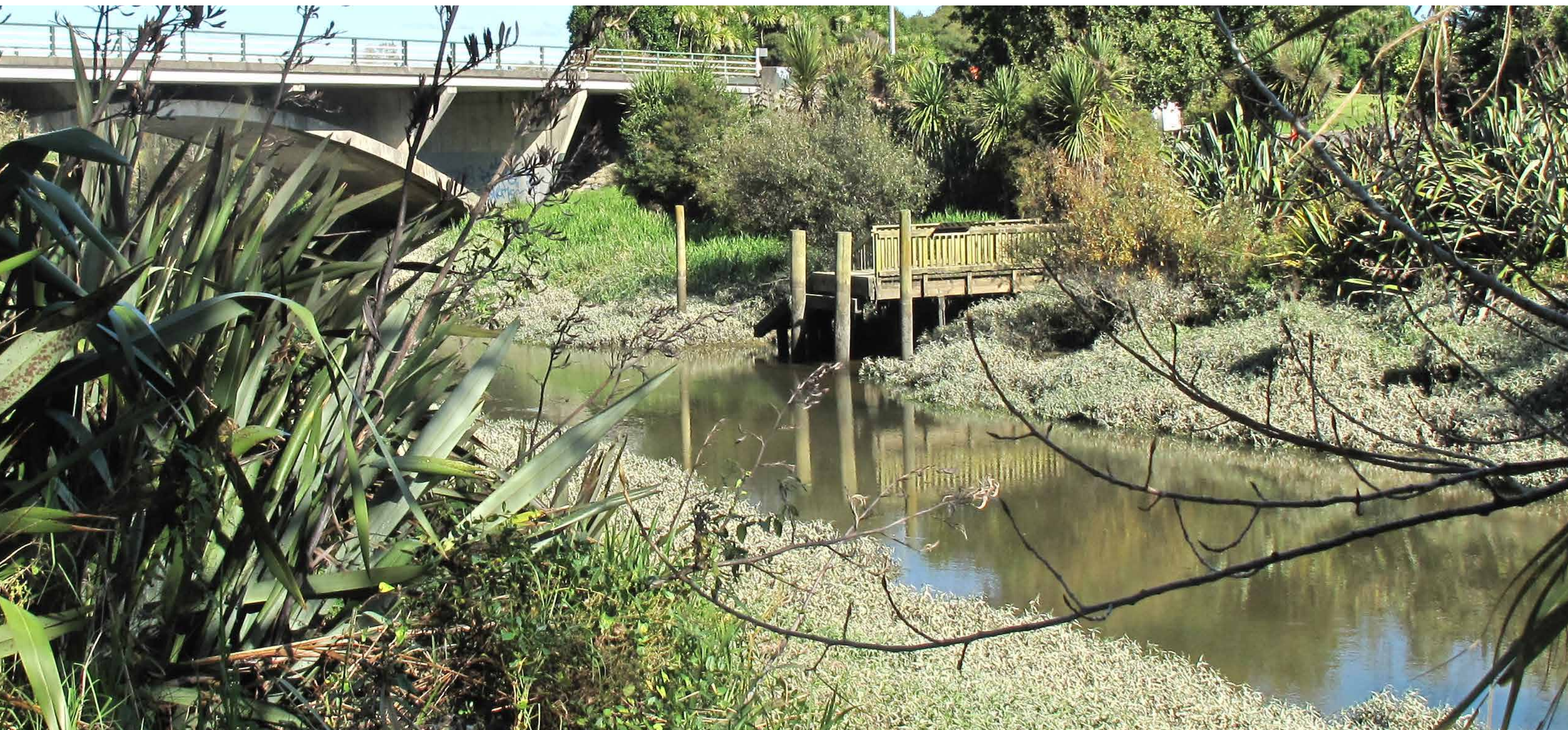


Clevedon Village Design Framework: Community Aspirations Plan

27 November
2018

—
Isthmus.





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Document record

Issue	Revision	Author	QA	Date
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90% Review	B	CW	HK	31.08.18
95% Review	C	CW	HK	15.10.18
100% Review	D	CW	HK	31.10.18

Executive Summary

Change is coming; and it has the potential to dramatically alter the community spirit, character and environment of our village.

Conversely, it has the potential to be what draws us together, and helps us define and cement our values. Done well, Clevedon's growth has the potential to be a best-practice example of how good design, communication and community participation can create great communities with excellent environmental and urban design outcomes.

SETTING A VISION

This document sets out a vision for Clevedon by identifying key design principles, and strategic priorities so that we, as a community, can hold on to – and even improve - what is most important to us by working with the tide of change, rather than against it.

This is a tool for resilience.

GETTING STARTED

This document was first conceived as an outcome of the Clevedon Conversations 'Great Outcomes' project as a Masterplan; an integrated, coordinated, holistic document that would bring together the plans of the major landowners and fill the gap between the statutory planning framework and its successful implementation.

Over the course of three years, as development and wastewater connections plans stalled and restarted, as timeframes shifted, Isthmus Group (an independent urban design consultant) reviewed plans and undertook analysis of our village and its natural and cultural environment. They interviewed landowners and key stakeholders and identified relevant precedents - villages with similar qualities from which we can borrow successful strategies..

A PLACE BASED APPROACH

This document sets out our growth framework. It is an analysis of our place and generates FOUR key moves and EIGHT key projects or process steps for going forward.

COMMUNITY OWNED

This is a community-owned document. In 2018 the Clevedon Community and Business Association adopted these design principles and key priorities and sought the endorsement of other key groups within Clevedon to support them also. These groups are listed below.

We are stronger together. Join us in making Clevedon a great place to work, live and play.

This document was made possible with the kind generosity of Acorn Parish Holdings, Conmara, Glencairn and the Bell Family Trust.

Published by: The Clevedon Community and Business Association 2018

What is this document for?

WHAT IS IT?

A 'bridging' document to strengthen key themes carried through Plan Change 32 Clevedon Village to the Auckland Council District Council Plan (PC32), the Auckland Unitary Plan (AUP) and future development proposals

A place-based guide to connect new development to the history, landform and character of Clevedon

A 'grass roots' vision for the future community of Clevedon.

WHO WILL USE IT?

Landowners to understand how the future development of their sites will impact on the character and community of Clevedon

Infrastructure and community asset providers to inform and prioritise future investment decisions.

Council as a reference document to inform connected outcomes for landuse consent decisions

Community to guide our priorities and process

WHAT DOES IT ADDRESS?

The village core - the character of the main street and supporting road network

Development patterns - that respond to PC32, as well as history, character, landform

Community spaces and facilities

Recreation and destination opportunities - including the trails network

WHAT WILL IT ACHIEVE?

It identifies the projects and process that will enable Clevedon to **retain** its **rural vernacular**, to be **connected, integrated, sustainable** and **to thrive**.

Communication and community empowerment through best practice environmental and urban design outcomes.

WHAT ARE THE RISKS OF NOT USING THIS DOCUMENT TO IDENTIFY AND IMPLEMENT COMMUNITY ASPIRATIONS?

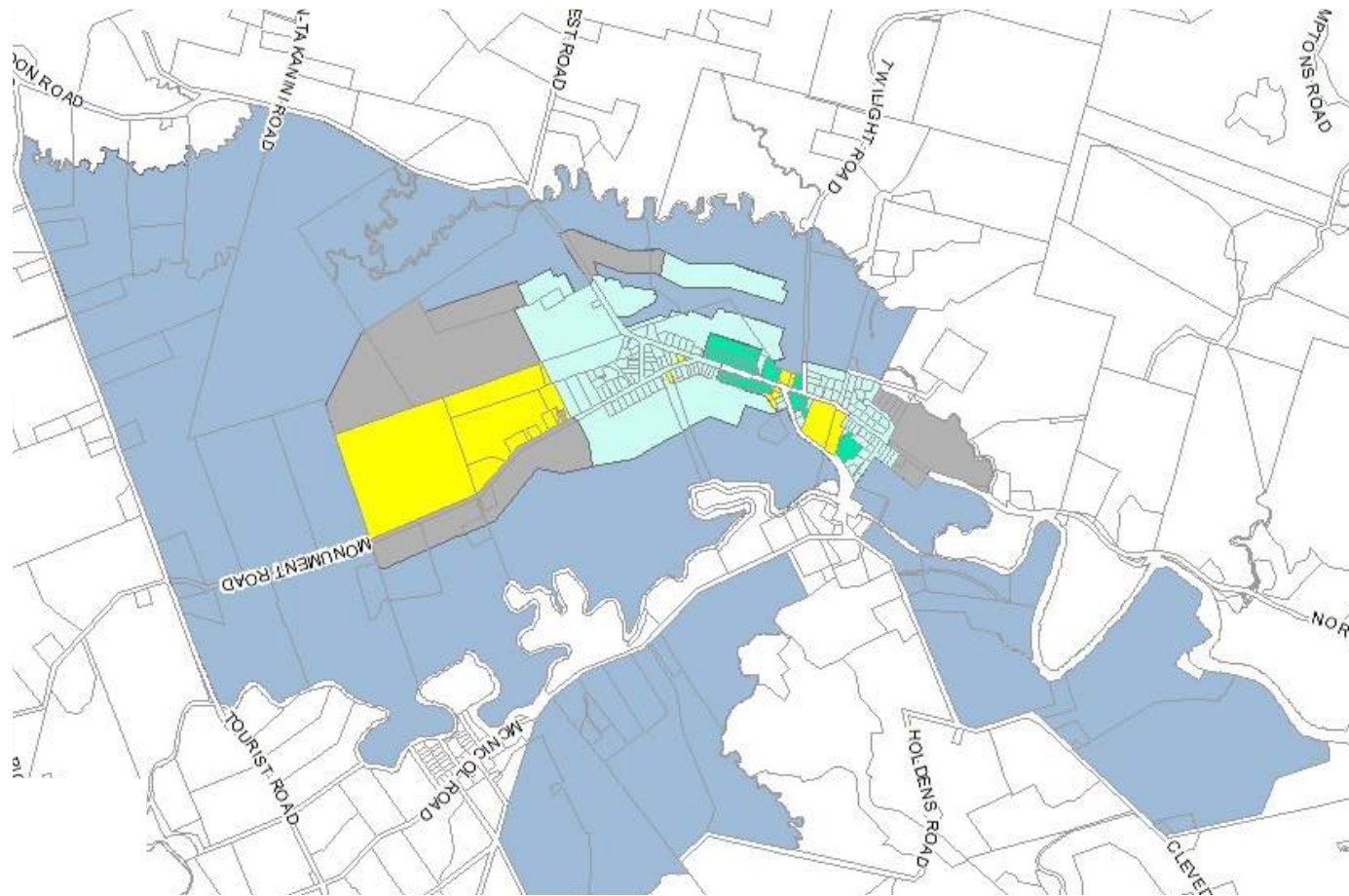
Uncoordinated intensive development

Erosion of the **character and historic cultural heritage** of the village and it's environs.

