



Clevedon Conversations

Report on 'Great Outcomes'

1 December 2015

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Image: Horses in the mainstreet. Picture courtesy of Saffron Clark, taken from the Clevedon School Cookbook

Introduction and Reflections

Clevedon Conversations is part of the Design and Planning Subcommittee of the Clevedon Community and Business Association and is led by locals Jane Masters, a planner, and Nicki Henshaw, a landscape architect and community engagement consultant, the authors of this report. Jane and Nicki are both volunteers.

Clevedon Conversations is independent from Auckland Council and developers, however its objective is to work cooperatively with both of these groups.

During 2015, Clevedon Conversations undertook a range of consultation and engagement with the community around what 'great outcomes' in Clevedon would look like.

This report sets out the results of that consultation and engagement and includes the following;

- The objectives of Clevedon Conversations;
- The process undertaken around the conversations with the community about how Clevedon can deliver great outcomes;
- The results of the conversations/consultation;
- Recommendations.



Image: Community members attend a Clevedon Conversations Information Day presentation, October 2015

Our Reflections

The level of community participation and interest was excellent and potentially reflects a high level of interest in, and concern for, the growth and development of Clevedon.

- The responses we received were complex in their depth and breadth.
- The responses were not merely a wishlist for the major landowners, but represented a shared responsibility and delivery of these great outcomes would require the participation of numerous groups, including Auckland Council, Vector, Ministry of Education, Auckland Transport, Chorus.
- Importantly, delivery of these ideas for Great Outcomes would require the active participation of the community and landowners.

We would like to acknowledge the expertise and help of Stephanie Kayes, Caroline Bell, Sandy Callister, Ed Hall, Josephine Elworthy, Nicky White, Lindsay Hellaby, Imogen Maddock, Heather Jones, Monica Johns, Danielle Wright, and Bev Blampied.

1.0 Background

1.1 Why is Clevedon Growing?

Combined, the Franklin and Papakura districts are the fastest growing districts in New Zealand. With a current population of approximately 70,000, by 2040 the area is predicted to grow by another 128,000 residents.

In the early noughties, ad hoc development pressure inundated Clevedon with a range of projects submitted to, and rejected by, Council. The demands on infrastructure steadily grew with roads and parking inundated during peak periods and inadequate sewerage systems, which threatened the hygiene of local businesses and the health of residents.

Consensus was that if Clevedon was to grow, then it should be in a considered, designed and controlled manner.

In 2010, the then Manukau City Council undertook a Sustainable Development study, which generated close to 20 expert consultant reports. These reports can be viewed on the Auckland Council website.

The findings of this study shaped Plan Change 32, which was formally adopted into the Manukau District Plan in early 2015.

1.2 How is Clevedon growing?

There are four major landholdings at the periphery of the village, which together with additional smaller landholdings, are working towards residential and commercial development that will yield an estimated 1000 additional homes and an expanded business/commercial zone. This presents Clevedon with the opportunity to deliver a best-practice example of growth that retains and enhances Clevedon's rural heritage and community feel and delivers benefits for all.

**Clevedon will eventually grow to circa 4000 residents....
....what will we look like?**

Marton	4750	Waipukurau	3980
Cromwell	4390	Hokitika	3610
Warkworth	4330	Havelock North	*3090
Picton	4310	Raglan	3010
Temuka	4240	Arrowtown	2650
Paeroa	4200	Geraldine	2430
Westport	4110	Greytown	2330
Balclutha	4060	Oxford	2070

source:

Statistics NZ, Urban Areas of NZ, 2014 Estimates

* Havelock North data taken from 2013 census

1.3 The Great Outcomes project

Clevedon Conversations was established early in 2015 in response to Plan Change 32 becoming operative for Clevedon, in order to establish a conversation around how PC32 can be implemented to deliver best-practice outcomes and growth that benefits all.

The Clevedon community recognises that development has the potential to dramatically alter the community spirit, character and environment of Clevedon. It also 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.

The Great Outcomes project set out to inform and consult the community on Clevedon's future. The project communications are summarised below.

2.0 Clevedon Conversation Objectives

The objectives of Clevedon Conversations are:

1. To keep in the community informed about the implementation of Plan Change 32.
2. To empower the community to be involved in relevant aspects of the implementation of Plan Change 32 in a manner which will achieve best practice environmental and urban design outcomes.
3. To collaborate with the owners of major land holdings to implement excellence and great outcomes that retain the rural character, community spirit and cultural heritage of Clevedon.
4. To encourage Auckland Council to participate in and contribute towards planning and developing new amenities.

3.0 Clevedon Conversations Process

Clevedon Conversations' approach is collaborative and grass-roots. The community has been aware that change is coming, and while Plan Change 32 provides some direction on how that growth will happen, it does not facilitate or enable an integrated approach to its implementation.

Clevedon Conversations developed a process to identify what it is that the community wants the new Clevedon to look and feel like, and how it will operate. We invited the community to tell us what 'Great Outcomes' in Clevedon would look like, with a view to reporting on these outcomes and working with and encouraging the relevant parties to deliver those outcomes.

We set out below the two-phase process we have undertaken between July and December 2015, and the parties we have engaged with.

3.1 Phase One: How we collected ideas for 'Great Outcomes' from the community

We used the following methods to collect ideas for 'Great Outcomes' from the community.

3.1.1 Database

- Firstly, we invited people to subscribe to the Clevedon Conversations database. We used this database to send out updates from landowners, and information on our process. We also emailed people on our database and invited them to submit ideas for 'Great Outcomes'.
- Approximately 300 people subscribed to the database.

3.1.2 Drop-Ins at the District Centre

- Every Wednesday from 29 July 2015 to 26 August 2015, between 12 and 3pm we held a Drop-In at the Clevedon District Centre. During this time we were available to answer questions about the future development of Clevedon and accept ideas for 'Great Outcomes'. Approximately 50 people came along to these sessions.
- These Drop-Ins were advertised through articles in the Pohutukawa Coast Times, on our website, in the Roundup and on posters in shop windows throughout the village.

3.1.3 Open Day in the Main Street

- On 29 and 31 July, and 5 and 26 August, between 9.30am and 11.30am, we set up a stand at the Co-op or outside the Pharmacy in the Main Street. During this time, we were available to answer questions about the future development of Clevedon and accept ideas for "Great Outcomes". We spoke to approximately 30 people during these times.

- These Open Days were advertised through articles in the Pohutukawa Coast Times, our website, in the Roundup and on posters in shop windows throughout the village.

3.1.4 'Great Outcome's Boxes

- We provided notes pads, pens and boxes at the Co-op, With Relish, and the doctor's surgery to receive ideas for 'Great Outcomes'.

3.1.5 Pre Go-Live meetings

- Before we went live with the Drop-Ins and Open Days in the Main Street, we had three presentations at the District Centre to stakeholders, business owners and interested parties. These meetings were to inform parties of our process and the change that is coming to Clevedon. We invited them to think about what 'Great Outcomes' might look like to them, to talk to their friends, with a view to giving us their ideas and feedback when we went live in July.
- These presentations were attended by approximately 120 people.



Image: Clevedon Conversations meets with local community at a Pre Go-Live meeting, June 2015

3.1.6 Website

- We set up a Clevedon Conversations webpage on the Clevedon Community and Business Associations website www.clevedon.co.nz/clevedonconversations. The webpage went live mid-July, and has information about Clevedon

3.2 Phase Two: How we reported the ideas for ‘Great Outcomes’ back to the community.

As stated above, through July and August we received over 1300 ideas from the community about how growth can deliver Great Outcomes for the Clevedon community.

We categorised and summarised these ideas and presented them back to the community at an Information Day on Wednesday 21 October between 2 and 9pm. A copy of the summary is included in Appendix 1.

We advertised this Information Day through articles in the Pohutukawa Coast Times, on our website, in the Clevedon Roundup newsletter and through our database.

The Information Day was attended by 112 people.

At the Information Day, we gave everyone 10 green dots and asked them to put the dots beside the 10 ideas that were the highest priority for them. We also extended the invitation to do this via email to all people on our database.

The results of this process are set out in the Phase Two column of **Appendix 1**.



Image: Community members attend the Clevedon Conversations Information Day, October 2015

3.3 Other engagement

Between April and October we informed a wide range of parties about our process and invited them to tell us what 'Great Outcomes' might look like.

The method of engagement varied from email, one on one conversations to formal presentations.

These parties include with iwi, community members, landowners, developers, Auckland Council, Franklin Local Board, Councillor Bill Cashmore, local user and interest groups, local sports clubs, Clevedon School, youth groups, local business owners and tenants.

