

LEAMINGTON DOMAIN MASTERPLAN.

FEBRUARY 2024





ACKNOWLEDGMENTS

The Waipā District Council Leamington Domain Masterplan has been prepared using the skills, experience and inspiration of many people, including, but not limited to:

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1 INTRODUCTION

1.1 PURPOSE + BACKGROUND

*The **purpose** of the masterplan is to provide a **comprehensive and cohesive long term vision** for Leamington Domain.*

This masterplan was funded through the Waipā District Council 2021-31 Long Term Plan following multiple submissions by individual clubs with a desire for investment on the site. The masterplan will ensure that future development is well planned and avoids ad-hoc placement of recreational facilities and assets. It will also consider access improvements, connectivity, and the provision of convenient, attractive and safe pedestrian and cycling connections to the town centre and the broader open space network, ultimately promoting healthy lifestyles.

Waipā District Council is committed to uphold the principles of Te Tiriti o Waitangi - the Treaty of Waitangi. This involves partnering with Mana Whenua and incorporating their cultural values and aspirations into the planning and design process. Local Mana Whenua with a deep and enduring connection to the site are Ngāti Koroki Kahukura and Ngati Hauā.

The masterplan will align with statutory and policy requirements to ensure its implementation is legally compliant with the regulations, guidelines, and policies that govern land use, development and community engagement and that it respects and reflects the rights and interests Māori and the wider community.

The well-loved Domain is known for its large open green space, mature specimen trees, iconic two story heritage-listed band rotunda and ride-on-trains. It hosts a large number of lessees and user groups as well as important community facilities such as a playground and covered skate area. Notably, the netball courts and campground were out of scope of the Leamington Domain Masterplan because their existing locations were considered suitable and didn't require significant changes.

As part of the 2021-2031 Long Term Plan, funding has been allocated for the renewal and upgrade of the play space. It currently lacks a diverse range of play experiences, pedestrian connection to the Scott Street car park and the future shared cycle and pedestrian path on Wordsworth Street. It also suffers from poor surfacing and limited amenities such as seating, picnic areas and shade. The masterplan aims to propose a suitable location for the play space, which will be further developed in subsequent design phases.

Furthermore, the masterplan seeks to investigate the need for a multi-purpose community facility, which could serve as a central hub for various community events, gatherings, and activities. Such a facility would enhance the Domain's role as a social and cultural focal point for the residents of Leamington and the wider Cambridge area and provide a versatile space for a wide range of community uses.

WHY DO WE NEED A MASTERPLAN?

- **Coordinated Development:** A masterplan provides a cohesive and strategic approach to development, avoiding fragmented outcomes.
- **Cultural Heritage:** The masterplan provides an opportunity to recognise and respect Māori cultural heritage.
- **Future Vision:** It sets a long-term vision and priorities for the Domain to guide future investment opportunities.
- **Effective Land Use:** The masterplan optimises land use by considering infrastructure, amenities, and community needs.
- **Accessibility and Connectivity:** It promotes the integration and connectivity of facilities and park assets, enhancing accessibility and walkability.
- **Community Engagement:** The masterplan encourages community participation and input, empowering residents to shape their environment.
- **Environmental Sustainability:** The masterplan incorporates principles of sustainability and resilience, minimising the effects of climate change and promoting ecological health.

1.2 THE DOMAIN

ADDRESS

12 Scott Street, Leamington, Cambridge 3432

RESERVE CLASSIFICATION

RECREATION RESERVE

AREA

6.8797HA TOTAL

3.2227HA - LAND AVAILABLE FOR PUBLIC USE

LESSEES

CAMPGROUND - Cambridge Top 10 Holiday Park
Lease area: 2.5425HA

NETBALL - Cambridge Netball Centre Inc.
Lease area: 0.75HA

CROQUET - Leamington Croquet Club Inc.
Lease area: approx. 0.32HA

MINIATURE TRAIN RIDES - Cambridge Model Engineering Society
Lease area: 45m² + land beneath and immediately adjacent to track

MODEL TRAINS - The Greater Waikato Railway Modellers Inc.
Lease area: 400m² (building only)

OTHER USER GROUPS / RECREATIONAL FACILITIES

ART - Leamington Art Group (use lower level of Band Rotunda)

