



CLEVEDON VILLAGE

APPENDIX 2

DESIGN GUIDELINES



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Introduction and Purpose

These Guidelines are intended to serve both as a guide to designing new development within Clevedon Village and to encourage the adoption of additional urban design principles and approaches which will further enhance the amenity and character of Clevedon Village. The Guidelines will protect and reinforce the character of Clevedon Village, inform designers and developers about the physical qualities that the community in Clevedon Village values; whilst allowing and encouraging freedom in meeting these goals.

The overall goal is to ensure that new development can “fit” with both its local setting and with the overall character of Clevedon Village.

The Guidelines encompass two key aspects of development in Clevedon Village:

1. The guidelines demonstrate how the development and performance standards for the relevant zone within Clevedon Village translate to building design and siting; and
2. Provide guidance on other design elements and approaches to building design that can further enhance the character of the Clevedon Village.

It is expected that applications for resource consent that trigger an assessment against the Clevedon Village Design Guidelines will demonstrate the adoption and incorporation of both aspects. Those proposals that clearly demonstrate such consideration will generally be favoured over those that do not.

The Guidelines apply to all development proposals in all zones within the Clevedon Village. However, if the proposal is a permitted activity, and therefore technically does not require a formal assessment against these guidelines, it is encouraged that these guidelines still be used at the design stages to ensure that all development within Clevedon Village incorporates similar design protocols.

1. Design Principles

Principles for guiding Clevedon's growth were established through the Clevedon Village: Sustainable Development Plan preparation. A summary of the principles is set out below:

- Adopt an integrated approach to sustainable development and regenerative design;
- Take a conservative approach to climate change adaptation and natural hazards;
- Sustainably manage growth and energy demands;
- Enhance the quality of local waterways (in particular the Wairoa);
- Enhance biodiversity;
- Enhance connectivity and movement between Clevedon and Manukau City/Auckland;
- Provide a well connected village environment;
- Foster a robust local economy;
- Celebrate local character;
- Build on existing sense of place and community;
- Foster a sustainable community

2. Spatial Transect

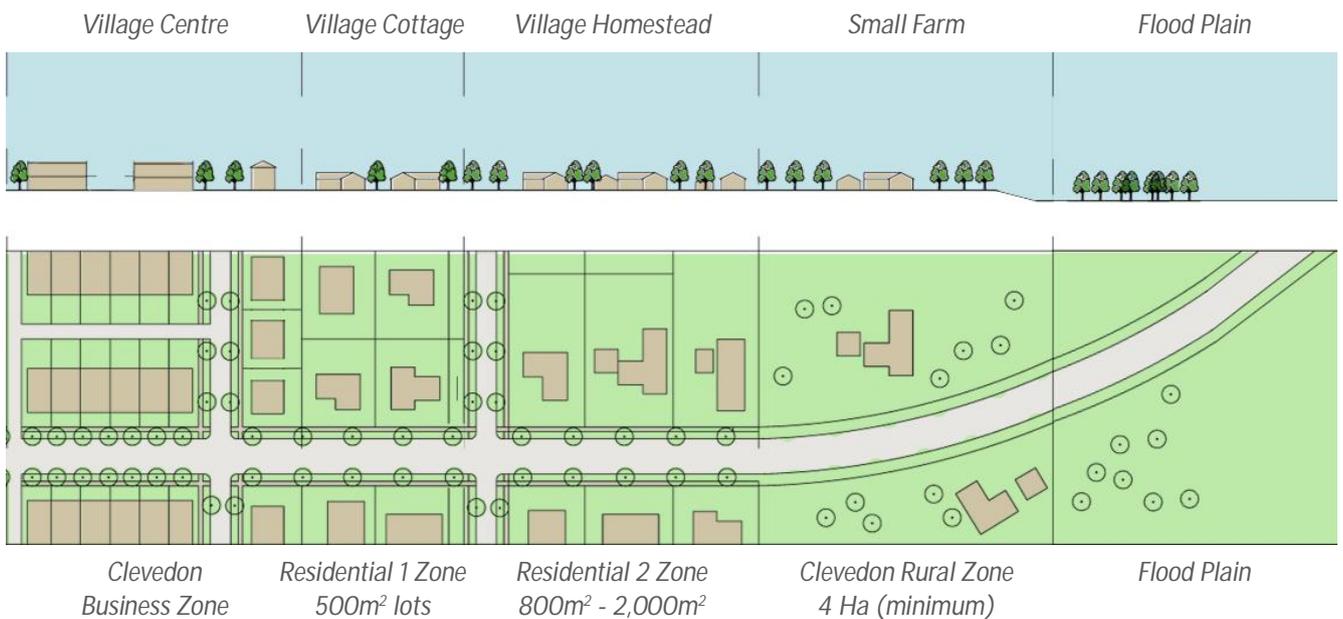
A spatial transect (refer to Figure 1) has been applied to Clevedon to define the character of Clevedon and create areas of transition between the core of the village and the rural environs outside the Structure Plan area.

The core of Clevedon village is zoned to encourage a range of retail and commercial activities appropriate for a rural village. The main street, with community services and shops, will be consolidated in its current zoned land area rather than extending further down the main street. The main street will provide the focus of community life in Clevedon, together with the Showgrounds as a recreational/ tourism component of the village.

More compact residential development (of sites down to 500m²) is concentrated within 800m (or 10 minutes walking distance) of the village core. The purpose of this is to strengthen the village centre and meet differing needs of the Clevedon population. The pattern of development then disperses to larger residential lots of 800-2000m², followed by small farm units of a minimum of 4ha and beyond to the rural landscape of the Wairoa Valley.

This transect is applied throughout the Structure Plan area to achieve the appropriate relationship with the wider landscape and create an identifiable 'compact' village feel.

Figure 1: Spatial Transect



3. Desired Outcomes

The spatial transect is applied throughout the plan area to create an identifiable village character for Clevedon. The different zones have specific criteria for the size and layout of buildings on the sites. These create the different transition areas as defined within the spatial transect.

Part of Clevedon's rural village feel is its main street. It is proposed that Clevedon's main street should be the focus of retail and commercial activity within Clevedon and is defined as the Clevedon Business Zone. The desired outcome of the Clevedon Business Zone is to provide a continuous active frontage at ground level along Clevedon's main street.

Maintaining the rural character of Clevedon's environs has been identified as important to local people. Therefore the desired outcomes for residential development are to provide people with a range of choices for households and lifestyle, strengthen the existing village, retain productive rural units for food production and maintain and contribute to Clevedon's character through the spatial transect model.

The floodplain is identified on the maps. Building within the floodplain is generally considered inappropriate.

Within the Clevedon Rural and Residential Zones, maintaining key views to the rural landscape and view opportunities is identified as an important design outcome. These key views relate either to prominent topography in the area or in general with the rural landscape, including farms. The views are accommodated by either open reserves and/or streets that connect the residential areas with the main street as well as identified view corridors that sit as overlays within identified flood prone areas.

To accommodate the future residential growth new streets are proposed to enhance connectivity throughout the area. Connections are complemented with pedestrian and equestrian linkages and paths where appropriate.

The street west of the Main Street can in rare cases be used as an alternative for the main street, for instance for a manifestation/festival, but is not a bypass.

It is important to respect the existing rural character and function of the road network within Clevedon Village. Firstly these streets serve the people and pedestrian related activities of the Village, and therefore are not solely reserved for the functions of vehicle and transport (such as a State Highway). Secondly the streets have a rural or Village character (i.e. not urban). Based on these two existing qualities, it is suggested that the residential property frontages achieve a design consistency with the immediate Village streetscape areas in the following ways:

- Use of tree and shrub species that are used within the existing Clevedon Village streetscape
- Use of footpath and streetscape materials that are currently used across the Village – e.g. simple ground materials such as asphalt, gravel

- Achieve design outcomes that provide access for wide range of rural community user groups
- Minimising signage and visual street clutter wherever possible, and rationalising signage and wayfinding elements with other infrastructural elements such as light poles, road signs or street furniture)
- Avoidance of overly engineering ground treatments – e.g. kerb and channel in all road areas. Use of roadside verges that act as swales for surface runoff (as found in rural areas) may be worth consideration
- fence and wall designs that are of a low height, and/or visually permeable, and help to achieve CPTED principles such as allow passive surveillance

The Stormwater Management Area located along the outer edges of the village core provides extensive areas of natural habitat, amenity, access and a continuous contact with the streams. The area accommodates a variety of functions and experiences.

