Draft for discussion only.

Clevedon Village Centre and Showgrounds.

19 December
2023

Isthmus.



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01. Introduction.

Executive Summary.

Despite their differing scales and uses, the Clevedon Village Centre sites, and Clevedon Showgrounds are faced with similar challenges: their facilities are not fully fit-for-purpose, access requirements and uses are competing for space, and overall, they are not ready to cater for the needs of a growing community.

This project offers the opportunity to envision what an optimum usage of these spaces would look like, and what key interventions would unlock each sites' full potential. Based on five themes, each site is reshaped using five key moves summarised on this page and explained in detail in the following pages of this document.

A staged approach to delivery will be required over several years. Both concept plans present a level of flexibility to adaptation and responsiveness to the evolving needs of the growing Clevedon community—with the key moves creating a strong guiding framework to work within.

Clevedon Village Centre Concept Plan—
Key Moves.

Access and Movement.
Transition to a pedestrian and cycle friendly village centre.

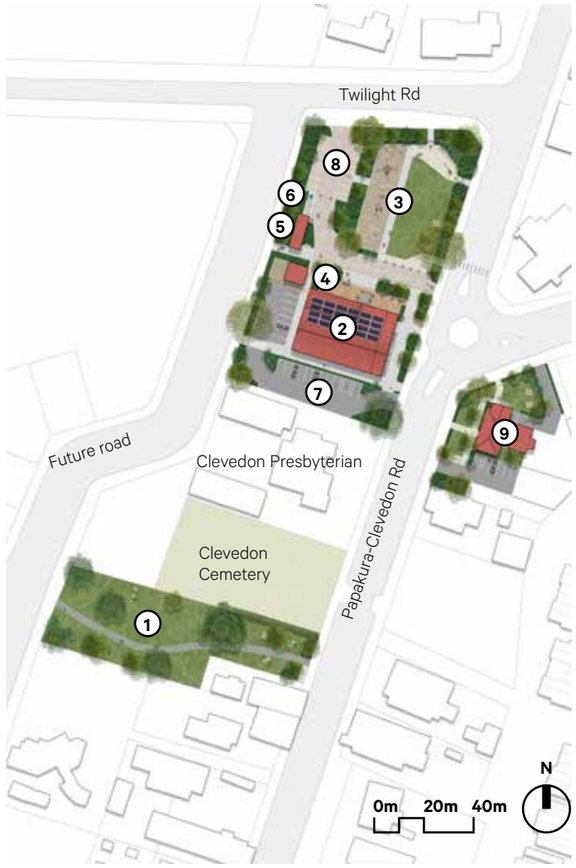
Environment.
Contribute to a healthy natural environment.

Events and Activities.
Provide high quality indoor and outdoor spaces for the community to socialise.

Character and Sense of Place.
Showcase our rural identity anchored in the Wairoa valley.

People and Community.
Create an inclusive community heart where young and old, locals and visitors, individuals and groups feel welcome.

Priorities for the Clevedon Village Centre are focused towards creating a central public space that is welcoming and representative of the local community. To unlock this opportunity, carparking provision must first be pushed to the edges.



Key

1	Village Green	6	Bike Hub
2	Community Hall	7	Carpark
3	Playground and Lawn Space	8	Overflow Carpark
4	Community Deck	9	District Centre
5	Public toilets and shower		

Clevedon Showgrounds—
Key Moves.

Access and Movement.
Improve ease of access to and around the Showgrounds for all users.

Environment.
Expand upon the restoration of the local stream ecosystem through targeted green interventions.

Events and Activities.
Enhance facilities to support a diverse range of active and passive recreation, all year around.

Character and Sense of Place.
Maintain and celebrate the rural identity of Clevedon Showgrounds.

People and Community.
Support the health and wellbeing of our community—young and old.

Priorities for the Clevedon Showgrounds include improving drainage and adding lights to the sport fields, creating a walking loop around the periphery of the park and simplifying access, allowing to reduce vehicle movements within the park.



Key

1	Sports Fields	6	A and P Show Building
2	Tennis Club	7	Pony Club
3	Bowls Club	8	Equestrian Facilities
4	Youth Hub		
5	Events Building		

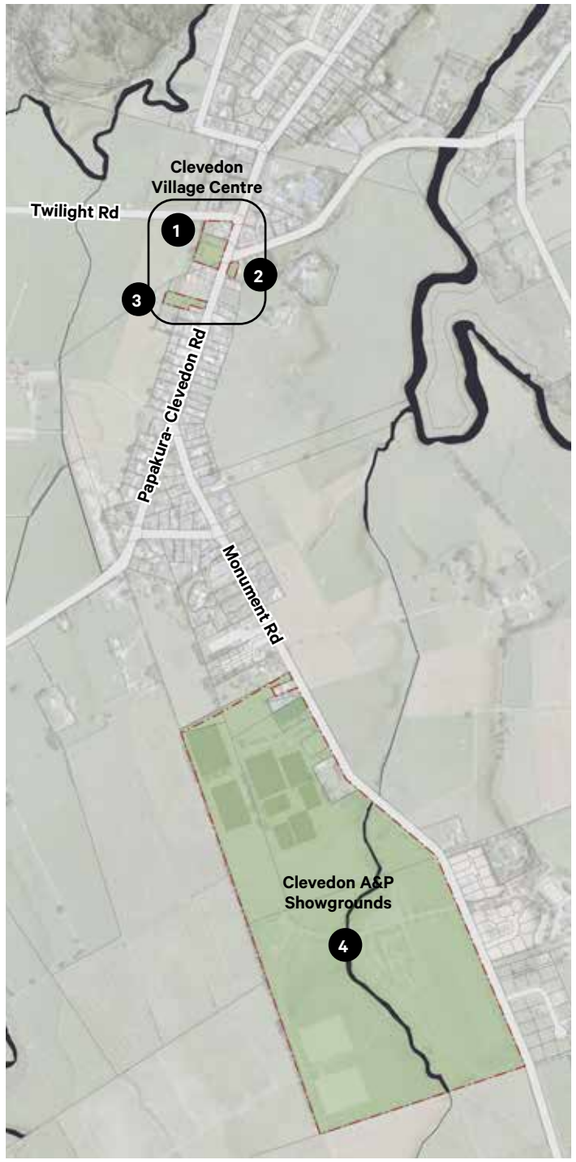
Project scope and site boundaries.

The scope of this project covers four public spaces within Clevedon township, these are the Community Hall site (625 square meters), the District Centre site (1150 square meters) and Clevedon Village Centre Reserve (1820 square meters). These have been grouped as 'Clevedon Village Centre Centre' due to their proximity and interdependencies. They are assessed in Chapter 03 of this report. The Clevedon Showgrounds (270,000 square meters), further south along Monument Rd, constitutes the fourth site, and is the focus of Chapter 04.

Over the last decade, several strategic plans have been developed to steer growth and change around Clevedon. These include the Clevedon Structure Plan and Clevedon Village Centre Design Framework (2018), as well as several masterplan iterations looking at the Showgrounds specifically.

Commissioned by Auckland Council, this project has built upon existing background information and previous plans for Clevedon and looks to establish a vision and key aspirations for Clevedon's open spaces. High level concept plans have been developed with input from key user groups (including the CCBA—Clevedon Community and Business Association) with a series of engagement workshops undertaken between August and December 2023. These plans have been formulated with the intention that they be used by Franklin Local Board to make informed decisions for future funding and delivery of public space upgrades. While the Local Board already has some funds set aside for the playground and public toilets renewal on the Community Hall site, the rest of the proposed upgrades identified are yet to have budget assigned. This crucial part constitutes the next step of the project and is not included in this report.

Ngāi Tai ki Tāmaki's potential involvement in the development of these sites will be explored in hui as part of the future development of this report.



Clevedon Village Centre Centre Sites:









Key themes.

The five following themes have been identified to guide the work on both Clevedon Village Centre and Clevedon Showgrounds. They cover all aspects that are key to the success of the public spaces. The themes helped structure engagement with the community, ensuring nothing is left behind, and informed key moves that in turn shaped each of the concept plans.



Access and Movement.

The **Access and Movement** theme looks at how people move to-and-through the community spaces. As a rural community with a wide catchment, a lot of people in Clevedon rely on private vehicles for their daily needs, and so carparking is an essential ingredient for supporting access to community spaces and events.

Additionally, active modes of transport will be made more attractive over time as the network of walking and cycling pathways around the Clevedon area are delivered.

A network of bridleways is also under construction and the Hunua Trail has recently been completed, reinforcing Clevedon as a hub for equine and sporting activities.



Environment.

The **Environment** theme looks at the potential of the community spaces to support the wider ecological and natural systems of the Wairoa Valley.

Native plants are currently limited in numbers in Clevedon Village Centre, but restoration efforts along the stream and bird-corridor within the Showgrounds have proved to be a real success. Re-examining the role our open spaces can play in supporting the well-being of our people, but also of the wider natural environment is a key opportunity presented by these projects.



Events and Activities.

The **Events and Activities** theme is a key focus of this project: we must ensure that the community spaces are fit-for-purpose for the everyday uses that support a thriving community.

One key aspect of this theme is the need to balance everyday uses (small groups or individuals, informal recreation and socialising) and the large scale events that Clevedon is known for (such as sporting and equestrian competitions or the A&P Show).

Upgrading or creating new spaces that are flexible and multi-purpose is a primary focus.



Character and Sense of Place.

The **Character and Sense of Place** theme speaks to the aspirations of the Clevedon community to retain the rural character of their township. This has been repeatedly cited by numerous members of the community over time and was the pre-eminent focus of the Clevedon Community Aspirations Plan in 2018.

While a lot of change is underway around the community spaces we are looking at, they can retain and harness the identity of Clevedon whilst balancing the need to keep a sense of familiarity for the existing residents. With that said there is still scope for these spaces to undergo a level of transformation that will also assist in welcoming new members to the community.



People and Community.

The **People and Community** theme examines interventions through a holistically human-centred lens; ensuring the needs of the entire community are provided for in its community spaces. It is aimed at eliminating barriers that could prevent some groups from enjoying these spaces. For example, it encompasses not just ensuring universal access along all pathways and to all facilities, but also providing meaningful activities for people of all ages and abilities as part of said facilities.

More work will need to be done in developed design stages to resolve this in further detail, but at the strategic level we are looking at how we can make spaces for all ages, genders, physical and mental abilities. The four community spaces within this plan present a diverse offering of activities and spaces that can be enriched in an equitable manner, bringing their benefits to the entire Clevedon community.

02. Clevedon Township.

Regional Context.
Mana Whenua and Environment.

Legend

- Site Boundaries
- Motorway
- Open Space
- Significant Ecological Areas (Marine 1 & 2)
- Significant Ecological Areas (Terrestrial)
- Outstanding Natural Landscapes
- Outstanding Natural Features
- Steams
- Significant Sites Mana Whenua
- Historic Māori Occupation
- Marae

Ecosystems Potential Extend (AUP)

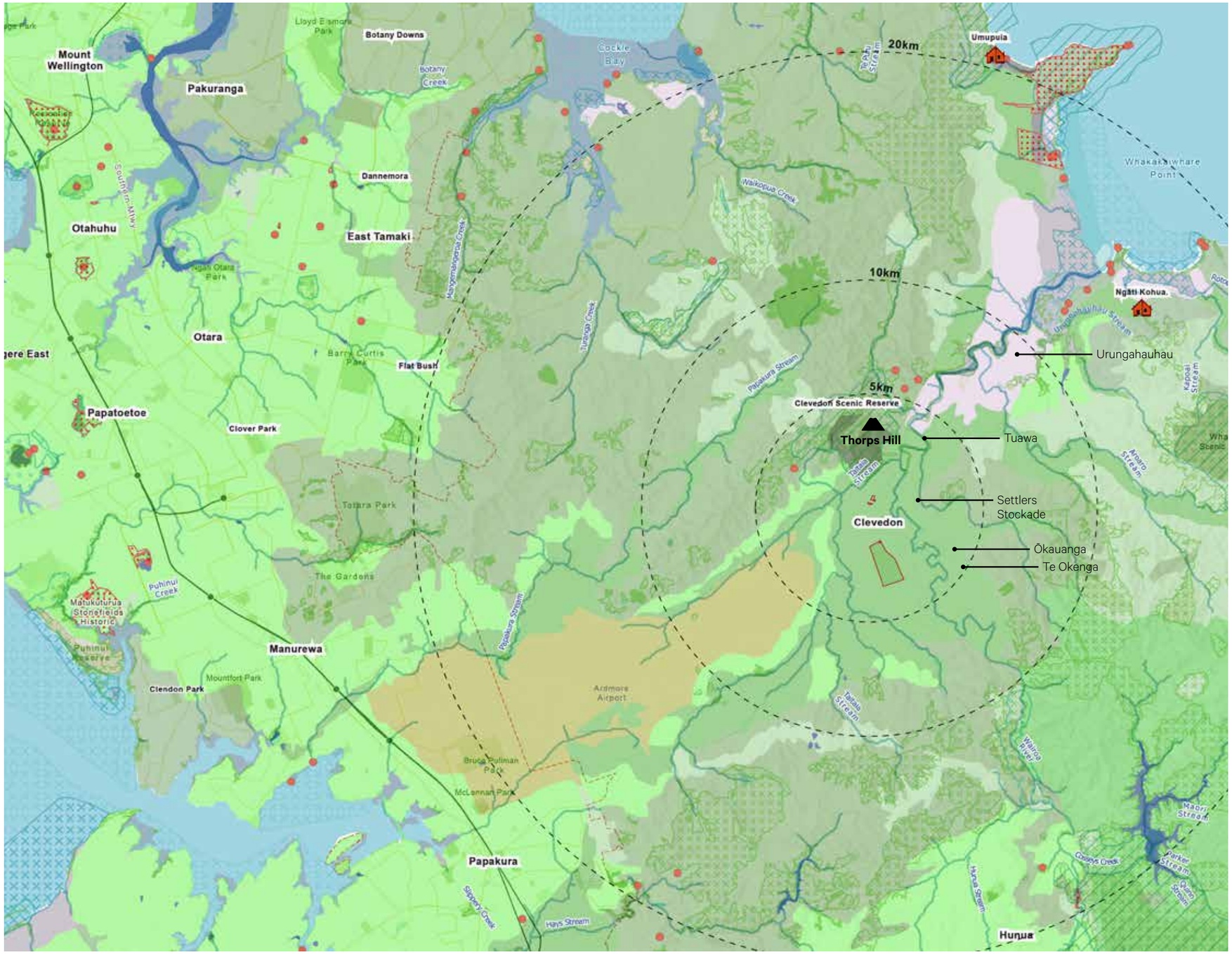
- Bog / Fen Mosaic

Coastal Saline Ecosystem:

- SA1 - Mangrove forest and scrub
- SA2 - Searush, oioi, glasswort, sea primrose rushland/ herbfield

Warm Forest Ecosystem:

- WF4 - Pōhutukawa, pūriri, broadleaved forest
- WF7 - Pūriri forest
- WF8 - Kahikatea, pukatea forest
- WF9 - Taraire, tawa, podocarp forest
- WF11 - Kauri, podocarp, broadleaved forest
- WF12 - Kauri, podocarp, broadleaved, beech forest



Regional Context.
Connections.