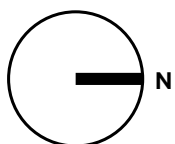


Our planning framework

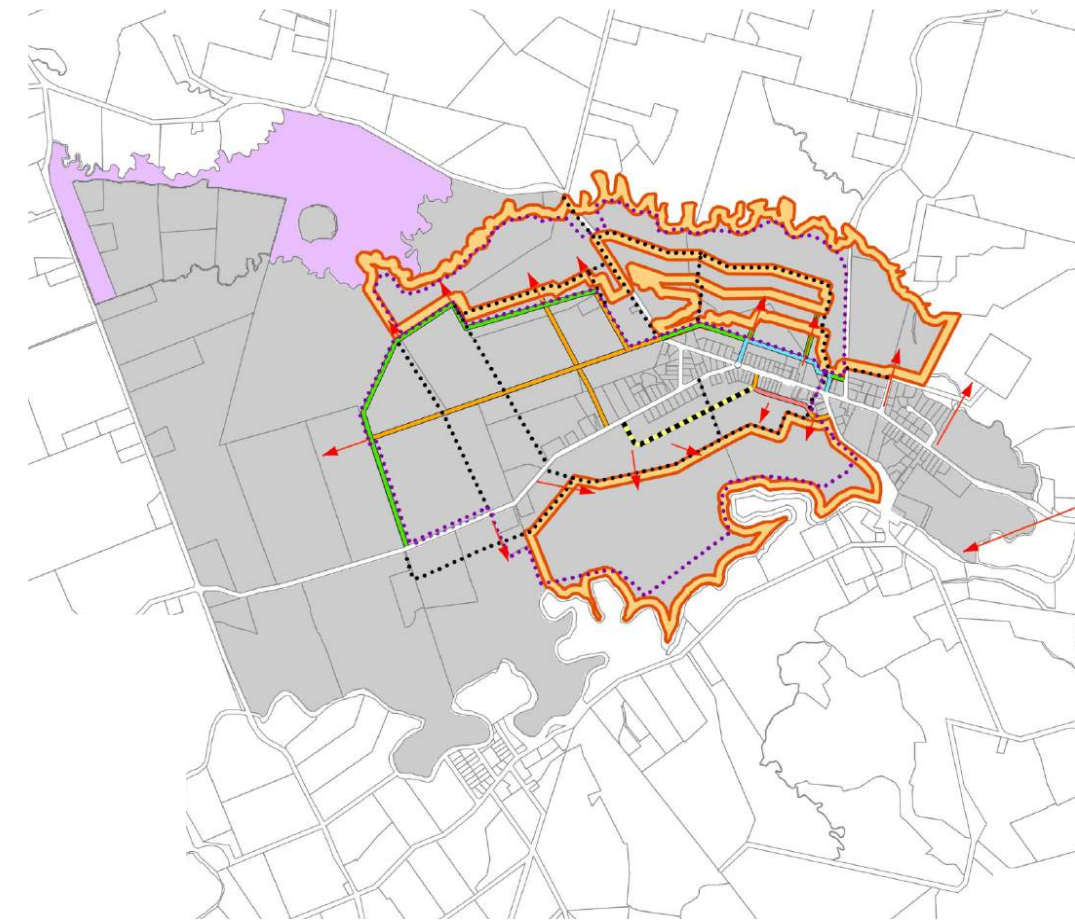
CLEVEDON PRECINCT PLAN 1: SUB-PRECINCTS



PRECINCT	
■	Sub Precinct A - Residential - Single House Zone
■	Sub Precinct B - Residential - Single House Zone
■	Sub Precinct C - Rural - Countryside Living Zone
■	Sub Precinct D - Business - Neighbourhood Centre Zone
■	Sub Precinct E - Single House Zone or Open Space - Community Zone or Open Space - Conservation or Open Space - Sport and Active Recreation Zone



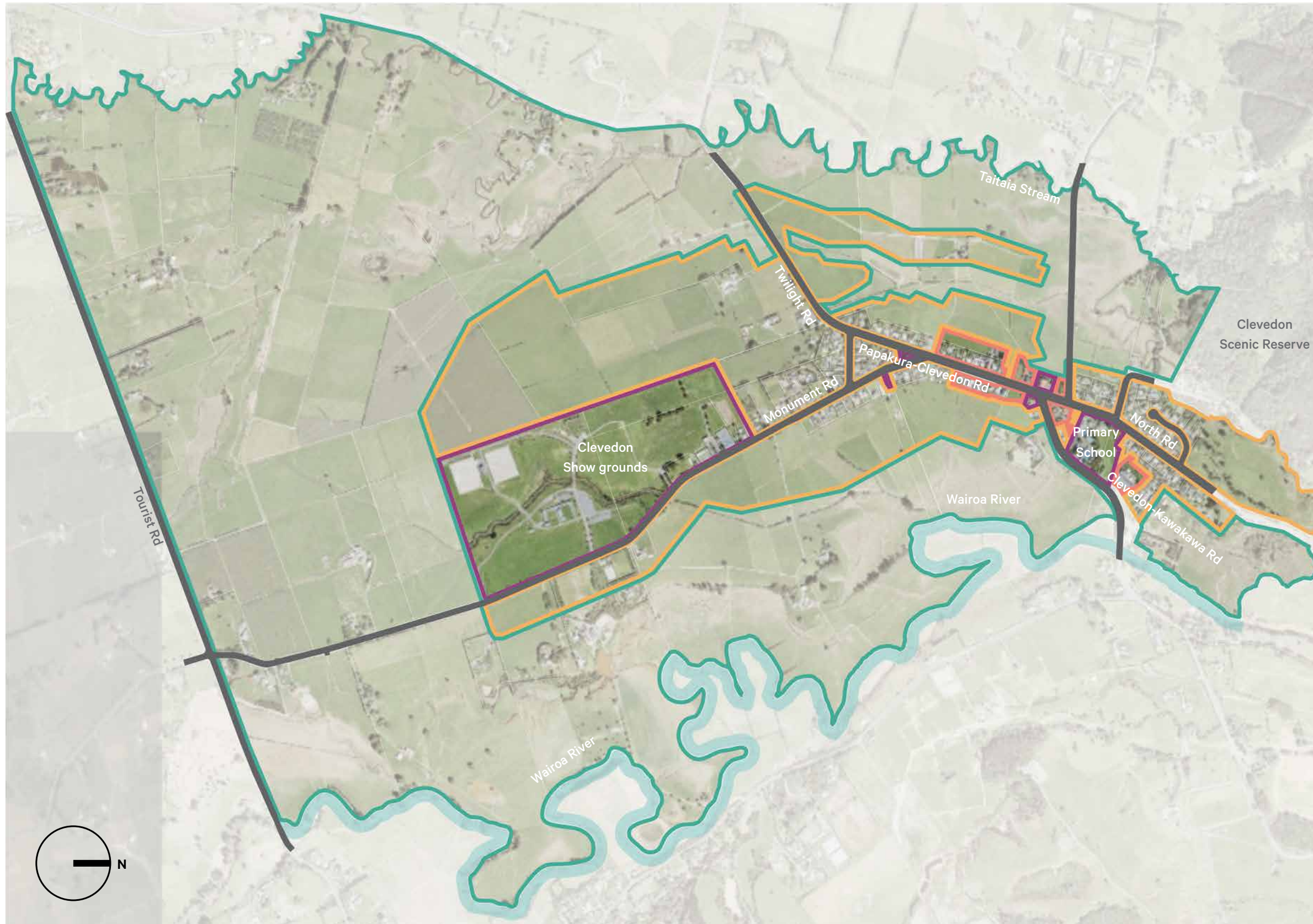
CLEVEDON PRECINCT PLAN 2: DEVELOPMENT RESTRICTION AREA AND ROAD NETWORK



KEY	
→	View corridors
⋯	Indicative recreational brideway
⋯	Indicative walkway
- - -	Indicative proposed road
—	Proposed road
—	Proposed road - east of sub-precinct 2
—	Proposed road - west of sub-precinct 2
—	Proposed rural interface road
○	Proposed roundabout
■	Areas of increased subdivision opportunity
■	Development restriction area

Reference. Auckland Unitary Plan
408. Clevedon Precinct

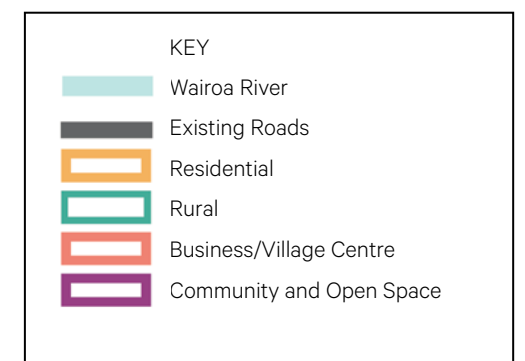
Our future growth framework



THIS MAP IDENTIFIES CLEVEDON'S KEY COMMUNITY FEATURES

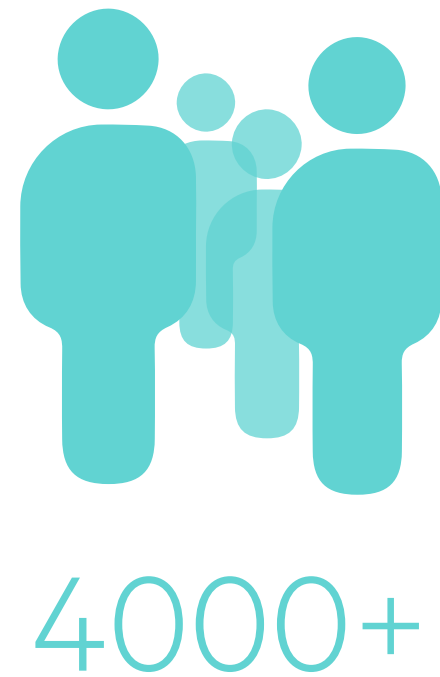
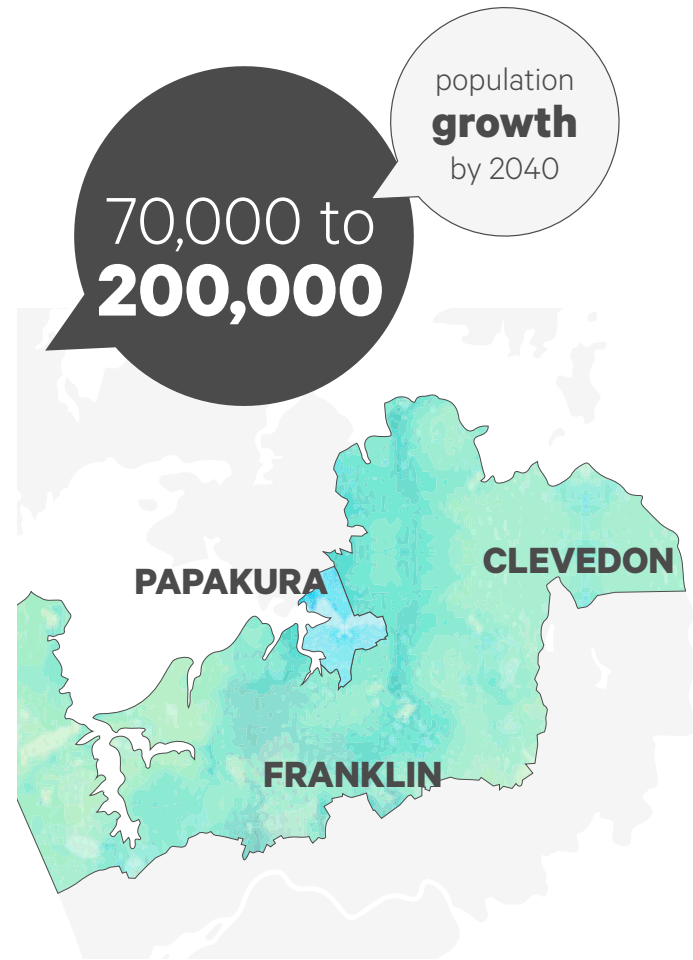
The Clevedon Precinct is 847ha that sits between the Wairoa River and Taitaia Stream. The Wairoa River and its flood plain are defining features of Clevedon, as is the settlement pattern at the junction of main service roads. Clevedon A&P Showgrounds provide open space for rural based community activities.

The Clevedon Precinct was created to form a compact village centre that transitions to a rural landscape. The residential area is defined by proximity to the village centre. A minimum net size area of 500m² surrounds the village centre increasing to 800m² as residential transitions to rural.