The Wairoa river zone is potentially an ecological/recreational spine with an esplanade reserve and bridle tracks/walkways. This has the opportunity to be linked in to wider networks in the area such as the National Walkway (Te Araroa).



Image of Village and the Wairoa Valley

4. Clevedon Business Zones

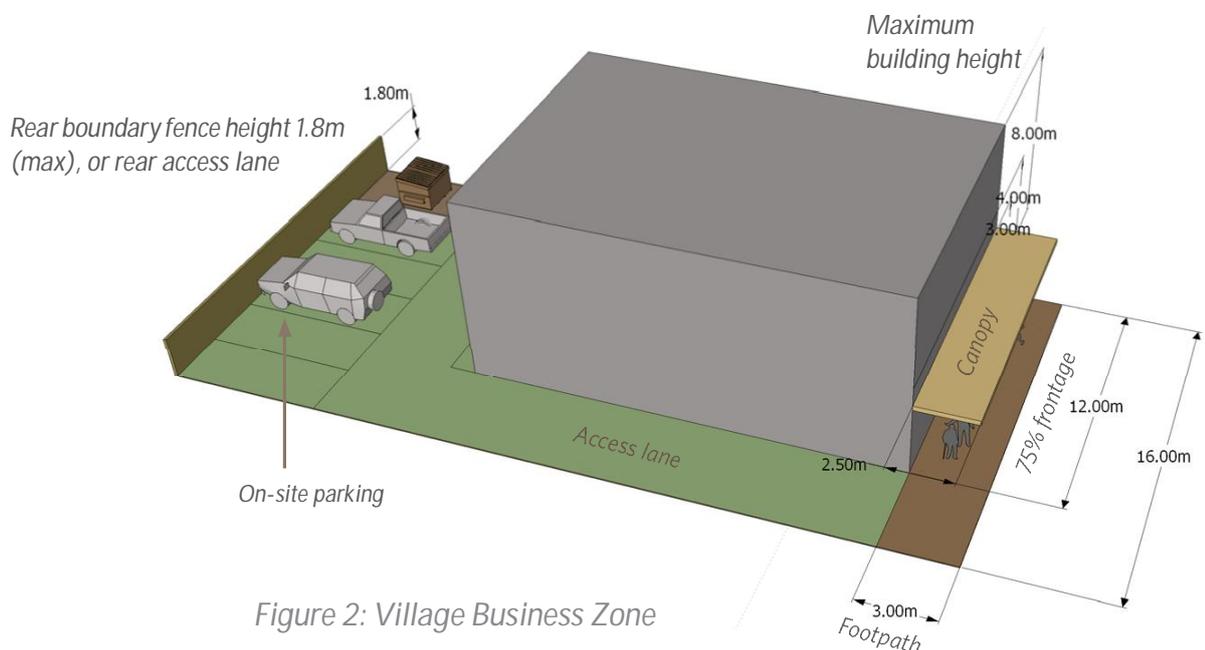
The Clevedon Business Zone applies to the main business area of Clevedon Village. All buildings and structures within this Zone are a Restricted Discretionary Activity. On that basis, the range of matters to be considered as part of an assessment of a new structure will include matters contained within the Clevedon Village Design Guidelines.

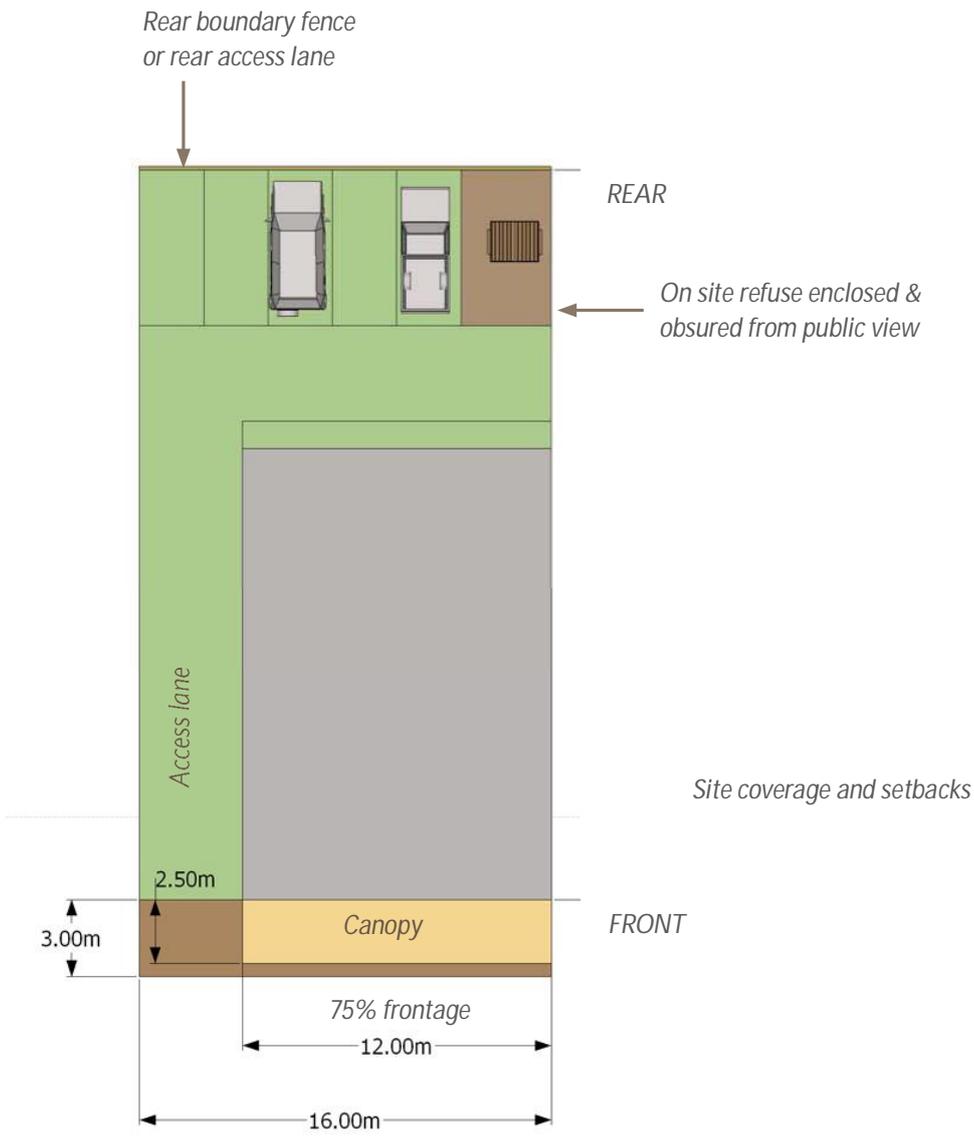
The form of development envisaged for this Zone should adopt a New Zealand rural vernacular, as well as adopting the existing scale and intensity of development found within this Zone; including a strong relationship of buildings to the street frontage, the provision of verandahs and relatively compact commercial buildings.

The Guidelines aim to strengthen these key elements of the Clevedon Business Zone as well as provide additional design direction on building materials, site configuration and other design elements.