CRICKET - junior cricket oval

PETANQUE - petanque piste

PLAY SPACE

ROLLER SKATING RINK - re-purposed with informal skate ramps

TENNIS

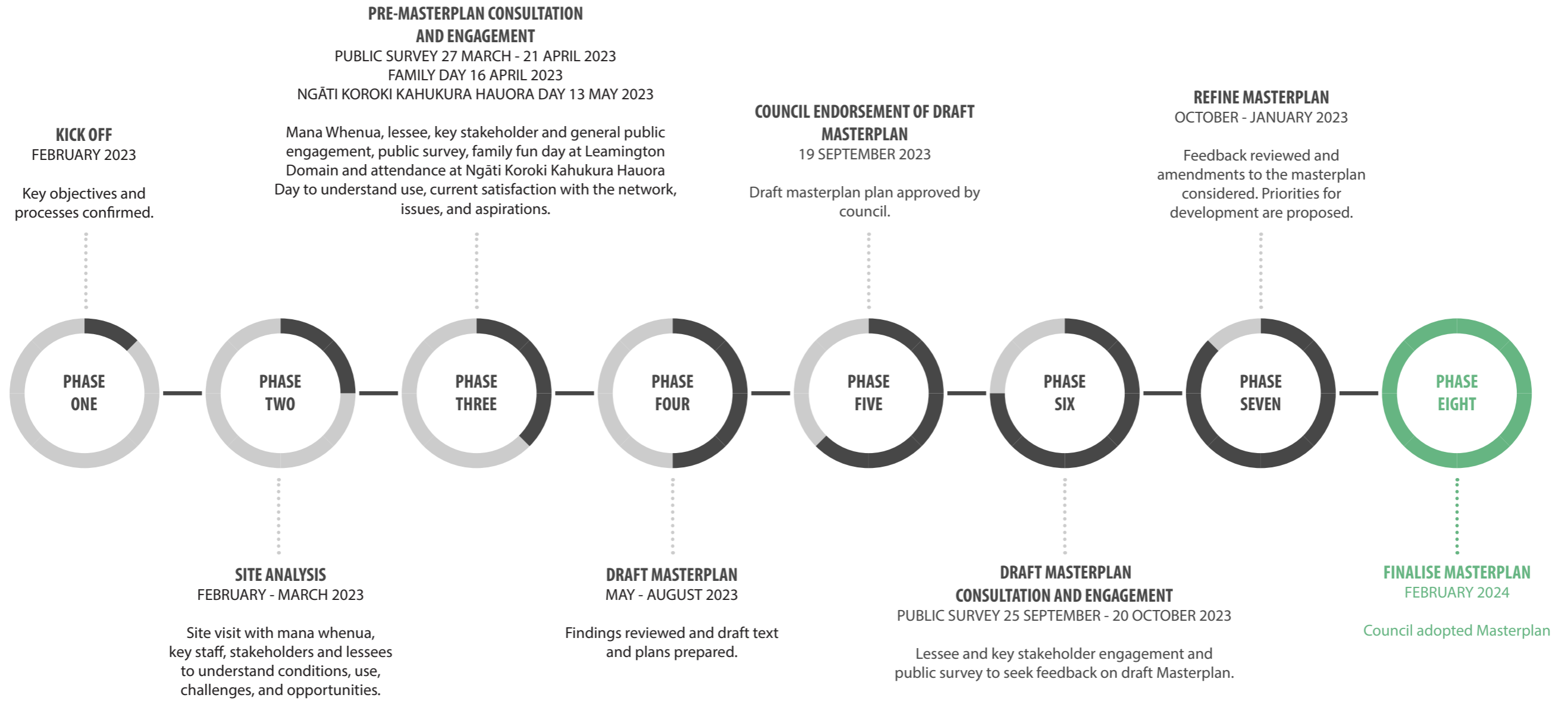
FITNESS / BOOTCAMP CLASS

MARKETS

INFORMAL RECREATION



1.3 PROJECT METHODOLOGY



2 UNDERSTANDING THE SITE

2.1 MANA WHENUA

Ngāti Koroki Kahukura and Ngāti Hauā are the iwi who hold mana whenua over the Cambridge and Leamington areas. Their responsibilities include maintaining customary authority in their respective rohe (tribal area). The special cultural and spiritual relationship Mana Whenua have with the environment is recognised as a matter of national importance under the Resource Management Act.

Ngāti Hauā, Ngāti Koroki, and Ngāti Kahukura descend from common ancestors of the Tainui Waka. Ngāti Koroki Kahukura descend from marriages between Ngāti Koroki and Ngāti Kahukura.

Iwi:

Ngāti Koroki Kahukura

Pepeha:

*Ko Maungatautari te Maunga
Ko Waikato te Awa Tūpuna
Ko Ngāti Koroki Kahukura Mātou*

Rohe:

The rohe of Ngāti Koroki Kahukura spans Southern Hamilton City, following the Waikato River to the northern end of Lake Arapuni, inland to western Te Awamutu and through again to southern Hamilton City encompassing Mount Maungatautari. On the flanks of Maungatautari are their two Ngāti Koroki Kahukura marae, Pōhara and Maungatautari.

Iwi:

Ngāti Hauā

Pepeha:

*Ko Tainui te Waka
Ko Ngāti Hauā te Iwi
Ko Hauā te Tangata*

Rohe:

The rohe of Ngāti Hauā spans Te Aroha, southeast along the Kaimai Range to Te Weraiti; southwest to Maungatautari; northwest to Te Rapa, eastward to Mangateparu and then back to Te Aroha. At the heart of the Ngāti Hauā rohe are their five marae: Rukumoana, Kai a Te Mata, Waimakariri, Raungaiti and Te Iti o Hauā.

2.2 CULTURAL HERITAGE : WĀHI TŪPUNA / MĀORI SITES OF SIGNIFICANCE

TE OKO HOROI / CAMBRIDGE CONTEXT

Consideration of the wider cultural landscape in the development of the masterplan is crucial because wāhi tūpuna (Māori sites of significance) extend beyond traditional European property boundaries. Wāhi tūpuna are the embodiment of the relationship mana whenua have with their culture and traditions with ancestral lands, water, sites, wāhi tapu and other taonga.