Legend

- Site Boundaries
- Rural Urban Boundary AUP
- Bus Routes
- Train Route and Stations
- Motorway
- Open Space
- Active Sport and Recreation Zone
- Steams



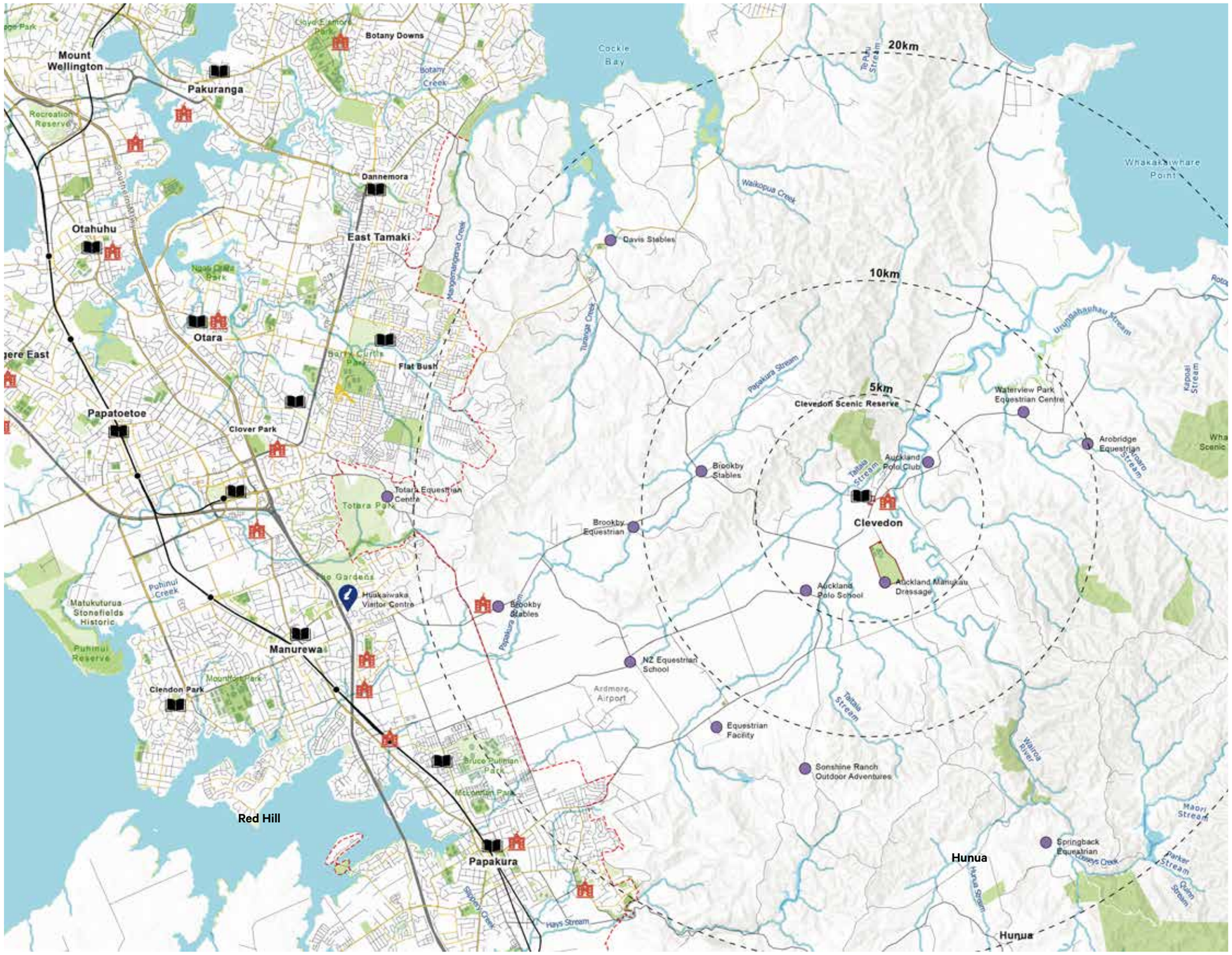
Regional Context.
Open Space and Community Facilities Provision.

Legend

- Site Boundaries
- Motorway
- Open Space
- Active Sport and Recreation Zone
- Library
- Community Hall
- Destination Playground
- Equestrian + Polo Facilities
- Information Centre
- Hūnua Traverse (Cycle Trail)

Clevedon community spaces (in particular its sports facilities in the Showgrounds) serve a wide regional catchment around the Wairoa valley. Combined, Franklin and Papakura are the fastest growing districts in New Zealand, with population set to almost triple by 2040. Community facilities in the area will soon be under pressure to serve the needs of the many new comers—when they are already not fit-for-purpose.

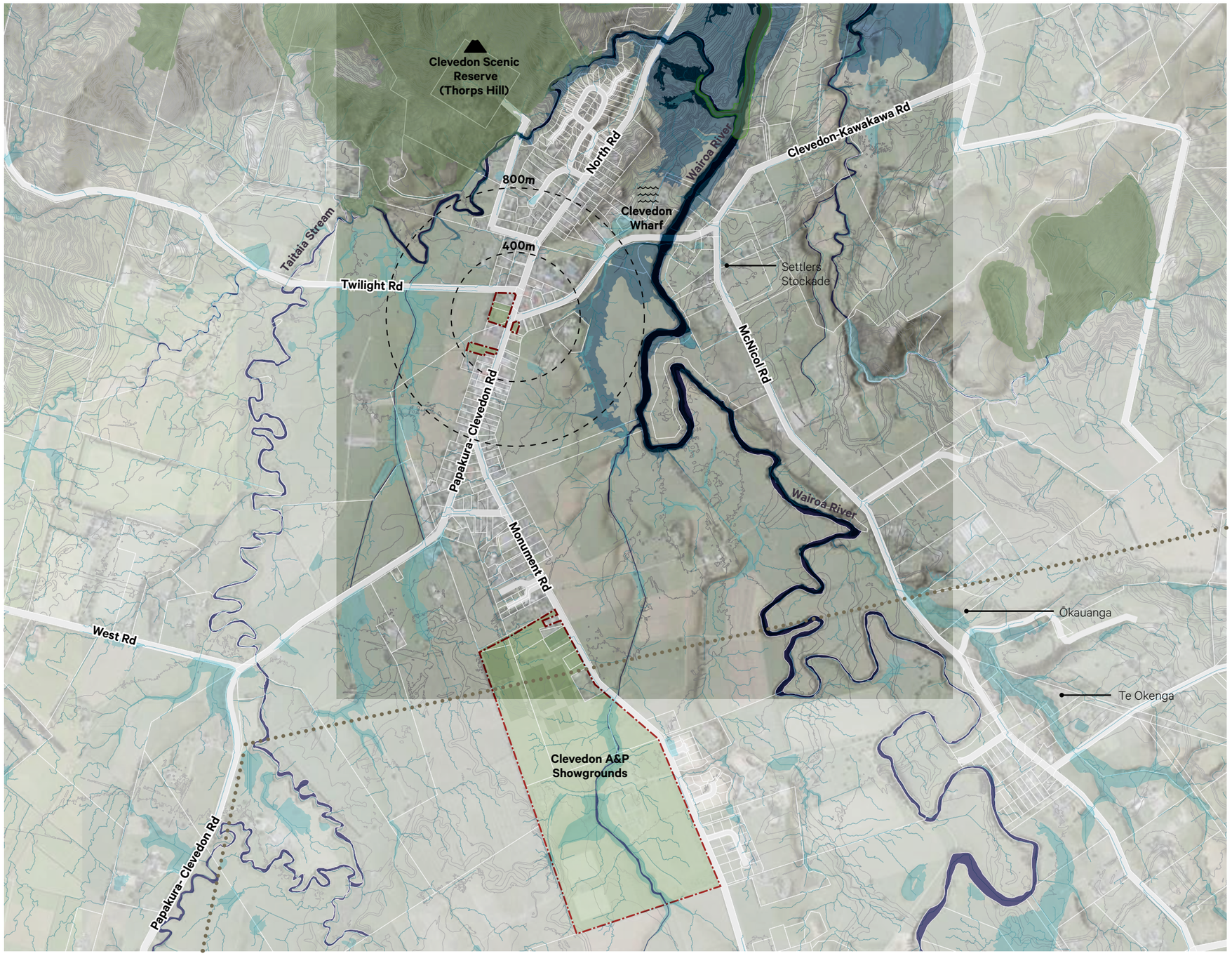
It is important to remember that Clevedon is at the centre of a wider rural community, and the facilities and spaces we are planning for not only support the local population who might live a few minutes walk away, but also residents who might drive over 15km to reach the sports clubs and other facilities. This is also true for the Clevedon Farmers Market which attracts both locals and Aucklanders every Sunday.



Local Context.
Environment.

Legend

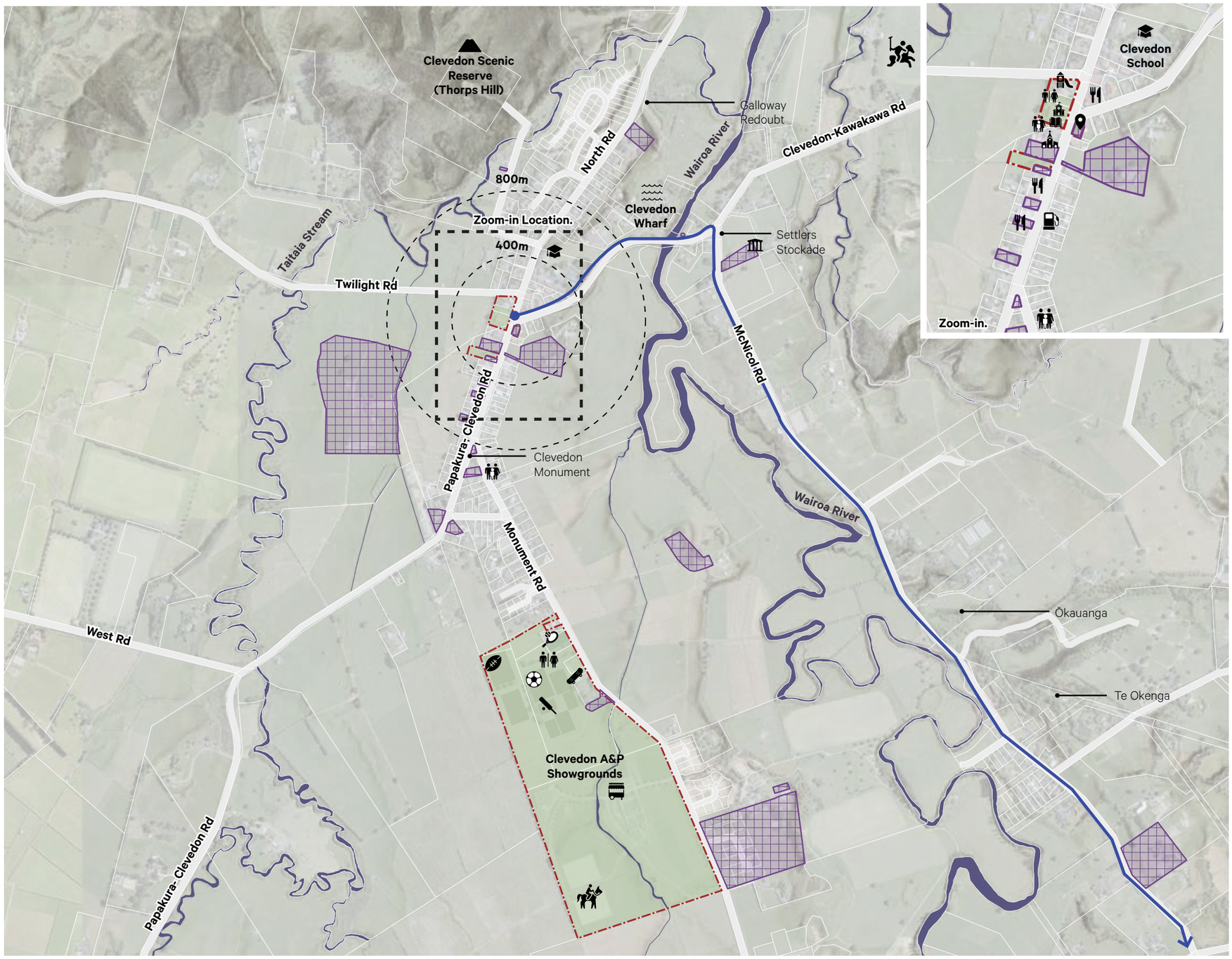
- Site Boundaries
- 1m Contours
- Rivers
- Coastal Inundation - 5 years
- Coastal Inundation - 50 years
- Coastal Inundation - 100 years
- Overland Flow Paths
- Significant Ecological Areas
- Flood Plains
- Ancestral Walking Tracks



Local Context.
Destinations and facilities.