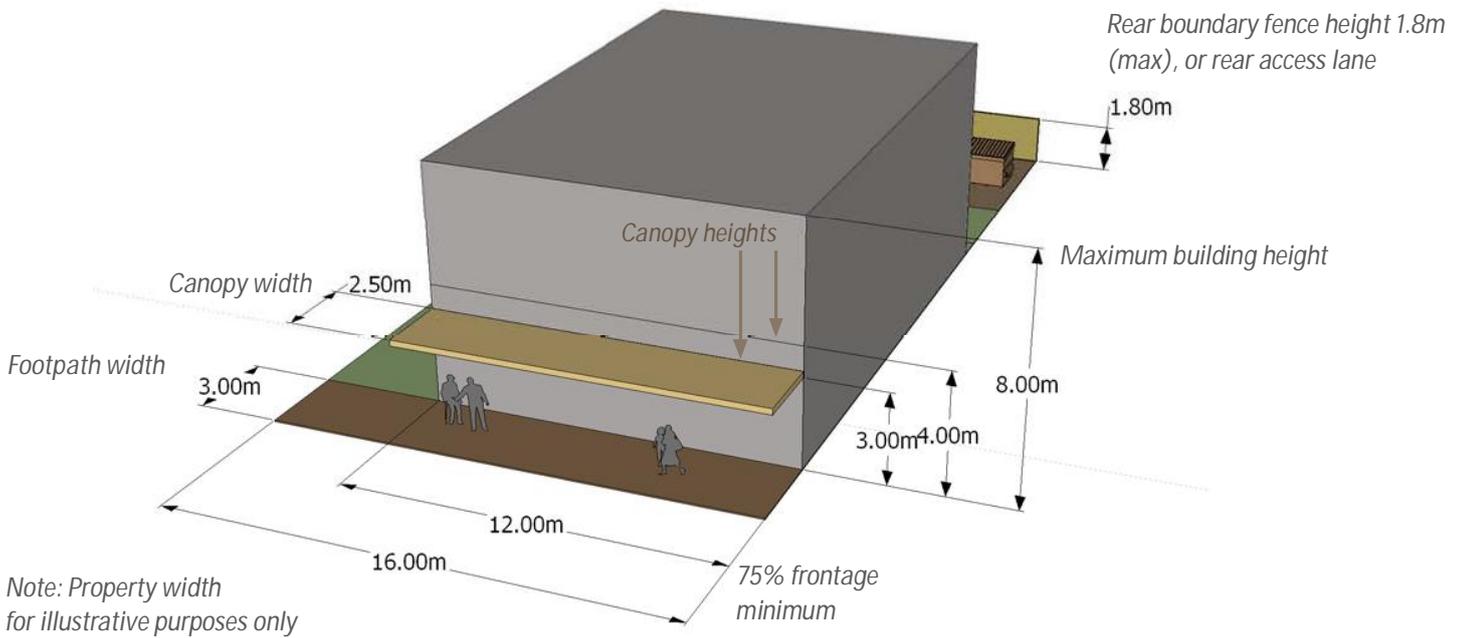
4.1 Development Controls

Building Development and Performance Standards are set out in Rule 17.17.11.1 of the District Plan. These are encapsulated in the diagrams below. The verandah frontage requirement applies to land zoned Clevedon Business Zone along the Papakura-Clevedon Road, North Road and Clevedon-Kawakawa Road.





Built form orientation and height controls



4.2 Building Design Guidelines

Building Form and Proportion

Commercial rural architecture is typically single and two storeys and fronts the street. The Development and Performance Standards allow for buildings up to 8m within this Zone. This allows 2 storeys along the main street. Where buildings are more than one storey they need to relate to existing form and not overly dominate the street frontage.

Basic Principles

- To achieve a relationship between public and private realm.
- To contribute to the character and definition
- Define scale and proportion

Design Guidelines

- Generally at street level the building should exhibit a predominance of glazing as is appropriate for retail.
- At the upper levels, glazing should be subservient to walls.

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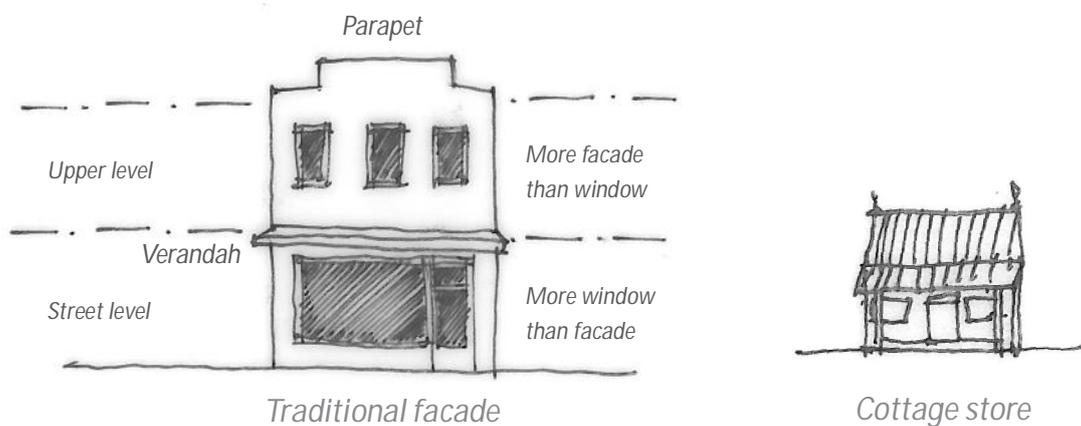


Figure 3a: Building Form and Proportion

Materials

Basic Principles

- To promote quality buildings that maintain their appearance over time.
- To encourage the use of materials that are appropriate for purpose, climate and conditions.
- To encourage the use of local materials that express a sense of place.



Figure 3b: Clevedon Businesses - Building Form, Proportion & Materials

Design Guidelines

- Choose enduring materials that are easy to maintain and retain their appearance over time.
- Choose materials that are fit for purpose, e.g. exterior tiles that are exposed to the elements should be non-slip.
- Consider the local environment and choose materials that are appropriate for the conditions.

- Consider the use of local materials that reflect the local environment and character.
- Consider the use of different materials to break down the scale of large buildings. Materials should be used to express different building elements.
- When using a combination of materials, consider how one will affect another and detail appropriately to avoid unsightly reactions, e.g. plaster staining around copper overflows.
- The use of materials that are to be seen on established buildings in Clevedon is to be encouraged; and is one of the ways to achieve a built form which has a relationship with its surroundings.

Although the roofing and cladding materials are likely to be similar, local businesses should be distinguished from residential by their shopfronts with:

- Full-length glazed openings or the addition of a plinth upon which to place a window display; and
- Recessed glass, shaded by the verandah.

Images of built form and materials are set out in Figures 3a and 3b opposite.

Building Frontage Control

Basic Principles

- To maximise the extent of the building frontage to the streetscape.
- To provide a defined edge to the street.
- To create a cohesive streetscape.

Design Guidelines

- Building frontages that are of a similar height, scale and appearance to established buildings within Clevedon is encouraged.
- Parapets are the barrier at the edge of a roof, where extending above the roof, these can appear an extension of the wall or a decorative feature. Well-designed parapets and false parapets on the building frontages can lend character to the streetscape as illustrated in Figure 4.

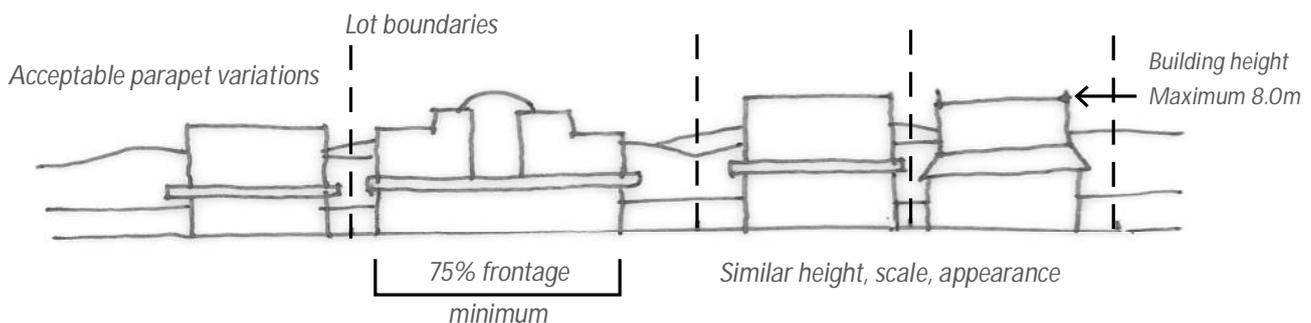


Figure 4: Building frontages

Verandahs

The verandah is a well recognised feature of traditional New Zealand rural architecture in rural commercial centres. Apart from providing shelter and weather protection for pedestrians, a well designed verandah adds to the visual interest of each building. In the context of similar buildings, verandahs provide a distinctive amenity to the Clevedon Business Zone.

Basic Principles

- To provide shelter and weather protection for pedestrian activity on the street.

Design Guidelines

- The verandah should extend along the entire frontage of the building to which it is related.
- The verandah should, where possible, connect to adjoining verandahs to provide a continuous cover for pedestrians.
- Verandah posts may be incorporated as an element in the design, but must not be positioned closer than 750 mm from the kerblines.

Preferred verandah forms as illustrated in Figure 5 are those that are typical of traditional rural architecture.