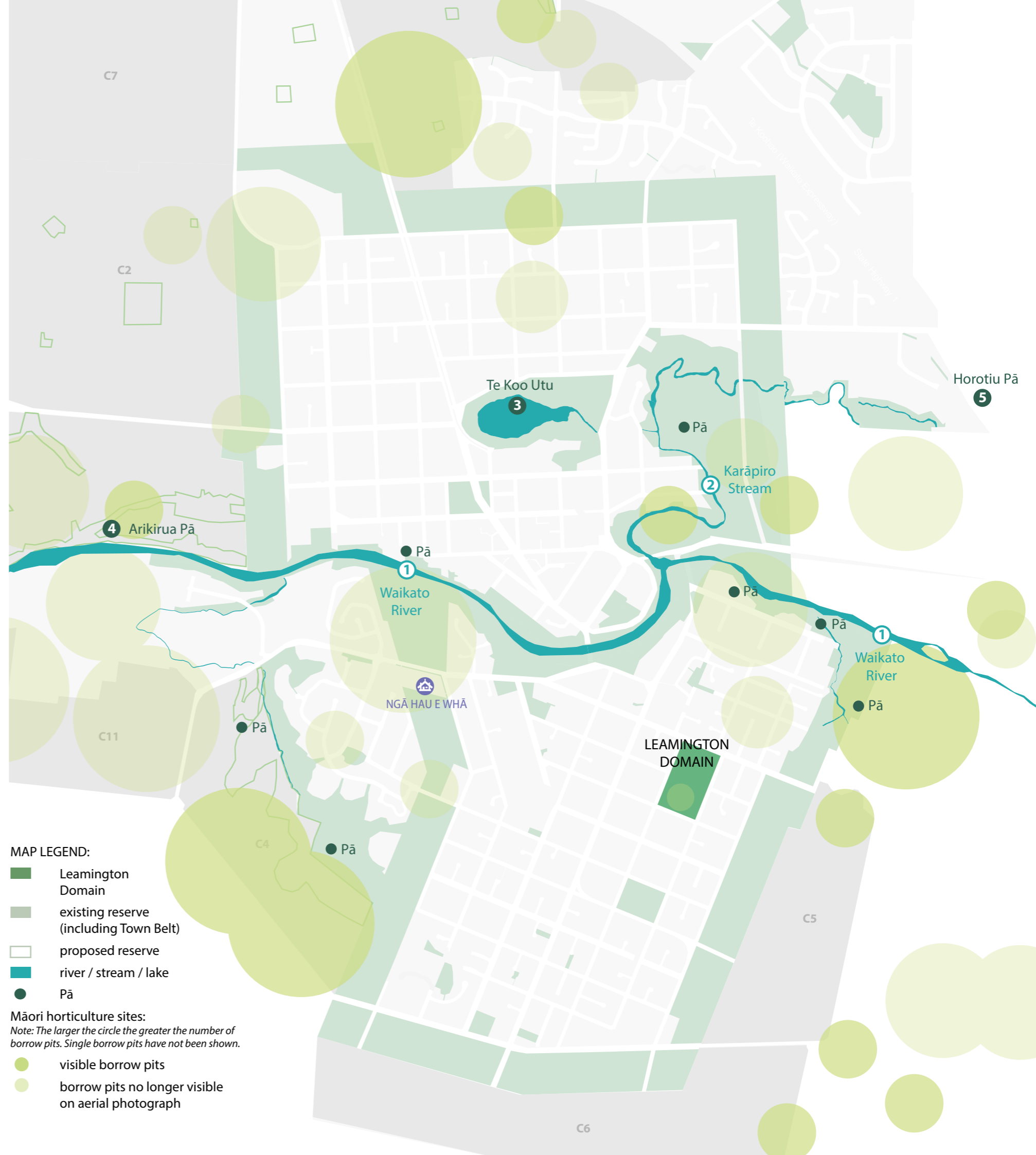
Te Oko Horoi (Cambridge) takes its name from the whakatauki:

Ko Arekahanara tōku hāona kaha,
Alexandra (now Pirongia) will be a symbol of my strength
 Ko Kemureti tooku oko horoi,
Cambridge my wash bowl of sorrow
 Ko Ngaruawāhia tōku Turangawaewae
Ngaruawāhia my standing place.

This proverb from Kingi Tāwhiao evolved during the confiscations of Waikato Land. Cambridge was where he grieved for his people and land lost through the New Zealand Wars. Tāwhiao resided in Te Oko Horoi while the Land Court (which was situated in what is now the Cambridge Museum building) was in session and refused to participate in the proceedings. On hearing news of further land alienation, Tāwhiao became more disillusioned and this is reflected in his saying Ko Kemureti tooku Oko Horoi (Cambridge is my wash bowl of sorrow).¹

- 1. Waikato River** The name Waikato refers to wai 'water' and kato 'the pull of the river current in the sea' referring to when the Tainui waka arrived on their voyage from Polynesia near the mouth of the river. *'The Waikato River and its region has been populated for at least the past 700 to 800 years. The river provided physical and spiritual sustenance for large populations of Māori living along its catchment. Throughout that time it was a source of food, including eels, fish and plants. It was also an important waka route. A well-known saying about the Waikato River uses taniwha as a metaphor for chiefs: 'Waikato taniwha rau, he piko he taniwha, he piko he taniwha (Waikato of a hundred taniwha. At every bend a taniwha can be found).'*²
- 2. Karāpiro Stream** Karāpiro translates to 'karā', meaning rock, and 'piro', meaning putrid smell/odiferous. It is a reference to the odour of cremated bodies of warriors who were killed in the Battle of Taumatawīwi. The bodies were cremated to avoid them falling into enemy hands. The battle was between Mana Whenua (Ngāti Hauā, Ngāti Koroki, Ngāti Kahukura) and their allies under the leadership of Te Waharoa (Ngāti Hauā), and Ngāti Maru who were seeking refuge at Maungatautari after fleeing their rohe from attacks by Hongi Hika. Ngāti Maru had over time started to challenge various Mana Whenua groups in an attempt to assert their mana at Maungatautari. It was decided that there would be an all out battle to settle the matter. Ngāti Maru were defeated and sent back to Hauraki, and Ngāti Koroki were supported to continue their occupation of Maungatautari as kaitiaki.
- 3. Te Koo Utu**, the name of the lake in Cambridge means 'to scoop up water'
- 4. Arikirua Pā** was the site of a large settlement of Ngāti Koroki Kahukura and Ngāti Hauā people. The pā was surrounded by approximately 18 hectares of gardens on the adjacent river terrace and the two terraces north of the pā. Arikirua Pā was at the centre of a major agricultural region and served as a regional nexus for the movement of people and goods from inland pā to and from Auckland.³
- 5. Horotiu Pā** Horotiu translates to 'swiftly flowing' ('Horo' fast flowing, 'Tiu' the water current). The pa was occupied from pre 1300 by Ngāti Koroki Kahukura.