Legend

- Site Boundaries
- Hūnua Traverse (Cycle Trail)
- Heritage/Historic Location
- Historical Heritage Overlay
- Thorps Hill
- Clevedon School
- Clevedon Wharf
- Clevedon Community Playground
- Public Toilets
- Clevedon Community Library
- Clevedon District Centre (Heritage Building)
- Community Hall
- Food and Beverage
- Clevedon Church
- Petrol Station
- Clevedon Kindergarten
- Clevedon Tennis Club
- Clevedon Rugby Club/Fields
- Clevedon Football Club
- Clevedon Cricket Fields
- Clevedon Skate Park
- Auckland Polo Club
- Auckland Manukau Dressage
- Sunday Markets
- Homestead + Museum



Planning for growth.

Legend

- Site boundaries
- Developments underway
- ① Conmara Estate - Residential Development
- ② Church Redevelopment / New Early Childcare Centre and Family Ministry Building
- ③ Metlife - Retirement Village
- ④ Clevedon Meadows - Residential Development

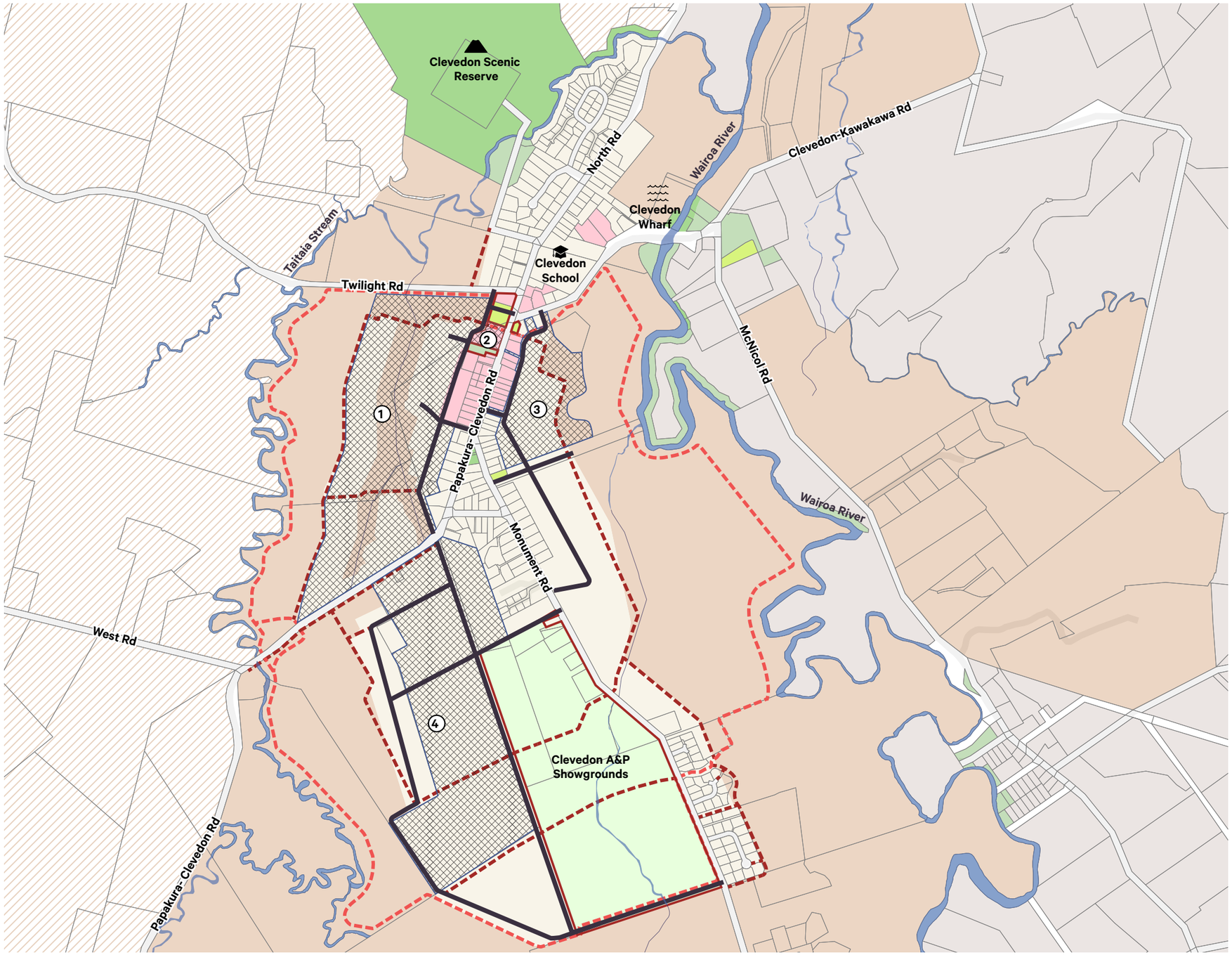
Auckland Unitary Plan

- Neighbourhood Centre Zone
- Single House Zone
- Countryside Living Zone
- Rural Production Zone
- Rural Mixed Zone
- Conservation Zone
- Active Sport and Recreation Zone
- Community Zone
- Informal Recreation Zone

Clevedon Structure Plan

- Proposed Road
- Proposed Walkway
- Proposed Bridleway

Clevedon is undergoing a lot of change. New residents will double the population of the township in the coming years. Most of that upcoming growth will surround the community spaces this plan is looking at. The aim is to ensure that facilities and public spaces are fit-for-purpose for the existing local community and the community that will soon call Clevedon home.



Clevedon Village Centre and Showgrounds.
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03. Clevedon Village Centre.

Clevedon Village Centre.
Setting the Scene.

Clevedon Village Centre community spaces comprise three sites: the Community Hall and adjacent spaces, the District Centre site and Clevedon Village Centre Reserve.

All three sites present existing qualities that can be enhanced to better serve the diverse Clevedon community in the future. Upgrades to the Community Hall site in particular present an opportunity for a high-quality public space that reflects the unique identity of Clevedon. These can strengthen the sense of belonging for existing and future communities and create a central space within the village to come together.

The table opposite summarises the key assumptions and aspirations for Clevedon Village Centre community spaces. It has been informed by the site analysis and stakeholders input throughout engagement workshops between August and December 2023.

It establishes the baseline of considerations for the upgrades of the community spaces in Clevedon Village Centre, and to some extent forms the project brief. It is not an exhaustive list of opportunities to be explored for the sites, rather a summary of the minimum requirements to deliver and enhance community spaces that will support a thriving Clevedon Village Centre in the long term.

The vision, key moves and proposed interventions presented on the next pages all intend to address and deliver on this summary.

- Access and Movement
- Environment
- Events and Activities
- Character and Sense of Place
- People and Community

Keep

- Vehicle access to front of Hall (servicing only)
- Access for the Mobile Library
- Large tree by the playground + orange tree on Twilight Rd
- Clevedon Village Centre Reserve as a green space
- Community Hall as a space for diverse uses and community groups
- Provision of public toilets open 24/7
- Rural character

Remove

- Driveways in close proximity with roundabouts
- Central carpark in between Hall and playground
- Car park in front of district centre
- Existing playground
- Existing library building, public toilets, water tank and related service structure

Change

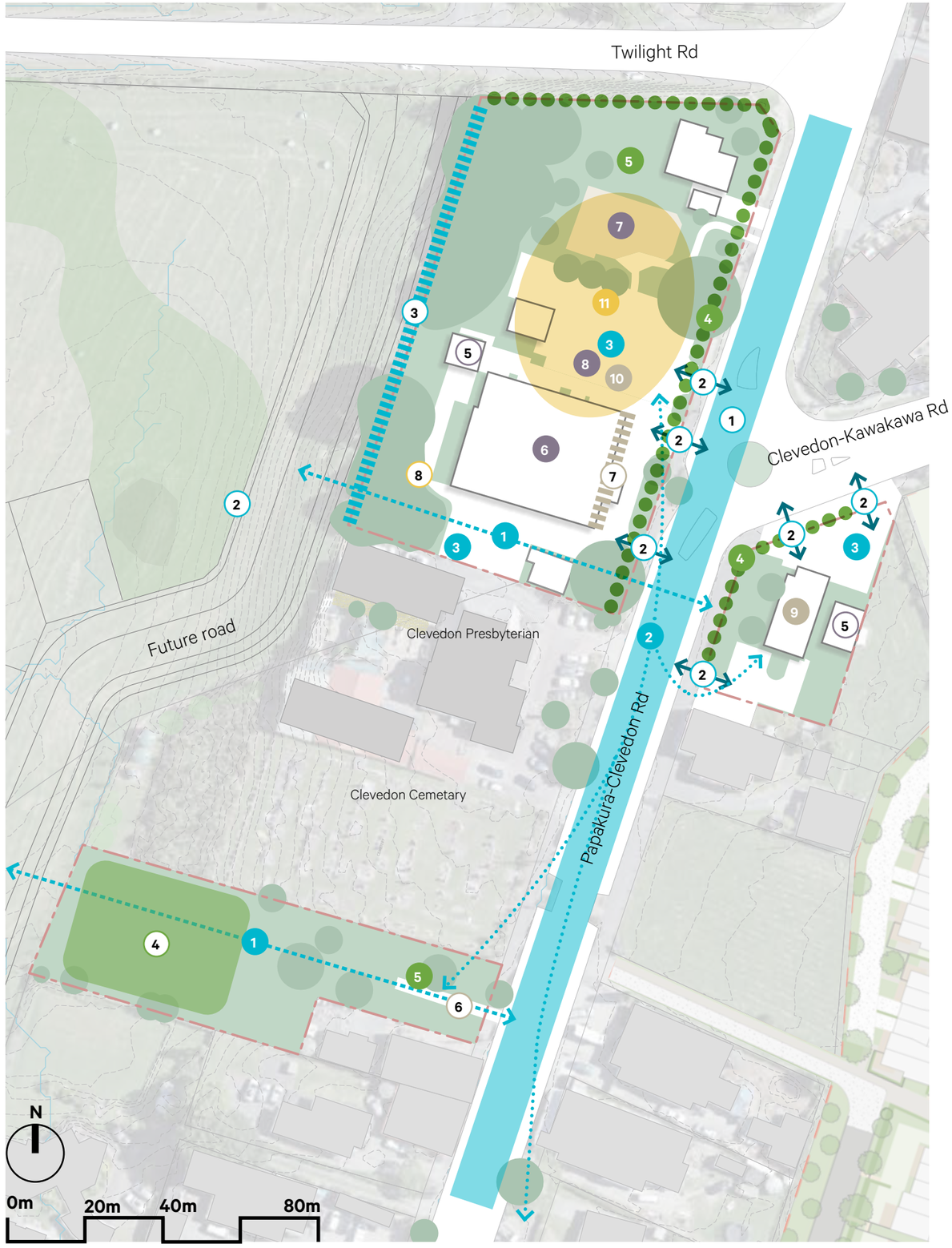
- Rationalise carparking at the back/edge of the sites (Hall and District Centre) to free up space for a high quality public space
- Open up front edge of village green to heighten accessibility and visibility
- Street and north facades of the Community Hall to be more inviting
- Optimize Community Hall layout to facilitate diverse uses

Add

- Access for pedestrians from the future street along the western edge of Community Hall
- Introduce cohesive design elements such as planting, paving and signage throughout the sites
- Natural play with neutral colours and materials—rural inspired playground that supports all ages
- Facilities/spaces supporting cyclists on their way to and back from the Hunua Traverse
- Potential deck/covered area along northern façade of Community Hall

Clevedon Village Centre.
Opportunities and Challenges.

Opportunities to seize / build on.	Challenges to respond to.
Access and Movement.	
1 Increase east-west connections for pedestrians.	1 Papakura-Clevedon Road is a key thoroughfare with high volumes of traffic and freight movement.
2 Encourage locals to move between destinations on foot and bikes.	2 High number of vehicle driveways near the roundabout.
3 Rationalise parking across sites.	3 Level change and retaining wall between Community Hall and proposed road will hinder accessibility from the west for new resident community.
Environment.	
4 Build upon ecological amenities and soften the street frontage.	4 The topography of Clevedon Village Centre Reserve makes it prone to flooding.
5 Re-introduce native plants.	
Events and Activities.	
6 Optimize layout of Community Hall to encourage use by a diverse range groups.	5 Service buildings are fixed and require 24/7 vehicle access and spatial clearance, limiting reorganisation of spaces.
7 Upgrade / Replace the playground ensuring it supports all age groups.	
8 Ensure public space can be used for community events of different size.	
Character and Sense of Place.	
9 The District Centre is a historic local asset that is emblematic of Clevedon.	6 Visibility of Clevedon Village Centre Reserve is hindered by narrow street front and existing planting.
10 Celebrating Clevedon's unique rural character.	7 Facade of Community Hall is uninviting.
People and Community.	
11 Create a public space where everyone from the community feels welcome.	8 A large area of the sites must remain dedicated to carparking, reducing space available for people.



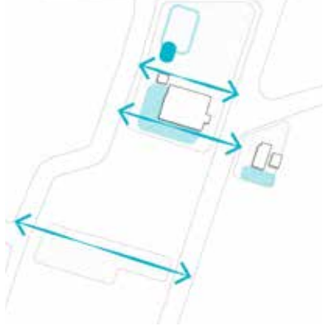
Clevedon Village Centre.
Key Moves.

Vision.

Clevedon Community Heart.
Clevedon Village Centre community spaces provide high quality public realm for locals and visitors to gather. The spaces showcase Clevedon's rural identity and Ngāi Tai ki Tāmaki aspirations for the township and its community.