4.0 Results: Ideas for Great Outcomes

As outlined in the Process section above, the consultation was delivered in two phases: Idea Gathering and Prioritisation.

4.1 Phase One Results: Idea Gathering

The consultation during phase one was inclusive and qualitative. Every idea was deemed to have merit and no weighting was given to any one suggestion.

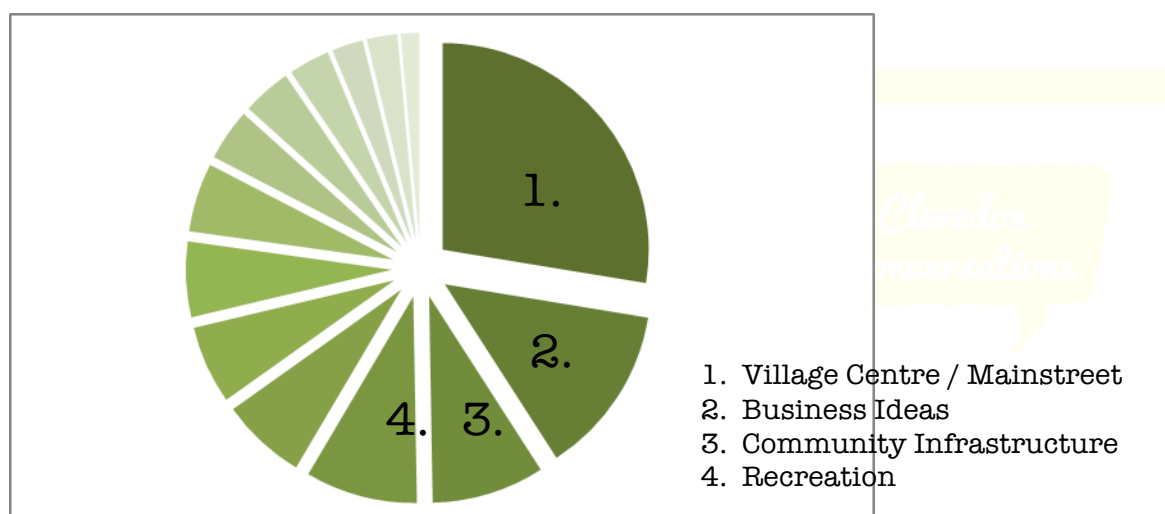
Upon the conclusion of the one-month consultation period we had received over 1300 suggestions, comprising 254 unique ideas.

We grouped these ideas into 14 categories, as listed below. The category titles reflect groupings of similar ideas, either geographically or by theme. Where suggestions were relevant to more than one category they were copied and entered into both groups to ensure accurate reflection of the intent of the suggestion.

In section 5.3 below we have included an overview of each category with a brief synopsis of the popular suggestions raised included within that category. For a complete list of ideas received, please refer to **Appendix 1**.

1. Village Centre / Mainstreet
2. Business Ideas
3. Community Infrastructure and Amenities
4. Recreation
5. Architecture
6. Parking, Public Transport & Roads
7. Greenspaces and Planting
8. Identity
9. Trails
10. Pedestrian Connectivity & Linkages
11. Glencairn site
12. Process / Delivery Mechanisms
13. Sustainability
14. Tourism

Top four categories/themes raised during the Idea Gathering phase



The four categories listed above represent 58.5% of the suggestions raised, with the 'Village Centre / Mainstreet' category alone encompassing 28% of all suggestions made.

4.2 Phase Two Results: Prioritising

As detailed in the overview of our process, the community were invited to identify which of the 254 unique ideas received during the Idea Gathering phase, had the highest priority.

Approximately 120 community members participated in this process, and the resulting 20 individual ideas were deemed to have the highest priority.

Note: The two columns on the right indicate the number of times the idea was raised during consultation, and the number of dots that idea received during our Drop In and via subsequent email correspondence.

Rank	Category	Idea for Great Outcome	No. of times idea raised	No. of priority dots given to idea
1	Mainstreet	Undergrounding of powerlines: General support for undergrounding of the power lines along the main street	18	74
2	Process / Delivery Mechanisms	Masterplan for Clevedon Community: Support for a masterplan as a mechanism to deliver the following - <i>Cohesive and integrated outcomes, placemaking, building community, maintain the rural character and village feel, address style and density of houses</i>	15	63
3	Mainstreet	Streetscape upgrade: Specific qualities of a streetscape upgrade - <i>Slow traffic, pedestrian friendly, wide footpaths, use of cobble stones and traffic calming devices, ability to close the Mainstreet for events</i>	25	60
4	Architecture	Village Centre / Business Area: Development of Mainstreet buildings should be done in a way that maintains the rural character and village feel of Clevedon	17	58
5	Business Ideas	Style and feel of Mainstreet businesses: No Fast food outlets	9	47
6	Mainstreet	Spaces to gather in the Village Centre: Create a town square or village green	14	46
7	Business Ideas	Specific suggestions for desired business ideas: Supermarket / Grocer business - Opposition to large supermarket in Clevedon	1	39
8=	Business Ideas	Style and feel of Mainstreet businesses: Support for quality/boutique retail to support village feel	9	38
8=	Clevedon's Identity	Defining our unique point of difference: Rural - Enhance our offering as a unique rural experience with lots of trees, green space, open space, animals and productive rural landuses	12	38
10=	Recreation	Existing Facilities: A&P Showground Multi Use Building - Provision of the building that can be used by a number of different groups and organizations	17	37
10=	Community Infrastructure & Amenities	Infrastructure & services for the aged: Housing and accommodation for the aged	18	37
12	Greenspaces & Planting	Specific ideas for Planting Type: Planting for birds / wildlife <i>e.g. Plant in a manner/of a type that supports local indigenous populations (green corridors)</i>	4	36

13	Trails	Support for provision of trails: General support (as required by Plan Change 32 and as outlined in the Clevedon Village Structure Plan)	16	31
14=	Architecture	Residential Architecture: Housing should have a cohesive and/or rural style	10	30
14=	Parking, Public Transport and Roads	Parking in the Mainstreet: General support for more, convenient, well-designed parking in the Mainstreet and general support for provision of good parking areas behind the Mainstreet to reduce through-traffic and enable a more pedestrianised Mainstreet	19	30
16=	Business Ideas	Style and feel of Mainstreet businesses: No \$2 shops	2	29
16=	Business Ideas	Style and feel of Mainstreet businesses: No large format retail e.g. big box retail, The Warehouse	2	29
16=	Business Ideas	Specific suggestions for desired business ideas: Services - ATM	16	29
16=	Recreation	Ideas for new/enhanced recreation activities and facilities: River access / recreation - <i>General support for improved access to allow for improved recreation uses e.g. Picnicing, diving board, complete the Paddling Club, Boats (canal boats punting, small leisure boats, commercial), whitebaiting & trout fishing, wharf as start/end point of walkway arts trail</i>	15	29
20=	Architecture	Residential Architecture: No architectural sameness/uniformity (not like Botany)	11	28
20=	Sustainability	Restoration and management of Wairoa River & its tributaries: Planting / fencing of river & stream margins for amenity, river health, improved ecology & bird corridors	10	28

4.3 Category Overviews

The following overviews provide a brief synopsis of popular themes raised during both Phase One and Phase Two of our consultation. A full list of all the unique ideas, and the support received during both phases, is included as Appendix 1. A full record of every idea raised has been collated and is available for viewing by request.

4.3.1 Village Centre / Mainstreet

498 suggestions received

More than a quarter of suggestions raised related to the geographic 'Village Centre' or 'Mainstreet'.

A large proportion of suggestions raised ideas for the size, style and type of businesses in our Mainstreet, which we have addressed in detail in the section below – 4.3.2 Business Ideas.

There was strong support for an upgrade to the streetscape environment in a manner that supports sociability, walkability and safety and enhances character, creating a traffic-calmed, pedestrian-friendly space with areas to gather informally and formally.

Specific ideas included; wide footpaths, use of cobblestones, one-way street / narrow carriageways / enable temporary road closures for events, enriched street planting, town square and village green.

Suggestions around street furniture, including lighting and signage are included here, with support that these elements are designed in a manner that supports a rural village or heritage character. Specific ideas included fairy lights, heritage themed street furniture and furniture that makes you slow down (e.g, swing seats), also bunting and banners across the streets.

There was strong support for the provision of appropriate and adequate car parking, and the use of laneways as connectors to this parking as well as adjacent roads.

The undergrounding of the powerlines that run down the Mainstreet was strongly supported in order to reduce visual clutter and allow street planting to have priority.

Some specific queries and suggestions raised appropriate land uses, questioning the location of and access to the petrol station and bait shops in a future Mainstreet environment. The future uses of other strategic sites, including Cunningham Homestead, and the Presbyterian Church was also raised.

