

Clendon Community Reserve Development Plan

FOR DISCUSSION | JUNE 2021



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1.0 Introduction

Purpose

Clendon Community Centre Reserve is a 4-hectare informal recreation reserve within the Manurewa Local Board area. The reserve is located immediately adjacent to the Clendon Town Centre between Palmers Road and Robert Ross Place.

The reserve is essentially split-level site, relatively flat from Palmers Rd to the rear of the Te Matariki Community Centre (Library and Recreation Facility) with a slight rise to the next level area of park that extends to Robert Ross Place. The reserve accommodates the Te Matariki Community Centre, a formed carpark, skate facility, basketball half-court and one piece of play equipment.

The reserve is a moderately active site primarily around Palmers Rd where Te Matariki Community Centre, skate, basketball and parking facilities are located. There is a connecting path running between the residential area to the west into the Clendon Town Centre that is active with pedestrians.

However, most of the open space to the north of the community centre is poorly provided for in terms of recreation amenities and, as a result, attracts little to no visitation.

Engagement with the community in June 2019 has identified the following outcomes the community would like to see provided at Clendon Community Centre Reserve:

- Active recreation – basketball, netball, volley ball, level drained multi- sports grassed area for informal play (eg rugby, tag, touch, softball, kick about area).
- Informal recreation - playspace that includes splash pads/water play, nature play and shade
- Cultural elements - like carvings, storytelling, native plants and patterns
- Pou, Fale malae and covered picnic area
- Wayfinding and educational signage
- Park amenities – public toilets, seating and tables, BBQ facilities and lighting.
- Shared pathway network, with lighting and inviting entrances

In order to better inform the board on future development possibilities and staging, development of a concept plan is sought in the 2019/2020 Community Facilities work programme and will be developed based on the aspirations from the community engagement.

This concept plan will be the guiding document for future development of the Clendon Community Centre Reserve.

-  Schools
-  Parks + Sport Fields
-  Public Pool
-  Existing Playgrounds

Green Open Space

Finlayson Park
with multiple sport fields
+ basketball courts

Volta Park
with an basketball court

John Walker Park
with an basketball court

Manurewa Pool +
Leisure Centre

Mountfort Park with
multiple sport fields

Laurie Gibbons
Memorial Park
with multiple sport fields

Kaimoana Street
with an existing playground

Pitt Ave. Foreshore

Parners Road

500m Enclosed buffer
from 5m public
pedestrian cafe



2.0 Wider Context

Pitt Ave. Foreshore

Blackgate Reserve

Ministry of Education

Weymouth Intermediate School

1km walking distance

Clendon Community Centre Reserve



3.0 Site Issues and Qualities



Adjacent Land Use Analysis

- Limited passive surveillance with residential area backing the Reserve
- Potential economic and social benefits with the business area located next to the Reserve

Figure - ground Diagram Analysis

- With the surrounding 1.8m high property fencing and the adjacent warehouse type building backing the Reserve, there are a number of 'dead' spaces which are underutilised and could become hideouts at night
- Existing massive community building and library are currently blocking view from Palmers Rd into the green space behind



Public Surveillance / Viewshed Analysis

- Retain existing views from the northern residential area
- Potential to enhance views into the Reserve from the Business Area and from Palmers Rd

Pedestrian Circulation Analysis

- Pedestrians are forced to walk on the road and through carpark to get to the skatepark
- Opportunity to strengthen the connection between Reserve and the Business area and the entrances to the Business Area
- Opportunity to encourage more pedestrian usage by extending access to the northern residential area
- Potential to enhance the entrances to the Reserve through use of wayfinding signage and landscape that give priority to pedestrians

Passive surveillance

Passive surveillance is important to reduce the opportunity to commit crime and to improve the perceptions of safety.

Clendon Community Reserve, the best existing passive surveillance is at the Robert Ross Place where active frontages of residential buildings add interest, life, and vitality to public realm (park) to generate activities and increase surveillance. The view from the residential area should be valued and preserved.