Access and Movement.



Transition to a pedestrian and cycle friendly village centre.

Reduce the amount of space dedicated exclusively to vehicles within the sites while still providing necessary carparking—push carparking to the edges, freeing up central spaces for high value uses.

Open the street frontages to encourage pedestrian and cycle access to the community spaces and around Clevedon Village Centre.



Environment.



Contribute to a healthy natural environment.

Create a lush green frame along the street edges to shelter the community spaces and invite passers-bys to come in.

Retain the highly valued trees and Clevedon Village Centre Reserve green area, while re-introducing native plants from the Wairoa valley where possible.



Events and Activities.



Provide high quality indoor and outdoor spaces for the community to socialise.

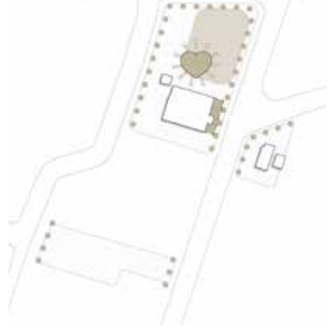
Reconfigure open spaces to cater for different uses that support the growing and evolving community.

Integrate the new playground in the landscape with opportunities for informal play.

Facilitate the diverse use of indoor and outdoor spaces by differing groups.



Character and Sense of Place.



Showcase our rural identity anchored in the Wairoa valley.

Open the Community Hall north and east building facades to create a vibrant beacon to locals and visitors that showcases the community's vitality.

Reference the rural and farming identity of Clevedon through the architecture, materials and colour palettes used on site.



People and Community.

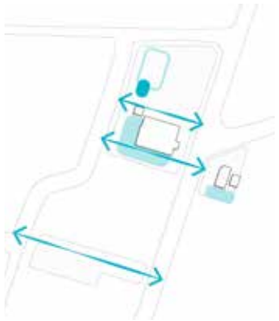


Create an inclusive community heart where young and old, locals and visitors, individuals and groups feel welcome.

Create spaces that are welcoming for all ages and abilities with multiple opportunities for formal and informal gatherings, providing for the everyday and facilitating events led by and for the local community.

Ensure the needs of visitors are also catered for—hospitality is a key part of Clevedon's identity.

Clevedon Village Centre.
Access and Movement.



Transition to a pedestrian and cycle friendly village centre

Why this is important.

The ongoing growth of Clevedon township is attracting more people to live, shop and socialise in the village. As many residents will live in walking and/or cycling distance to the village, we must ensure it is safe and attractive for them to do so. In turn this will limit congestion, reduce environmental impact and promote healthy and active lifestyles.

Access by private vehicles will remain important for the wider rural community. Because of this sufficient parking provision must still be provided in proximity of the community spaces and services. Thoughtful design is required so that carparking and vehicle movement do not hinder public life.

Key interventions.

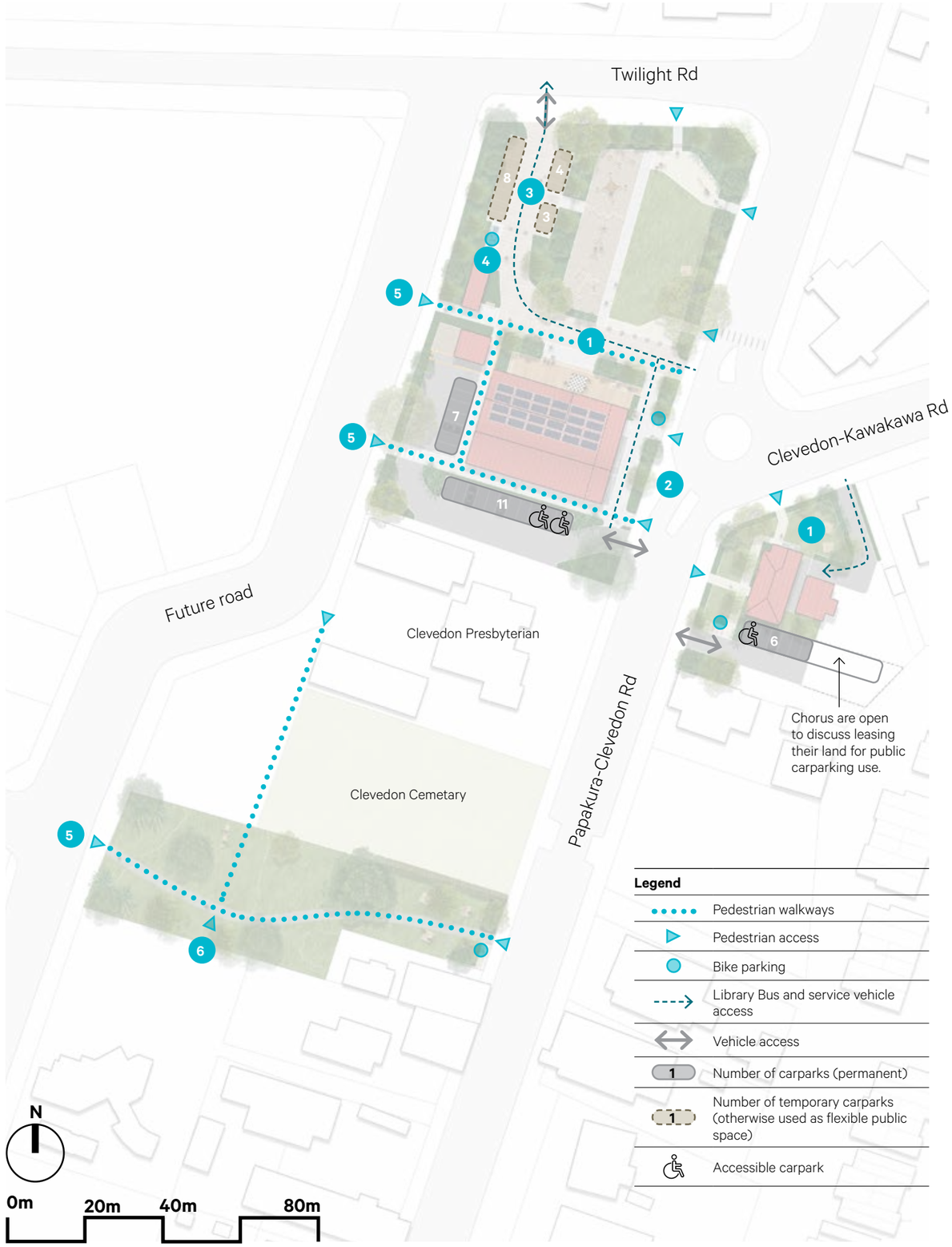
1. Dedicate the central area of the Community Hall site and front of the District Centre site to public space by shifting carparking to the southern and western edges. Maintain central access for the Library Bus and other vehicles (i.e. food trucks) for special occasions only.
2. Reduce the number of driveways on Papakura-Clevedon Rd, especially near the roundabout.
3. Create an multi-use carpark area accessible from Twilight Rd that can easily be closed off for special events.
4. Create a bike hub for locals and visitors exploring the wider Clevedon area by bike: bike parking, charging station, bike repair tools, public shower and toilets, water fountain and information about trails.
5. Provide pedestrian access to the Community Hall site and Clevedon Village Centre Reserve from the future road on the western side, with clear sight-lines. These are likely to be through stairs due to the change in levels and retaining required along the Community Hall site (TBC).
6. Formalise the present pathway between the church and village green.

Other considerations / future opportunities.

The vibrancy of Clevedon Village Centre is highly reliant on the quality of the main street. People should feel safe walking and cycling to-and-in-between key destinations, especially to the public spaces and community facilities. Although not part of the scope of this specific project, we anticipate upgrades to the roundabout area and Papakura-Clevedon Road streetscape would immensely contribute to the vibrancy of the village heart. A slower speed environment with wider footpath and multiple safe pedestrian crossing points will further encourage people to spend more time in the village and complement the high quality community spaces this plan seeks to deliver.

Note that some additional on-street carpark spaces will be available once the future road to the west is completed, reducing the need to increase carparking provision from its current level.

The driveway access to the carparking area in between the Community Hall and church site could be shared (changing slightly the church carpark configuration) with the intent to reduce further the number of driveways cutting off the footpath.



A Detailed Look at...
The Bike Hub.

3D Model View (indicative).



The Bike Hub will be a convenient community asset that will enhance the attractiveness of cycling within Clevedon for visitors and locals alike. With day-trippers coming from afar to enjoy Clevedon's trails and local commuter cycle traffic rising with the increased population, the presence of a bike hub at the village centre can make journeys within the village and along its trails more reliable and enjoyable. The do-it-yourself, practically minded nature of the hub, will speak to Clevedon's rural identity and hospitality.

It should feature all the necessary tools and components to enable cyclists to do simple servicing and repairs to their bikes; fixing flat tyres; reattaching slipped chains; tightening bolts for seats and handlebars should all be covered by this one-stop, public repair station.

There is also an opportunity to link the colour and graphics of the station with the wider approach to signage and wayfinding, strongly binding the hub with the character of the reinvigorated village plaza and the community of Clevedon at-large.

The Bike Hub could be the starting/ending point of the Hūnua Traverse, depending on the completed route and other cycling facilities in the area.

Precedent images.







Clevedon Village Centre.
Environment.



Support the regeneration of our wider natural environment.

Why this is important.
As land throughout Clevedon region is subdivided and developed into housing, tree coverage and permeable soils will be reduced. The community spaces in the village present a tremendous opportunity to create green spaces that celebrate native plants and support native fauna and people to thrive.

Framed with a mixture of under-storey plants and trees and design using low-impact materials that allow the water to follow its natural course, the community spaces will invite the community to rest and socialise outdoors.

Key interventions.

1. Create a green and natural buffer around the community spaces with dense low planting that maintain ample sight-lines between the street and the public spaces.
2. Retain Clevedon Village Centre Reserve as predominantly green space, with light-touch installations allowing the community to inhabit the space.
3. Foster the growth of existing significant trees with complementary under-storey planting celebrating their presence within the landscape.
4. Implement a cohesive planting scheme along street frontages to soften the edges, enhance street environment and create a sense of coherence along the street.
5. Increase permeable surfaces and reduce asphalt areas, particularly north of the District Centre and Community Hall—design with water in mind.
6. Use native plants throughout open spaces, particularly within Clevedon Village Centre Reserve, making it an enticing area that supports native fauna.
7. Use selected exotic plants for floral colour and pollination potential to invigorate the planting scheme and provide a homely feel to the space.

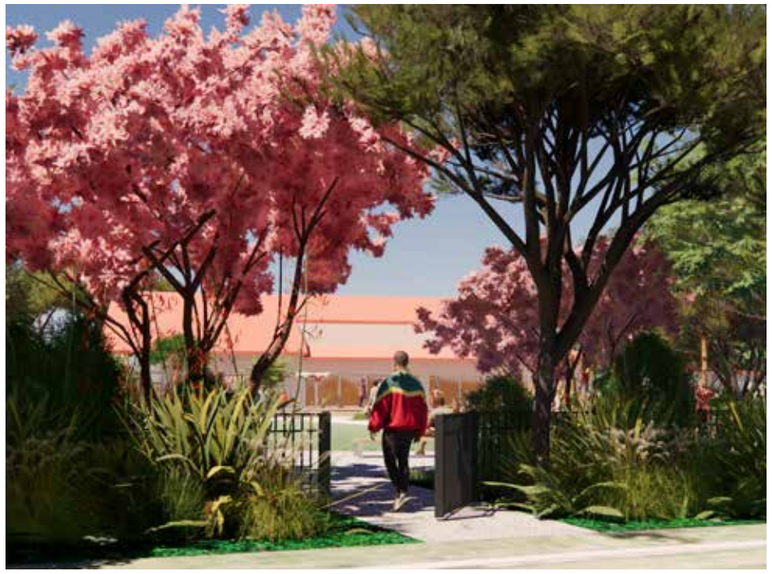
Other considerations / future opportunities.
A planting palette for the whole Village—beyond the three community sites was discussed to enhance cohesion of the main street. The Presbyterian Church has expressed interest in following a potential broader planting strategy for their own site and Cemetery frontage, which would greatly assist in visually connecting the Clevedon Village Centre Reserve and Community Hall site. This opportunity could represent an easy first step in enhancing the Village centre.

Solar panels on the Community Hall and new public toilets roofs could help power the site with local and renewable energy, reducing operating costs while showcasing sustainability measures that reduce ongoing environmental impact of the community facilities.



A Detailed Look at...
The Green Buffer.

3D Model View (indicative).



The green buffer will serve as the ecological expression of Clevedon's best qualities. It should be developed in a way that combines the function of a high quality, ecologically considered public space with the idyllic feeling of a country garden or village green.

The basis of the planting palette will draw from Clevedon's ecosystem classification as WF8 Kahikatea and Pukatea swamp forest with prominent use of selected specimen trees and under storey plantings characteristic of this environment.

Selected exotic plantings will be invoked in places for accent, colour and vitality, as well as enhancing opportunities for native fauna to feed and pollinate. These will be hardy in character to enable use at both the street edge and interior spaces.

The need to green and soften the street edge should be balanced with maintaining appropriate sight-lines between public spaces and the street. Planting needs to be sufficiently dense to safely enclose the play areas from surrounding roads with the aid of the built fencing and gates.

Precedent images.







Clevedon Village Centre.
Events and Activities.



Provide high quality indoor and outdoor spaces for the community to socialise.

Why this is important.

Today, the Clevedon community spaces are mostly used by younger families (at the playground) and community groups using the Hall for their regular activities (including the Sunday craft market). Beyond these activities, it's the carparks and public toilets that attract people there—not the spaces themselves.

With the Clevedon community growing, it becomes even more important to provide flexible high quality public spaces that cater for all age groups and interests. In particular, the Community Hall site presents great opportunity to encourage activities that spread from inside to outside, making the spaces vibrant and inviting.