4.3.2 Business Ideas

241 suggestions received.

This category includes suggestions received regarding the style and type of businesses within the Mainstreet and for commercial operations within the wider Structure Plan area.

The suggestions received represented a desire for an ongoing mix of service (e.g. pharmacy, ATM, medical facilities, light-industry), convenience stores (e.g. small grocer) and speciality shops (e.g. artisan bakery, coffee roastery, brewery, antique shops). Food and beverage related businesses were received particularly high supported (especially butcher, restaurants, cafes and bars).

There was support for Clevedon to continue to develop as a destination, with the provision of more tourist infrastructure including accommodation and destination retail (e.g. speciality/boutique shops), with recognition by many that the village should balance the needs of locals and visitors.

Destination/recreation/entertainment businesses were supported, including the provision of a cinema, businesses relating to outdoor activity (e.g. bike hire, kayaking, pony rides, farm-park), and heritage business ideas (e.g. historic river tours, horse drawn carriage tours). The river flats on the privately owned Glencairn property and its Cunningham Homestead were raised as being particularly well suited for these types of commercial ventures.

There was strong support for an intimate, boutique feel to the Mainstreet that could support local businesses and producers, with an avoidance of large-format 'big-box' architecture. There was strong opposition to fast-food chains and low-cost '\$2 shop' type retail.

The provision of a supermarket was something many people felt strongly about. Many indicated that a small grocer (e.g. Nosh, Four Square) would be desirable, and that a large supermarket would be strongly opposed.

Suggestions were also raised around the provision of a business hub space, a shared office space that provides hot desks, meeting facilities etc. The provision of a conference facility was also raised.

4.3.3 Community Infrastructure and Amenities

163 suggestions received

Hard infrastructure was a key theme during consultation. Strong support was stated for the undergrounding of the overhead powerlines on the Mainstreet. A number of submitters also raised the provision of better public toilets, improved broadband service, and provision of security cameras. Improved rubbish and recycling facilities and services was also raised by a number of submitters.

The future of use and demands upon existing community facilities was of concern to submitters, particularly the library and the hall, the function and location of which will need to be reviewed in light of the proposed alignment of the future 'Alternative Route' road through Clevedon, as proposed by Plan Change 32.

The provision of housing and services for the aged was a popular idea for Great Outcomes. There was strong support for a range of housing options for people during retirement and specific support for a retirement village.

The future of the school was raised by many submitters with concern for how it would accommodate the growth of Clevedon and whether a new site should be considered.

Numerous ideas for new community events were raised, as was continued support for existing events such as the A&P Show and the school's Ag Day. Ideas for new facilities were numerous with the largest number of submissions raised around the provision of facilities for the creative industry, e.g. arts centre, amphitheatre, market space.

Community input into street names was raised, with particular support for the participation of the Historic Society in this process. The community newsletter, the Clevedon Roundup, also received support through submissions as a means of sharing information within our growing community.

4.3.4 Recreation

157 suggestions received

This category addresses the suggestions received for new infrastructure and ideas for how existing recreation infrastructure should be improved.

There was strong support for the provision of river access to allow for activities such as picnicing, fishing etc. The Glencairn floodplains at the north-eastern extent of the village were identified as a particularly valuable location for river access and recreation. Specific questions were asked of the community as to how this land could be best utilised and addressed in full in section 4.3.1.1 Glencairn Site.

There was strong support for the provision of more parks and greenspaces as passive recreation spaces, with a strong sense from the community that open green spaces will help maintain the highly-valued rural feel.

Other popular suggestions for new facilities include; public swimming pool, outdoor amphitheatre and dog-friendly parks.

In terms of existing facilities, it was raised as important that the A&P Showgrounds plan for growth and increased demand with facility upgrades and the provision of access and parking that is sympathetic to the surrounding land uses.

There was strong support for the provision of a multi-use facility at the Showgrounds. Suggestions made for this building included a club house for cricket, soccer and rugby clubs, space for exercise classes, and gym facilities. It was also suggested that this space could be used for non-recreation purposes. Clevedon Tennis Club's proposed expansion and development was raised and supported. There was also support for improvement of the sports fields at the Showgrounds.

Suggestions were also raised around improving facilities at Camp Sladdin / Thorpe's Hill, including upgrading the walking track and the buildings. Suggestions also included new facilities such as the commercialisation of the buildings (e.g. café) and turning the site into a predator-proof bird-sanctuary.

4.3.5 Architecture

120 suggestions received

A large number of submissions were made specifically around the design of the built environment. The over-riding theme of this category was support for rural/village character and an avoidance of homogenous suburban development.

The development of strong rural, heritage and village character along our Mainstreet was seen as a particularly important Great Outcome, and cohesive architectural character was seen as an effective tool to support this outcome. Local examples raised as comparisons include Tirau, Pirongia, Matakana, Arrowtown, Britomart and Warkworth.

Submitters were eager to see variety of housing typologies that would provide for a range of ages and stages, in turn creating a diverse and vibrant community. There was very strong support that housing should have a cohesive and/or rural style, but that architectural sameness should be avoided (Botany was repeatedly raised as a negative example).

There was also strong support that colour and materials be used to support a unique local character.

The development and communication of the Clevedon Design Guidelines, the enforcement of design controls and the establishment of a Clevedon Design Panel were raised as tools to assist landowners in achieving a unique character.

4.3.6 Parking, Public Transport & Roads

112 suggestions received

The provision of public transport connections to key destinations (Papakura, Pine Harbour/Maraetai, Whitford/Howick, Botany, Manukau, Manurewa) was identified by many as a Great Outcome.

The provision of adequate car parking was also a very popular Great Outcome. In the village this was identified as being convenient and well-designed in the Mainstreet, with centralised designated parking areas behind the Mainstreet that would reduce vehicular through-traffic and enable a more pedestrian-friendly Mainstreet environment.

There was also support for the provision of carparks long enough to accommodate horse trucks and boat trailers, and areas of destination parking for recreational cyclists.

With regard to road design, submitters were eager to see greater emphasis and priority given to non-vehicular traffic with the slowing down of vehicles, the establishment of bike lanes, safe footpaths, and safe street crossings. Urban devices such as traffic light and kerbing and concrete were identified as being undesirable.

There was support for the establishment of the alternate route through Clevedon, as proposed by Plan Change 32. There was also support for

upgrading roads in and out of Clevedon, with the widening of Ryburn Bridge raised as being particularly important.

4.3.7 Greenspaces and Planting

106 suggestions received

Planting and the provision of greenspaces was a strong theme during consultation with support that strong planting would assist in developing character and to preserve our rural identity.

Generally, submitters wanted to see a large number of trees, with protection given to existing trees. A planned network of street-tree planting across the entire Structure Plan area was suggested.

The provision of a community garden or orchard was a popular suggestion, and seen as significant opportunity to feed our local community and support community socialisation.

In the village centre, submitters were eager that planting be a main feature. Specific suggestions included fruit trees and edible herbs and plants, and an opportunity to showcase our local horticulture.

Strongly supported was planting in a manner/of a type that supports local indigenous populations (green corridor) and bees. Native planting was supported and opportunities were identified for linking Thorpe's Hill and the Wairoa River. Exotic planting was supported for its provision of colour, flowers, fruit and the opportunity to tie Clevedon's rural character to the seasons (e.g. Daffodil and Harvest festivals).

As discussed in the Recreation Category (4.3.4), there was popular support for the provision of more open green spaces that provide for passive and active recreation.

4.3.8 Identity

97 suggestions received

A large number of submitters identified strengthening our identity as a potential Great Outcome.

This period of change is an opportunity for our community to define our unique points of difference, then build on these points of difference by developing and growing in a manner that supports and celebrates that identity (e.g. through architecture, streetscape, entry points, sculpture and art, signage, types of businesses, events, recreation, community and tourism facilities, welcome packs for new residents, arts/bridle/heritage trails, promotional material).

Eight potential 'Identity' themes were raised during consultation;

1. Rural: *Enhance our offering as a unique rural experience with lots of trees, green space, open space, animals and productive rural landuses*
2. Village: *The sociability, walkability and ambiance of village is our point of difference - enhance it*

3. Sense of community: *Foster our sense of community spirit & pride as we grow*
4. River: *Make the river integral to our village*
5. Equestrian: *Draw on our infamy as an equestrian/polo centre*
6. Gastro Centre / Paddock to plate: *Draw on our productive landuses and success of the Farmers' Market to develop our brand and identity and support businesses*
7. Local Arts: *Support local arts and artisans*
8. Heritage: *"Heritage should be in our DNA". Recognise, mark and celebrate heritage sites in Clevedon.*

Another popular suggestion relating to Identity was support for a postal address that is not tied to Papakura.