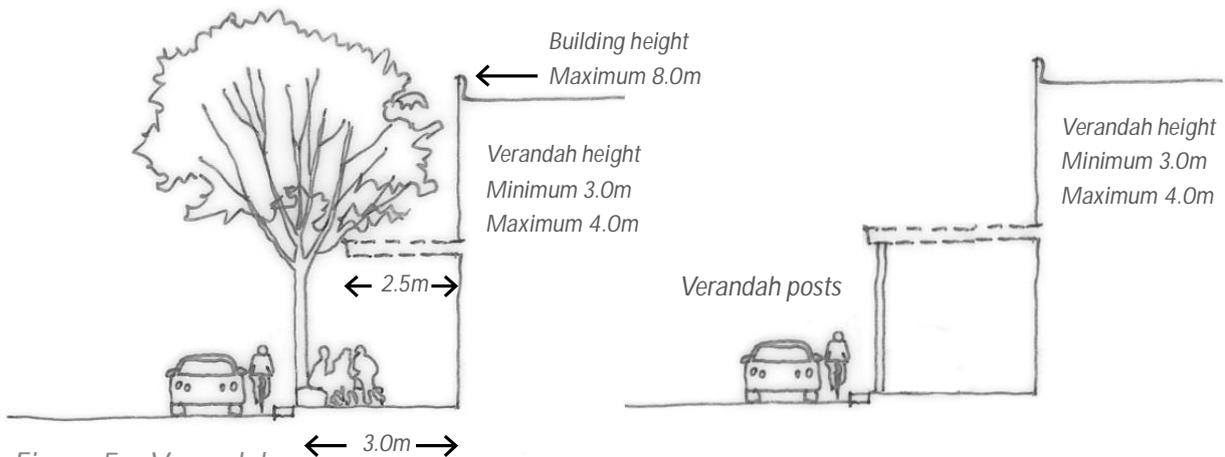


Figure 5a: Verandahs

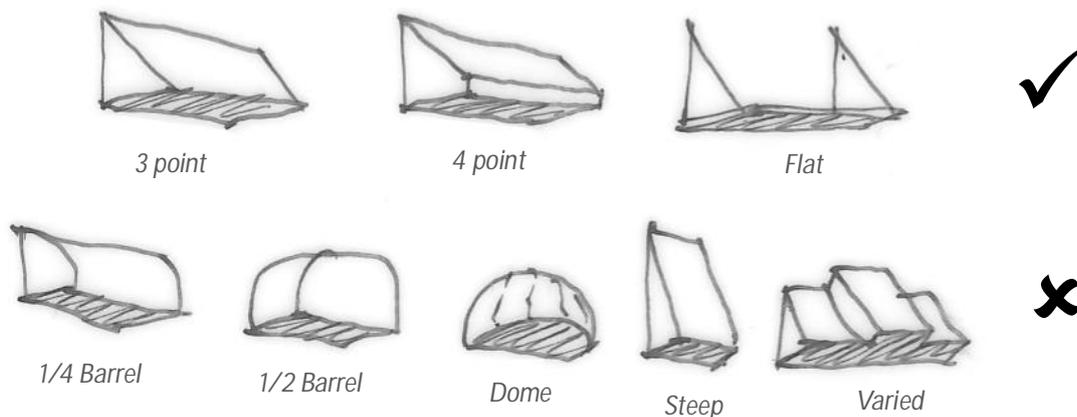


Figure 5b: Canopies

Signage Controls

Signage is a necessity within commercial environments and one that, with careful design, can assist in enlivening the streetscape.

However, poorly positioned signage, or signage that does not relate to the building upon which it is situated can result in adverse visual effects and a lowering of the amenity values of the area. It is therefore important that signage is considered as an integral component of the design of buildings within the Clevedon Business Zone. Figure 6 illustrates the guidelines set out below.

Basic Principles

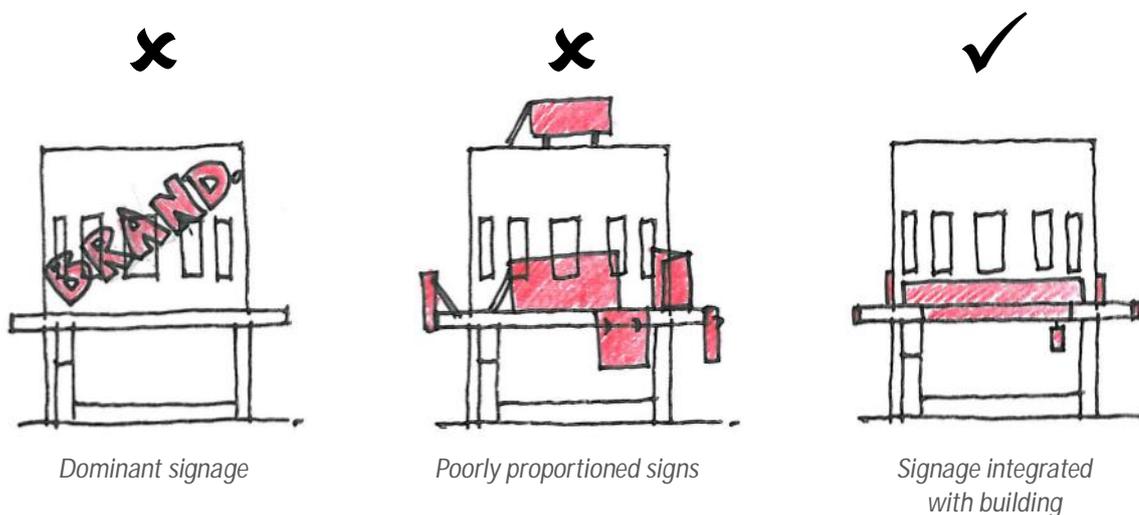
- To ensure appropriate signage in terms of the scale, proportion and overall architecture of the building, and also the desired character of the street.

Design Guidelines

- If signs are proposed above verandah height; they should be an integral component of the building, and should be affixed onto the first floor or parapet area.
- Free standing signs should not be permitted above the height of the verandah.
- Where signage is affixed to the front or side of the verandah, it should be of a dimension that does not intrude above the height of the verandah.
- Signs should generally not be illuminated or flashing/neon.

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Figure 6: Signage



5. Clevedon Residential Zones

The Clevedon Residential Zones will be a “greenfields” development. In such developments, the subdivision layout is a fundamental determinant of urban form. Built form on individual lots will also play a critical role in creating liveable communities. This section identifies some of the key urban design principles that should be applied to all residential development.