Our future growth

» COMBINED, FRANKLIN AND PAPAURA ARE THE FASTEST GROWING DISTRICTS IN NEW ZEALAND



POPULATION GROWTH

» Currently 689 people living in the structure plan area

» Projected population growth 4000-5000



HOUSEHOLD GROWTH

» Currently 207 houses in the structure plan area

» Projected growth 1500-2000 (see page 26)

-  INCREASED DEMAND FOR SCHOOLING
-  INCREASED BUSINESS AND COMMERCE
-  WASTEWATER PUMP STATION
-  INCREASED TRAFFIC TO & THROUGH
-  PROVISION OF CORE INFRASTRUCTURE

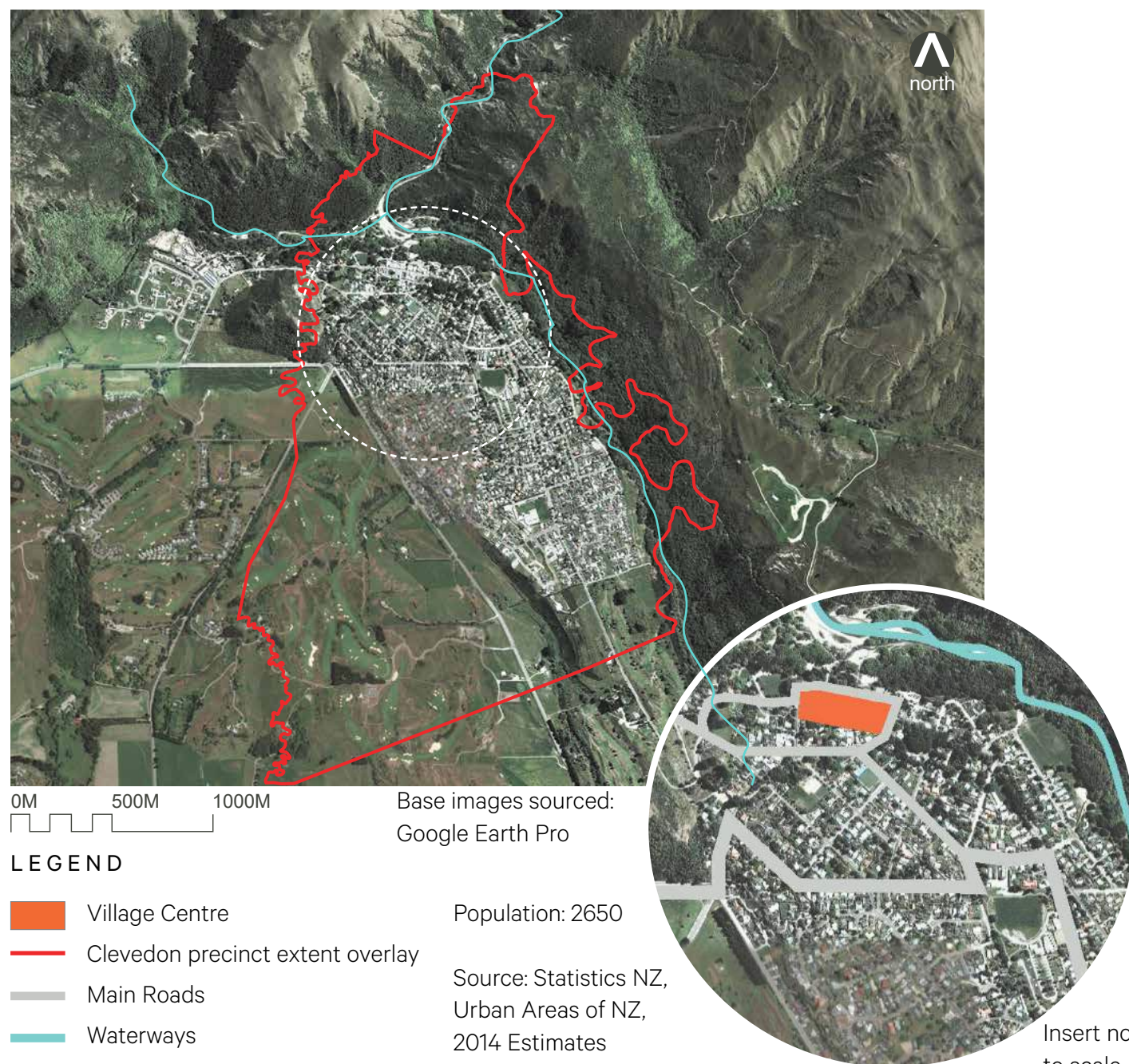
INFRASTRUCTURE GROWTH

» Future growth will require upgraded infrastructure

Our future growth precedents

ARROWTOWN, OTAGO

- A residential zone (min 800m²) which creates a lower density donut around the mainstreet retail
- A town centre zone with a concentrated and compact feel
- A visitor accommodation sub-zone
- A historic building fabric
- River based amenity and recreation trails close to the retail and hospitality destinations
- 2013 Census data indicates approximately 1370 dwellings



HAVELOCK NORTH, HAWKES BAY

- Radial development that is centred around a roundabout with public space framing the roundabout that creates a town centre sense of arrival.
- Characterised by one to three storey buildings with retail on ground floor and commercial activities and residential above.
- Generous plantings create a rural village feel referencing the hinterland
- Outdoor dining restaurants, generous footpaths and road crossing create spaces for people to pause and gather in the town centre
- 2013 Census data indicates approximately 1300 dwellings







Our history: Clevedon 'a central meeting place'

"THE WAIROA LANDING PLACE WAS ONCE THE COMMUNITY HUB, WITH ACCESS TO A GENERAL STORE, POST OFFICE AND RIVER TRANSPORT TO AUCKLAND".

RIVER CONTEXT

1. Clevedon was a bustling little community centred around a wharf.
2. The wharf was located at the highest navigable point on the river (tidal reaches)
3. The Wairoa River was a key transport route for māori in pre-European times
4. The Wairoa Landing Place is the former site of the old wharf and butter shed
5. The 'SS Hirere' delivered butter to the Auckland markets from a dairy factory on the outskirts of the Village
6. As travel by road became more efficient than by water, a crossroads became established, with housing and retail reflecting the linear road pattern.

The community focus on the Wairoa River has potential to shift from the economic practicality of the past, to pleasure and recreation in the future, bringing tourism opportunities and economic gain to the village.

The Clevedon Steam Navigation Company

In 1897 the SS *Hirere* had been built for the newly-established Clevedon Steam Navigation Company. It was a small ship, designed for some of Auckland's most difficult waterways. Many locals were shareholders in the new company and their influence provided for an improved and more consistent service. In 1927, after 30 years of faithful service the *Hirere* made her last voyage under the banner of the Clevedon Steam Navigation Co.

The *Hirere* had given excellent service and provided an essential role in the development of the district's transport needs. In common with many rural areas of New Zealand, rapidly improving roads and modern vehicles made localised marine transport no longer competitive.



In 1947, 30 P51 Mustang fighter planes from Hobsonville Airbase were towed on barges by Navy launches to Clevedon. They were given a rubberised coating to protect them from the elements, and taken to Ardmore Airfield where they were stored under armed guard until 1951.

Source: Air Force Museum of New Zealand.

Buildings

This western bank of the river is the former site of the wharf and butter shed. A general goods store (including a post office) was located behind the wharf and facing the road. The eastern side of the river had a blacksmith shop and sawmill with various other small buildings scattered about. It was a bustling little community until practical reasons forced the establishment of the present day Clevedon village.

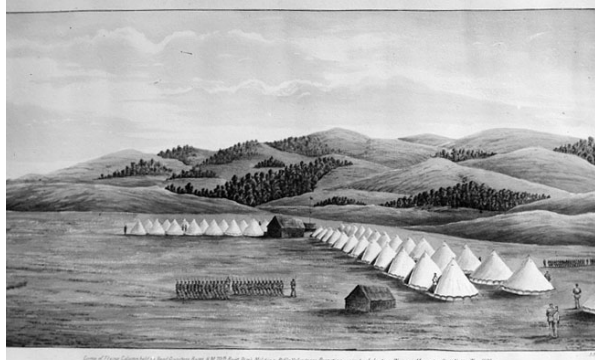
The wharf was commonly referred to as the Wairoa Landing Place, but in 1886 Wairoa South was renamed Clevedon. Although the landing became known as the Port of Clevedon, the river will always be known as the Wairoa. The wharf was the highest navigable point on the river for sizeable boats. One of the original wharf piles is still visible.



Our river

RIVER CONTEXT

- The connection with the Wairoa river starts with the Tainui waka and kainga along the river
- Clevedon has a rich history as a polo and farming community (dairying, stock raising and orcharding) originally reliant on water based export and transport up and down the Wairoa River
- Known as the 'post office town' of Wairoa South (the Post office was the first public building opened 1909 and formed an iconic triangle with the hall and hotel)
- Now a rural enclave within Auckland's boundary, where the river makes its presence known through frequent flooding
- The nature of the river has changed over time with the construction of the Hunua water reservoirs and changed water flow downstream.



2017 Clevedon Flood

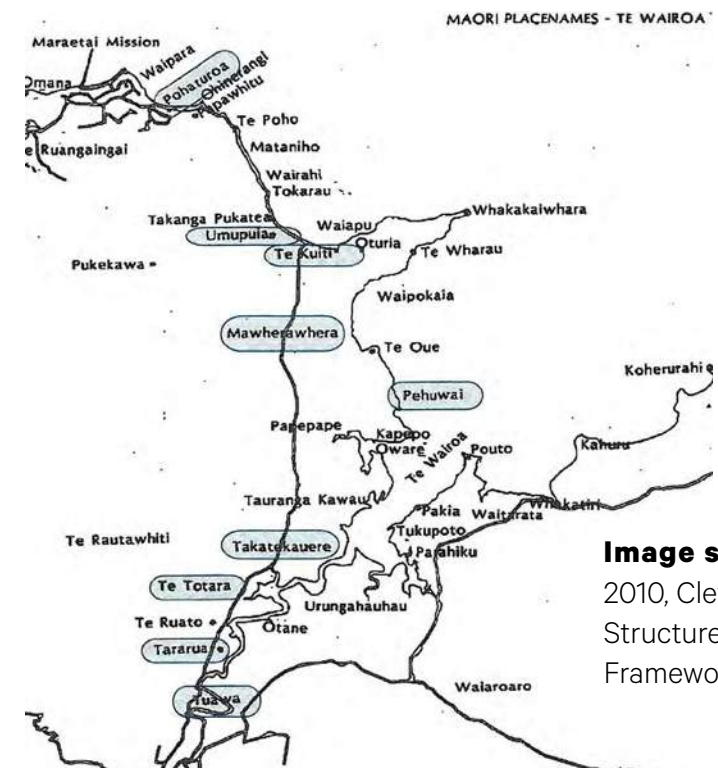
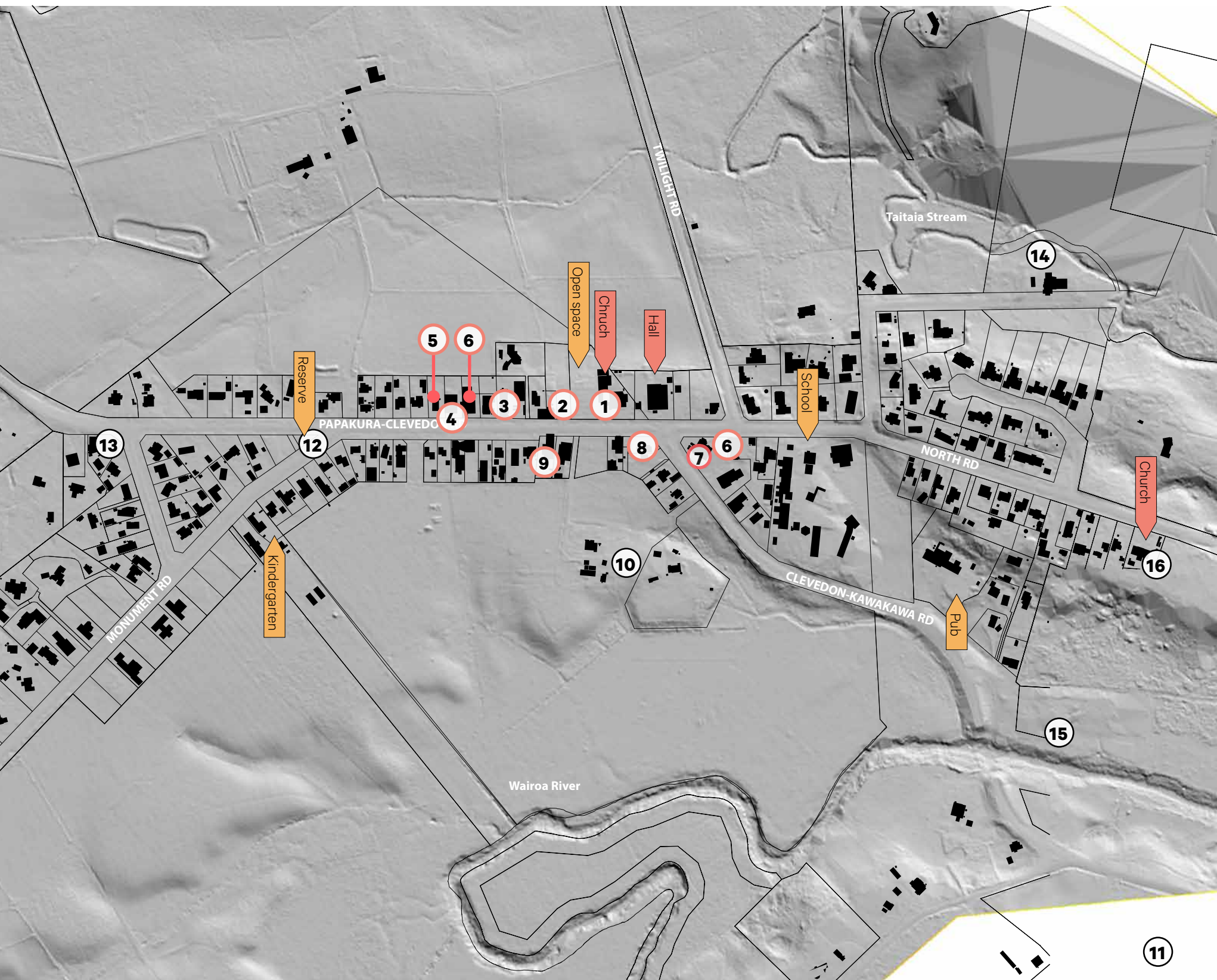