4.3.9 Trails

74 suggestions received

The provision of trails, as required by Plan Change 32, received support during our consultation process. Submitters were eager to see mixed use of these trails by walkers, bikes and (horse) riders and were supportive of trails opening up access to the river and extending beyond the indicative Structure Plan routes.

There was support for the trails connecting beyond the Structure Plan Area (e.g. to Otau Village), with links to the Te Araroa Walkway specifically mooted.

Suggested future uses of the trails included for school access, dog walking, for events and festivals (e.g. sculpture trail), as a fitness circuit (with fitness equipment).

4.3.10 Pedestrian Connectivity & Linkages

69 suggestions received

Pedestrian connectivity and linkages relates to a number of other categories, but is raised as a unique category because of the necessity that it be considered as a holistic and integrated overlay, rather than piecemeal by individual developers.

The category records the strong support for encouraging non-vehicular connectivity through trails and footpaths. It also identifies the key locations within Clevedon that should be linked:

- Village Centre,
- River & Clevedon Bridge Reserve
- A&P Showgrounds,
- School,
- Trails,

- Thorpe's Hill / Camp Sladdin

Submitters also identified destinations outside the Structure Plan Area to which non-vehicular connections would be desirable:

- McNicol Homestead
- Otau Village
- Future Paddling Club
- Polo Grounds
- Wairoa Gorge
- Duder's Park
- Papatoetoe Pony Club
- Waitawa
- Maraetai
- Ardmore
- Alfriston

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4.3.11 Glencairn site

62 suggestions received

During our Idea Gathering Phase the landowner of Glencairn and Cunningham Homestead specifically invited the community to provide suggestions for how the homestead and the floodplains could be best utilised.

The most popular suggestions for the floodplains was as a publically accessible open space as wetland environment, with planting and walkways. Popular alternatives were recreation uses and amenities were also supported, as was making the site available for use by the school.

Popular suggestions for Cunningham Homestead included integrating the homestead into a village green, and developing the site as a restaurant or pub.

A full list of ideas raised for the Glencairn site is recorded in Appendix O1.

4.3.12 Process / Delivery Mechanisms

44 suggestions received

Numerous suggestions were made around how the development and growth of Clevedon be delivered by the developers and Auckland Council.

The provision of an integrated and cohesive masterplan was a popular suggestion. A masterplan could act as a blueprint for Clevedon as it grows, intentionally building community, maintaining the rural character and village feel, addressing architectural style and typology. It would bring together a large proportion of the suggestions raised during consultation (e.g. rationalisation of community amenities, creation of new recreation facilities and amenities, comprehensive street planting plan, pedestrian connectivity). A masterplanning process would also address the suggestions raised around the provision of design guidelines, design controls and the creation of a design panel.

Ideas relating to density were recorded in this category, with support for limiting the number of 'houses per acre' to keep the countryside atmosphere

and support for cluster housing to preserve the rural integrity. Support was also recorded for the provision of a mix of section sizes (as required by Plan Change 32).

4.3.13 Sustainability

43 suggestions received

Strong support was recorded for the restoration and management of Wairoa River and its tributaries. Support was also strong for the support of bird and bee populations through planting.

Other popular suggestions included low impact design for stormwater management, continuing collection of rainwater after the reticulated water system is installed, and the application of CEPTED principles (Crime Prevention through Environmental Design).

4.3.14 Tourism

33 suggestions received

The provision of more accommodation for Tourists was supported, with specific suggestions for a motel, B&B, camping ground or campervan facilities. There was general support for developing Clevedon as a visitor destination and supporting tourists with additional facilities such as information stops.

5.0 Recommendations

The consultation results led us to the following four recommendations:

5.1 The development of a comprehensive masterplan for Clevedon Village

As stated in Plan Change 32 (Issue 17.18.2.2) Clevedon has special qualities that make it unique, and an attractive place to live. Uncoordinated and more intensive development runs the risk of eroding the character and historic cultural heritage of the existing village and its environs. The opportunity exists to recognise, manage and enhance the character and historic heritage of the existing village and its rural environs.

A masterplan is an integrated, coordinated, holistic document that would fill the gap between Plan Change 32's intent and its successful delivery. It would enable Clevedon to retain its rural vernacular, to be connected, to be integrated, to be sustainable, to thrive.

This idea received significant support during our prioritising process (second only to under-grounding the powerlines in our mainstreet), and has the support of the four major landowners.

We envisage a collaborative, partnering approach to a masterplan, one in which the major developers, the community and the Council can work together to deliver a holistic, integrated, sustainable, best-practice outcome.

A masterplan is delivered, in consultation with key stakeholders, by specialist consultants with expertise in planning, urban design, architecture, landscape architecture and transport planning. We have estimated that 75% of the 1300 suggestions for Great Outcomes, raised through our consultation, would be relevant for consideration as part of a masterplan.

A masterplan would address pedestrian connectivity, road layout and transport planning, recreation needs and community facilities, cohesive streetscapes, and architectural typologies.

Importantly, it would address the main street. Currently there are no plans to upgrade this space. The community have clearly expressed their desire to create a pedestrian friendly, traffic-calmed environment with strong rural village character. These improvements cannot take place without the appropriate design and planning of the proposed alternate route, which was initially conceptualised as a bypass road that would take heavy vehicles and through traffic away from the main street. These roads need to be considered and designed in parallel with the input of Transport Planners.

A masterplan is an opportunity to address the strategic sites within the Village Centre, such as the Presbyterian Church and cemetery and adjacent reserve, as well as Cunningham Homestead and the petrol station site. Additionally, a masterplan would provide an appropriate blueprint on which to record and plan for the desired river recreation reserve (refer Plan Change 32, Policy 17.18.4.9), a Village Green (refer Plan Change 32, Policy 17.18.4.3) and community amenities such as a multi-use facility at the A&P Showgrounds.

With the proposed removal of the Clevedon Community Hall, a rationalisation of community facilities will need to be considered holistically and in consultation with groups that are proposed the construction of new facilities for the community. This would ensure no gaps or overlaps in service provisions (e.g. youth facilities)

With regard to the community's expressed support for architecture that supports the local rural village character, a masterplan could include work around architectural typologies, and expand on the existing Clevedon Design Guidelines to include expanded advice around materials and application of local colours. In consultation with major landowners, this could be expanded to include design controls and a design panel.

The potential risk to Clevedon is a donut of new homogenous suburban development at our periphery that works to the detriment of our unique village atmosphere. This development has the potential to dramatically alter the community spirit, character and environment of Clevedon. It also has the potential to be a best-practice example of how good design, communication and community empowerment can create great communities with excellent environmental and urban design outcomes.

As part of the masterplan process we recommend the development of a series of guiding principles that articulate who we are as a community and what we value. These principles could be used by developing landowners to measure their developments against the aspirations of a community.

These principles should address ideas raised during our consultation about Clevedon's identity. A strong identity can be a source of pride and work in the same way as a brand in a commercial application, with the same opportunities to build brand equity.

5.2 Clevedon Community & Business Association: Custodians of non-masterplan related ideas

We have estimated that approximately 25% of the ideas for Great Outcomes could not be delivered through a masterplan process. Many of these ideas relate to ideas for events and activities that will foster our sense of community and pride as we grow and many of these ideas will need to be implemented by the community itself.

We recommend that the Clevedon Community and Business Association act as custodians of these community ideas and that the ideas are revisited occasionally with the intent of calling upon the community to deliver them at the relevant point in time. For example, the provision of Welcome Packs for new residents will be an appropriate project as new homes are completed in approximately 2018.

5.3 Communicate the Design Guidelines to all landowners

During consultation it became apparent that the existing Design Guidelines for Clevedon Village are not widely known or understood. These guidelines are an excellent start point for creating a rural village character through built form and streetscape and we recommend that these design guidelines are widely shared and communicated amongst landowners within the Structure Plan Area.