¹ Ngāti Koroki Kahukura Trust and Ngāti Hauā Trust for Te Ara o Te Kōhao 2019.
^{2,3} Waikato River Authority Website, A History Of The Waikato River And Its Catchment



MAP LEGEND:

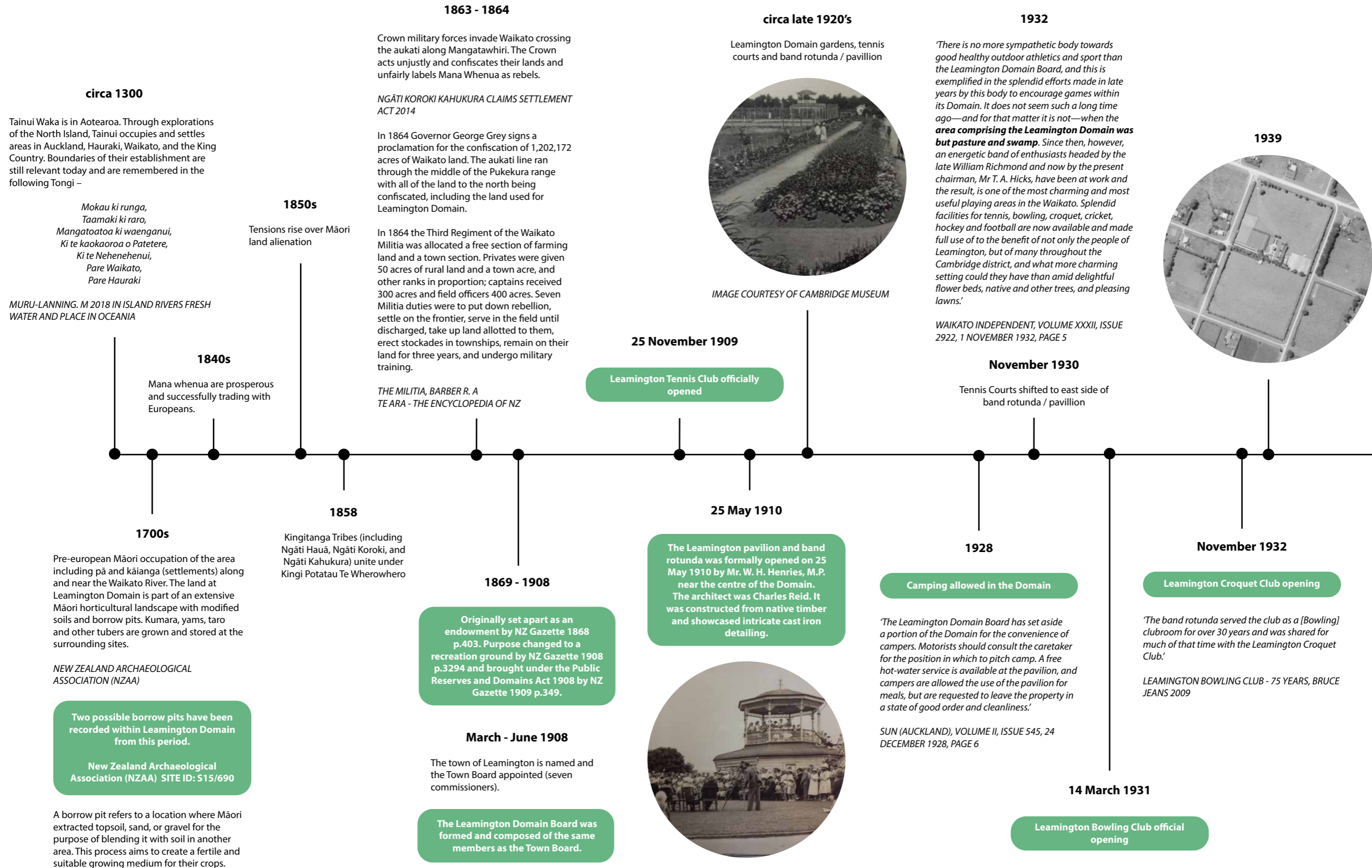
- Leamington Domain
- existing reserve (including Town Belt)
- proposed reserve
- river / stream / lake
- Pā

Māori horticulture sites:

Note: The larger the circle the greater the number of borrow pits. Single borrow pits have not been shown.