Image source: March 2010, Clevedon Village Structure and Urban Design Framework.



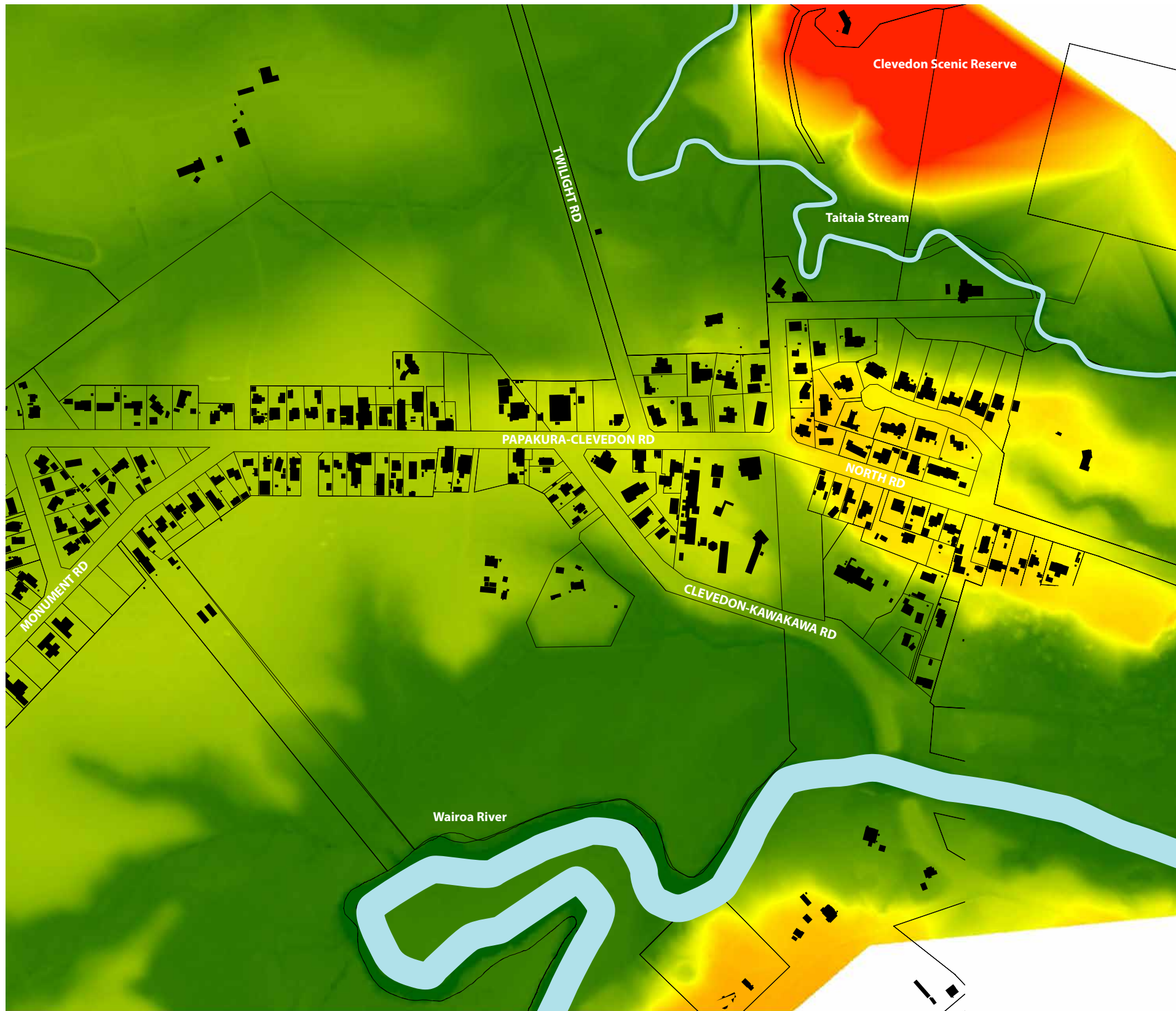
Our historical village character

KEY LOCATIONS

1. St Andrews Presbyterian Church Graveyard
2. Hawthorn & Munro
3. Former Beehive Store
4. Former Dawe Home (now retail)
5. Homestead (now retail)
6. Former Paton Stables (now retail)
7. Woolshed on site of first hotel
8. Former Post Office (now Clevedon District Centre)
9. The Grocery (now Dairy & Post Office)
10. Second Half of Wilson family / Cunningham Homestead
11. McNicol Homestead
12. War Memorial
13. Former Alexander Home
14. Camp Sladdin (former headmasters house & former Clevedon North School house)
15. 'The Landing' Wharf Reserve
16. 'All Souls' Anglican Church

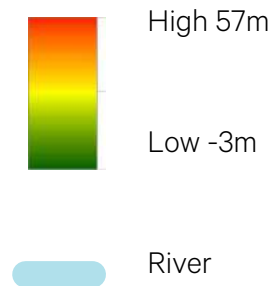
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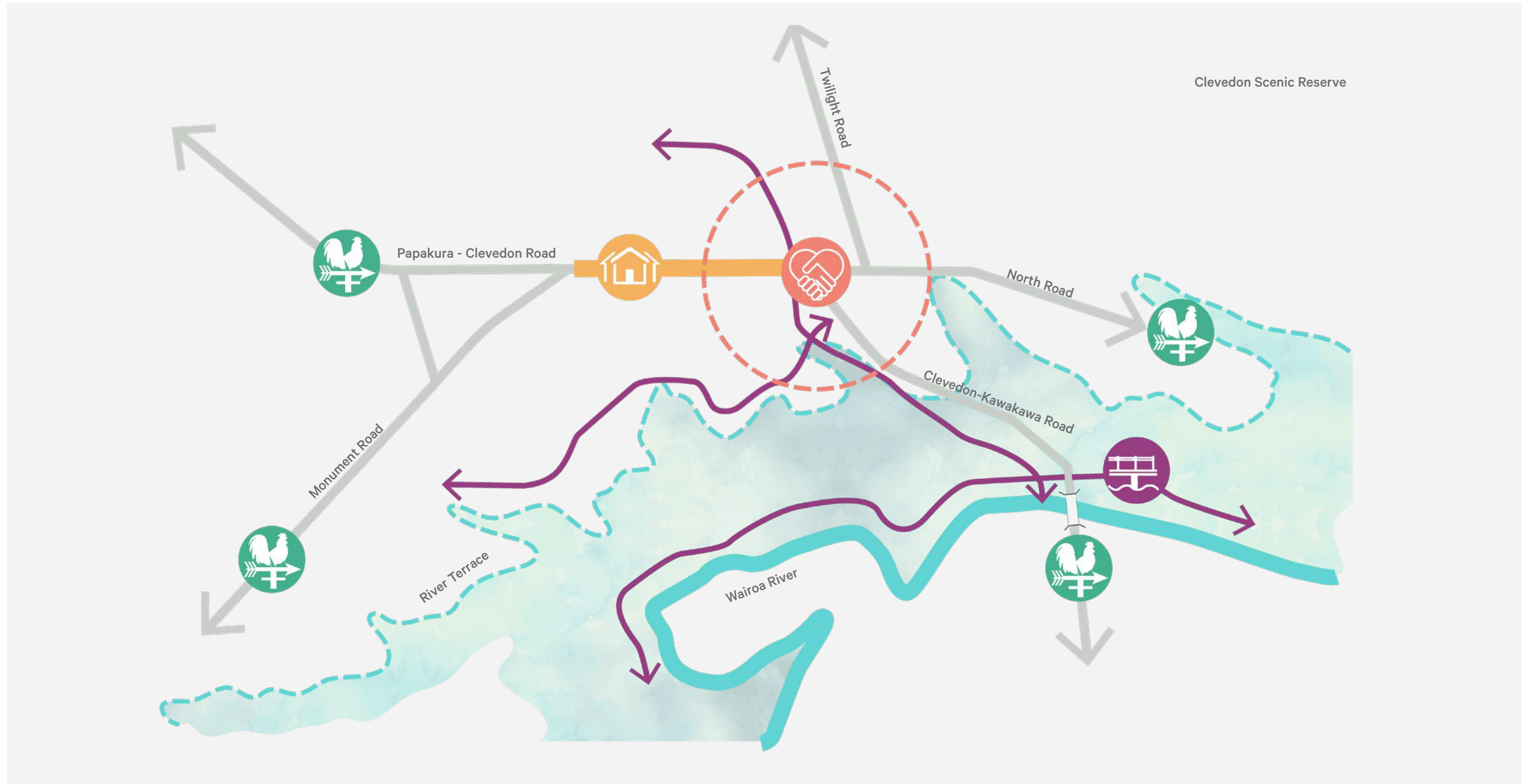