Key interventions.

1. Replace the playground with a blend of nature-inspired play elements and rural-themed structures. Embrace the natural landscape to facilitate spontaneous play.
2. Remove carparks to make way for a central communal area designed for special events (i.e. mobile library, food truck, craft market) and everyday use.
3. Transform the Community Hall by opening the northern facade and creating a deck area levelled with the community hall, seamlessly connecting indoor and outdoor spaces.
4. Move the Plunket to the District Centre to free up the Community Hall for flexible community use. Transform the District Centre to accommodate other community services complementing the Plunket (i.e. consultation rooms).
5. Maintain the Clevedon Village Centre Reserve as a versatile open space with improved public seating, providing a welcoming environment for informal gatherings and community relaxation.

Other considerations / future opportunities.

The current plan proposes the removal of the Clevedon Community Library, focusing on maintaining access to the site for the Mobile Library. The future of a permanent library (or other community facility that requires a staff on site) was assessed as unlikely at this stage, and as such not proposed in the current plan. Proposed upgrades to the Community Hall and District Centre however are considering this opportunity in the longer term. The upper rooms of the Community Hall are identified as a potential location for a small scale library / community computer room (reliant on a lift access to be included) as well as the new open lobby and corner room (former Plunket). The inclusion of outdoor play resources (such as an outdoor chess set, backyard cricket set etc) within the community hall building will enable the outdoor areas to play host to a broad host of activities whilst remaining fluid and adaptable.



A Detailed Look at...
The Playground.

3D Model View (indicative).



The redesigned Clevedon Village Centre Playground stands to serve as the primary youth activity hub within the reinvigorated Village centre.

Celebrating natural forms and materiality the play elements will be composed primarily of minimally treated wooden elements. There is potential for repurposed agricultural materials such as tyres and steel from farm equipment to be incorporated, enhancing the sustainability of the project, whilst expressing Clevedon's rural character. The play elements should meet the needs of a broad age range of children.

The new space will be of sufficient scale to cater towards Clevedon's growing population. For Clevedon's increasing number of young families, the play space will be only a short bike ride away from the new subdivisions. For rural families, the playground will be a fun and attractive addition to their planned activities on ventures to the village.

Though primarily a space for youth, the hive of exuberant activity the playground will create will enrich the experience of the new Clevedon Village Centre for visitors of all ages. For the elderly who may have come to the village to attend a class at the community hall or rent a book there is seating where they can stop and enjoy the cheerful atmosphere.

Precedent images.







Clevedon Village Centre.
Character and Sense of Place.



Showcase our rural identity anchored in the Wairoa valley.

Why this is important.

Clevedon is changing—this project is one of many that are currently underway in the township. While ongoing growth will bring many benefits to the existing community, a side-effect of growth to be carefully monitored is the loss of what makes Clevedon, Clevedon - its core identity.

Over the years of planning for change, the community has voiced its wish to maintain the rural character of the township, especially in the village centre and along the main street. The community spaces have a particular role to play in that regard, offering an opportunity to also elevate the stories and living presence of Mana Whenua.

Key interventions.

1. Transform the Community Hall street frontage to act as a beacon for locals and visitors: create a glazed extension with an open lobby, hang out spaces, using warm colours and materials.
2. Celebrate the heritage value of the District Centre by establishing a civic garden on its surrounds and retaining the integrity of the building.
3. Open up views to Nīkau Pā / Clevedon Scenic Reserve and to the wider landscape (especially to the west).
4. Include interpretive signage in Clevedon Village Centre Reserve that celebrate the rich Māori and Pākeha history of Te Wairoa Clevedon.
5. Reinforce the rural character of Clevedon through the choice of colours, materials and furniture.
6. Create a mural on the southern facade of the Community Hall (theme to be chosen by Ngāi Tai ki Tāmaki and the Clevedon community). This will improve the look and feel of the car parking area and pathway connecting to the future road.

Other considerations / future opportunities.

The Clevedon Community Hall was built by the Clevedon community, with local workforce and donations. It is a central piece of the recent Clevedon history. While the building requires upgrades to serve the needs of the existing and future communities, it seems important that the building retains its familiarity for the community and historic features (including the memorials that are in the main hall).

Ngāi Tai ki Tāmaki's willingness to be involved in wayfinding / mahi toi strategies, or any other design measures to covey Mana Whenua character and presence of the site will be explored in hui as part of the future development of this report.



A Detailed Look at...
The Community Hall.

3D Model View (indicative).



The Community Hall is well loved and used by community groups, but most agree that its facade is uninviting, and it does not offer convenient indoor-outdoor flow.

This plan proposes to address these issues by focusing the Hall upgrades on the northern and eastern façades. The eastern facade can play a significant role in signalling to the wider community and passers-by that Clevedon is a vibrant and thriving place.

Proposed upgrades include creating an extension to the Hall toward the street, making space for a bright and open lobby, seating, community information boards and all-up a welcoming entrance to the Community Hall. An open staircase creating direct access to the upper floor would bring interest and colour to the front space—while the existing staircase is replaced by a lift so that all members of the community can access all the spaces on offer.

The main opportunity for the northern facade is to create indoor-outdoor flow so activities happening inside the Hall can spill out and inhabit the proposed deck. Large new glazed sliding doors connecting the supper room, kitchen area and lobby to the deck will also allow for visual connection and enhanced sense of vibrancy.

Precedent images.









Clevedon Village Centre.
People and Community.



Create an inclusive community heart where young and old, locals and visitors, individuals and groups feel welcome.

Why this is important.

Clevedon is lucky to have not one but three open spaces for the community to come together in its village centre. The sites need to be enhanced to realise their full potential as places to socialise and create community cohesion, as they currently present limited opportunities to do so.

This project is the occasion to bring a particular focus on inclusivity through a diverse offering where everyone—independent of age, gender, mental and physical abilities, etc.—is accounted for, welcome to the spaces and encouraged to fully contribute to the vibrant community life.

Key interventions.

1. Establish multiple areas with diverse settings for relaxation, socializing, and connecting with friends—something for all age groups and mobility requirements.
2. Integrate a low fence within the green buffer around the Village Green and Playground to allow kids to explore the spaces freely.
3. Transform the Community Hall front entrance to be universally accessible—no more side door with ramp access, everyone goes through the main door.
4. Ensure universal access to the upper floor of the Community Hall by installing an elevator. This will ensure the upper floor can be used by the entire community which opens opportunities for a diverse range of uses (library, computer room, meeting rooms etc.).
5. Create new public restroom facilities, with a dedicated space for baby changing and a shower (part of the Bike Hub)—ensure accessibility and convenience for all community members.
6. Provide opportunities for a Community board and sharing of information in the new Community Hall lobby, visible from outside through the glazed facade.

Other considerations / future opportunities.

Creating a wide sense of ownership over the community spaces will be key in ensuring they are well used by a diverse range of people, as intended. If done correctly, there is a tremendous opportunity to involve local groups into the future design stages, bringing in another layer of the unique 'local character' that is characteristic of Clevedon's people. Such opportunities could include involving Clevedon Primary School children in the design of the playground; using local artist(s) for the Community Hall mural; calling on the local community to provide historic photos of the township for interpretive signage, etc.

On another note, the future opening of the retirement village in immediate proximity to the community spaces highlights the need to design with the wide spectrum of universal access needs in mind, including physical limitations (mobility, vision, etc.) and mental limitations (requiring intuitive and legible spaces, visual cues and wayfinding, etc.).



A Detailed Look at...
The Social Cross-Pollination.

3D Model View (indicative).



Intrinsic to Clevedon's rural character is a sense that the community is hospitable, relaxed, friendly and tightly knit.

One of the key considerations of this plan is that a diverse range of groups and demographics within Clevedon will be able to mingle, socialise and 'cross-pollinate', both whilst undertaking their typical weekly errands and activities, and whilst attending special 'feature' events hosted within the space.

This is fostered through the simple and fluid spatial organisation of the various elements that make up the design. An elderly community member attending tai chi at the hall might stop and chat to a young family before class. These groups might wave hello to a group of intermediate-age youngsters playing on the playground who they recognise from the week prior. The simple and effective management of sight-lines and grouping of leisure activity spaces creates opportunities for different members of the community to meaningfully connect.

The larger social gathering spaces like the community deck and the lawn space mean that events such as movie nights, food truck dinners and market days can draw a broad cross-section of Clevedon's community together.

Precedent images.



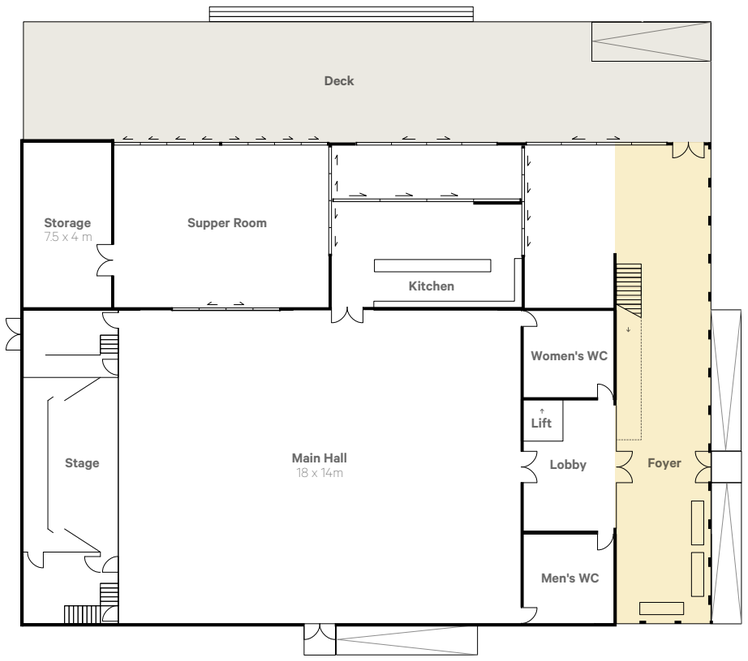






Clevedon Village Centre.
Concept plan.

Community Hall Proposed Floor Plan (indicative)



Community Hall extension

New deck area

Legend	
1	Multi-use carparking (public space for events)
2	Bike Hub
3	Public toilets + shower
4	Playground
5	Green buffer
6	Village Green
7	Central plaza
8	Deck
9	Vector building
10	Carparking
11	Community Hall extension
12	District Centre (Plunket + consultation rooms)
13	District Centre front garden
14	Chorus building
15	Heritage signage
16	Walkway
17	Potential walkway connecting through Church grounds



Clevedon Village Centre.
Staging Approach.

04. Clevedon Showgrounds.



Showgrounds.
Setting the scene.

The Clevedon Showgrounds is a large rural reserve which plays host to three major user groups: traditional sports clubs (rugby, football, cricket, tennis and bowls), equine sports groups (Dressage and Pony Clubs) and the Sunday Clevedon Farmer's Market. It is also an important resource for informal recreation types (walking, cycling and skateboarding) and the popular annual Clevedon A and P show.

The site carries a tremendous potential to become a rich community recreation asset. A holistically considered intervention to its layout along with the delivery of key facility upgrades can build a park that will more than amply service the community for the decades to come, enriching its rural and environmental character.

The framework opposite summarises the key assumptions and aspirations for Clevedon Showgrounds. It has been informed by the site analysis and stakeholders input throughout the engagement workshops between August and December 2023.

It establishes the baseline of considerations for the upgrades of the Showgrounds, and to some extent forms the project reverse brief. It is not a exhaustive list of opportunities to be explored for the site, rather a summary of the minimum requirements that will support a thriving park in the long term.

The vision, key moves and proposed interventions presented on the next pages all intend to deliver on this summary.

- Access and Movement
- Environment
- Events and Activities
- Character and Sense of Place
- People and Community

Keep

- Diversity of sports clubs and groups using the reserve
- Sunday farmers market
- A&P show
- Rural character and nature of park
- Flexibility to host large events

Remove

- Deer fencing and closed gateways along boundary
- Vehicle movement throughout middle of Showgrounds.

Change

- Vehicle movement to periphery of site and car park access
- Optimise existing parking and extend access to wider public
- High maintenance tree species near sport fields
- Drainage of sport fields to ensure year round usability
- Inefficient layout of sports fields and clubs

Add

- Signage and wayfinding throughout park
- Expand parking provisions in the north to support sports growth
- Pedestrian access and gateways
- Planting for bird corridor to enhance parks ecological value
- Planting in flood plains and around stream bed
- Additional wind barrier planting along western edge between housing development
- Lighting for sport fields
- Noticeboard displaying upcoming events/park uses
- Covered equestrian arena
- Dog on-leash signage
- Passive recreational amenities including seating, walking, exercise machines
- Recreational loop with signage and wayfinding elements

Clevedon Showgrounds.
Opportunities and Challenges.

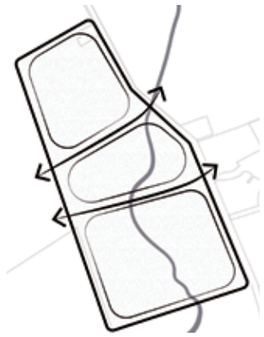
Opportunities to seize / build on.	Challenges to respond to.
Access and Movement.	
1 Use the new Structure Plan roads to provide seperate access-ways for separate user groups.	1 Current carparking arrangement inhibits the ability of groups to utilise key areas of green space.
2 Greater legibility and accessibility for access ways and pathways.	2 Layout of pathways and roads cuts across usable green spaces, creating inefficiencies.
3 Rationalise carparking layouts across the site.	3 Stream crossings are flood-prone.
Environment.	
4 Expand upon the ecological and amenity benefits of the existing stream planting regeneration.	4 Management of water throughout some of the site is poor currently, with drainage issues around sportsfields and puddles in roadsides.
5 Re-introduce native plants to other areas.	5 Prevailing westerly winds make site use uncomfortable at times.
6 Some existing large specimen trees.	
Events and Activities.	
7 Improve lighting, drainage and capacity of sportsfields.	5 Predominance of 'formal' recreation over more 'informal' forms of recreation.
8 The variety of activities on offer means user's can use the park in different way and at different times throughout a typical week.	6 Keeping other Showgrounds users safe in the presence of equestrian activities and events.
	7 Inefficient layouts of sportsfields.
	8 All user groups are at capacity and areas intended for growth are conflicting.
Character and Sense of Place.	
9 Equestrian and pony clubs in a park setting are unique and distinctively rural assets.	9 Allowing for population growth whilst maintaining Rural Character.
10 Retain a relaxed rural feeling to the park.	
11 Presence of the Remembrance Tōtara.	
People and Community.	
12 Better seating, wayfinding, signage and art opportunities.	10 Issues with universal across some gravel pathways.
13 The Clevedon Farmer's Market is a hugely popular attraction	



Showgrounds.
Key Moves.