- visible borrow pits
- borrow pits no longer visible on aerial photograph

2.3 CULTURAL HERITAGE: BRIEF HISTORY OF THE DOMAIN



1945 - 1946

New entrance walls and gate at the corner of Scott and Wordsworth Streets, new path connecting to the band rotunda and rhododendron planting

'The walls of the new gateway were ready, but awaiting the new gates'

WAIKATO INDEPENDENT, VOLUME XLIV, ISSUE 1118, 16 APRIL 1945, PAGE 2



1953

New Bowling clubrooms (now leased by The Greater Waikato Railway Modellers Inc) under construction with pavilion in the background



IMAGE SOURCED FROM 'LEAMINGTON BOWLING CLUB - 75 YEARS', BY BRUCE JEANS 2009

1965

'In 1983 there was fierce local opposition to plans to demolish the lower story [of the band rotunda] and site the band rotunda in central Cambridge. It was saved and renovated, and in 1992 moved to another position in the reserve as a way of preventing vandalism.'

TE ARA THE ENCYCLOPEDIA OF NEW ZEALAND



circa 1980's

First extension to netball / tennis courts and formalisation of carpark and campground



2012

Construction and opening of the Cambridge-Rotorua Live Steamers Inc Leamington railway

1957

A two-room wooden shed was built on Leamington Domain for the Cambridge Football Club

'The fame of the gardens of spring flowers grown in the Leamington Domain this year was such that many people visited the nearby park just for the pleasure of inspecting the display. The head gardener, Mr T. H. Hulme, has received many congratulations on the results he has achieved.'

The cynosure has been the long centre bed near the Scott Street entrance gate. The pastel shades of gorgeous stock in profuse display, contrasted with the golden browns of mimulus and blue of violas which formed a border. This bed suffered during the recent wind and rain, and will be dug up within a few days. An effect of autumn-tints with alternating rows of zinnias and marigolds of varying sizes will be carried out in the bed when Mr Hulme has completed his planting scheme.'

WAIKATO INDEPENDENT, VOLUME XXXIX, ISSUE 3642, 7 DECEMBER 1939, PAGE 4



IMAGE SOURCED FROM 'LEAMINGTON BOWLING CLUB - 75 YEARS', BY BRUCE JEANS

circa 1949

Looking from the band rotunda towards Scott Street across the pergola with the bowling green behind.

circa 1960's

Construction of a concrete skating rink next to the tennis courts

1958

By NZ Gazette 1958 p.908 the Cambridge and Leamington Domains were united to form one public domain to be known as the Cambridge and Leamington Domain, and the Cambridge Borough Council was appointed to have control subject to the Reserves and Domains Act 1953.

circa 1990's

Second extension to netball /tennis courts

Relocation of Pavillion/ Band Rotunda to Wordsworth Street in 1992.

Pavilion / Band Rotunda:
Category 1 Historic Place: Heritage New Zealand Pouhere Taonga List number 4193

Category A Historic Item: Nationally Significant - Waipā District Plan Reference 39

circa 1995

Playground installed



2002

Mana Whenua heritage is not reflected in Leamington Domain.

Waipā District Council recognise the need for a comprehensive and cohesive long term vision for Leamington Domain through a masterplan project.

Mana Whenua are currently collaborating with Waipā District Council to ensure Māori cultural heritage is recognised and respected on the Domain.

PRESENT DAY

2.4 CAMBRIDGE AREA ANALYSIS

Leamington Domain is the main recreational reserve in Leamington and has the only planned destination playground south of the Waikato River. It serves as a central hub for leisure activities, conveniently located:

- within walking and cycling distance to Leamington town centre
- within cycling distance of the majority of the Leamington residential area
- within cycling distance of Cambridge town centre
- within 5 minutes walking distance from closest bus stop on Wordsworth Street
- on the Te Awa Connection (potential future shared path on Wordsworth Street)