Accessibility and Safety



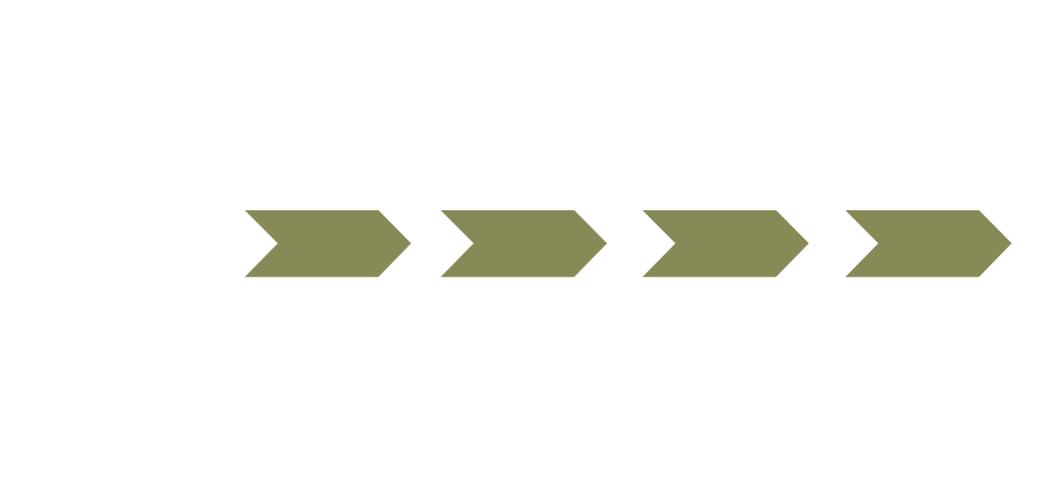
Pedestrian Buffer Strip

Existing Issue

Existing entrance to the park with no proper footpath. Pedestrians are forced to walk on the road through carparking space.

Proposed Solutions

Provide an elevated footpath and low buffer zone planting that provide a subtle separation between pedestrians and moving traffic.