Our Landforms

LEGEND



Our key moves

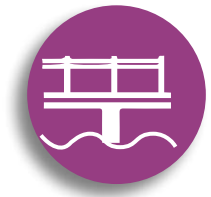


 **Connect to the river**

 **Create a compact village**

 **Celebrate the historic rural setting**

 **Consolidate the community heart**



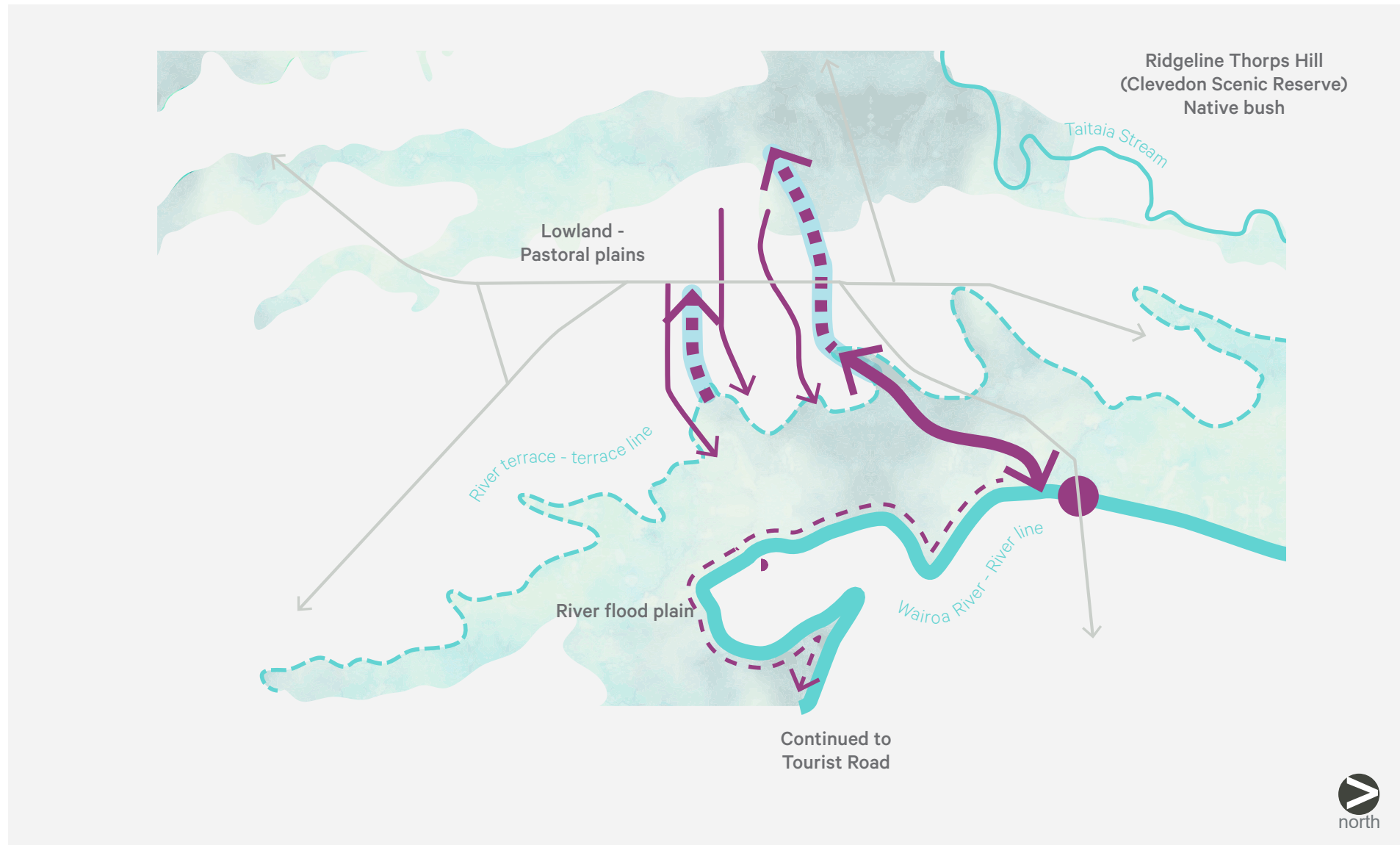
**KEY MOVE ONE:
CONNECT TO THE RIVER**

PATTERNS

- Terrace line
- River line
- Flood plain
- Lineal road pattern

PLACE PRINCIPLES

- Connect the river terrace line into the village with open space linkages
- Connect village to river terrace with visual and physical linkages
- Potential village businesses connected to river based recreation
- Connect 'bridge to bridge' recreation line (Clevedon-Kawakawa Road to Tourist Road bridge)
- Bridge



Our key move one: Connect to the river




Clevedon village has a historical connection to the Wairoa River for water based export and transportation, and was once a bustling little community centred on the wharf at the highest navigable point on the river. The development and expansion of Clevedon village provides the opportunity to reconnect with and celebrate the river once again. Despite reduced water flows, the river provides future economic potential based on river based tourism and trails. Clevedon has potential to become a recreational and boutique destination focused on outdoor pursuits such as cycling, horse-riding, kayaking and trekking. Connecting back to the river is a key move, but the river is a reasonable distance from the village. Therefore 'stepping stones' are needed to reinforce immediacy and potential, including linked open spaces and street patterns or trails that provide an opportunity to see and experience the river from the river terrace. There is a shared benefit for all in connecting the mainstreet to the river terrace, and the river terrace to the Wairoa River.

- Develop and build on opportunities to safely walk or cycle to the river from the village, or vice versa, through a series of connected trails, streets, lanes and open spaces of varying scale and function.
- Pull the river connection into the heart of the village with physical linkages and public or semi-public spaces such as a market square.
- Through land development – create opportunities to see the Wairoa River from the river terrace, and experience the 'river echo' of river, floodplain and terrace landform. Ideally the river terrace would be a public edge, with strong visual and physical connections to both the river and the village, providing uplift in value across a wider land development area through recreation, lifestyle and rural outlook.
- Develop connections along the river that support tourism and recreation, and bringing community together through social interaction and common interests.
- Take up the unique opportunity of the river trails, and acknowledge the community-led motivation to bring this into effect as a potential catalyst and focus for positive community growth and change in Clevedon.
- Encourage and support river based events such as a 'bridge to bridge' kayak/ ride/ run, to attract funding and participation
- Provide 'picnic stop' nodal points along the river edge for parking and access to trails, and rest stops.






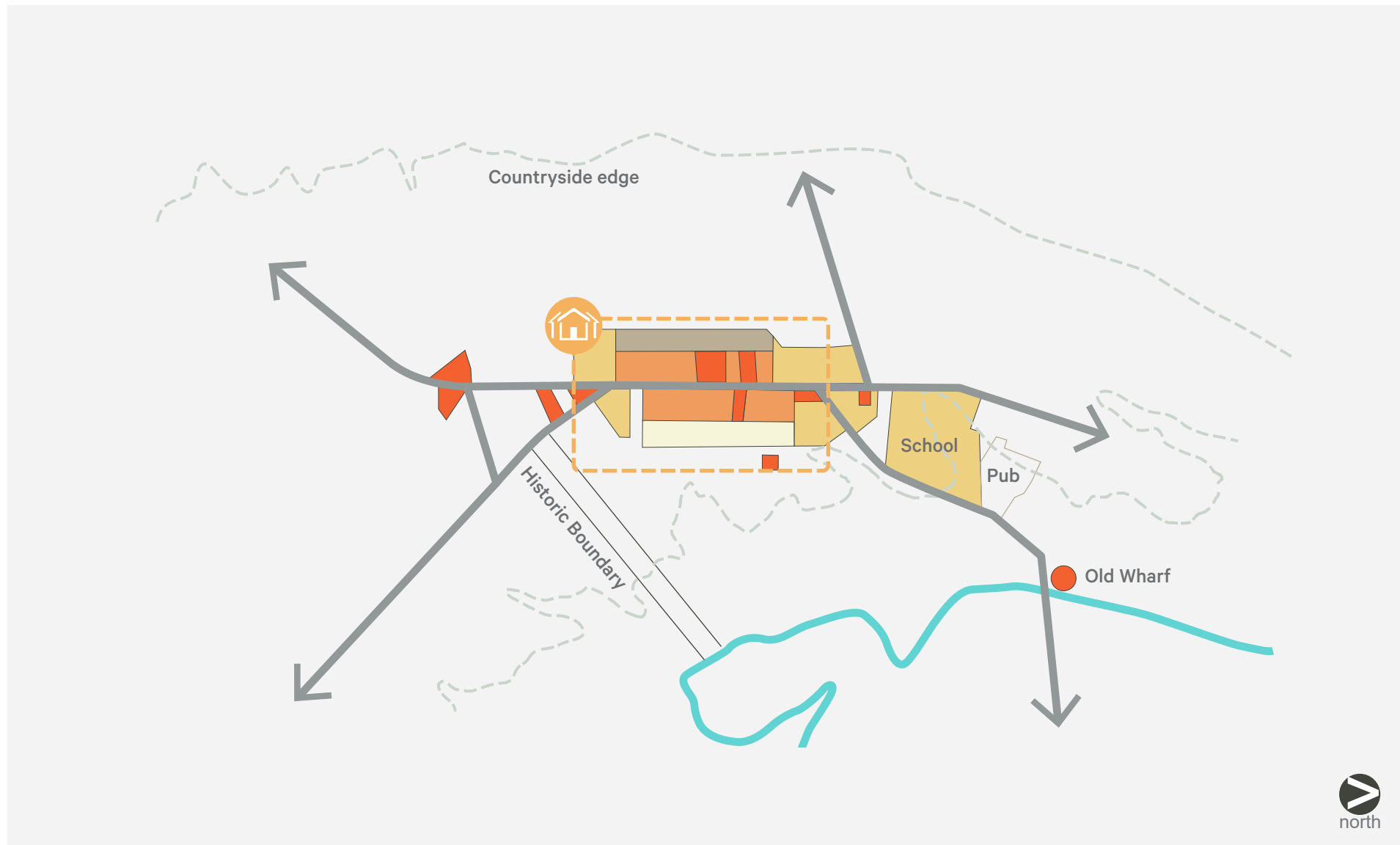
KEY MOVE TWO: CREATE A COMPACT VILLAGE

PATTERNS

-  Linear road pattern
-  Heritage anchors embedded in village fabric
-  River

PLACE PRINCIPLES

-  Mainstreet - 'Heartline' Human Scale; Tight, fine grain, walkable, retail promoted
-  'Life line' Supporting service, medium grain, mixed
-  Corner anchors e.g. hospitality, tourism, community, boutique accommodation, large grain 'shed'



Our key move two: Create a compact village

Clevedon village has a traditional rural settlement pattern, bookended by the junction of main service roads. The mainstreet features historic shops and buildings, but has large retail gaps. The gaps contribute to the feeling of spaciousness and views to rural farm land, but do not contribute to a compact, walkable, pedestrian friendly village. 'Filling in' retail gaps will encourage more people to walk around the village rather than drive from place to place.

The Auckland Unitary Plan allows for the village to grow bigger and fill in the gaps while retaining its heritage fabric, but there are many variables in how and when this will occur.

- Encourage fine grain development 'in-keeping' with the width and variation of historic shop frontages
- Encourage tight density, mixed use and compact residential to create a lively feel to the village and provide for social integration and

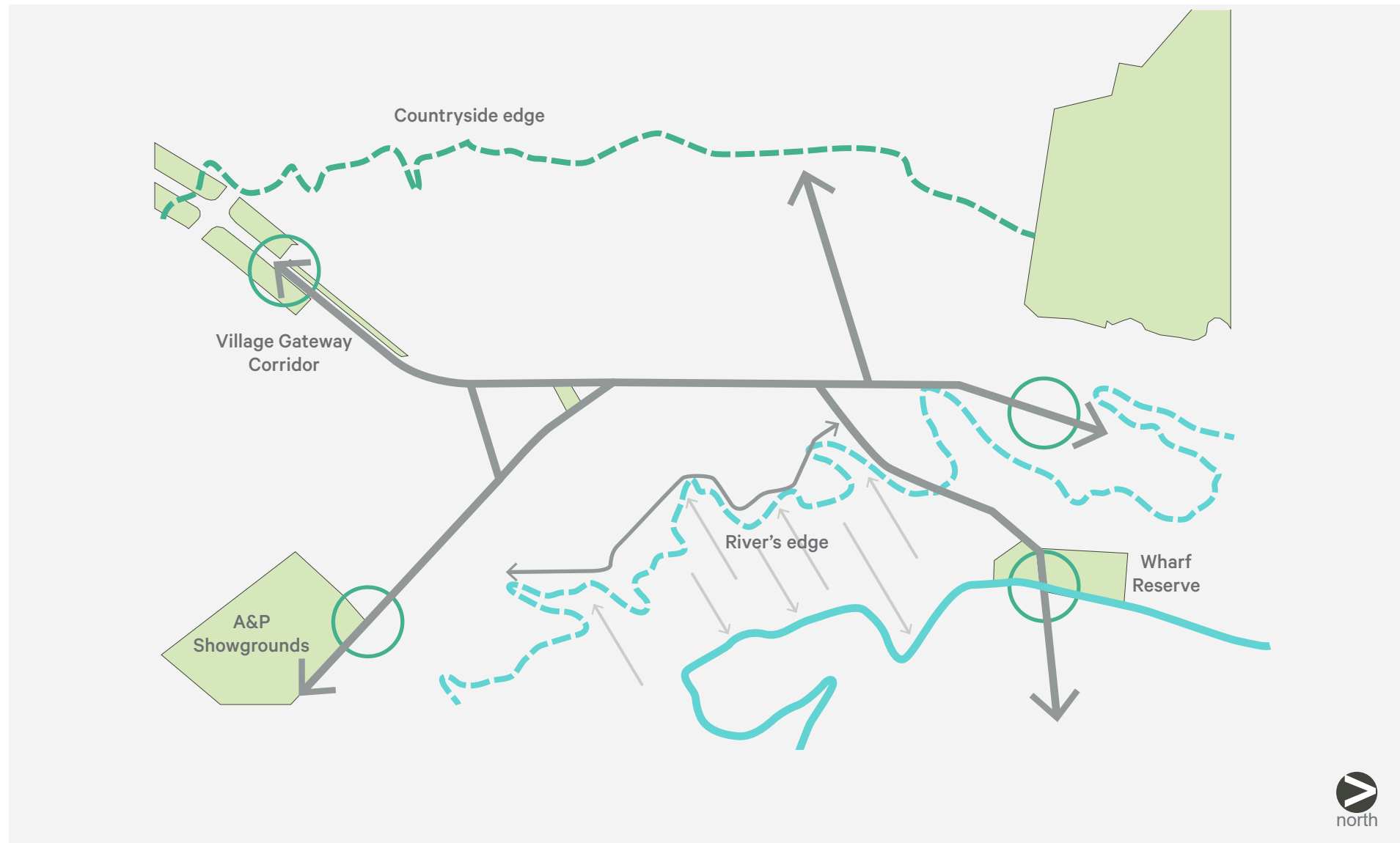
cohesion.