5.1 Residential Development Controls

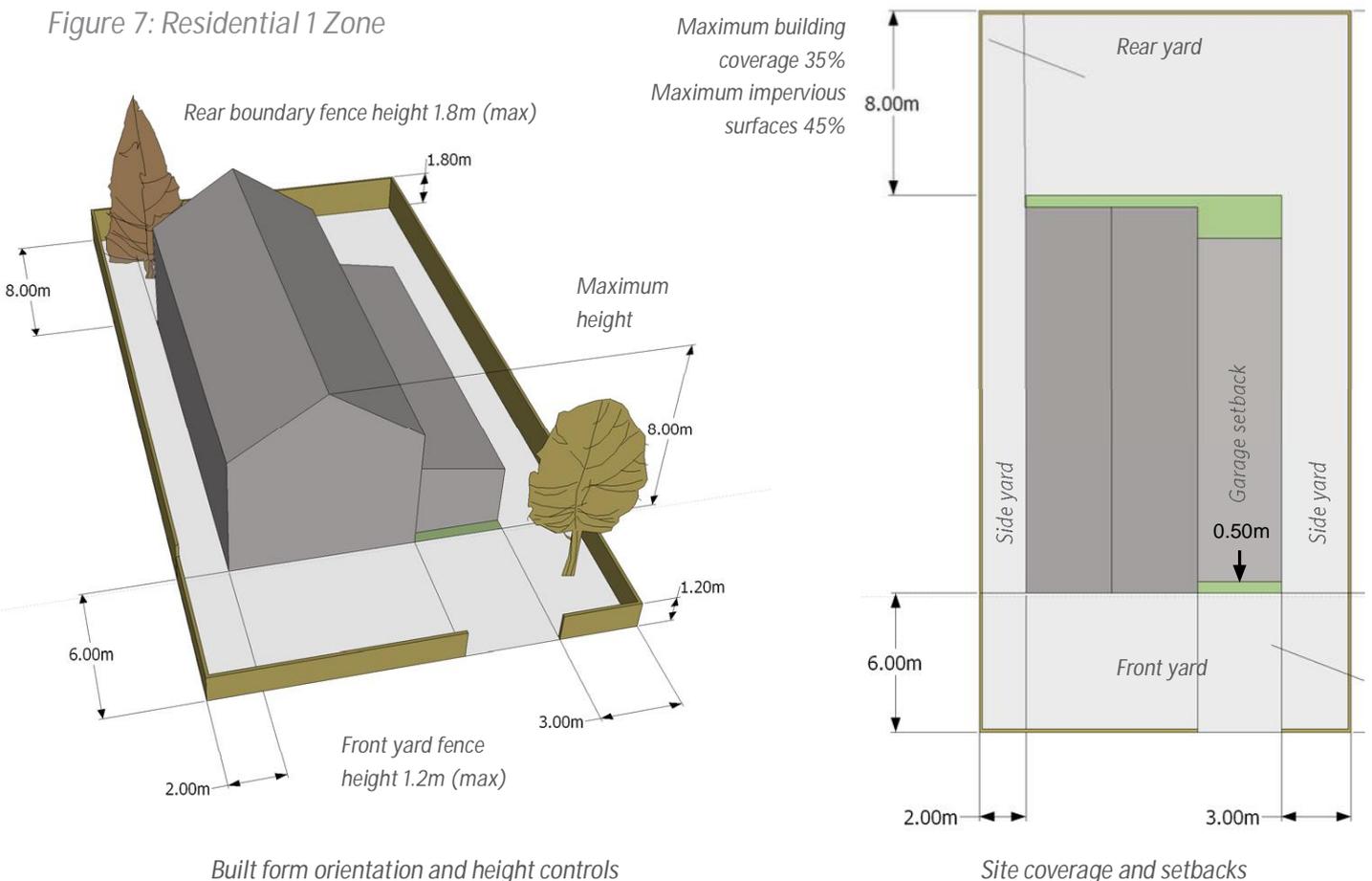
Residential 1

The Residential 1 Zone applies to the areas of residential land to be developed as a more compact village environment, close to the existing business and retail heart of the Village. The density of development is driven by the goal of encouraging a walkable and liveable community with a compact and vibrant character.

The minimum lot area within the Residential 1 Zone is 500 sqm net site area. Larger lots may be created but it is generally expected that 1 house per 500 sqm will prevail within this Zone.

Figure 7 denotes a complying development on a 500 sqm lot; as regulated by the Development and Performance standards for the Residential 1 Zone.

Figure 7: Residential 1 Zone



Built form orientation and height controls

Site coverage and setbacks

The requirements for space in a modern home will often mean that a two storey dwelling is the preferred design solution. The Residential 1 Zone provisions envisage that two storey dwellings may be a common occurrence; but there are measures which can reduce their scale and appearance and contribute to an attractive village environment.

Additional Design Guidelines are included below for this zone to assist further in achieving a high standard of amenity and built form. Users are encouraged to incorporate these elements and features into their design at the planning stage.

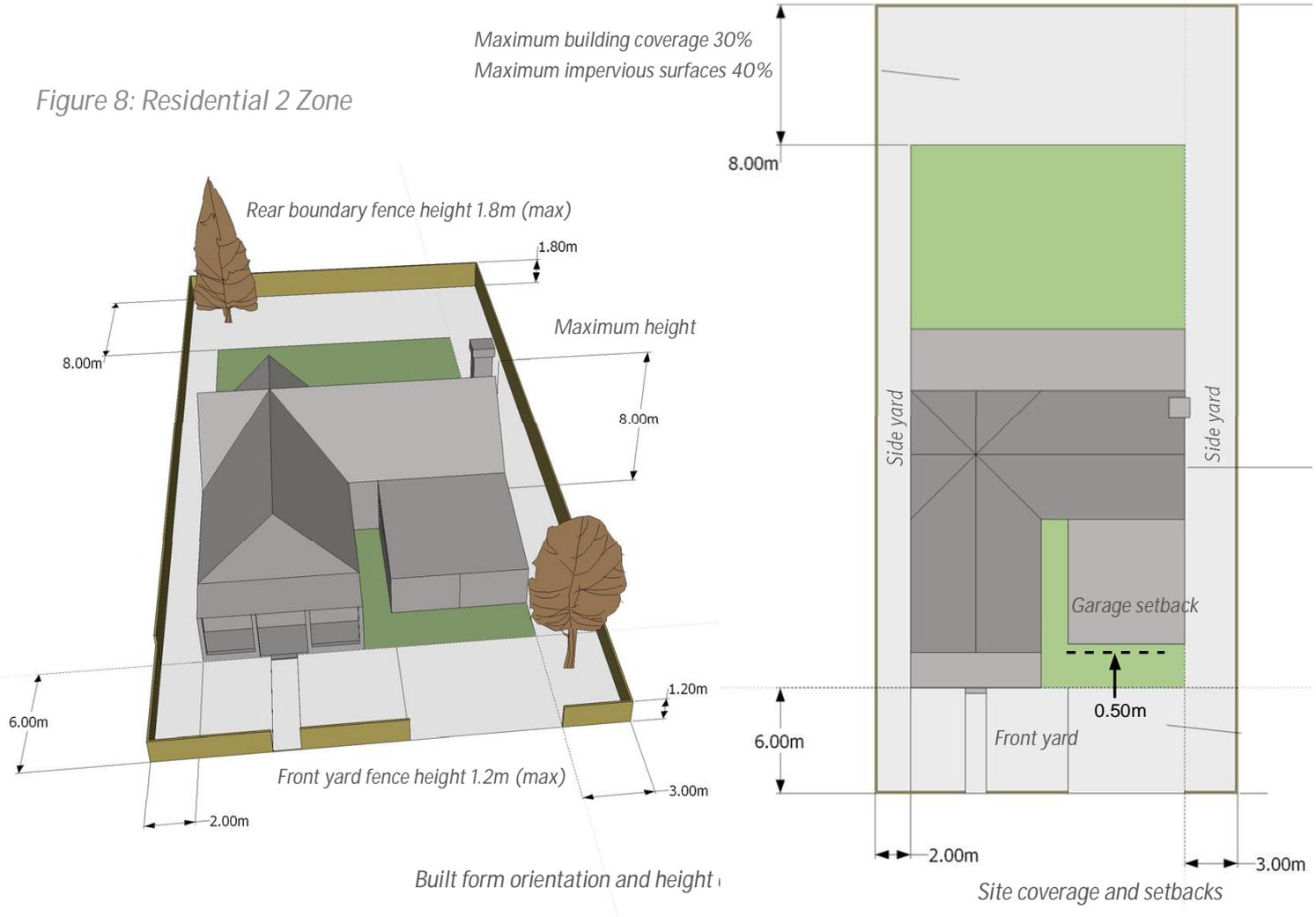
Residential 2

The Residential 2 Zone applies to the areas of residential land to be developed as a more spacious residential environment. Lot sizes will range from a minimum of 800sqm, up to 2000 sqm; with an average lot size of 1400 sqm to be achieved via assessment of subdivisions through a set of assessment criteria.

While the size of lots within the Residential 2 Zone does provide a greater degree of flexibility in terms of dwelling design and building placement, building setbacks, yards and other performance standards are contained within Rule 17.17.10. Subdivision Development and Performance Standards are contained within 17.17.14.2.

Figure 8 below denotes a complying development on a minimum 800 sqm lot; as regulated by the Development and Performance standards for the Residential 2 Zone.

Figure 8: Residential 2 Zone



5.2 Residential Design Guidelines

Overlooking: An Active Street Front

The positioning of buildings on a site is an important element of creating a legible streetscape.

Design Guidelines

- Where possible, directly align the entrance of the dwelling with the street frontage.
- Windows of living rooms or kitchens should overlook the street (or open space if relevant). This helps in reinforcing a sense of safety and security on the street or public space.
- Position a kitchen, living room or workroom fronting the street;
- At least one front room of each dwelling shall have a view to the street or accessway;
- Use the form of the building or other devices to enhance the occupiers' visual contact with street;
- Elevate dwelling ground floors to a maximum of 1m where convenient, this enhances the occupiers' visual contact with the street whilst offering a degree of privacy, consider the implications on disabled access;
- Building entries shall have a transitional space that is easily visible from the street;
- Visitors may be seen from within the dwelling without opening the door;
- Contribute to the amenity of the public domain by limiting the length and height of blank fences and retaining walls along street frontages.