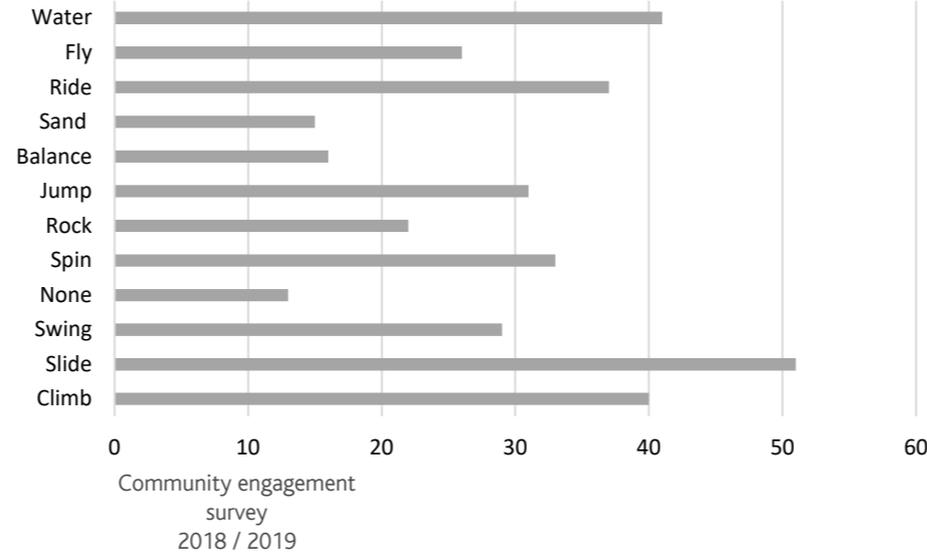


4.0 Timeline

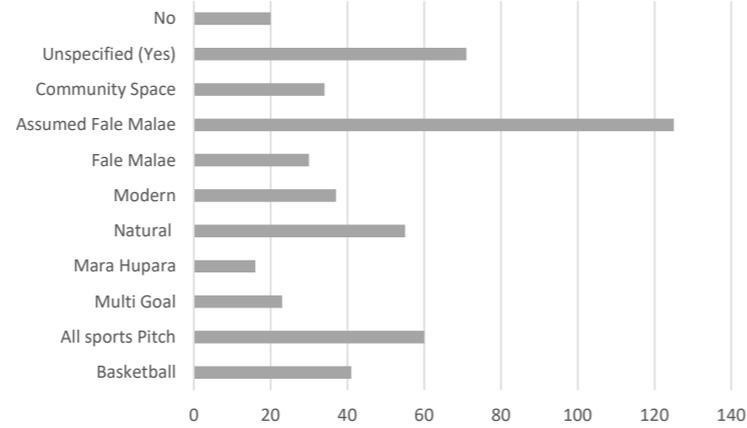
1840
Clendon Park was named
after Captain James Reddy
Clendon



Te Matariki Clendon
Community Centre was built
in 2006



Oct 2019
renewal of skatepark completed



Engagement with PSO Design Team



Prepare a preliminary (bubble
diagram) concept plan and
costings
Mar - April 2019

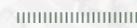
Site analysis, identify site
constraints and opportunities
Dec 2019

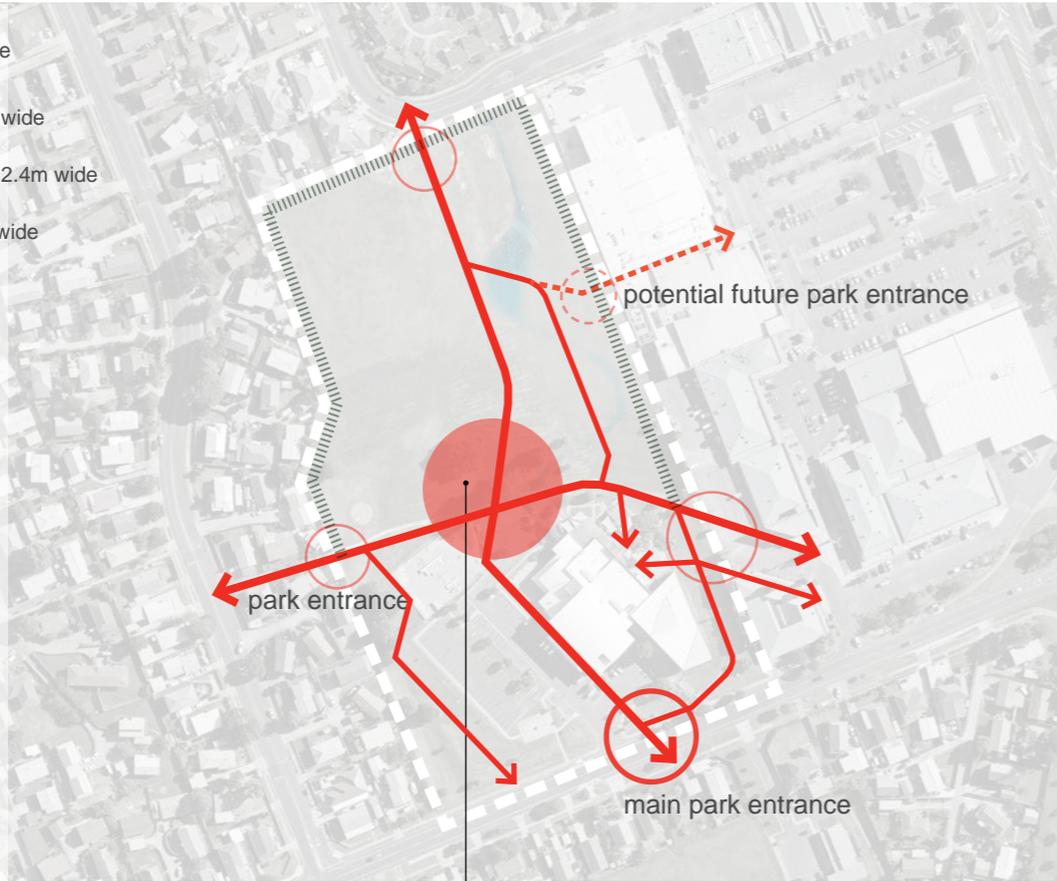
Feb - Mar 2020
Design coordination with
Healthy Waters and AC
Planner to understand the
impact of future development
has on floodplain / overland
flow paths

