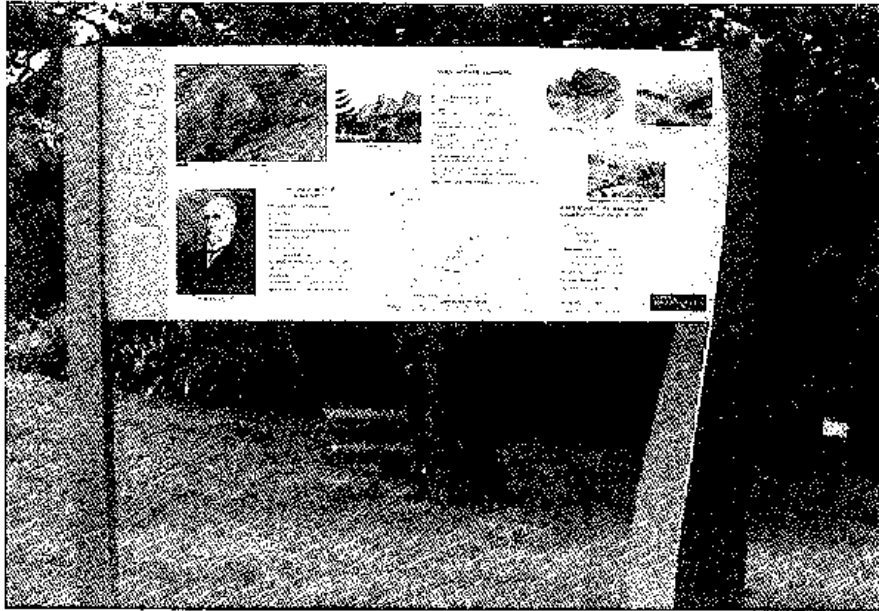
The seating around the Boer War Memorial cantilevered off the planter



Picnic Tables

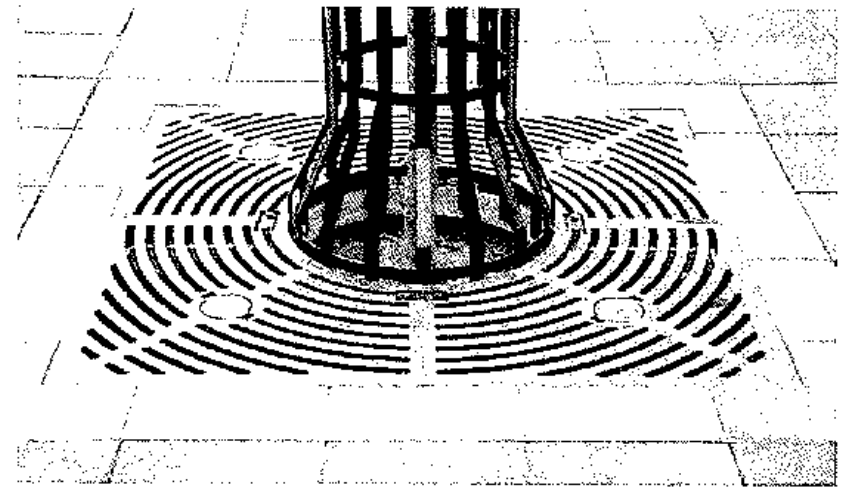
Picnic tables within Memorial Square to reflect the character of the town.

DESIGN ELEMENTS - INTERPRETATION, TOILETS AND LIGHTING



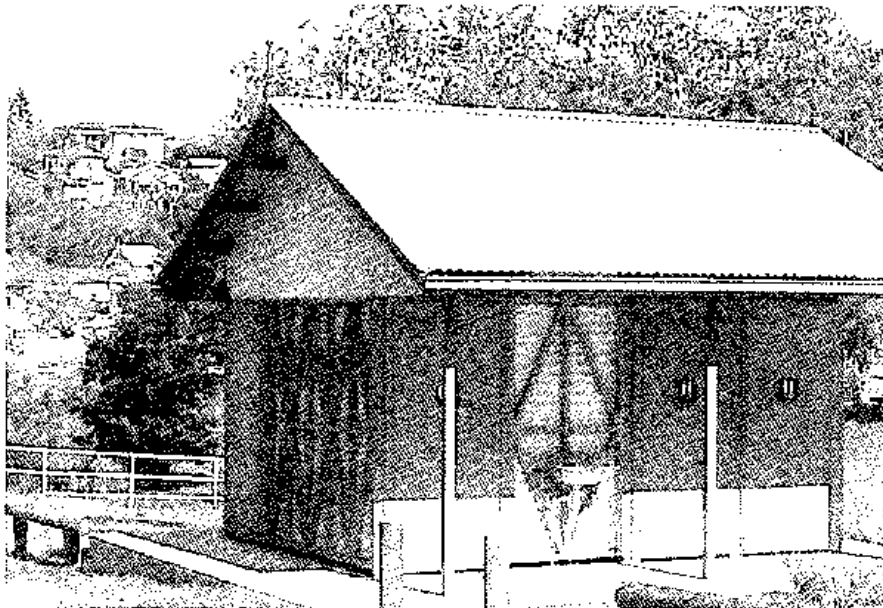
Interpretation

Interpretation panels around the square providing information about the history of Martinborough and the historic buildings.



Tree Grates and Guard

Tree grates and associated tree guards will be used to protect new street trees.



Toilets

The toilets to be upgraded using a St Ives design produced by Exeloo that complements the existing historic character of Martinborough.



Lighting

The Boer War Memorial and the World War II Memorial Gates uplift with inground lighting such as ETC 130 Inground Uplights produced by we-ef lighting.