- Boutique retail and tourism should be concentrated at the northern end of town, while a supermarket, petrol station, or larger format retail is better suited to the south edge of town where it is unlikely to break up the finer grain of the mainstreet. This results in a compact core, with larger building anchors at either end of the mainstreet - fitting the rural shed vernacular.
- Over time there is potential to introduce a network of laneways that support a positive frontage to the mainstreet, and create opportunity for organic growth and development with a distinctive laneway character that supports rather than detracts from the mainstreet, eg. Arrowtown. A rear laneway would provide for onsite car parking and deliveries to the back of buildings, reducing the vehicle dominance of the mainstreet, providing a safer pedestrian environment.

- Develop 'density on amenity' with tight clusters of residential typologies that promote a walkable friendly neighbourhood around the village
- Upgrade the mainstreet to increase the number of safe and logical crossing points that connect the two sides of the street and slow traffic movement, deter larger vehicles, and generate pleasant and comfortable spaces for community interaction and village life.
- Provide designated parking for horse floats and boat trailers around the periphery of the village centre, and clustered around open space and trails or in the floodplain.
- Encourage higher density and walkability at edges of compact village, supported by high amenity: Housing for all stages of life



**KEY MOVE THREE:
CELEBRATE THE
HISTORIC RURAL
SETTING**



- PATTERNS**
- Linear road pattern
 - Recreation anchors
 - Village gateways
 - - - River terrace
 - River
 - - - Countryside Edge

- PLACE PRINCIPLES**
- ← 'Push / pull' of rivers edge - Celebrate form of the river terrace as an accessible echo of the river
 - - - River Terrace (public access to and along the river terrace)
- Recreational trails not shown - refer to page 23

Our key move three: Celebrate the historic rural setting

Clevedon sits within a unique rural setting on the fringe of urban Auckland. Its traditional settlement pattern responds to the natural landscape of river plain and foothills, and is centred on a transportation crossroads. Clevedon's proud history of farming, polo and river based trade is embedded in place names and local stories, which culturally bind the community to the land. Clevedon's identity and character is derived from its intact and visible historic rural setting.

- Retain distant views that connect to the rural setting from within the village, and leverage rural outlook and amenity for future development.
- Amplify the unique character of the village gateways - North, East, South and West
- Celebrate the river terrace as the 'river echo', a distinctive landform that provides prospect and elevation above the floodplain.
- Reinforce traditional river terrace settlement patterns, with spacious historic homesteads on the 'push' of river terrace promontories, and

clustering on the 'pull' of the river terrace.

- Locate movement networks such as street patterns and trails to reinforce landform and rural outlook and allow for a public or shared experience of the river terrace
- Celebrate local stories – and embed clues in the 'design language' of the public realm and heritage trails.
- Build on a contemporary landscape and architectural vernacular that is uniquely Clevedon
- Growth and sprawl is naturally contained by the floodplain and forms the basis for zoning and development potential. Offset compact village density and rural clustering with open floodplain and rural outlook
- Promote clustering as a priority in the rural zone, to protect grazing opportunities in the floodplain, shared amenity and rural outlook, and open rural character with greater contrast to the compact village.
- With increased density comes the need to address stormwater and

flooding issues. Ponds and wetlands in the floodplains should be sensitive to the landform of the river terrace and to the ecological restoration potential of the Wairoa River

- The land to the west of the mainstreet is dependent on landscape quality and constructed amenity to better define the rural edge within the floodplain.
- Clevedon showgrounds provides a rural venue for community and visitor events. Farmers markets, sports and clubs are supported in this space including the pony club. This is a rural recreation hub for Clevedon, which requires larger open spaces that also provide amenity and outlook for new housing.
- Clevedon Scenic Reserve is a distinctive bush clad landmark that provides an elevated backdrop to the village, but also contributes an immersive learning landscape and deep connection to the natural history and ecology of the local area.



**KEY MOVE FOUR:
CONSOLIDATE THE
COMMUNITY HEART**

KEY LOCATIONS

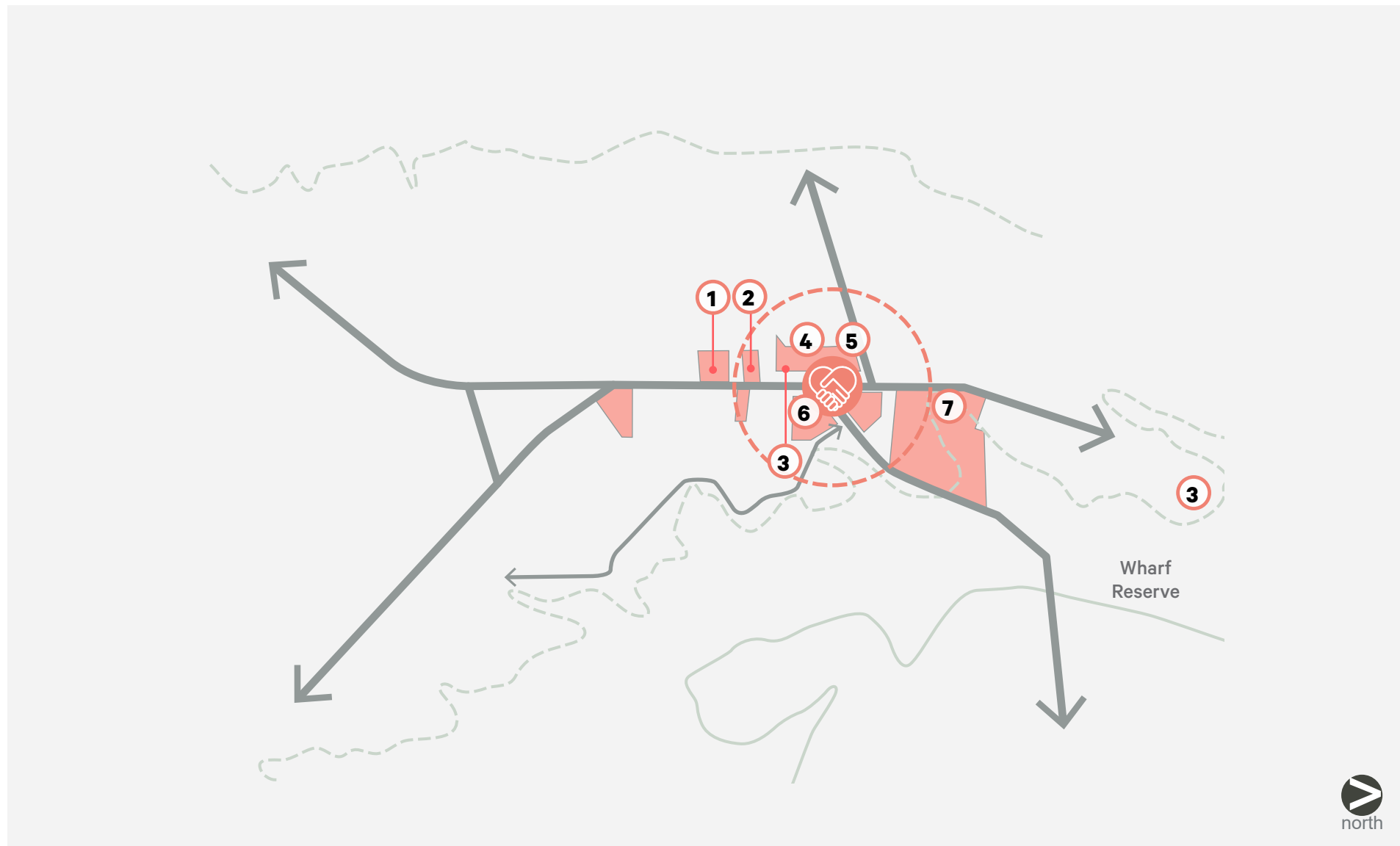
- ① Open space
- ② Cemetery
- ③ Church
- ④ Hall
- ⑤ Playground
- ⑥ District centre
- ⑦ School

PATTERNS

- River Terrace
(public access to and along the river terrace)
- River

PLACE PRINCIPLES

- Linear road pattern
- Community heart anchors
- 'Community heart'



Our key move four: Consolidate the community heart

Clevedon is a traditional rural village with a church, community hall and market place at its heart. It was once known as the 'post office town' of Wairoa South, as the post office was the first public building opened in 1909 and it formed an iconic triangle with the hall and hotel. The post office is now the Clevedon District Centre. The community heart is on the mainstreet for good reason- it is visible, it contributes to the character of the village, and anchors the retail environment.

- Clevedon is rich in recreation open space of varying scales around its periphery- including Clevedon Showgrounds and Clevedon Scenic Reserve.
- Clevedon would benefit most from a vibrant market place in connection with the community heart, that is not compromised by carparks or vehicle movements. It should be associated with the hall or a publicly owned community building in the traditional heart of the

village and be connected to a walkable, sociable centre that supports community well-being and social cohesion.

- Play spaces and play facilities connected with community buildings and facilities provide the greatest opportunity for vibrancy, activity and 'buzz' that supports retail and 'living in the village'.
- A community facility would provide an all-weather venue that can expand and contract to host different sized groups, and is in keeping with the scale and grain of the village.
- Social interaction and 'bumping spaces', enlivened by programmed community activities, festivities, markets, pop up play events and everyday social life supporting everyone from young families to the elderly.
- Semi-public/ private open spaces may support village life by providing a network of smaller spaces such as plazas/ laneways/ courtyards associated with hospitality for dining, music and festivities.

- The provision of open space within the village should also support rather than detract from life on the street.
- Existing or new community facilities should be located on the mainstreet, within the community heart, and co-located with other community facilities and services where possible to strengthen existing social infrastructure and future public transport linkages.
- The community heart should connect to the river, not turn it's back on it (see key move one).