5.0 Four Key Moves

Pedestrian Circulations + Connectors

Improve circulation and activation of open space

-  primary connector - 3.0m wide
-  secondary connector - 2.4m wide
-  potential future connector - 2.4m wide
-  peripheral loop track - 1.8m wide



potential heart of the Reserve with intersecting social spaces

Main Entrance + Carparking Space Treatment

Enhance the main entrance to the Reserve



a continuity of vegetation to the front to 'soften' the carpark and building

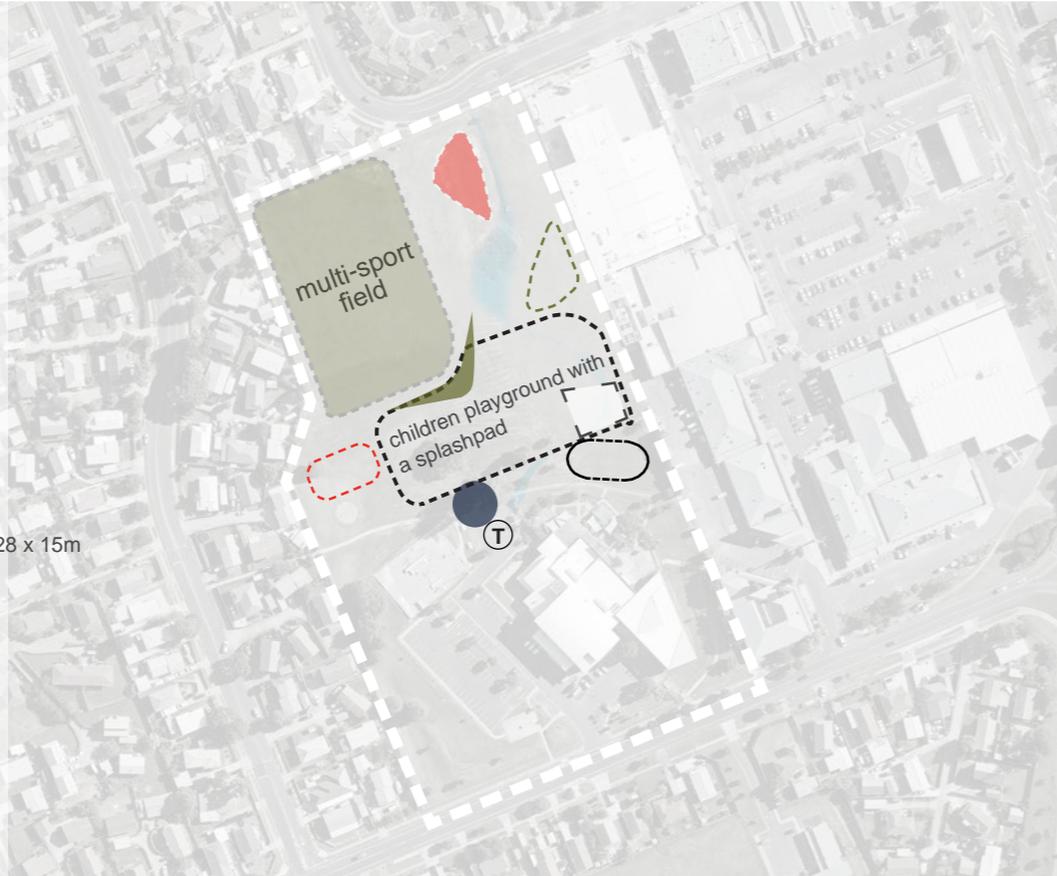
existing staff carpark to be relocated to where the current basketball court is