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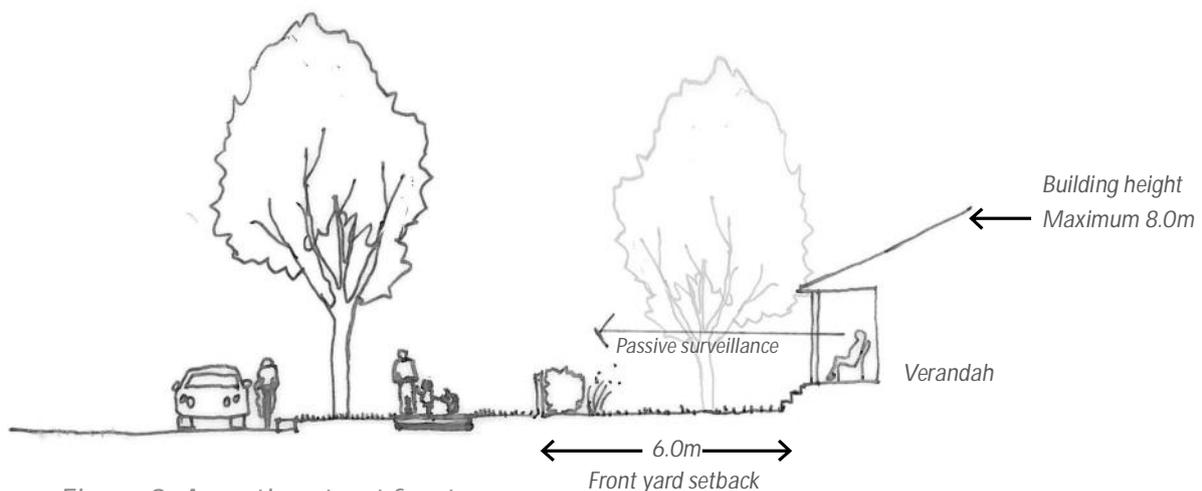


Figure 9: An active street front

Connection: The Front Door

Residential properties should create connection to the streets and public spaces. The position and emphasis of the front door of a dwelling through design assist in achieving connectivity. Emphasising the door can be as easy as ensuring that the front door is not located on a side wall of the dwelling; and that it is clearly addressing the street.



Figure 10: A cottage fronting the street as desired in the Residential 1 and 2 Zones

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Yards and Boundary Definition

High front fences compromise the visual amenity of a street. To maintain connection with the street, but also allow for some delineation between public and private space, fences are permitted in the front yard. These are to be no higher than 1.2 metres along the front boundary.

Design Guidelines

- Fences in side yards may be constructed up to 1.8 metres in height, but should drop down to a maximum height of 1.2 when they are positioned forward of the front façade of the dwelling.
- Alternatives to timber fences in front yards are to be encouraged, including the use of low stone walls (of a suitable local material), or the use of planting and hedges to create a well vegetated residential environment.

Garage Setbacks and Design

Garaging is now an integral element in modern residential development. However, that does not mean that it has to be visually obtrusive, or dominate the frontage of a dwelling.

Garages in the Residential 1 and 2 Zones are to be set back a minimum of 0.5 metres behind the line of the front façade of the dwelling.

Design Guidelines

- Additional measures encouraged are to consider the placement of garaging at the rear of a property and potentially connected to the main dwelling via covered walkway or similar.
- Where a garage is integrated into the main dwelling as part of the dwelling frontage, use a roof form that reduces their scale, and focuses attention on the main form of the dwelling.

Use Locally Appropriate Materials

The range of building materials and ability to freight such materials around the country mean that buildings can often be seen to utilise materials which are not traditionally found in that location (for example the use of schist as a cladding and decorative feature).

The use of materials that are to be seen on established buildings in Clevedon is to be encouraged; and is one of the ways to achieve a built form which has a relationship with its surroundings.

Design Guidelines

- Appropriate cladding materials include timber weatherboard products, board and batten materials, and other timber products.
- Roofing materials should generally be chosen that represent a corrugated or trough pattern as seen predominantly through the village.

Figure 11: Materials



Maximise Orientation to the Sun

Smaller sites can present challenges as their smaller area can restrict the flexibility to maximise the orientation of rooms to face the north.

Design Guidelines

- The orientation to the sun should extend to considering maximising outdoor sun as well as the maximising the admission of sunlight into the dwelling.
- Consider the placement of the garage and associated driveway on the southern most area of a lot.
- Plan to utilise the northern portion of the site for outdoor living and gardens where possible.

Roof Form

Roof forms and styles change over time as architectural trends come and go. However, the identifiable architectural vernacular in Clevedon is relatively traditional, with a predominance of gable or hipped roofs.

Buildings within the Residential 1 and 2 Zones should adopt a roof form that is compatible with these existing buildings. Roof form and design is one of the most important elements in regulating the bulk and scale of a building, and giving it its character.

Design Guidelines

- Gable end and hipped roof forms are the preferred style for dwellings within the Residential 1 and 2 zones.
- If a dwelling is to be a two storey structure, consider using the roof form to modulate and create a series of roof forms to lessen the bulk of the upper storey.
- Avoid using parapets with mono pitch roofs hidden behind or overhanging mono pitch roofs; these are not consistent with the Clevedon Village vernacular. Similarly, curved roofs are not considered an appropriate design response in Clevedon Village.
- A roof pitch of generally 35 degrees or greater is encouraged on both the main dwelling and any accessory buildings.
- Verandah and porch roofs should generally adopt a similar profile and form to the form used on the main dwelling (refer Figure 12).

Front Porches and Verandahs

The creation of porches over front doors, and in particular the creation of verandahs which run along the façade of a dwelling are encouraged and are an integral element in more traditional architectural forms of buildings already found in Clevedon.

Verandahs and porches provide shelter from the elements, denote the entrance to a dwelling, and can assist in lessening the visual mass of a two storey structure.

Design Guidelines

- Design the roof form and pitch of the verandah to be of a similar form and pitch to the main dwelling. Avoid using nearly flat roof slope. Sloping and hipped roof forms are more appropriate.
- Verandahs should be more than decoration. The depth of a verandah should be considered in the context of it becoming a useable outdoor space. It should have a minimum depth of 1.5 metres and a minimum length of 4 metres to be a functional outdoor area.
- Raising the front verandah higher than the street level provides an additional means to surveillance over the street.

Figure 12: Image of residential verandahs



Water Tanks

Until such time as a public reticulated potable water supply is available for Clevedon, reliance on roof water collection and storage will be an ongoing requirement. Each site is required to incorporate water storage tanks within the boundaries of the site.

Design Guidelines

- Place water tanks and equipment in the southern areas of a site to maximise the outdoor use of sunny areas with a northerly aspect wherever possible
- Consider placing the tanks underground where possible. Tanks can be placed under driveways or paved service courts to maximise the available outdoor and garden space on smaller sites
- If the tanks are above ground, integrate them into the main building through the use of screens or solid walls; preferably annexed onto an accessory building such as the garage.
- Tanks must not be situated in front yards, or where they are visible from the street.

Corner Sites

Corner sites mean that two sides of the building are visible from the street, and as such require careful site planning; and design to avoid blank walls fronting the street.

Design Guidelines

- On corner sites, consider placing garaging as far back as possible on the site; or place it on the side of the dwelling, rather than building it into the front façade of the dwelling. This allows both frontages to be utilised for the main dwelling.
- Fences on both yards fronting the street should be no greater than 1.2 metres in height; so plan the outdoor use of these areas in relation to the dwelling carefully. Avoid service courts and other uses within the two yard frontages.
- Consider creating a verandah or similar feature that “wraps” around both frontages of the building to emphasise the corner orientation.
- Use a varied roof form or architectural feature that emphasises the corner orientation and creates interest in the building design.