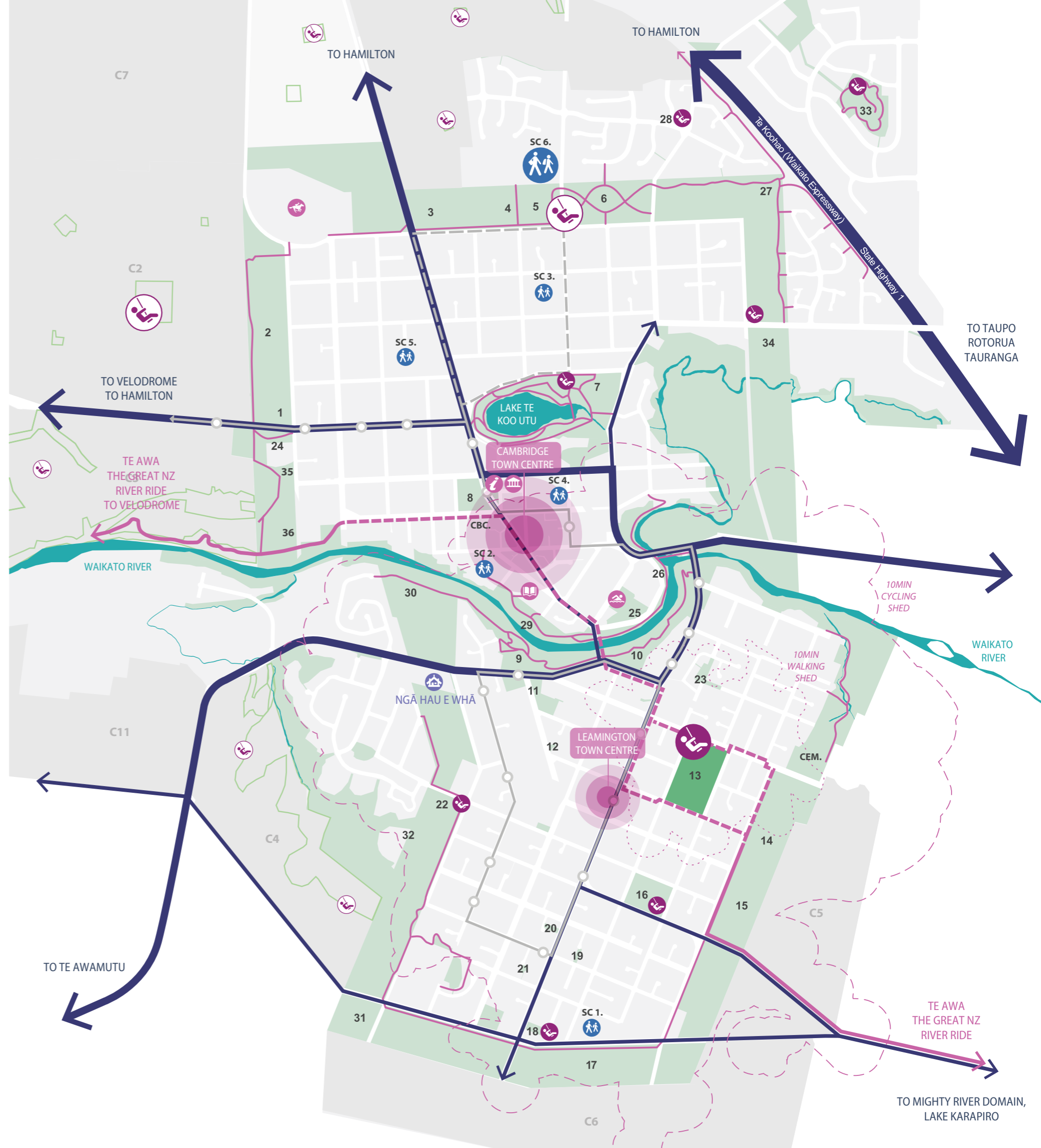
CAMBRIDGE AREA ANALYSIS LEGEND

| | | | |
|---|---|---|-----------------------------------|
|  | Leamington Domain |  | Walking track / path |
|  | Existing reserve (including Town Belt) |  | 10min walking shed |
|  | Proposed reserve |  | 10min cycling shed |
| 13 | Reserve reference (refer to below names) |  | Destination playground |
|  | River / Stream / Lake |  | Proposed destination playground |
|  | State Highway |  | Neighbourhood playground |
|  | Major arterial route |  | Proposed neighbourhood playground |
|  | Minor arterial route |  | School |
|  | Bus route / bus stop |  | Marae |
|  | Te Awa River Ride (shared path) (cycling/walking) |  | Perry Aquatic Centre |
|  | Te Awa Connection (on road) (cycling) |  | Cambridge Raceway |
| | |  | Information Centre |
| | |  | Town Hall |
| | |  | Library |

Waipā District Council is actively working to establish safe and attractive walking and cycling connections throughout various streets across Cambridge.

RESERVE / SCHOOL / RECREATIONAL FACILITY REFERENCE:

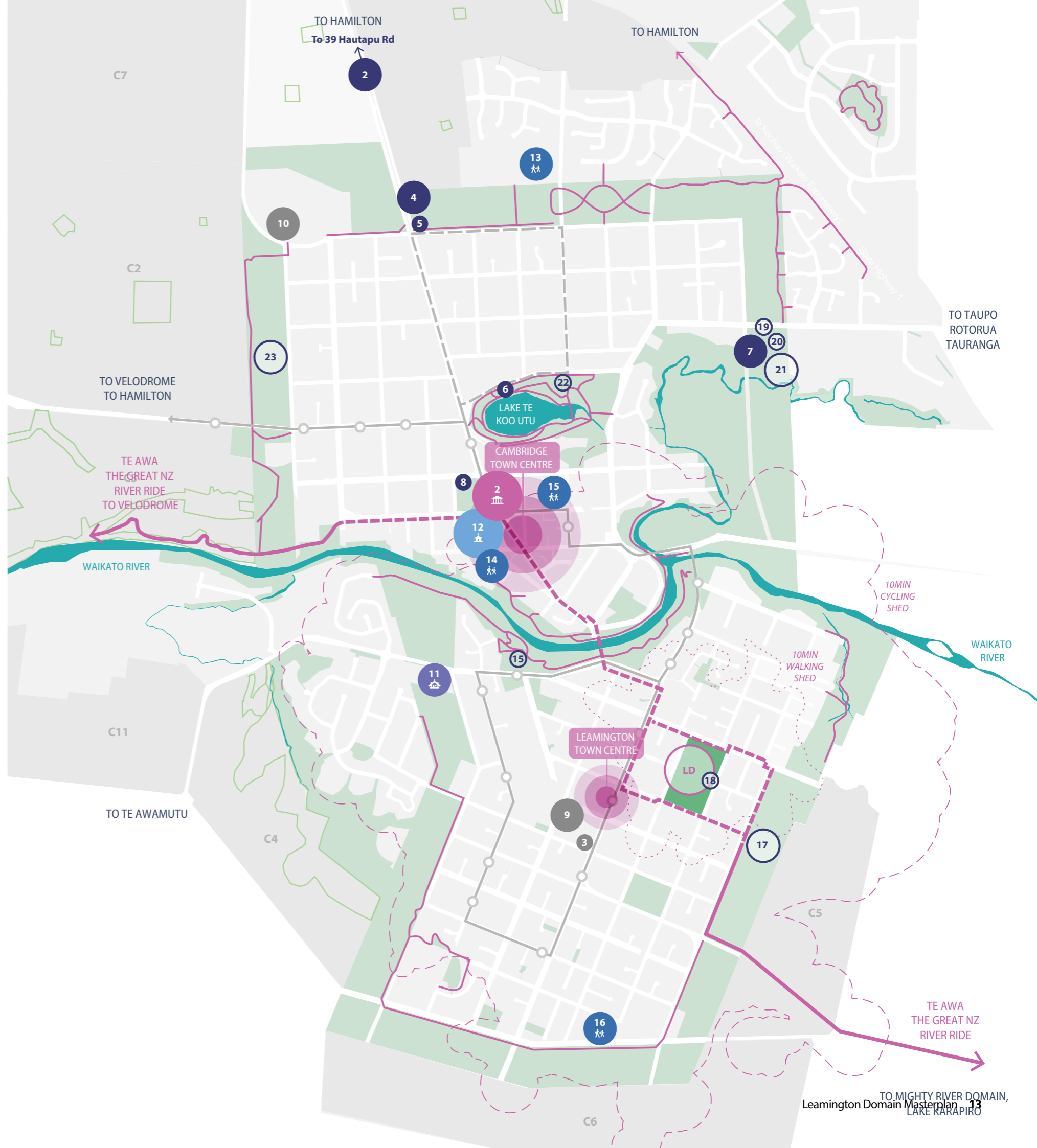
| | | |
|------------------------------|---|---|
| 1. Athletic Park | 18. Froude Park | 33. St Kilda Park |
| 2. John Kerkhof Park | 19. Sargeson Place Reserve | 34. Cambridge Badminton / Scout Group/ Camkada Judo |
| 3. Memorial Park | 20. Dallas Place Reserve | 35. Cambridge Community Garden |
| 4. Tom Voyle Park | 21. Conrad Place Reserve | 36. RDA Cambridge |
| 5. McKinnon Park | 22. Thompson Street Playground | SC 1. Leamington Primary School |
| 6. Oak Arboretum | 23. Sheridan Crescent Reserve | SC 2. Cambridge Primary School |
| 7. Te Koo Utu Park | 24. Payne Park | SC 3. Cambridge East School |
| 8. Victoria Square | 25. Perry Aquatic Centre / Cambridge Skate Park | SC 4. St Peter's Catholic School (Private) |
| 9. Gil Lumb Park | 26. Riverside Park | SC 5. Cambridge Middle School |
| 10. Cook Street Reserve | 27. Brian Mayo Reserve | SC 6. Cambridge High School |
| 11. Lindsay Park | 28. Kings Garden Reserve | CEM. Leamington Cemetery |
| 12. Coleridge Street Reserve | 29. Lola Silcock Park | CBC. Central Bowling Club |
| 13. Leamington Domain | 30. Meadow Walk | |
| 14. Leamington Rugby | 31. Cambridge BMX | |
| 15. Cambridge Riding Club | 32. Agility Park | |
| 16. Gwyneth Common | | |
| 17. Polo Grounds | | |



2.5 COMMUNITY FACILITY PROVISION

The objective of this analysis was to gain an understanding of the existing facilities in the Cambridge area with the aim to determine the potential value of a future multi-purpose facility that could be booked for sport, club, or general community use within Leamington Domain. Smaller bookable meeting spaces will be investigated as part of the Cambridge Library feasibility study.

| FACILITY REFERENCE | SUITABLE FOR MULTIPLE SPORTS/CLUB USE | SUITABLE FOR INFORMAL USE / PARTIES | SUITABLE FOR FORMAL / BLACK TIE USE | SUITABLE FOR MARKET USE | CATERS APPROX. 0-50 PEOPLE | CATERS APPROX. 50-100 PEOPLE | CATERS APPROX. 100+ PEOPLE | NEAR PLAYGROUND / SPORTS FIELD |
|---|---------------------------------------|-------------------------------------|-------------------------------------|-------------------------|----------------------------|------------------------------|----------------------------|--------------------------------|
| FACILITIES BOOKABLE THROUGH WAIPĀ DISTRICT COUNCIL OR ASSOCIATED TRUST: | | | | | | | | |
| 1. Cambridge Town Hall | | | | | | | | |
| LD. Proposed Leamington Domain Facility | | | | | | | | |
| FACILITIES BOOKABLE THROUGH LEASE HOLDERS ON WAIPĀ DISTRICT COUNCIL OWNED LAND: | | | | | | | | |
| 2. Hautapu Hall | | | | | | | | |
| 3. Leamington Scout & Club Hall, Cambridge | | | | | | | | |
| 4. Hautapu Sports Club | | | | | | | | |
| 5. Cambridge Junior Rugby Club Rooms | | | | | | | | |
| 6. Cambridge Bowling Club | | | | | | | | |
| 7. Cambridge Scout Hall | | | | | | | | |
| 8. Cambridge Community Pavilion | | | | | | | | |
| FACILITIES BOOKABLE THROUGH OTHER ORGANISATIONS/ CLUBS: | | | | | | | | |
| 9. Cossie (Cosmopolitan) Club | | | | | | | | |
| 10. Cambridge Raceway Clubhouse Sports Bar | | | | | | | | |
| FACILITIES BOOKABLE THROUGH MARAE | | | | | | | | |
| 11. Ngā Hau e Whā - Cambridge Community Marae | | | | | | | | |
| FACILITIES BOOKABLE THROUGH CHURCHES | | | | | | | | |
| 12. Bridges Church Auditorium | | | | | | | | |
| FACILITIES BOOKABLE THROUGH SCHOOLS | | | | | | | | |
| 13. Cambridge High School (range of facilities) | | | | | | | | |
| 14. Cambridge Primary School Hall | | | | | | | | |
| 15. St Peters Catholic Hall Hire and Turf Hire | | | | | | | | |
| 16. Leamington Primary School Gym | | | | | | | | |
| FACILITIES BOOKABLE THROUGH LEASE HOLDERS ON WAIPĀ DISTRICT COUNCIL OWNED LAND (WITH CLUB MEMBERSHIP): | | | | | | | | |
| 17. Leamington Rugby Sports Club | | | | | | | | |
| 18. Cambridge Netball Centre | | | | | | | | |
| 19. Cambridge Badminton Club | | | | | | | | |
| 20. Camkada Judo Club | | | | | | | | |
| 21. Cambridge Badminton Stadium | | | | | | | | |
| 22. Cambridge Racquets Club | | | | | | | | |
| 23. Cambridge Football Club | | | | | | | | |