existing public carpark to be extended for additional row of carpark

Park Program + Active Recreation

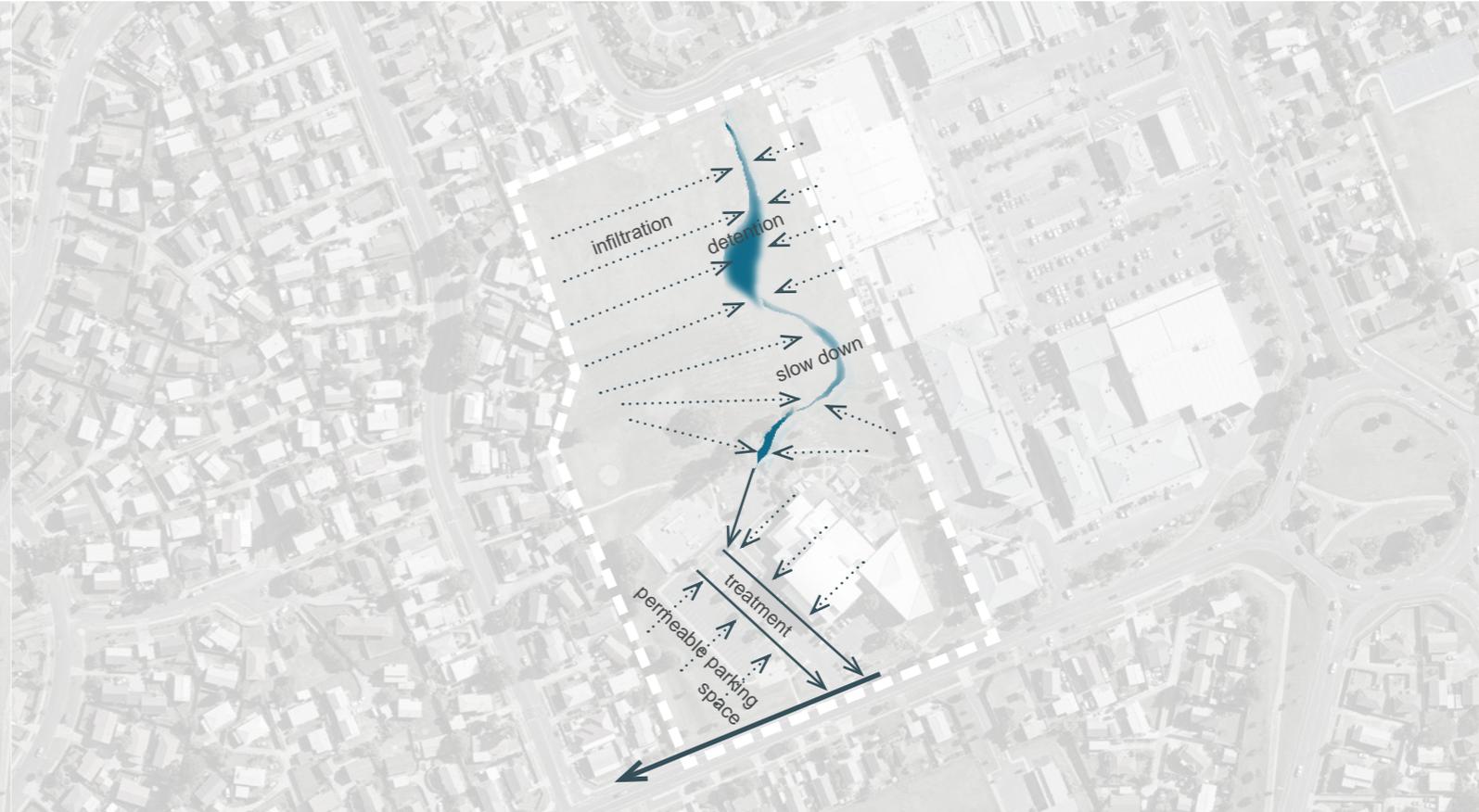
Creating a space that reflects the community desires and aspirations

- bbq / covered picnic area
- ⌈ ⌋ 'learn to ride' self-discovery area
- outdoor fitness hub
- ⬡ volley/basketball court
- ⌒ outdoor amphitheatre
- ⬡ nature play area
- Ⓣ public toilet
- ⬡ fale malae building footprint - 28 x 15m