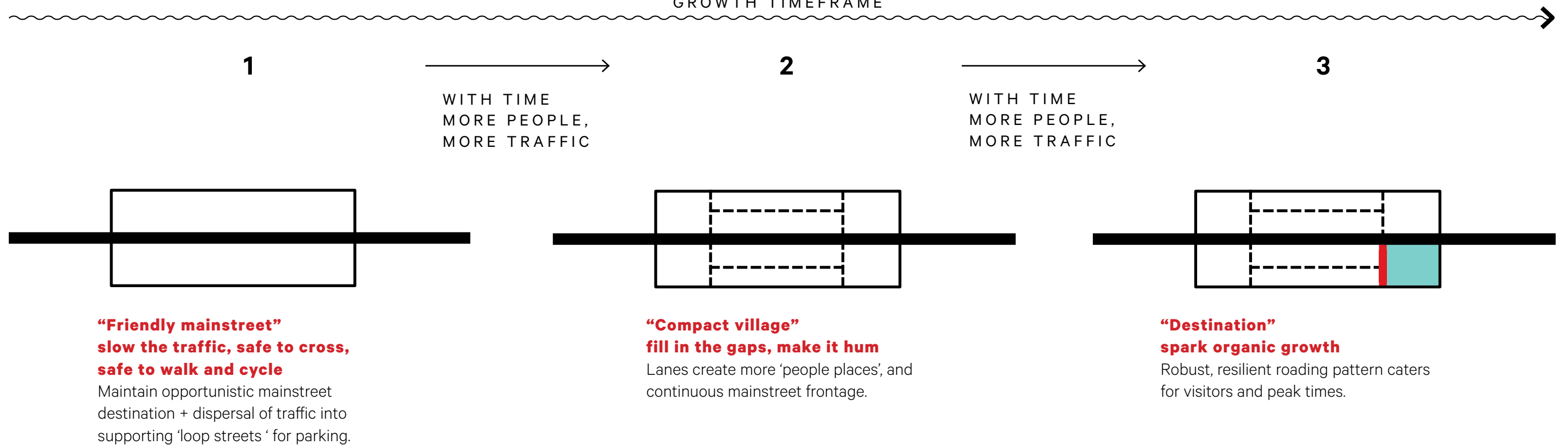
Our growing village: dispersal over time

KEY STRATEGY:

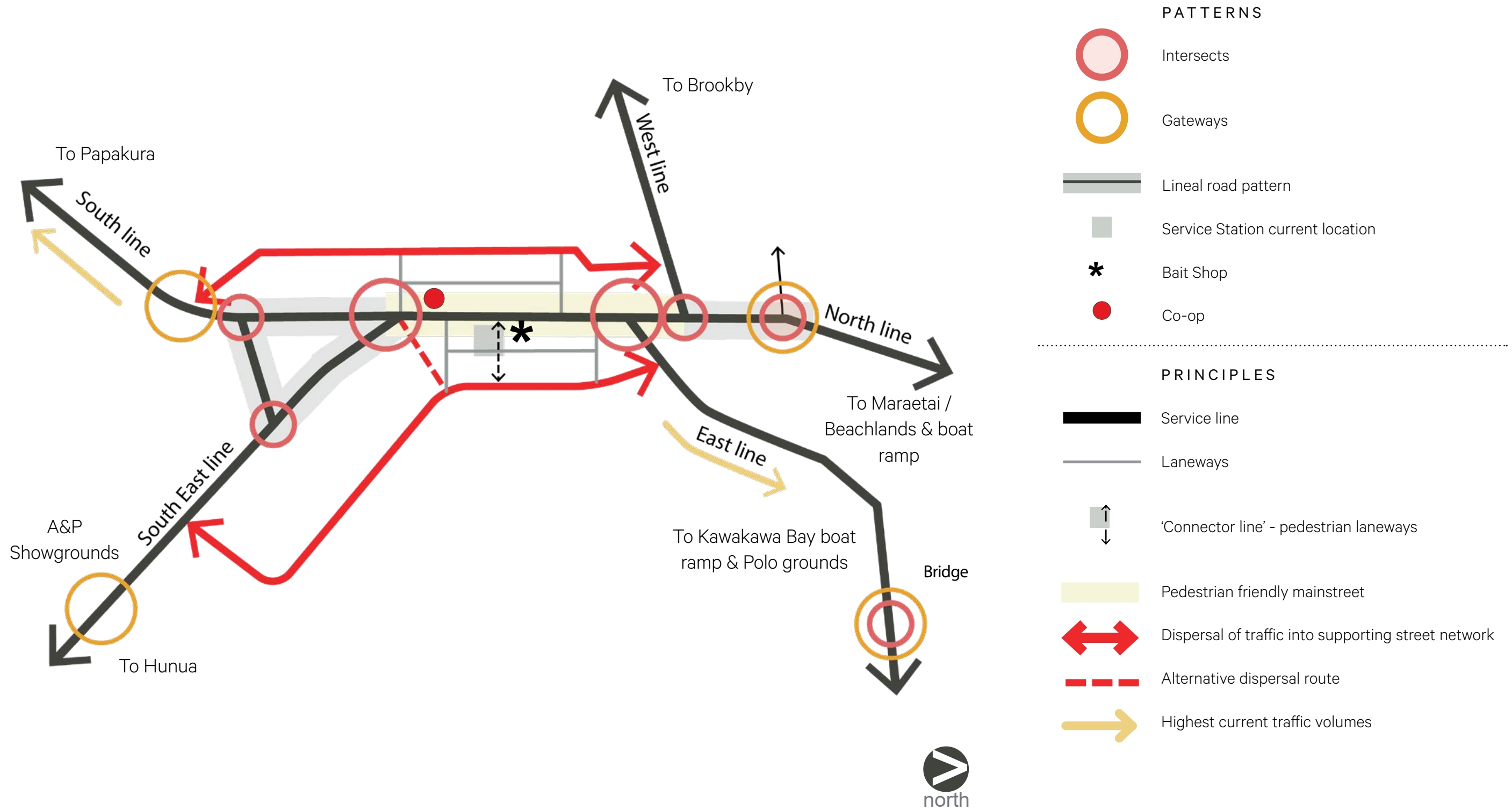
Clevedon Village follows a typical NZ crossroads settlement pattern. It is a traditional rural service centre built on a main arterial route at the junction of North, East, West and South lines.

EFFECT OF URBAN GROWTH PATTERN ON ROAD NETWORK DISPERSAL OVERTIME:

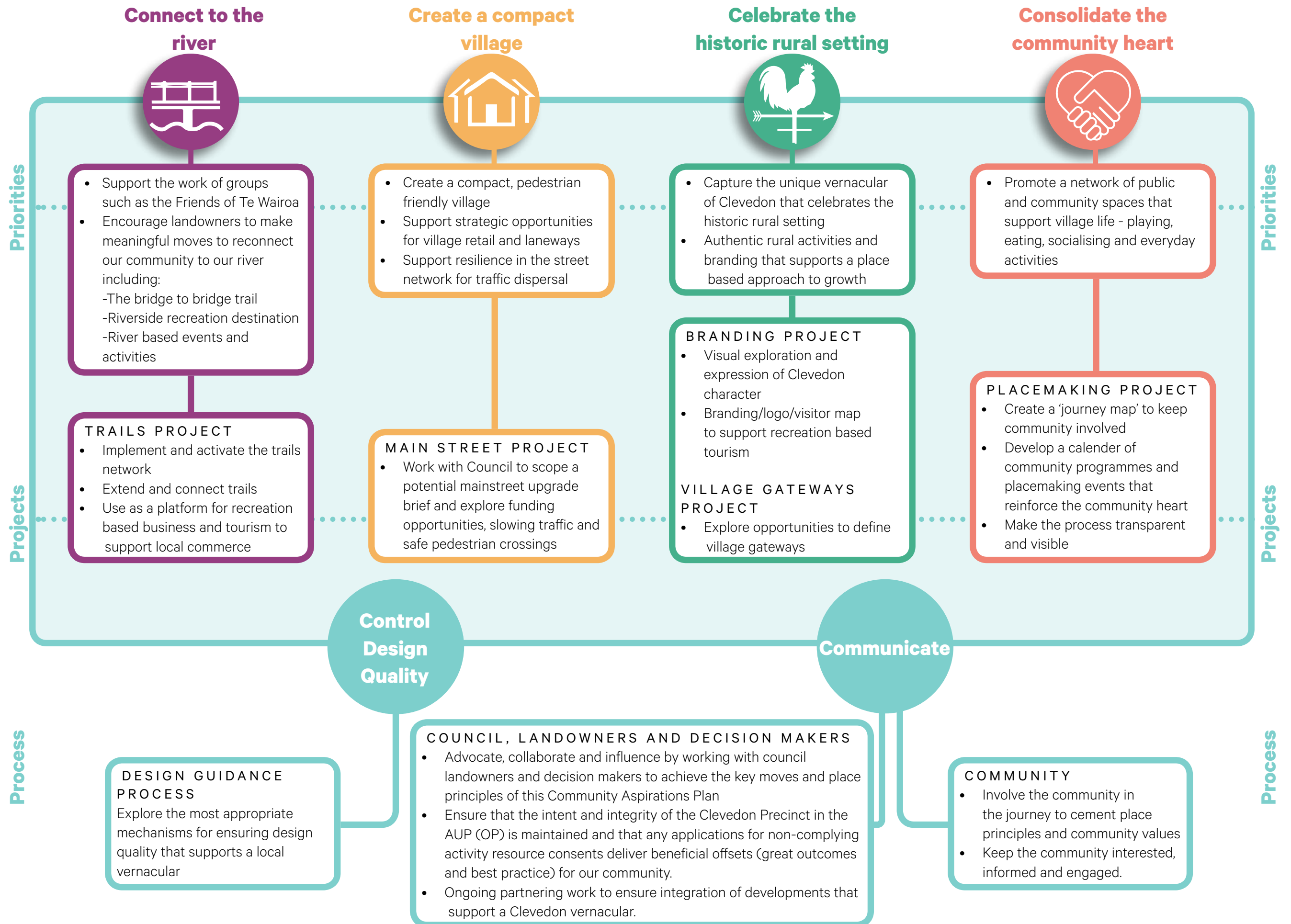
GROWTH TIMEFRAME



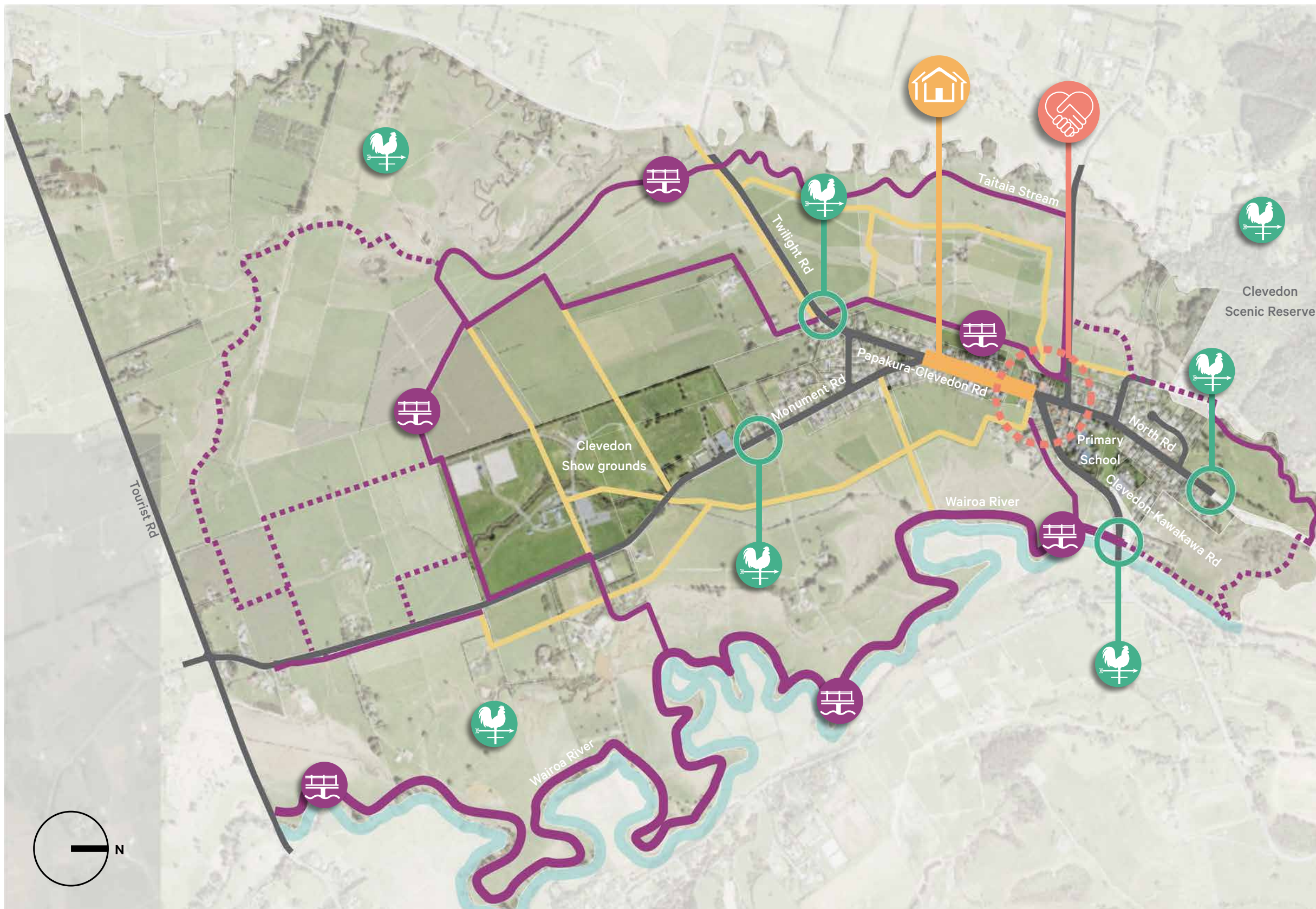
Our growing village



Our strategic direction - priorities and next steps



Our strategic direction - priorities and next steps



KEY	
	Wairoa River
	Existing Roads
	Indicative recreational trial
	Proposed Indicative recreational trial
	Indicative Walkway
	Centralised Community Heart
	Main Street project
	Village Gateways



Appendix



Major landholdings around our village

The unique situation of the four major landholdings is an enabler for comprehensive and visionary development in Clevedon Village.