5.4 Continued delivery of Clevedon Conversations objectives

We recommend that Clevedon Conversations continue its work to deliver its four objectives, as follows:

1. To keep in the community informed about the implementation of Plan Change 32.
2. To empower the community to be involved in relevant aspects of the implementation of Plan Change 32 in a manner which will achieve best practice environmental and urban design outcomes.
3. To collaborate with the owners of major land holdings to implement excellence and great outcomes that retain the rural character, community spirit and cultural heritage of Clevedon.
4. To encourage Auckland Council to participate in and contribute towards planning and developing new amenities

*Clevedon
Conversations*

*Clevedon
Conversations*

**community
ideas for
Great Outcomes**

Report on 'Great Outcomes'

Appendix 1

Results from Great Outcomes Community Consultation, August 2015

Overview:

Phase 1: Number of suggestions received during Idea Gathering Phase

Phase 2: Number of times idea identified as a priority

Category	Phase 1	Phase 2
1 Village Centre / Mainstreet	498	722
2 Business Ideas	241	397
3 Community Infrastructure and Amenities	163	194
4 Recreation	157	203
5 Architecture	120	167
6 Parking, Public Transport & Roads	112	150
7 Greenspaces and Planting	106	152
8 Identity	97	152
9 Trails	74	105
10 Pedestrian Connectivity & Linkages	69	70
11 Glencairn site	62	50
12 Process / Delivery Mechanisms	44	126
13 Sustainability	43	75
14 Tourism	33	17
TOTAL	1819	2580

Note: any individual suggestion identified as a priority more than 20 times during Phase 2 has been highlighted in the Phase 2 column.

1. Village Centre / Mainstreet

498 Phase 1 suggestions

722 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase

Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
1.1 Mainstreet Businesses	241	397
Ideas around the size and style of the businesses and specific ideas for the types of businesses people would like to see in Clevedon Village <i>*Figure taken from Business Ideas Poster – please refer for full list of suggestions</i>	241	397
1.2 Streetscape Upgrade	76	105
1.2.1 General support for good urban design that enhances character	19	22
1.2.2 Specific qualities of a streetscape upgrade <i>e.g. Slow traffic, pedestrian friendly, wide footpaths, use of cobble stones and traffic calming devices, ability to close the Mainstreet for events</i>	25	60
1.2.3 Mainstreet pedestrian crossing	6	4
1.2.4 Strong street planting <i>Also included in Greenspaces & Planting Poster – please refer for full list of suggestions</i>	26	19
1.3 Spaces to Gather in the Village Centre	45	79
1.3.1 Provide areas to gather informally	13	0
1.3.2 Create a town square or village green	14	46
1.3.3 Construct a central feature <i>e.g. fountain, sculpture, clock, water park</i>	6	18
1.3.4 Activities in gathering spaces <i>e.g. Big tree at Christmas, public piano, giant chess, petanque, water fountain, play area, markets, events, music, snakes and ladders board etc</i>	12	15
1.4 Mainstreet Architecture	33	0
Suggestions relating to the design of buildings in the Mainstreet <i>*Also included in Architecture Poster – please refer for full list of suggestions</i>	33	58*
1.5 Street Furniture - General	21	19
1.5.1 General support for street furniture that reflects our heritage and rural environment <i>e.g. rubbish bins, lamp poles, bollards, bench seats, picnic tables, seating, tree trunk guards & root protectors, bus stops, horse hitching posts, animal drinking bowls</i>	15	15
1.5.2 Novelty street furniture that makes you slow down <i>e.g. swings and hammocks</i>	3	3
1.5.3 Banners & bunting across buildings across the street	3	1
1.6 Street Furniture - Lighting	20	29
1.6.1 Fairy lights	10	15
1.6.2 Minimal street lighting	4	1
1.6.3 Design: colour suggestions and support for heritage design	5	7
1.6.4 Up-light trees	1	6
1.7 Mainstreet Parking	19	6
1.7.1 Provision of appropriate and sufficient car parking <i>Also included in Parking, Roads & Transport Poster – please refer for full list of suggestions</i>	19	6
1.8 Undergrounding Power Lines	18	74
General support for undergrounding of the power lines along the main street	18	74
1.9 Laneways	10	6

	Use laneways as connectors to adjacent roads and parking and enhance laneways as destinations	10	6
1.1	Mainstreet Landuses	8	2
1.10.1	General queries and suggestions around how existing sites should be used as we grow, specifically: <ul style="list-style-type: none"> • Suggested relocation of petrol station and bait shop or consider alternative access • Future of strategic sites i.e. Petrol station, Presbyterian Church, Cunningham Homestead 	8	2
1.11	Street Furniture - Signage	7	5
1.11.1	Designed signage that's in-keeping with the character of the village <i>e.g. Consistent Mainstreet signage, information boards / central notice board</i> Also refer Community Infrastructure & Amenities Poster	7	5
TOTAL		498	722

2. Business Ideas

241 Phase 1 suggestions
397 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
2.1 Specific suggestions for desired business ideas	198	218
2.1.1 Food & Beverage	38	39
Restaurant	13	7
Bars (tapas bar / wine bar / garden bar)	10	27
Pizza restaurant	4	1
Pub	3	1
Café	3	1
Coffee Roastery	2	1
Other <i>e.g. General support for food businesses, pancake and waffle parlour, farmers' Market baps for sale 24/7</i>	3	1
2.1.2 Food retail	23	30
Butcher	10	24
Bakery (incl artisan baker)	9	5
Other <i>e.g. fishmonger, old fashioned sweet shop, ice creamery, cheese shop, fruit & vege store</i>	4	1
2.1.3 Supermarket / Grocer Business	18	47
Support for need for grocery businesses, e.g. Four Square	14	1
Opposition to supermarket business in Clevedon	3	7
Opposition to large supermarket in Clevedon	1	39
2.1.4 Services	23	33
ATM	16	29
No ATM	1	1
Bank	3	0
Taxi business	2	1
Post Office	1	2
2.1.5 Accommodation, incl motel, B&B, campground Also included in Tourism Poster	18	14

2.1.6	Small/boutique cinema	14	13
2.1.7	Recreation Businesses Also included in Glencairn Site Poster	12	5
	Bike Hire	7	4
	Ideas for other activities <i>e.g. outdoor activity hub for sole traders, BMX track, golf driving range, rocket ropes, agrodome / farm park / petting zoo, maze, mini golf and opposition to mini golf</i>	5	1
2.1.8	Medical & Health businesses	9	9
	General support for additional medical facilities <i>e.g. more doctors, after hours doctors, A&E facility, physio, maternity facilities</i>		
2.1.9	Business Hub / Business centre	4	3
2.1.10	Antique shop	3	1
2.1.11	Men's Shed / Upcycle repair shop	3	5
2.1.12	Light industry	3	7
	Support for light industry for local servicing <i>e.g. mechanic, lawnmower repair, panel beater</i>		
2.1.13	Venue/ conference facility	2	0
2.1.14	Late night shopping / night markets	2	1
2.1.15	Heritage business ideas	3	10
	Historic river tours, Horse drawn carriage tours		
2.1.16	Other specific business ideas (raised once or twice only) <i>e.g. outdoor arkets, bookshop with café, homekill factory, florist, herb centre, giftstore, hardware shop, brothel, linen store, homewares, dog food, vet, horse & polo products / saddlery, beauty salon, craft manufactures (e.g jeweler), Blunt umbrella headquarters, sustainability store selling worm farms and compost bins and bumble bees, arcade</i>	23	1
2.2 Style and feel of main street business		29	159
2.2.1	Support for quality / boutique retail to support village feel	9	38
2.2.2	Buy local	8	14
	Support local business & producers		
2.2.3	Keep fast food chains out of Clevedon <i>e.g. McDonalds/Starbucks</i>	7	47
2.2.4	No large format retail <i>e.g. big box retail, The Warehouse</i>	2	29
2.4.5	No \$2 shops	2	29
2.4.6	No car yards and boat yards	1	2
2.3 Support for a mix businesses in the Village Centre		10	14
2.3.1	Support for a wide range of businesses that service local's needs and also visitor destination shops	10	14
2.4 Size of Business Zone		4	6
2.4.1	Support for extending existing business zone	2	4
2.4.2	Constrain commercial activities	2	2
TOTAL		241	397

3. Community Infrastructure & Amenities

163 Phase 1 suggestions

194 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase

Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
3.1 Infrastructure	54	93
3.1.1 Underground Power lines	18	74
Support for removal of overhead power lines Also included in Village Centre / Mainstreet Poster		
3.1.2 Public toilets	15	10
General support for better public toilets		
3.1.3 Internet / web related	9	1
Support for fiber	3	0
Support for free Wi-Fi space	4	0
Village intranet/ Clevedon App	2	1
3.1.4 Rubbish and recycling	6	3
General support for adequate number and location of bins, good design, provision for separate recycling rubbish bins	4	3
Support for community recycling centre	1	0
Support for custodian street cleaner	1	0
3.1.5 Security Cameras	3	3
Support for provision of cameras		
3.1.6 Street names	3	2
Support for community input into street names, and specifically input from Historic Society Also refer Clevedon's Identity Poster		
3.2 Existing Community Facilities	26	30
3.2.1 Hall	14	8
Rationalise hall's use and facilities	7	2
Keep the hall	4	4
Remove hall	2	1
Upgrade the hall Also refer Recreation Poster	1	1
3.2.2 Library	3	10
Require appropriate facilities for growth of Clevedon		
3.2.3 Cemetery	3	2
Provision of sufficient cemetery space	2	0
Consider how to aesthetically manage the existing Presbyterian Church cemetery as part of mainstreet	1	2
3.2.4 District Centre	2	0
Make access free		
3.2.5 Church facilities	2	2
Retention of childcare and family centre services	1	
Capacity to accommodate growth	1	
3.2.6 Round Up community newsletter	2	8
General support for retention of the 'Round Up' / Turn the 'Round Up' into a noticeboard		
3.3 New Community Facilities	23	14
3.3.1 Creative industry	12	12