Stormwater + Low Impact Development

Design that is functional and considers environmental impacts



Summary of four key moves

1. Improve circulation and activation of open space

- improve the access to pedestrian networks, linking neighbourhoods to the park and town centre
- enhance the pedestrian entrances to the Reserve through use of strong way-finding signage and appropriate landscape design to define those entrances

2. Enhance the main entrance to the Reserve

- improve the traffic flows and directions around carparking area with pedestrian priority and linkages to the Reserve and building facilities
- reconfigure carpark layout to optimise the space
- introduce more planting

3. Creating a space that reflects the community desires and aspirations

- transform the existing under-utilised open lawn into multi-sport field
- develop an inclusive playground that is diverse in design
- create a community gathering spaces (bbq / covered picnic / fale malae)
- activate the spaces through introducing a range of informal recreations such as basketball, fitness hub, splashpad and childrens learn to ride

4. Design that is functional and considers environmental impacts

- treat surface runoff on-site before discharging them off-site
- include a planting plan to develop the green assets of the park
- promote environmental education by making the hydrological processes 'visible' to the public



"People in Manurewa are actively connecting everyday"

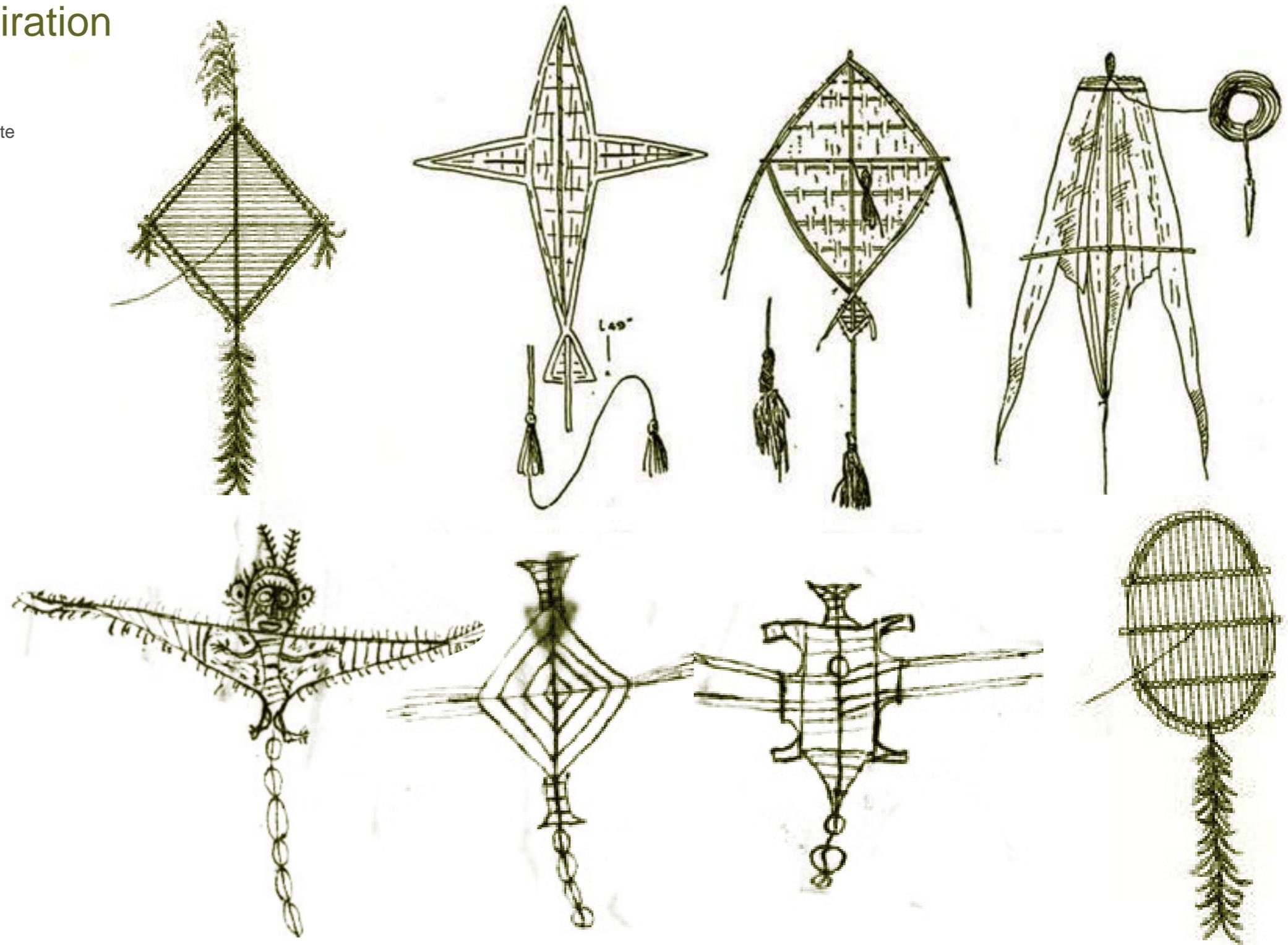


manu tukutuku



7.0 Cultural Expression / Inspiration

Manurewa is Maori word for "drifting kite". The name refers to a kite flying competition where a kite line was severed and drifted away. The kite's owner was the chief Tamapahore who had a pā (fortified village) on Matuku-tururu (Wiri Mountain). The name Manurewa commemorates the incident by the name.





Mana - Rangatiratanga, Authority

Nga kowhiringa / Opportunities

- Mana whenua partnering with council staff throughout design process.
- Mana whenua influencing at the beginning of the design stage



Whakapapa - Names + Naming

Nga kowhiringa / Opportunities

- Including gifted co name of reserve throughout the park
- Use of Te Reo (Maori Language) in signage, wayfinding and interpretation in the Reserve
- Educational signage on fauna and flora



Tohu - The Wider Cultural Landscape

Nga kowhiringa / Opportunities

- Engage with iwi artists to recognise the link between mana whenua and Manurewa
- Develop a theme to provide connection for all to enjoy
- Incorporating key mana whenua narratives into design



Taiao - The Natural Environment

Nga kowhiringa / Opportunities

- Extensive use of native planting to increase the local biodiversity
- Potential to create indigenous ecological habitat through additional planting for native avifauna (birds) and insects to sustain the wider landscape