6. Rural Zone

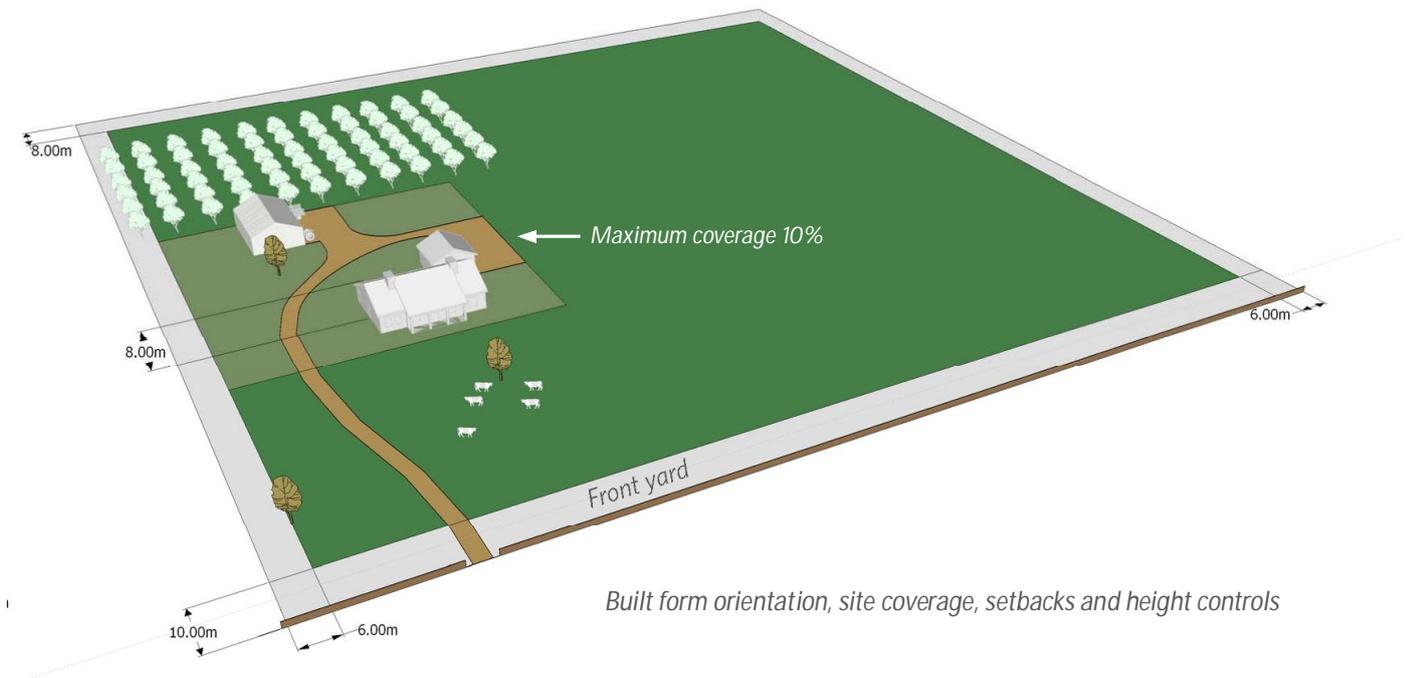
6.1 Development Controls

The Clevedon Rural Zone applies to much of the land adjacent to the floodplain. Within this zone subdivision down to a minimum of 4ha is possible. A wide range of rural activities is permitted within this zone, subject to achieving relevant General Development and Performance Standards (contained within Rule 17.17.10). Subdivision Development and Performance Standards are contained within 17.17.14.2.

Figure 13 denotes a complying development within the Clevedon Rural Zone.

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Figure 13: Rural Zone

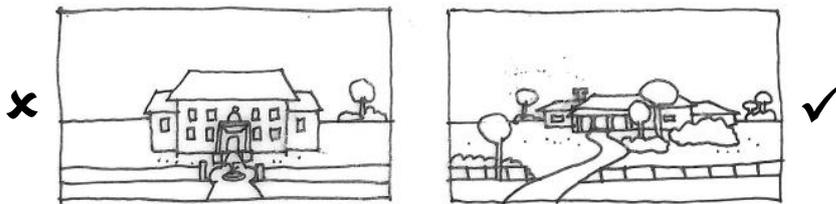


6.2 Rural Design Guidelines

Siting a Rural Dwelling

- Devise and develop an appropriate landscaping layout in parallel with good site layout principles – house entrance location, car area, privacy screening, creating shelter and backdrop are all integral to successful rural house design
- Commence a boundary site planting programme before or simultaneously with building works
- Buffer the house as viewed from the road
- Avoid 'full frontal' – open to road site layouts

Figure 14: Siting a rural dwelling

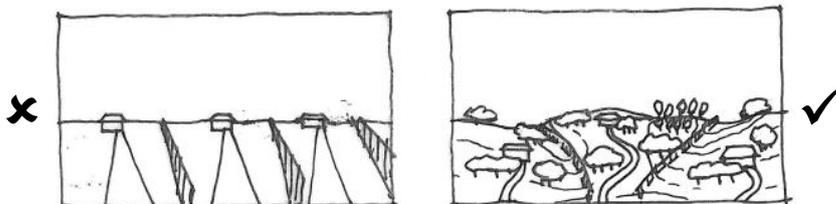


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Rural Subdivision Layout

- Work with the natural landform and features
- Anchor dwellings in the landscape through planting
- Consider clustering of dwelling sites to enable balance of land to retain rural character

Figure 15: Rural subdivision layout



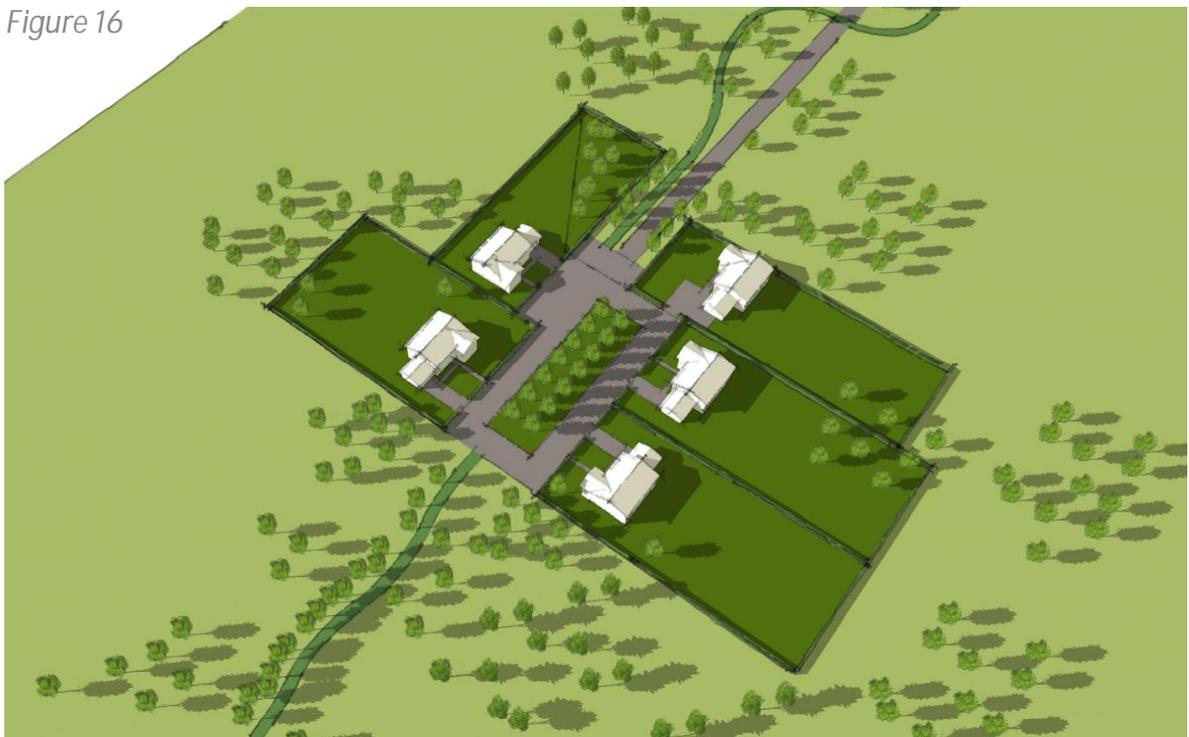
6.3 Cluster Housing Guidelines

Location of Clusters

- Dwellings should be grouped to increase densities on some portions of the land in order to have other areas free from development and allow them to still be used for agricultural or equestrian purposes.
- Where possible clusters should be located on areas of less productive land to ensure that the best land remains available for agricultural and equestrian purposes.
- Clusters should be located around bridle trails to minimise the number of parcels that the land is divided into, so maximising the ability to use the remaining land productively and minimising the visual impact of the bridle trails.
- Where Clusters are located along bridle trails that align with View Corridors identified on the Structure Plan, there should be a clear view available through the Cluster.
- Where appropriate bridle trails should be located alongside the residential access roads to further reduce the division of the land and visual impact.