	<i>e.g. arts centre, writers retreat, art barn, live shows, theater, poetry readings, destination for creative courses, craft facility, music centre, art galleries, market space for people to sell goods</i> Also refer Clevedon's Identity Poster		
3.3.2	Youth infrastructure	4	0
	Provision of youth committee and youth centre		
3.3.3	Mother and parent facilities	2	2
	Provision of Plunket rooms & parenting rooms for breastfeeding & nappy changing		
3.3.4	Book recycling	1	0
3.3.5	Community 'timebank'	1	0
3.3.6	Community noticeboard	1	0
3.3.7	Emergency service	1	0
	Do we require an ambulance service?		
3.3.8	Learning Centre	1	0
3.4	Events	20	12
3.4.1	Ideas for new community events <i>e.g. Annual Street Party, Music on the green, Annual Village Fair, Picnic in the green, Annual Barn Dance, Daffodil Picnic, Christmas 'Light Up', Events based around celebrating the seasons, Christmas Market, Pumpkin growing competition, Night Markets, Community movie nights, Drive in movie theatre, Ride your horse to the village day</i>	15	10
3.4.2	General support for existing events and existing event spaces <i>e.g. A&P Show, Ag Day, Jazz festival etc</i>	5	2
3.5	Infrastructure & services for the aged	22	37
3.5.1	Housing and accommodation for the aged	18	37
	Support for a range of housing options for people during retirement	14	24
	Support for a retirement village	4	12
3.5.2	Specific support for care for the aged	2	0
3.5.3	Provide activities/services to support aged persons <i>e.g. meals on wheels</i>	2	0
3.6	Schools	14	7
3.6.1	Queries and concern about how Clevedon School will accommodate population growth	12	3
3.6.2	Support for provision of a Secondary School	4	4
3.7	Affordable Housing	4	1
3.7.1	Support for provision of affordable housing	4	1
TOTAL		163	194

4. Recreation

157 Phase 1 suggestions

203 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase

Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
4.1 Ideas for new/enhanced recreation activities and facilities	105	111
4.1.1 Creation of a Glencairn Floodplain Recreation Area	43	12
Utilise the area of floodplains to the north-east of the village centre as a recreation area Also refer Glencairn Site Poster		
4.1.2 Playgrounds and skateparks	16	8
General support for new and improved facilities for skate and playgrounds		
4.1.3 River access / recreation	15	27
General support for improved access to allow for improved recreation uses <i>e.g. Picnicing, diving board, complete the Paddling Club, Boats (canal boats punting, small leisure boats, commercial), whitebaiting & trout fishing, wharf as start/end point of walkway arts trail</i>		
4.1.4 Parks and Green spaces (passive recreation)	12	16
Maintain parks/open space and build more, design streets as green spaces, use green spaces to ensure we maintain rural feel, lots of grass, lots of planting, wildflower areas and green belts, balance out smaller houses with green spaces Also included in Greenspaces & Planting Poster		
4.1.5 Dog-friendly parks – provision of off leash areas and other amenities	4	19
4.1.6 Public swimming pool	3	21
4.1.7 BBQ facilities in parks	2	0
4.1.8 Outdoor amphitheatre	3	7
4.1.9 Ideas for desirable facilities <i>e.g. Green Arbour-styled shelter to act as shelter in the Monument Park, Treehouse, Basketball hoop / Basketball court (at scooter park), Fitness machines in the park, Kayaking, biking and tramping facilities, Public trampolines, Outdoor rockwall, Outdoor skating & ice skating rink, Maypole, Public spa, Moat</i>	12	1
4.2 Existing Facilities: A&P Showgrounds	43	74
4.2.1 Multi Use Building: Provision of the building that can be used by a number of different groups and organizations	17	37
Multisport facility: specifically catering for local sports groups, e.g. cricket, soccer, Wairoa Rangers, gym facilities, pony club, netball & basketball courts etc.....	12	
Multiuse facility: As above, but combined with other community uses such as the existing hall users (fitness groups, school fundraisers, Plunket, private hire).....	4	
Cheaper hire for providers of fitness classes	1	
4.2.2 Tennis Club	7	9
Grow club footprint – new courts, resurface existing courts, revamp club house, construct squash courts, establish a Youth Academy, mixed-use courts – netball / basketball	7	
4.2.3 Sports grounds	6	10
Improved sports fields, better line marking	5	
Provision of turf and athletics track	1	
4.2.4 Planning for growth	5	18

	Keep the Showgrounds	1	
	Retain pony club areas safe from being pushed out	1	
	Plan for membership increase with new population	1	
	Facility Upgrade	1	
	Upgrade A&P / Farmers Market facilities to include shade and shelter	1	
4.2.5	Showgrounds parking and access	4	0
	Parking and access that is sympathetic to land uses	4	
4.2.6	Showgrounds Open Day	2	0
	Host an open day to show case all the user groups	2	
	4.3 Existing Facilities: Camp Sladdin / Thorpe's Hill	9	18
4.3.1	Facility Upgrade	6	11
	Upgrade the track	4	0
	Improve buildings	2	0
4.3.2	New amenities	3	7
	Turn bush area into predator-proof bird-sanctuary	1	
	Turn buildings into café	1	
	Construct a gondola	1	
TOTAL		157	203

5. Architecture

120 Phase 1 suggestions
167 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea		Phase 1	Phase 2
5.1 Residential Architecture		55	76
5.1.1	Provide a variety of residential housing typologies for all ages and stages to create a diverse & vibrant community <i>Also refer Community Amenities and Infrastructure Poster</i>	15	13
5.1.2	Interface with the Street	11	4
	Consider the interface between the street & the front of the house	2	3
	Houses backing onto each other could share back yards	1	0
	Consider side and front yard, and building coverage requirements to ensure sufficient space around buildings (don't over-crowd the houses)	5	0
	No high fences	3	1
5.1.3	Housing should have a cohesive and/or rural style	10	30
5.1.4	No architectural sameness: Not like Botany	11	28
5.1.5	Support for providing a suite of Design Options	6	1
5.1.6	Orient to the sun	2	0
5.2 Village Centre / Business Area		33	75
5.2.1	Development of the main street buildings should be done in such a way that maintains the rural character and village feel of Clevedon	17	58
5.2.2	Look to local examples for inspiration <i>e.g. Tirau, Pirongia, Matakana, Britomart, Arrowtown & Warkworth</i>	5	14
5.2.3	Small lots and low-rise buildings are important	3	1
5.2.4	Create high-quality built environment	4	1

	Some existing buildings in the main street need up-grading, have each building professional designed		
52.5	Create a replica colonial village	2	1
5.3	General architecture ideas	32	16
5.3.1	Architectural colour	12	6
	Encourage the use of local colours	5	6
	Provide a colour palette for new buildings	7	
5.3.2	Material Palette	9	4
	Building materials should reflect our heritage – timber, corrugated iron, weatherboard & stone, control the way materials are used rather than the material itself, use quality materials, no brick and tile, thatched-Roof Buildings	9	4
5.3.3	Support for establishment of Design Guidelines & Controls to ensure quality Also refer Process / Delivery Mechanisms Poster	7	5
5.3.4	Support for establishment of Design Panel to ensure quality Also refer Process / Delivery Mechanisms Poster	4	1
TOTAL		120	167