Vision.

The three parks within the park.

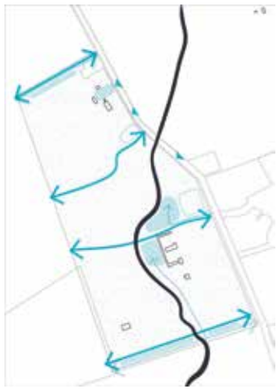


A rural reserve which functions as three distinct public green spaces.

With separate accesses, carparking and activities on offer, the three ‘parks within the park’ can function autonomously and simultaneously, without congestion and conflict between user groups.

The parks are united in their aim of serving the outdoor recreation needs of Clevedon in a way that is fair and culturally grounded for all users. A continuous walking loop around the perimeter of the Showgrounds hold the three parks together as one.

Access and Movement.



Improve ease of access to and around the Showgrounds for all users.

Create a walking loop around the grounds.

Provide individual vehicle accesses and car parking for the three areas reducing congestion and potential conflict. Open the western edge for pedestrians.

Carparking to be organised to create greater space for user groups to practice their activities. Opportunities for parking at the North, Middle and Southern Park areas.

Environment.



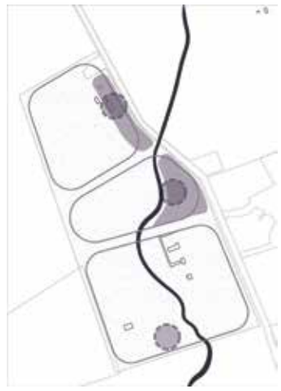
Expand upon the restoration of the local stream ecosystem through targeted green interventions.

Expand the stream corridor planting in places and add enrichment species- utilising plant species native to the Clevedon’s ecoregion.

Preserve Unitary Plan trees and enhance their amenity value with surrounding understorey planting.

Use swales and planted islands to assist with drainage and wind buffering.

Events and Activities.



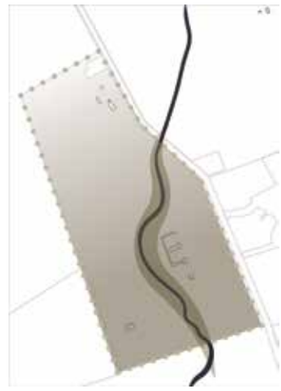
Enhance facilities to support a diverse range of active and passive recreation all year round.

Create more efficient uses of space in the Northern and Southern parks allowing groups to grow within the Showgrounds.

Enhance passive and youth recreation activities at the Eastern edge and in the centre areas.

Create a flexible events space to play host to large events.

Character and Sense of Place.



Maintain and celebrate the rural identity of Clevedon Showgrounds.

Maintain the sense that this is a rural reserve; through informal and light touch design measures on the landscape, maintaining an open and relaxed feeling.

Celebrate the community-led activity groups with long histories at the Showgrounds.

Opportunities for naming, wayfinding, interpretative signage (especially at gates and entrances).

People and Community.



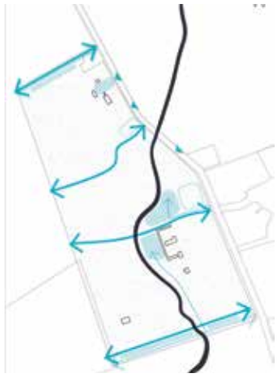
Support the health and well-being of our community—young and old.

Create a space fit for locals and visitors; sports teams and families watching sports matches and participating in large events with people coming from the whole region.

Create opportunities for less able-bodied community members to enjoy passive recreation.

Enhance amenities for informal youth recreation centred around present skatepark location, creating an expanded ‘youth hub’.

Showgrounds.
Access and Movement.



Improve ease of access to and around the Showgrounds for all users.

Why this is important.
Through the workshop and reverse brief process, access and movement arose as one of the pre-eminent issues for most user groups. To allow users to grow within the Showgrounds, movement throughout the site needs to be efficiently organised to dedicate sufficient space to activities as well as allowing groups to use the site simultaneously.

Permanent and overflow carparking capacity has been a key consideration; allowing Clevedon to play host to the large weekly and annual events that the Clevedon Showgrounds is famous for.

Key interventions.

1. Incorporation of Structure Plan Roads and Pathways into the design and layout of the Showgrounds, allowing the different user groups to access the Showgrounds separately.
2. Separate carparks are built for the respective activity groups around the new roadways, further reducing congestion conflicts between the groups.
3. Creation of a full walking loop around the entirety of the Showgrounds.
4. Improvement of stream crossings allowing for safe and reliable crossings even in the event of flooding.
5. Incorporation of planned structure plan Bridle paths allowing for the Southern portion of the Showgrounds to be safely navigated on horseback.
6. Encourage access to the Showgrounds by bike with bike parking provision at key entrances.

Other considerations / future opportunities.

Sites surrounding the Showgrounds are being subdivided and developed into housing at present. In the coming years, all sides of the park will be developed with accesses, opening opportunities for to reconsider access, vehicular movement and carparking within the park.

While access by private vehicles will remain key for events and activities at the Showgrounds, changes to the areas surrounding Showgrounds will negate the need to move through the centre off the space by vehicle, meaning people and the environment can be prioritised in these spaces.

Wider networks of cycle trails should also connect to the Showgrounds, overtime encouraging locals to leave their cars at home when visiting.



A Detailed Look at...
The Pathways.

The pathways within and across the Clevedon Showgrounds will be designed to cater to many ways of moving. The widest paths are the structure plan shared paths (catering to those on foot and bicycles) that run East-to-West across the site, and the Bridle path which runs around the site's Southern half. These are to be made of compacted aggregate to create an attractive and permeable walking, cycling and riding surface. The Bridle Path will be fringed by planting and a light touch fence to ensure safety of those who wander around the equine sports areas.

The walking loop which encircles the entirety of the site is constructed of concrete to ensure it remains both an accessible and low-cost intervention.

For those that are more adventurous still, there will be many areas where wandering across wide open fields with gumboots and dog leashes is allowed for and encouraged.

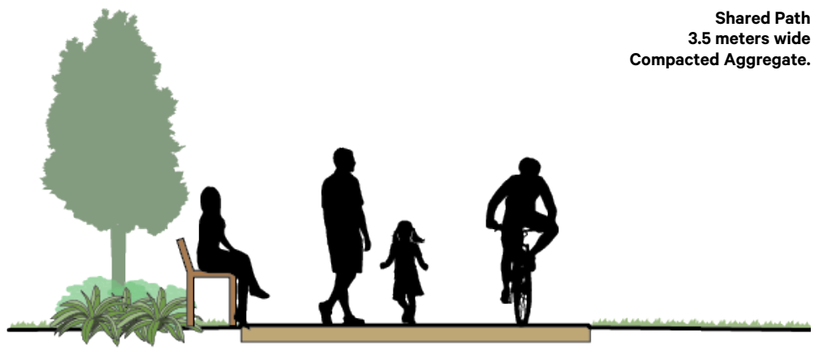
Further investigation of lighting, fencing and signage will enrich the walking, cycling and riding experience for all users.

Precedent Images.





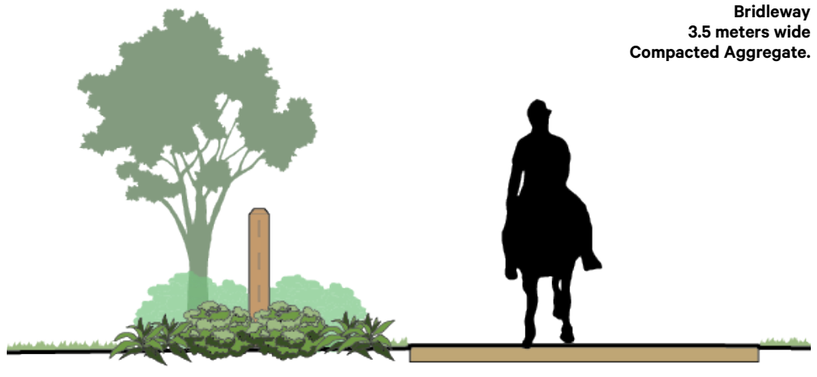
Pathway Cross Sections.



Shared Path
3.5 meters wide
Compacted Aggregate.



Pedestrian Walkway
2.5 meters wide
Concrete.



Bridleway
3.5 meters wide
Compacted Aggregate.

Showgrounds.
Environment.



Expand upon the restoration of the local stream ecosystem through targeted green interventions.

Why this is important.
Given the setting of the Clevedon Showgrounds; around a flood-prone central stream, which is in the early stages of a successful regeneration; designing for the protection of the environment will be crucial to the ongoing success of the Clevedon Showgrounds. Well executed environmental design can contribute to flood resilience, dampen prevailing winds, as well as enhance sense of place, creating a uniquely native- and therefore uniquely Clevedon landscape.

Key interventions.

1. Use enrichment amenity planting under the Remembrance Tōtara to emphasise this special stand of trees with a rich significance to the Clevedon community.
2. Use a similar mix of aesthetically considered planting at other entrances to create legible thresholds to the public.
3. Maintain as far as possible all existing trees whilst still achieving adequate provision of sports facilities and pathways.
4. Enrichment understorey planting under park trees to help wind breaks and native fauna habitat creation. Understorey Planting will be low to preserve sightlines throughout the park.
5. Successional enrichment planting through the stream corridor adding large slow-growing trees that will benefit from the established shelter crop. As well as planting additions to the stream corridor in flood prone areas.
6. Use rain gardens and swales in areas with drainage issues and alongside new pathways and roads.
7. Soften the impacts of the new structure plan roads and pathways by creating avenues of trees along them.

Other considerations / future opportunities.
The environmental strategy of the Showgrounds is designed to work in conjunction with its character and sense of place. Pride and interest in the natural environment of the Showgrounds will be fostered as part of a culturally and ecologically focused wayfinding and signage strategy, discussed further later in this report.
A community garden and composting facilities were suggested by some of the user groups during the engagement process. This could be explored if the wider community is also interested in the idea.
Drainage is a major issue in the Showgrounds, though some areas of raingardens and swales are suggested here, at more detailed design resolution, further investigation will be required to rigorously address all drainage issues within the Showgrounds.



A Detailed Look at...
Planting Typologies.

A rich, cohesive and considered planting strategy is a common denominator amongst all successful reserves, even those in rural areas. The Showgrounds' strategy is holistically considered and functional in its design intent- all additionally planted areas, are being re-vegetated with a purpose in mind.

The Showgrounds will be planted entirely with hardy native plants, belonging to the WF8 Kahikatea and Pukatea ecosystem which characterises Clevedon. Colourful and floral cultivars of plants from these species are to be used in the amenity and entrance mixes to enliven the offering. Large specimen trees are to be added throughout the Showgrounds where trees are stand alone or where a greater consideration aesthetics is needed, such as around entrances and within carparks. Stream enrichment planting will use smaller, revegetation planting grades. Opportunities for collaboration with local community groups on planting days will be explored to enhance the social and educational value of the Showground's stream to the Clevedon community.

Swales and raingardens will be used to address areas with existing drainage issues, as well as softening the impact of the introduction of new roads and pathways.

Precedent Images









Showgrounds.
Events and Activities.



Enhance facilities to support a diverse range of active and passive recreation all year round.

Why this is important.
The Showgrounds is Clevedon's largest public space for formal and informal recreation activities. At present, all user groups are growing and require upgrades to their facilities. With the arrival of more suburban, denser modes of living within Clevedon Village Centre, not only will there be additional people playing sport, going for walks, skateboarding, etc., but those people will typically be living more urbanised lifestyles which require high quality public spaces where they can enjoy their leisure time in the outdoors.