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Figure 16

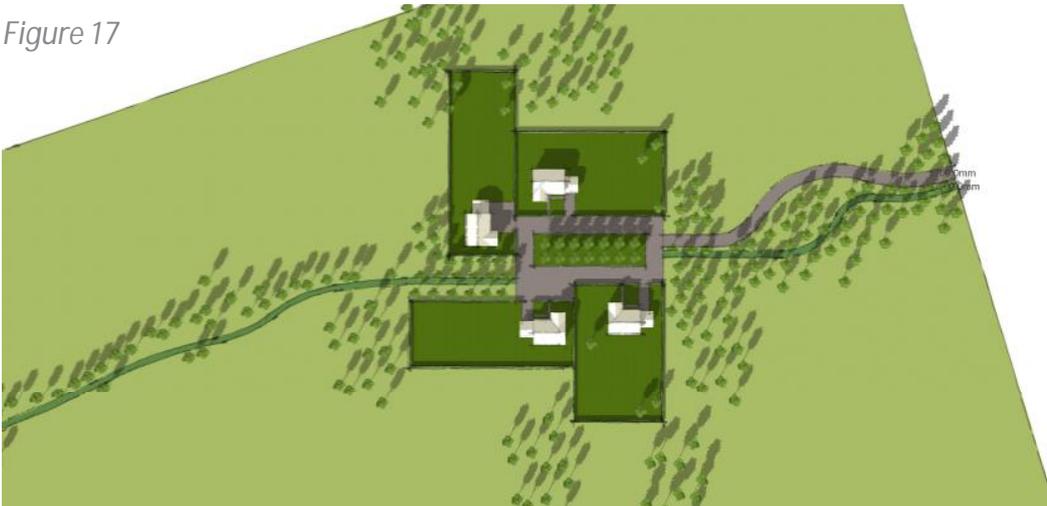


Cluster sited on view corridor. The location of buildings , boundaries and planting allows a clear view through the Cluster along the trailway.

Detailed Layout of Clusters

- Clusters should be based around a central communal open space which should be designed to allow use by all occupiers and provide adequate distance between buildings to maintain the level of privacy expected in a rural area.
- The detailed layout of the cluster and design of the buildings should seek to respect the rural character of the area and provide the expected levels of privacy for occupiers. Whilst minimum setbacks are required, developers are encouraged to increase these distances and provide varied setbacks.

Figure 17



Clusters, which consist of no more than five dwellings, are located around a central communal space. The bridle trail passes through this space. The central space provides a focus for the buildings. Planting within it decreases overlooking between buildings and increases privacy/amenity.



Figure 18

Buffer Areas

- Buffer areas between Clusters should be open farm land or areas of bush depending on the nature of the existing area to ensure that the overall spacious character of the area is maintained.
- Buffer areas should generally be a minimum of 75m deep. However factors such as the extent of the storm water management area, topography and the presence of bush may warrant a closer setback in situations where there will not be adverse effects on rural character and/or amenity values.

Boundaries and Gateways

- Boundaries and gateways to the residential area and the wider associated land should have a rural character. To achieve this either planted boundaries or post and rail or wire fencing should be utilised. Suburban style gateway features and boundaries, including boundary walls, piers and areas of urban style planting and signs should not be used.

Figure 19

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Tree planting should be used to break views of Clusters from surrounding roads.

Management Plans

- A Management Plan must be produced that sets out the details of the future ownership, design, maintenance and use of the:
 - › Buffer area
 - › Central communal open space
 - › Residential access road
 - › Any sections of bridle trails, cycleways and walkways on the subdivided land
 - › Management of land for farming purposes and access to trailways
- The purpose of the Management Plan is to ensure that:
 - › The buffer is permanently able to fulfill its role of helping to maintain the spacious and rural character of the area
 - › To ensure that the central communal open space is retained available for use by all owners within the cluster
 - › That the residential access road is well maintained, has an appropriate appearance and is available for all residents
 - › That any bridle trails are permanently available for public use
 - › That bridle trails are designed to allow livestock farming to continue in the flood plain
- Whilst the management Plan must confirm details of future ownership of these areas, this is considered to be secondary to their design, maintenance and use.
- Management plans must set out full details of a programme for the future maintenance of the land; this includes details of any additional fencing and planting that is proposed. These details should be in accordance with the advice within this design guide and should additionally include trees or groups of trees introduced to break the views of the cluster from surrounding roads and other vantage points.
- To achieve the above outcomes, certain elements of the Management Plan (eg. maintenance of buffer area or management of bridle trails) may be applied as legal instruments on the titles.
- Where trails are proposed to be held under private ownership this shall be supported by a Trail Management Plan and shall provide details on:
 1. Management of public access to the trails including information on hours of access, circumstances and reasons where public access to the trails has been restricted;
 2. Connectivity between sections of the trails with adjoining properties;
 3. Promote consistent treatment for signage, surface formation, information, etc across all sections of the trails

7. Trail Design Guidelines

Provision of Trails

- All developments in the residential and rural zones must contribute to the creation of a well designed, functional and integrated network of routes that are fit to meet the needs of walkers, recreational cyclists and horse riders.
- Developments within the rural zone should provide a network of bridle trails that are designed to meet the needs of horse riders and also be appropriate for use for the surrounding small farming activities.
- Developments within the residential zones should provide a network suitable for walkers and recreational cyclists. This will include the creation of a route around the perimeter of the residential zone.
- All bridle trails, footpaths, recreational cycleways and combined footpaths/cycleways should be designed to be a safe and efficient system. Together they will provide a choice of travel modes for recreational users.
- New routes should be designed to link to existing routes within and on the boundaries of the wider Clevedon Village Structure Plan area.

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Figure 20



Bridle trails provide good linkages through the development and provide connection to other parts of the village.

Bridle Trail Route Selection

- Routes should be selected that capture the full potential of the landscape character and features of both the rural and village areas and should supplement and integrate with:
 - c. The indicative bridle trail route identified on the Structure Plan
 - d. Cluster Housing groups.
 - e. View Corridors and vistas identified on the Structure Plan.
 - f. Wildlife corridors, waterways systems, notable trees for protection

Pedestrian and Recreational Cycle Route Selection

- As they are located within the residential zones, routes will generally be alongside roads. However where there are not clear road links, additional routes should be provided to ensure good pedestrian and recreational cycle connectivity throughout the area.
- All routes should be overlooked and take account of Crime Prevention Through Environmental Design guidance.

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General Trail Design Issues

- The design of the trails should complement the informal character of Clevedon Village and enhance the overall environment for all users.
- Wherever possible horse riding trails should be located on a physically separated trail as safety issues can arise when horses are mixed with other activities. There may be scope for horses to use access driveways leading to cluster housing.
- Where high levels of walking and cycling activity are anticipated separate trails should be provided for each to ensure safety and amenity for each user group and to avoid conflicts between walkers/runners and mountain bikes.
- All trails should be designed to respect the rural privacy, set back requirements and aesthetic of the clusters houses and their communal open space areas.

Figure 21



30

Taking the bridle trails through the central communal space provides additional interest for users.

Detailed Design Issues

- The overall style, character and detailed landscape/materials (hard and soft) for bridle trails, footpaths, recreational cycleways and combined footpaths/cycleways should be appropriate to the village or rural/open countryside character of its immediate surroundings.
- Walking tracks should be designed and constructed in accordance with NZS HB 8630:2004 'Track and Outdoor Structures'.
- Whilst bridle trails and footpaths/cycleways are likely to be well separated, when they are in the same general area the separation of the horse riding by some distance from the other trails is important (especially runners and cyclists) in order to ensure a safe recreational environment for all users.
- A range of separation measure may be considered which could include grass berms, planted berms, rural fences and tree planting.
- Design of the horse trails should ensure that sightlines of horses, riders and other recreational users are unobstructed wherever possible especially at intersections and circulation nodes.

- Materials used to surface the separate trails must be influenced by the location and users. They should not appear overly engineered or urban in their appearance.
- Pedestrian /running trails should be reasonably smooth with little loose material and well drained.
- Routes for cyclists should be reasonably hard and not too loose. As with the pedestrian trails, further work may be required to ensure that they remain well drained within the storm water management area.
- Whilst trails for horses should be reasonably smooth, free from large stones and dry, they should be reasonably soft/springy. Short, hardwearing grass may therefore be the best option. Drainage of these trails within the stormwater management area is likely to be less critical as horse owners are likely to accept some mud/damp areas.

Figure 22



Vehicular access to a Cluster. A separate bridle trail will be needed for Horse Riders with a minimum 1.8m gap containing trees or other planting/barrier between this and the access road.