6. Parking, Public Transport & Roads

112 Phase 1 suggestions

150 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase

Phase 2 column: Number of times idea identified as a priority

Idea		Phase 1	Phase 2
6.1	Parking	33	38
6.1.1	Parking (general)	14	8
	Support for the provision of parking for horse trucks, boats, buses & cyclists	7	8
	General support for more, convenient, well designed long and short term parking in Clevedon for the community and weekend visitors	5	0
	Support for the provision of parking for disabled & parents/caregivers with small children	1	0
	Provide parking for bikes	1	0
6.1.2	Parking in the Mainstreet	19	30
	General support for more, convenient, well-designed parking in the mainstreet (business area)	11	9
	General support for providing good parking areas behind the mainstreet to reduce traffic through and enable a more pedestrianised mainstreet	8	21
6.2	Public Transport	29	18
6.2.1	General support for public transport (bus) to listed destinations	26	18
	Papakura, Pine Harbour/ Maraetai, Whitford/Howick, Botany, Manukau, Manurewa		
6.2.2	Other public transport	3	0
	Wairoa River ferry, Monorail to Waiheke, Tram		
6.3	General Road Design	23	57
6.3.1	General support for slowing the traffic down through design or control	8	12

6.3.2	Support for well-designed school pick up/drop off and school bus stops	3	2
6.3.3	Bike lanes / safe footpaths and street crossings	2	24
6.3.4	No traffic lights	2	11
6.3.5	Better pedestrian zones / shared zones	1	1
6.3.6	Priority for pedestrians and cyclists	1	6
6.3.7	Avoid excessive kerbing and concrete	1	1
6.3.8	Wide streets	1	0
6.3.9	Specific road safety concerns	4	0
6.4	Alternate Route through Clevedon / Bypass the Main Street	17	13
6.4.1	General support for an alternate route through Clevedon	17	13
6.5	Road upgrades in /out of Clevedon	10	24
6.5.1	General support for upgrading the main roads in/out of Clevedon	5	5
6.5.2	Support for widening Ryburn Bridge	5	19
TOTAL		112	150

7. Greenspaces & Planting

106 Phase 1 suggestions

152 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
7.1 Planting: Specific ideas for Village Centre / Business Zone planting	26	22
7.1.1 Ideas for planting in the Mainstreet <i>e.g. Make planting a main feature of our Village Centre, showcase local horticulture, include edible herbs and plants, flowering trees, reconsider magnolias, plant trees between parking bays, use architectural tree guards.</i>	12	14
7.1.2 Fruit trees Fruit trees in main street / village square Also included below – ‘Community garden/orchard’	8	3
7.1.3 Hanging Baskets Support to review existing hanging baskets and potentially replace with real flowers	5	2
7.1.4 Car parking Areas Landscape car parking areas with bays and trees. Use gobi blocks (or similar) instead of tarmac.	1	3
7.2 Specific ideas for planting type	25	68
7.2.1 General support for mixed planting <i>e.g. Use mix of deciduous/fruit/native to support rural feel, no palms, use heritage-type plants</i>	5	6
7.2.2 Seasonal Planting <i>e.g. Use seasonal planting to enhance rural character, celebrate seasons, daffodil field concept</i> Also refer Community Amenities & Identity Posters	6	3
7.2.3 Native Planting	4	4
7.2.4 Hemp planting	4	1

	Plant hemp to clean the soil, provide a fuel source & because it reduces CO2		
7.2.5	Planting for birds/wildlife	4	36
	Plant in a manner/of a type that supports local indigenous populations (green corridors)	4	36
7.2.6	Planting for bees	4	18
	Declare Clevedon a Pollinator Friendly Zone – bee-friendly planting, plant bee-friendly wildflower corridors Also refer Sustainability Poster	4	18
7.3 Planting: General Support for Trees		22	15
7.3.1	Support for provision of a large quantity of trees <i>e.g. plant more trees, double the number trees, use trees to screen houses, UK villages, tree-lined streets and avenues</i>	17	10
7.3.2	Planned network of planting	4	1
	Plant the right tree in the right place, use local horticulture experts to specify the right tree (potential sponsorship opportunities), develop a long-term planting plan		
7.3.3	Preserve existing trees	2	4
7.4 Community garden/orchard		21	29
7.4.1	Community-run garden growing fruit and vegetables <i>e.g. Locate at District Centre / Cunningham homestead, call it the “Cunningham Garden” or “Dorothy Street Garden” 1-2 acres in size, socializing opportunity to build community spirit, refer to Incredible Edibles Communities (Geraldine).</i>	13	27
7.4.2	Integrated Fruit Tree planting in the Mainstreet / Village Centre Also refer Village Centre / Mainstreet Poster	8	2
7.5 Support for more passive recreation green spaces		12	18
7.5.1	Maintain parks/open space and build more, design streets as green spaces, use green spaces to ensure we maintain rural feel, lots of grass, lots of planting, wildflower areas and green belts, balance out smaller houses with green spaces Also refer Recreation Poster	12	18
TOTAL		106	152

8. Identity

97 Phase 1 suggestions

152 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea		Phase 1	Phase 2
8.1 Defining our unique Point of Difference		41	93
	(Please note that these suggestions only include those ideas that specifically referenced ‘Identity / Point of difference’ etc. <u>Many</u> other suggestions were made that supports the following seven items as having significant value to us as locals.)		
8.1.1	Rural: Enhance our offering as a unique rural experience with lots of trees, green space, open space, animals and productive rural landuses	12	38
8.1.2	Heritage: “Heritage should be in our DNA”	7	3

8.1.3	Sense of community: Foster our sense of community spirit & pride as we grow <i>e.g. welcome pack to new residents (potentially including a copy of the 'Clevedon History book'), village motto, village song, community gardens, community working bees</i> Also refer Greenspaces and Planting Poster	7	7
8.1.4	Equestrian: Draw on our infamy as an equestrian centre	5	5
8.1.5	Village: The village is our point of difference - enhance it	4	27
8.1.6	Gastro Centre / Paddock to plate: Draw on our productive landuses and success of the Farmers' Market to develop our brand and identity and support businesses <i>e.g. gastro trail</i>	5	6
8.1.7	River: Make the river integral to our village	1	7
8.2 Local Arts		28	19
8.2.1	Develop creative industry <i>e.g. arts centre, writers retreat, art barn, live shows, theater, poetry readings, destination for creative courses, craft facility, music centre, art galleries</i> Also refer Community Infrastructure and Amenities	12	13
8.2.2	Support for public art and sculpture	11	5
8.2.3	Support for art in the streetscape <i>e.g. pavement artwork and on round-a-bouts</i>	5	1
8.3 Entry points to Clevedon Village		9	9
8.3.1	Entry Signage	5	1
8.3.2	Support for well-designed/themed 'Welcome' & 'What's On' sign, iconic feature <i>e.g. L&P bottle</i>		
8.3.3	Support for unique gateway entry features <i>e.g. Fitzgerald Glade, flowering colourful trees</i>	4	8
8.4 Heritage		7	6
8.4.1	Heritage events and business ideas <i>e.g. Heritage walk, Historic river tours, Horse drawn carriage tours</i> Also refer Business Ideas	3	10
8.4.2	Recognise and mark heritage sites in Clevedon	3	5
8.4.3	Give a copy of the Clevedon History book to all new residents	1	1
8.5 Need for an Identity		3	4
8.5.1	Clevedon needs a strong, clear, unique identity	3	4
	Foster local pride through a strong identity (including a brand & logo)		
8.6 Street Names		3	2
8.6.1	Community input into the names and use of local/historical names for streets Also refer Community Infrastructure & Amenities	3	4
8.7 Unique Clevedon Address		1	17
8.7.1	Support for a Clevedon address that is not tied to Papakura	1	17
8.8 Other		5	2
8.8.1	Exclusivity is a positive attribute	1	0
8.8.2	Retain character & upgrade facilities	1	1
8.8.3	French village style, European rural	1	0
8.8.4	Retain our look and feel by growing our existing heart	1	0
8.8.5	Amplify what we have in an economic, eco-friendly way where everyone wins	1	1
TOTAL		97	152

9. Trails

74 Phase 1 suggestions
105 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
9.1 Support for provision of trails	34	62
9.1.1 General support	16	31
9.1.2 Support for provision of trails for a specific user group	13	15
Bike trails	7	7
Walking Trails	5	2
Bridle Trails	1	6
9.1.3 Support for trails beside the river	5	16
9.2 Trail design	23	14
9.2.1 Extension of trails beyond the Structure Plan Area <i>Also refer Pedestrian Connectivity & Linkages Poster</i>	17	4
9.2.2 Shared use of trails	3	10
9.2.3 Provision and design of trail termination points	1	0
9.2.4 Other general design ideas	2	0
9.3 Trail use & amenities	17	29
9.3.1 Using trails for getting kids to school	5	6
9.3.2 Trail furniture	3	4
Drink fountains, bike racks, seats, shelter, firepit		
Dog walking & play areas	3	12
Ideas for events on trails <i>e.g. sculpture trail event, jazz festival</i>	2	3
Integrating art & sculpture into trails	2	4
Fitness trails and equipment	2	0
TOTAL	74	105