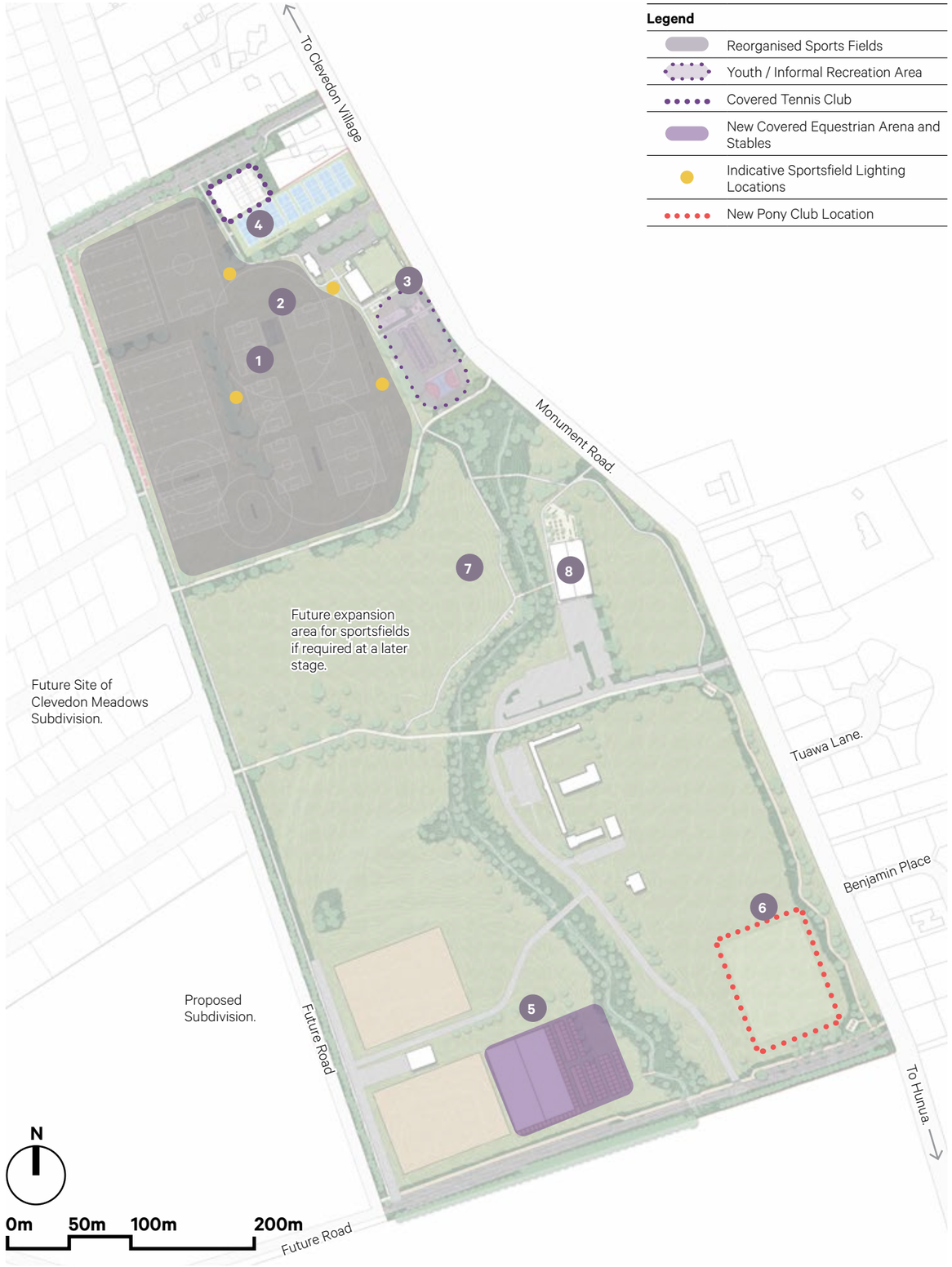
Key interventions.

1. Improve the efficiency of the Sports field Layout allowing the clubs to grow their number of fields above and beyond their requested growth levels.
2. Improve drainage and lighting in the areas which the sports groups have requested.
3. Improve informal recreation offerings to Clevedon's youth through the creation of a Youth Activity Hub with a large pump track, BBQ picnic area, basketball court and hangout spaces.
4. Expand the number of indoor and outdoor tennis fields, as well as creating an Indoor Tennis Club as was requested by the club, Clevedon's fastest growing.
5. Creation of a covered equestrian arena and additional stables to allow the club to meet their goal of having national grade equestrian facilities.
6. Shift Pony Club Facilities to concentrate all assets pertaining to equine sports in one area.
7. Ensure the central areas can be used for special events by any group by removing vehicular movement across it and providing additional entrance points.
8. New covered venue to accommodate the farmer's market and other public and private events

Other considerations / future opportunities.

The option to host large ticketed events (beyond the A&P shows) has been mentioned by the user groups. While being allowed for in principle through the design of flexible spaces, vehicle and pedestrian accesses and carparking provision, further testing needs to be done from an event management point of view to facilitate these type of events.

The opportunity for semi-permanent structures and fencing could be explored, providing they are not detrimental to the everyday use of the Showgrounds and don't hinder on the open and welcoming character of the park.

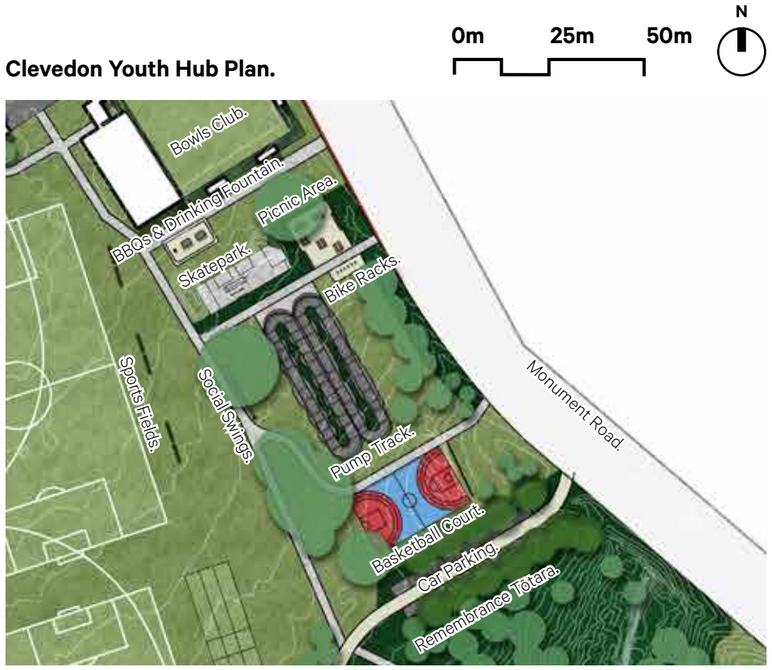


Legend

- Reorganised Sports Fields
- Youth / Informal Recreation Area
- Covered Tennis Club
- New Covered Equestrian Arena and Stables
- Indicative Sportsfield Lighting Locations
- New Pony Club Location

A Detailed Look at...
The Youth Hub.

Clevedon Youth Hub Plan.



The youth hub will cater to those forms of play which fall outside the remit of the traditional sports clubs that make up much of the Showgrounds. Offerings such as a pump track and basketball court with engaging super graphics will give Clevedon's youth outdoor recreation spaces, as well as the capacity to enjoy active lifestyles and healthy risk taking that sports like BMX and skateboarding can offer.

The added informal play options have been positioned with the existing skatepark on the Eastern side of the Showgrounds to foster a thriving network of informal activity types. This will be a space where young people can venture out together, enjoying multiple different activities in one place. The sheltered picnic area with barbecues will encourage active families to make a day of it. The hub is planned with a buffer space between it and the bowls club to allow both areas to thrive.

Special attention will be paid to tailor the design to suit those less likely to use other facilities within the Showgrounds, such as young girls and youth with physical and/or mental impairments or disabilities.

Precedent Images

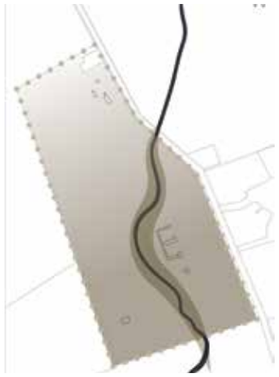








Showgrounds.
Character and Sense of Place.



Maintain and celebrate the rural identity of Clevedon Showgrounds.

Why this is important.
Given the persistent emphasis placed upon it during the workshop and reverse brief process, maintaining character and sense of place throughout has been a key consideration of the design. Celebrating what makes Clevedon a special place to live is important not only to current residents, but to those who chose to move there. Because of this, a consideration of how to maintain and articulate the Showgrounds distinctiveness as a rural reserve has permeated throughout every intervention.

Key interventions.

1. The adoption of a cohesive wayfinding and signage strategy. Elements can speak to the Showground's layout, but also Clevedon's social and environmental histories.
2. The development of equestrian facilities and safety barrier planting around horse riding areas ensures the uniquely rural activities of the pony club and equestrian remain a key feature of the Showgrounds into the future as the surrounding area becomes more suburban.
3. The architectural style and materiality of interventions is articulated in a style befitting of a rural reserve; the events building has the feeling of a big barn; seating elements are constructed of minimally finished timbers; planting is soft and natural in layout and species selection.
4. Special signage and planting at entrances to welcome and entice visitors.
5. Keep buildings to the edges as far as possible to maintain an open landscape and expansive views.

Other considerations / future opportunities.

As the edges of the park change with the construction of the new roads, the use of the Showgrounds will evolve. From being solely a destination-park today, it will become a key part of the walking, cycling and horse-riding networks of the Clevedon region. As well as presenting a tremendous opportunity for the park to be used by more people, it also brings its own challenges in preserving of 'rural' character. The concept plan proposes a light-touch approach that keeps formalised paths and structures to a minimum. Needs are likely to evolve over time around access, as are safety standards - particularly those pertaining to equine sports facilities. As such, an incremental approach to development will help to ensure the character of the Showgrounds evolves along with the community.

Ngāi Tai ki Tāmaki's willingness to be involved in wayfinding / mahi toi strategies, or any other design measures to covey Mana Whenua character and presence of the site will be explored in hui as part of the future development of this report.



A Detailed Look at...
Wayfinding and Signage.

The wayfinding and signage strategy is where the special character of Clevedon becomes not just a consideration influencing the design, but a richly communicated facet of the design response.

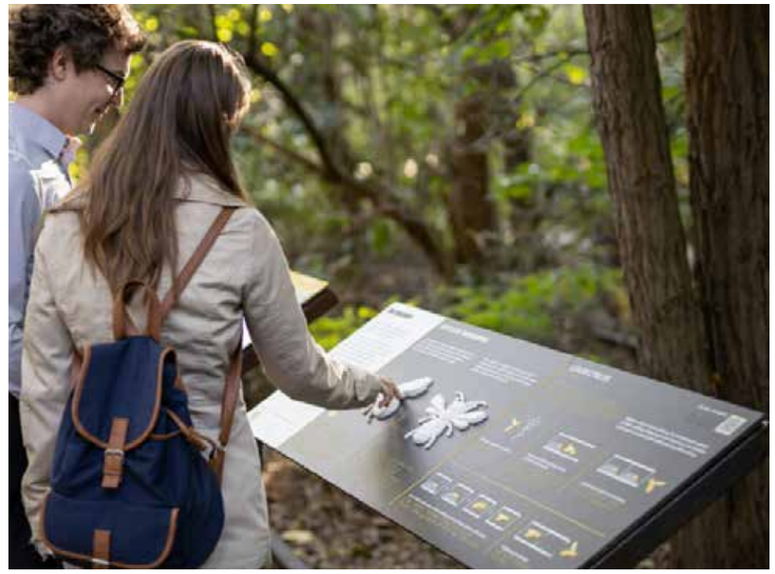
At key entrances and junction along pathways, signage will demonstrate the layout of the Showgrounds and allow users to navigate the park safely and effectively. Along the stream path the approach will articulate stories around the regeneration and ecological history of the stream path. There is an opportunity for Ngāi Tai ki Tāmaki to collaborate in the formulation and expression of these stories should they so wish.

In materiality, the wayfinding and signage will use natural timbers and weathering steel, creating a distinctly natural and light touch presence upon the landscape. Again, there are opportunities for Ngāi Tai ki Tāmaki to be involved in the form of these elements, as well as leading the artistic direction with which they are realised.

The recent development of the Clevedon Board identity (in partnership between Clevedon Community and Business Authority and Ngāi Tai ki Tāmaki) could be used as the basis for their work.

Precedent Images









Showgrounds.
People and Community.



Support the health and wellbeing of our community —young and old.

Why this is important.
Clevedon's population growth is likely to come in many forms. This growth in demographic diversity emboldens the need for the Showgrounds to cater to a broad spectrum of ages and physical abilities. For the Showgrounds to continue to be a thriving activity hub for all of Clevedon, residents- young and old- should be able to see the Showgrounds as a place they can gather, socialise and recreate. Especially for those that do not participate in any of the formal activities organised by the sports and equine sports clubs.

Key interventions.

1. Cater for hosting of large events within the showgrounds with a Showgrouds events building and an outdoor area. Capable of hosting the Farmers Market. Revenue from leasing out the venue should contribute to the ongoing maintenance and upgrades of the showgrounds.
2. Creation of a number of .Picnic Areas throughout the showgrounds.
3. A diverse range of seating options in the form of picnic tables at rest areas; bench seats along pathways and around the sportsfields; and swing seats positioned between the youth hub and the sports area.
4. The new pathways throughout the Showgrounds are designed to be accessible and well formed paths, enabling a diverse range of users.
5. The safety of user groups is ensured by using planted buffers in places to separate equestrian activity areas from other users, serving as visual guides increasing legibility. Further requirements for safety fencing will need to be determined at more detailed design stages.

Other considerations / future opportunities.

The Clevedon community feeling a sense of ownership over the Showgrounds will be pivotal in establishing it as a place for locals to gather and create ties with friends and neighbours. As this plan will be delivered over a number of years, ongoing involvement of the different community groups (including the sports and equestrian clubs as well as local community) to co-design the spaces and facilities will be a key step in this towards this.

The design of the Youth Hub presents a great opportunity to involve young people from the surrounding area to shape the space for their needs and aspirations.

As there is an extensive network of pathways, 'play on the way' initiatives could make the park more attractive to younger children, reinforcing it as a family destination for a informal recreation. Involving tāmariki in the codesign processes of renovating existing amenities and new developments around the Showgrounds could be an excellent way of bringing the wider Clevedon community together.



A Detailed Look at...
The Showgrounds Events Venue.

Showgrounds Events Venue Plan.



This design builds upon two of the Clevedon Showgrounds greatest strengths; the regenerating stream corridor and ability to host community attractions such as the Clevedon Farmer's Market and the A and P Show. The new space will have a strong orientation towards the stream, enhancing the scenic dimension of the venue and encouraging visitors to stay longer and enjoy all that the space has to offer. The materiality of the outdoor areas will be soft and permeable; compacted aggregate paving and natural timbers allowing the setting and the events themselves to be the star of any visit.