MAJOR LANDHOLDINGS

Five large landholdings in Clevedon are zoned for residential subdivision and will collectively generate approximately 1000 new lots.

Note; the subdivision of small to medium sized lots is also permitted

- Approx 11x medium-sized lots around Clevedon can collectively generating another approximately 250 residential lots
- Existing residential and business lots may also be subdivided under new zoning rules, collectively generating an additional 700-800 lots

CONMARA, KARAKA HARBOURSIDE ESTATE LTD (KHEL)

Size: 80-hectares

Zoning: Clevedon Sub-precinct A (single house zone, min 500m²), B (single house zone, min 800m², max 2000m², average 1000m²) and C (Countryside living)

Anticipated yield: 360 houses, extensive stormwater management areas

ACORN PARISH HOLDINGS (APH)

Size: 30-hectares

Zoning: Clevedon Sub-precinct A (min 500m²) and B (min 800m², max 2000m², average 1000m²)

Anticipated yield: Approx 250 houses, plus a new childcare/pre-school, an auditorium and chapel.

HUKEREWAI FARM, BELL FAMILY TRUST (BELL)

Size: 60-hectares

Zoning: Clevedon Sub-precinct A (single house zone, min 500m²), B (single house zone, min 800m², max 2000m², average 1000m²) and C (Countryside Living)

Anticipated yield: Approx 160 homes, plus farmland on the floodplains

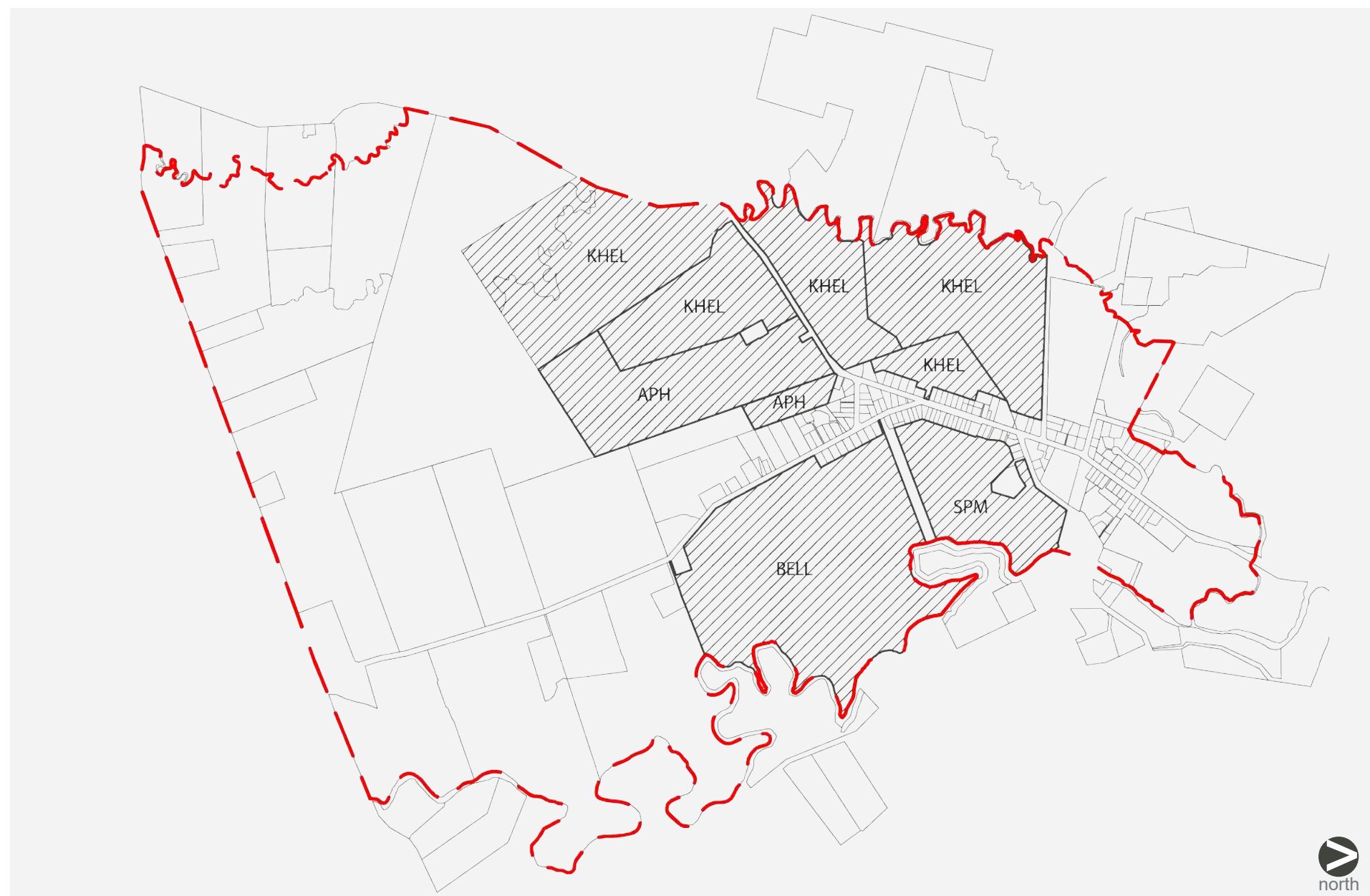
GLENCAIRN, SOUTHSIDE PROPERTY MANAGEMENT LTD (SPM)

Size: 20-hectares

Zoning: Clevedon Sub-precinct A (single house zone, min 500m²), B (single house zone, min 800m², max 2000m², average 1000m²) and C (Countryside living)

Anticipated yield: Approx 170 homes, plus farmland on the floodplains

Note: Currently for sale



NORTHBROOK, CLEVEDON NORTH LIMITED (CNL)

Size: 8.9 hectares

Zoning: Clevedon Precinct B (single house zone, min 800m², max 2000m², average 1000m²)

Anticipated Yield: Approx 50-60 homes

LEGEND

- Land Owners
- Site extent
- Land parcels

Next Step: Consolidate mainstreet project

WHAT A HUMAN-SCALE, WALKABLE MAINSTREET COULD LOOK LIKE

Indicative sketch only



Next Step: Guidelines project

PRECEDENT IMAGES



Arrowtown



Arrowtown



Matakana



Havelock North



Matakana



Arrowtown



Matakana



Havelock North

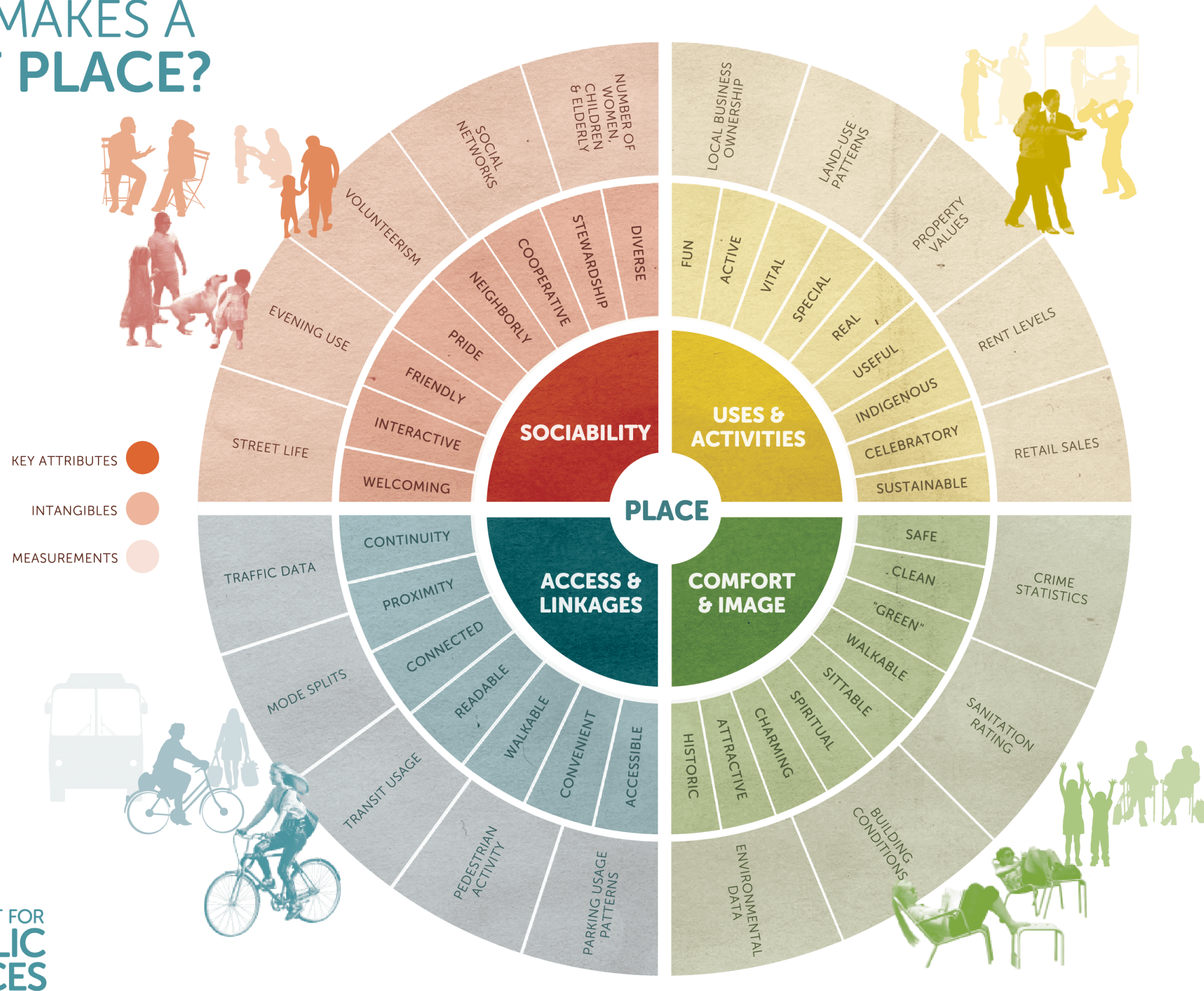
Next Steps: Brand Clevedon

COMMUNITY ASPIRATIONS PLAN - DRAFT



Great public space criteria

WHAT MAKES A GREAT PLACE?





Report on Great Outcomes 2015