10. Pedestrian Connectivity & Linkages

69 Phase 1 suggestions
70 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
10.1 Design of linkages	26	22
General support for encouraging walking through the provision of footpaths...	6	13
Ensure safety	5	0
Consider integrated wheelchair & pushchair access	5	1
Provision of safe school access	4	4
Design in a rural feel	4	2
Bridge Underpass on Clevedon-Kawakawa Bay Rd	2	2
10.2 Connections to places outside of the Structure Plan Area via Trails	17	23
10.2.1 Extend Trails to link facilities adjacent the Structure Plan Area	8	13

	General support for creating links from outside the Structure Plan Area	1	7
	McNicol Homestead	2	
	Otau Village (McNicol Road)	2	6
	Future Paddling Club	1	
	Clevedon Bridge Reserve	1	
	Polo Grounds	1	
10.2.2	Extend Trails to link local parks and destinations	6	4
	Wairoa Gorge		
	Maraetai		
	Alfriston		
	Ardmore		
	Duders Park		
	Waitawa		
	Papatoetoe Pony Club		
10.2.3	Connect into Te Araroa Walkway	3	6
10.3	Provision of pedestrian crossings	16	6
	General Support for provision of pedestrian crossings Also refer Village Centre / Mainstreet Poster	13	7
	Location specific support for pedestrian crossings	3	0
	Tennis courts/ Showgrounds, Monument Park		
10.4	Destinations within Clevedon Structure Plan Area that need to be linked	10	19
	Link key destinations	10	19
	Village Centre		
	Showgrounds		
	School		
	River		
	Trails		
	Camp Sladdin (Thorpes Hill)		
	Mark Williams Place – Camp Sladdin		
TOTAL		69	70

11. Glencairn

62 Phase 1 suggestions

50 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
11.1 Glencairn Floodplains	50	33
11.1.1 Specific ideas for activities & uses	45	
i. Commercial activities <i>Summer kiosk for bike/kayak/pony hire, Public sheep shearing, Farm park / petting zoo (e.g. Agrodome), Campervan/camping ground, Mini Golf / Pitch & Putt / Golf driving range, Maze, Rocket ropes / outdoor climbing centre, Turf farm</i> Also included in Business Ideas Poster		0
ii. Rural activities - Enhance Clevedon's rural feel / way of life <i>Duck shooting on river, Village polo field, Paddock for ponies of kids who ride to school, Buffalo grazing</i>		2

iii.	Wetland & walkway <i>Ponds, Native planting, Trees, Boardwalks, Walking tracks/trail</i>		19
iv.	For use by school <i>Sports fields, Cross-country track, Fenced paddock for the ponies of kids who ride to school, Ag Day</i>		5
v.	Mixed recreation / recreation amenities <i>Better access to the river for recreation, Fishing area, Provision of landing area for kayaks, Fitness circuit, Playground for young and old, Open green space for passive recreation, Picnic & BBQ areas, Shelter, Entry point to trail network, Secure car parking for cyclists / horse trucks, Cricket Oval, BMX track</i>		6
vi.	Events <i>Amphitheatre for events, Outdoor movies, Summer festivals / community festivities</i>		1
11.1.2	General design ideas	3	0
	Consider flood warnings/signs	1	0
	Select use based on what is appropriate for floodplain	1	0
	Consider view from road	1	0
11.1.3	General support for public access to the Floodplains area	2	1
11.2 Cunningham Homestead		12	17
11.2.1	Business ideas <i>Also refer Business Ideas Poster</i>	7	7
i.	Creative Arts <i>Writer's Retreat</i>	1	1
ii.	Tourism / Accommodation / Venue <i>B&B / Boutique hotel, Event / conference / wedding venue, Visitor & Information Centre</i>	3	1
iii.	Food / Wine <i>Restaurant, Café, Pub, Wine bar</i>	2	4
	Movie theatre	1	1
11.2.2	Outdoor spaces <i>Also refer Village Centre / Mainstreet Poster</i>	4	10
i.	Transform Cunningham Homestead's outdoor space as a Village Green	4	10
11.2.3	Community uses <i>Also refer Community Infrastructure & Amenities Poster</i>	1	0
i.	Community Learning Centre	1	0
TOTAL		62	50

11. Process & Delivery Mechanisms

44 Phase 1 suggestions

126 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
12.1 Masterplan for Clevedon Community	15	63
12.1.1 Support for a masterplan as a mechanism to deliver the following Cohesive and integrated outcomes, placemaking, building community, maintain the rural character and village feel, address style and density of houses	15	63

12.2 Design Guidelines/Covenants or Design Panel	11	5
Also included in Architecture Poster		
12.2.1 Use Design Guideline/Covenants to encourage/require quality	7	3
12.2.2 Establish a Design Panel to control architectural quality	4	2
12.3 Density	3	48
12.3.1 Provide a mix of section sizes	1	7
12.3.2 Limit the number of dwellings per acre to keep the countryside atmosphere	1	25
12.3.3 Cluster housing in the rural zone to reserve the rural integrity	1	5
12.3.4 Shared back yards	0	1
12.4 Funding suggestions	3	2
Access facilities on "pay as you go" basis	1	0
Make regular funds available for the school pool	1	0
Obtain central govt. funding associated with the Te Araroa walkway & NZTA funding associated with improved road safety around the school	1	2
12 Empowered Community / Community Engagement	2	2
Community control of community assets. Clevedon should be a flagship project for an Enabling Council for an Empowered Community	1	2
Clevedon's biggest challenge will be getting the community to listen and act on what the community wants	1	0
12.6 Anti Change	2	0
Leave things as they are	2	0
12.7 Rural / urban conflict	1	0
Need Council reps who will manage council/farmer/rural interface 24 hrs/day	1	0
12.8 Community Trust	1	2
Look at Blueskin Resilient Community Trust (Otago) as a case study for ethical, sustainable and resilient communities	1	2
12.9 Outside Scope of Clevedon Conversations	6	4
Town water supply for Kawakawa Bay	1	0
Robbie Singh for mayor	1	2
Lower rates	1	0
Mini marina at Wairoa River mouth	1	0
Greenies leave the waterways & land alone so farmers can do their job	1	2
Pipe water from Manukau treatment plant back to Wairoa to make it navigable for the new residents and others	1	0
TOTAL	44	126

13. Sustainability

43 Phase 1 suggestions
75 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea	Phase 1	Phase 2
13.1 Restoration and management of Wairoa River & its tributaries	14	31
13.1.1 Planting / fencing of river/ stream margins for amenity, river health, improved ecology and bird corridors	10	28

13.1.2	Establish a community nursery for Wairoa river regeneration	2	1
13.1.3	Deliver on Wairoa Landcare's Bridge to Bridge Report objectives	1	1
13.1.4	Clean the river and have a wharf	1	1
13.2	Support bee and bird populations	8	17
13.2.1	Support bee and bird populations through planting, ban toxic sprays from our Village Centre <i>Also included in Greenspaces & Planting Poster</i>	8	17
13.3	Energy Efficiency	6	2
	Support for solar power/photovoltaics	5	1
	Use LED lighting	1	1
13.4	Stormwater	4	4
	Use best practice Low Impact Design solutions for stormwater management	4	4
13.5	Water Quality	4	12
	Replace the wastewater systems to improve our water quality	2	0
	Manage the adverse effects of earthworks	1	0
	Continue to collect rainwater for gardens, car washing, toilets and laundry after reticulated system installed	1	12
13.6	Built Form	1	5
	Design to prevent crime	1	5
	Use Crime Prevention Through Environmental Design (CPTED) Principles		
13.7	Other	6	4
	Healthy population, hemp housing, hemp planting sustainability, cut down privet, use our natural resources better, ponds, don't build on the flood plains, eco-friendly growth	6	4
TOTAL		43	75

14. Tourism

33 Phase 1 suggestions
17 Phase 2 priority votes

n.b. Phase 1 column: Number of times idea received during Idea Gathering Phase
Phase 2 column: Number of times idea identified as a priority

Idea		Phase 1	Phase 2
14.1	Provision of more visitor accommodation <i>Also included in Business Ideas Poster</i>	22	14
14.1.1	General support, e.g. Motel, B&B	13	7
14.1.2	Campervan facilities	5	0
14.1.3	Camping ground	4	4
14.2	Clevedon as a visitor destination	8	3
14.2.1	General support for Clevedon as a visitor destination <i>Also refer Clevedon's Identity Poster</i>	7	3
14.2.2	Opposition (i.e. Clevedon for locals)	1	0
14.3	Provision of tourist facilities	3	0
14.3.1	Information Stop / iSite	3	0
TOTAL		33	17