The venue will be simple in layout, using a large barn like structure to house events and protect against bad weather as well as allowing events such as the farmers market to grow.

The building and surrounding landscape will have the capacity to play host to organised or community-based events such as the Clevedon Marathon.

Whilst being designed to facilitate the future of the Clevedon Farmer's Market, it will be a malleable venue, able to host many different types of events that will be of benefit to the community.

Precedent Images







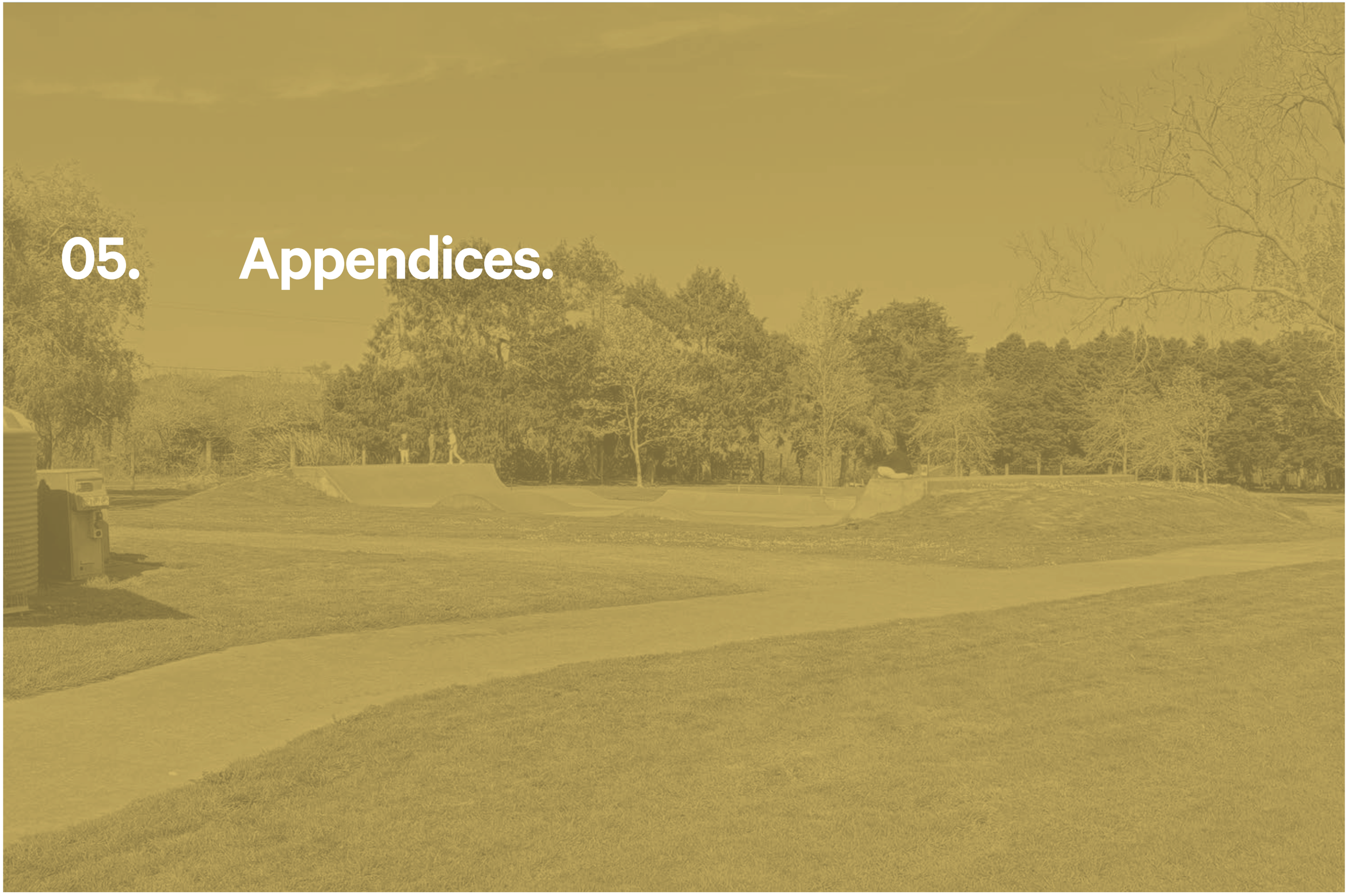


Showgrounds.
Concept plan.

Legend	
1	New Structure Plan Roads
2	Rationalised Sports Field Layout
3	Grass Wicket
4	200 Metre Running Track
5	Covered Tennis Club
6	BBQ and Water fountain Shelter
7	Pump Track
8	Basketball Court
9	Remembrance Tōtara
10	Structure Plan Pathways
11	Events Building
12	Events Building Parking
13	Retained A and P Show Stables
14	Flood-protected Stream Crossings
15	Bridle Path
16	Covered Equestrian Arena
17	Relocated Equestrian Stables
18	New Pony Club Location
19	Picnic Areas



Showgrounds.
Staging Approach.



05. Appendices.

Historic Photos.



1



2



3



4

1. Clevedon Post Office, ca 1980. Image from DigitalNZ.
2. Aerial of Clevedon, 1983. Image from National Library of NZ.
3. Main Street Clevedon, ca 1914. Image from Timespanner.
4. Old dairy, Clevedon, 1991. Image from Kura Heritage Collections Online.

Clevedon Village Centre.
Site analysis.



Public toilets
due for renewal.



Playgound
due for renewal.

Existing dwelling (Council owned property)



Vector building
and associated easement.



Chorus building.
and associated designation.



Community hall.
Multipurpose space,
kitchen, bathrooms,
meeting rooms.
Plunket: Wed 9am-3pm



Clevedon Library.
Wed/sat: 10am-12.30pm
Thurs: 1.30pm-4pm

Hunua Traverse information sign



Clevedon District Centre.
Former Post Office / Heritage listed building. Built in 1909
Capacity: 15-25. Available for hire - seating and kitchen facilities.

Legend

- Building
- Heritage building
- Playground
- Bench
- Picnic table
- Rubbish bin
- Water fountain
- Sign

Clevedon Village Centre.
Site analysis.



Tree grove.



Orange tree.



Existing China Berry Tree.



Playground tree to be retained (community landmark)



Notable tree—poplar.



District Centre frontyard.



Clevedon Village Centre Reserve lawn.



Notable tree—cypress.

Legend

- Lawn and low planting
- Trees
- Notable trees (AUP)

Clevedon Village Centre.
Site analysis.



Community hall central carpark.
20x public
2x reserved



Library Bus
Wed 1:30pm-3:45pm



Carparks shared with church?
6x public
2x accessible



District Centre front carpark.
5x public
1x accessible



Community hall porch.
Loading and unloading protected from the rain.



District Centre back carpark.
4x public
1x accessible

Legend

	Parking area and driveway
○	Public carpark
●	Accessible carpark
○	Reserved carpark

Total Parking: 39
Public: 35
Reserved: 2
Accessible: 4

Showgrounds.
Site analysis.



Toilets & Changing Facilities



Clevedon Tennis Club.
Founded in 1892. Club has and facilities recently upgraded. Approx 160 members



Clevedon Sports Club.
Football, cricket, bowling, rugby and fishing club Club rooms, covered deck + bar. Available for hire.



Legend

- Building
- Carparks
- Driveway



Clevedon Farmers Market—A&P Show.
Weekly sunday market: 9am - 1pm. Approx 20 stalls. Lawn and public seating.

Dressage
Shared covered arena. Club hosts number of shows and competitions. Facilities available daily for members and visitors by bookings.



Showgrounds.
Site analysis.



Rugby + Football Fields



Tennis Courts
5 courts with proposed extention funded.



Cricket Pitch
2x cricket wickets/fields + batting cage



Bowling Lawn



Clevedon Activity Park
Pump track, half basketball court, furniture, potential play equipment



Pony Club Lawn



Legend

- Rugby + Football Fields
- Tennis Courts
- Bowling Green
- Skate Plaza
- Proposed Tennis Courts
- Cricket Wicket
- Cricket Cage
- Stables
- Pony Club Lawn

Showgrounds.
Site analysis.



Shelterbelt Trees



Sportsfield Exotics



Tōtara grove





Drainage Issues Around Roadways



Revegetated Stream

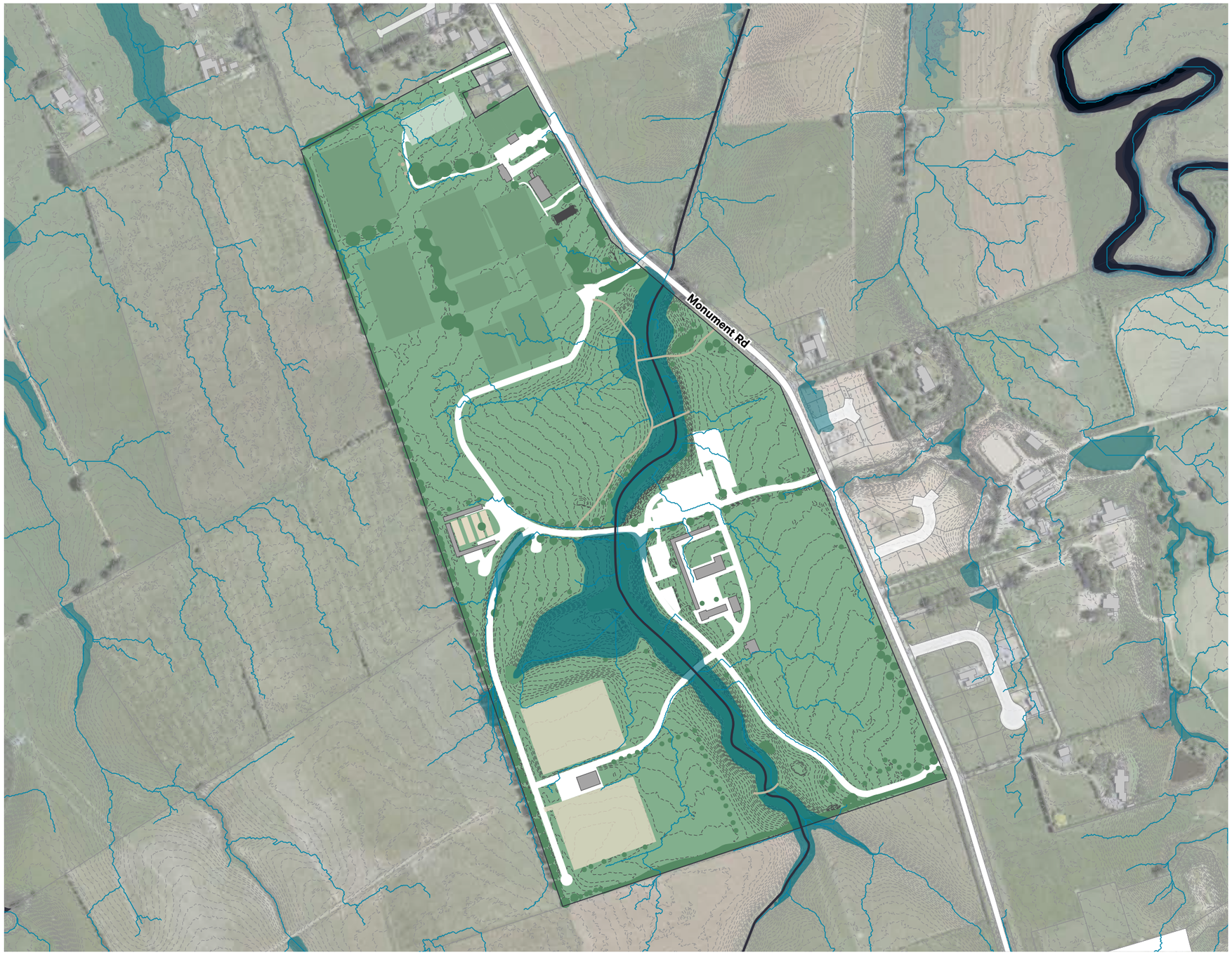
Legend

- Lawn and low planting
- Trees
- Existing fencing
- Walking tracks
- Stream
- Bridge
- Water Tanks

Showgrounds.
Environment.

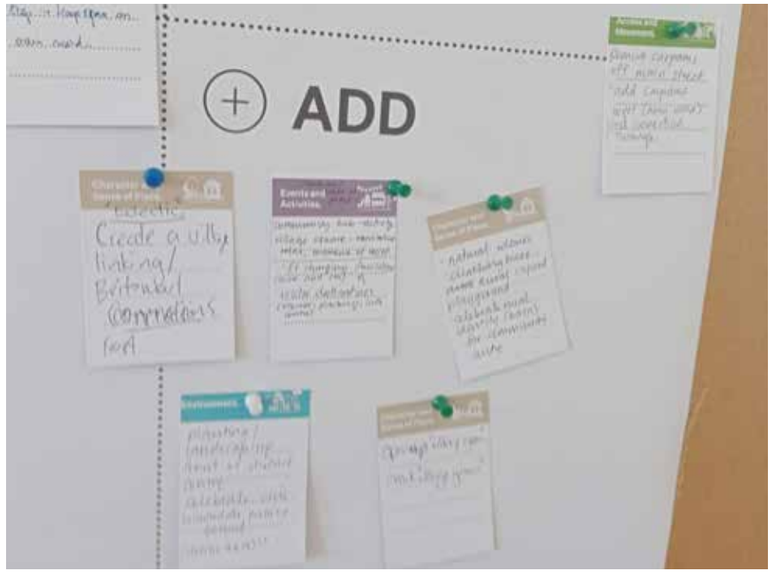
Legend

- 5yr Coastal Inundation (Council GIS)
- Flood Prone Area
- Overland Flow Path (Council GIS)
- Stream
- Proposed road (structure plan)
- Proposed bridleway (structure plan)
- Proposed walkway (structure plan)
- Site boundaries



Workshops.





August, October, November 2023.







Land.
People.
Culture.
Isthmus.

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