- Recognises potential future risk and designs a resilient landscape that is able to weather a drought, changing climate or consistently provide fodder for animals and bees
- Potential to include plants that enable cultural practices



Mauri Tu - Environment

Nga kowhiringa / Opportunities

- Potential to design a Reserve that is sensitive to water - Low impact development (LIP)
- Recognises the opportunity to treat stormwater from carparking area before they are discharged to the natural system
- Designs a park that supports multiple ecosystem services such as microclimtic amelioration, carbon dioxide sequestration, recreation, amenity and sustainable urban development
- Minimises earthwork as much as possible



Mahi Toi - Creative Expression

Nga kowhiringa / Opportunities

- Cultural expression through inclusion of traditional maori kites within the playground, shelter and/or overall landscape layout design
- Potential to laser cut / sand-blast maori motifs (even the weaving pattern on the kites) on to pavement and/or vertical steel elements
- Potential to use iwi carver to develop pou or sculptures



Ahi Ka - The Living Presence

Nga kowhiringa / Opportunities

- An inclusive design that works for all stages of life - pepe / tamariki / rangatahi / pakeke / koroua / kuia, and as whānau / whanui.
- A timeless design that is adaptable, outlasts and instill itself into the collective psyche of society (materiality, functionality and characteristic)



Sport field



Multipurpose field



Contemporary design that preserves the cultural value of indigenous peoples



Basketball court



Playground



Nature play



Nature play climbing



Outdoor bbq area



Outdoor fitness area



Community garden with raised planters



Wood carving by local artist



Outdoor fitness equipment with 'inclusive' design principal in mind



Public toilet with story-telling features



Public toilet with shade and seating



Maori motif on pavement



Nature play that integrates with the existing landscape



Children playground with LID feature



Footbridge over the existing detention pond



The sculpted landform provides new function and characteristic for the park



Shared path that benefits locals and visitors



Extensive use of native planting to increase the local biodiversity



Community garden / edible garden



Integration of 'blue' and 'green' infrastructure in design



Landscape can be designed to reflect community interest and values



A covered shelter



Raingarden along carparking space



To build social capital by intersecting social spaces with pedestrian movements

8.0 High Level Budget Breakdown

These high level costings are provided to give an indication of indicative cost breakdown for discussion, and to explore potential staging options.

These prices are not based on a specific concept design. There are likely to be variations between these items as designs are developed but we have confidence in the totals.

These prices are for capital costs only and exclude professional services, fees and consents (estimated at 20%), and contingencies (typically 10%). Price does not include removal of existing assets

ITEM	DESCRIPTION	ESTIMATED CAPITAL COST
PATH CONNECTIONS	<ul style="list-style-type: none"> Locations indicative only, shown for the purposes of costing 3.0m wide path- 510m (Including lighting) 2.4m wide path- 460m 1.8m wide path- 470m 	950K
INFORMAL SPORTS FIELD	<ul style="list-style-type: none"> Allow for contouring and grassing area 	350K
SITE FURNITURE	<ul style="list-style-type: none"> Items include picnic tables (x5), seats (x20), bins (x5), drinking fountain (x3), signage allowance, bike racks (x5), bollards (x8), park signage, outdoor amphitheatre, picnic, and accessible BBQ 	450K
PLAYGROUND (Local) + NATURE PLAY	<ul style="list-style-type: none"> Anticipated size of new playground 1000m2 Includes playground surfaces (i.e. rubber wetpour, sand, bark, astroturf) 	500K
OUTDOOR FITNESS AREA	<ul style="list-style-type: none"> Separated from the item above due to its high cost. Covers flush safety surfacing (i.e. rubber wetpour or astroturf), not bark 	250K
SPLASHPAD	<ul style="list-style-type: none"> Includes mechanical / plumbing works for basic medium splashpad 	1M
FULL HARD COURT	<ul style="list-style-type: none"> Price varies depends on the coating on the court (Line Marker vs. Laykold) Includes roof canopy and lighting 	410K
LEARN-TO-RIDE BIKE TRACK	<ul style="list-style-type: none"> Design TBC, allowance for concrete track with undulations and line markings 	100-150K
TOILET	<ul style="list-style-type: none"> Double pan toilet with mobility access and baby change facilities Cost includes a medium-size canopy 	600K
BBQ / FALE MALAE	<ul style="list-style-type: none"> A covered area for BBQ, picnic and community gatherings 	150K
FOOTBRIDGE	<ul style="list-style-type: none"> Timber bridge with maori motif on balustrade 	300K
CULTURAL ELEMENTS	<ul style="list-style-type: none"> Carvings / Pou / Laser cutting / Sand blasting etc 	150-250K
STAFF CARPARK RELOCATION / EXTENSION OF PUBLIC CARPARK	<ul style="list-style-type: none"> Relocating of staff carpark and extending the existing public parking Includes resurfacing of existing carpark Additional car parking off Robert Ross Road 	600K
STORMWATER MANAGEMENT	<ul style="list-style-type: none"> Design and costing TBC Site wide park drainage 	600K
SOFT LANDSCAPING IMPROVEMENTS	<ul style="list-style-type: none"> Planting shrubs, ground cover planting, and specimen trees- community involvement in planting Includes community gardens, rain gardens, mounding and reinstatement costs. 	200K
		\$6.6M

Clendon Community Reserve Final Concept Plan



- 1 3.0m wide shared path
- 2 1.8m wide peripheral loop track
- 3 2.4m wide secondary path
- 4 BBQ / covered picnic area
- 5 'Learn to Ride' self-discovery area
- 6 Outdoor fitness hub
- 7 Volley/basketball courts
- 8 Outdoor amphitheatre
- 9 Nature play area
- 10 Splashpad
- 11 Public toilet
- 12 Fale malae building footprint
- 13 Community garden
- 14 Existing detention pond
- 15 Footbridge
- 16 Existing skatepark
- 17 Public carpark
- 18 Relocated staff carpark
- 19 Potential raingarden
- 20 Multi-sport field
- 21 Children playground
- 22 Existing community centre and library