2.6 SITE UTILISATION

The former Leamington Domain Board envisioned and achieved their goal of providing facilities and open space for a large array of active recreation opportunities, however over time with the relocation or removal of facilities and pathways this has led to ad-hoc placement of built assets and awkwardly positioned spaces in the Domain that currently serve no purpose.

Additionally, many of these spaces such as the skating rink and the area between the carpark and model trains building lack passive surveillance from the surrounding streets and have become a hub for anti-social activity.

The diagrams below and to the right outline the current lessees and user groups and general public use of the Domain over the course of a week. There is currently a good range and use of the site, however changes could be made to:

- relocate facilities and park assets to improve use,
- further promote collaboration between lessees and user groups,
- provide a multi-purpose facility for community use,
- co-locate play and active recreation areas,
- improve access and connections,
- promote further weekday use, and
- utilise the band rotunda for events.

LESSEE, USER GROUP AND GENERAL PUBLIC USE LOCATIONS:



□ = leased areas
 = informal public use

| | MONDAY | | TUESDAY | | WEDNESDAY | | THURSDAY | | FRIDAY | | SATURDAY | | SUNDAY | | NOTES |
|--|--------|----|---------|----|-----------|----|----------|----|--------|----|----------|----|--------|----|---|
| | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | |
| 1. CAMBRIDGE NETBALL CENTRE | | | | | | ✓ | | | | | | ✓ | ✓ | | 24 April to mid September and 6 week summer league |
| 2. LEAMINGTON CROQUET CLUB | | ✓ | | | | ✓ | | | | | | | ✓ | | Winter = 3 afternoons Summer = 1 morning, 1 evening, 1 afternoon + tournaments |
| 3. CAMBRIDGE MODEL ENGINEERING SOCIETY (MINIATURE TRAIN RIDES) | | | | | | | | | | | | | ✓ | ✓ | 1st and 3rd Sunday of the month |
| 4. THE GREATER WAIKATO RAILWAY MODELLERS (MODEL TRAINS) | • | • | • | • | • | • | • | • | • | • | • | | ✓ | ✓ | open to public 1st and 3rd Sunday of the month |
| 5. LEAMINGTON ART GROUP | | | | ✓ | | | | | • | | • | | | | used some Fridays and Saturdays |
| 6. CAMBRIDGE JUNIOR CRICKET | | | | | | | | | | | | ✓ | | | School terms 1 and 4 |
| 7. PETANQUE GROUP | | | | | | | | | | | | | | ✓ | |
| 8. FITNESS / BOOTCAMP CLASSES | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | | | | | | timetable changes each term |
| 9. MARKETS | | | | | | | | | | | | | ✓ | | previously 4 events per annum: mid Dec, mid Feb, Mid March, Easter |
| 10. PLAY SPACE | • | • | • | • | • | • | • | • | • | • | • | • | • | • | informal public use |
| 11. ROLLER SKATING RINK | • | • | • | • | • | • | • | • | • | • | • | • | • | • | informal public use |
| 12. TENNIS | • | • | • | • | • | • | • | • | • | • | • | • | • | • | Leamington Tennis Club + access from campground only |
| 13. INFORMAL RECREATION (WALKING / CYCLING / SEATING PICNIC TABLES / BBQ) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | informal public use |
| 14. BAND ROTUNDA | • | • | • | • | • | • | • | • | • | • | • | • | • | • | informal public use + events |
| 15. CAMPGROUND | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |

2.7 BIODIVERSITY AND ENVIRONMENTAL CONTEXT

KAHIKATEA ECOSYSTEM AND CURRENT DOMAIN PLANTING

Leamington Domain would have been part of a former Kahikatea ecosystem that dominated the swampy lowland area and covered much of the Waikato. Today, the Domain has a unique mix of native and exotic vegetation, predominantly mature trees species. An 'arboretum' of tree species have been planted, mostly in the early 1920's, bordering the grassed open space and providing respite from the surrounding urban area. When laying out the Domain, the original gardner, Mr E. Baucke included trees and shrubs indigenous to New Zealand such as totora, rimu, miro, lance-wood, ribbonwood, kowhai, cabbage tree, five-finger, rangiora, varieties of veronica and pittosporum.

Section 24.1.4 of the Waipā District Plan notes that only 7.5% of indigenous vegetation cover remains in the Waipā District, which is substantially less than the nationally recommended standard of 20% (Land Environments of New Zealand (LENZ)) needed to sustain biodiversity. Additionally, wetlands are particularly underrepresented within the District (0.2% of their original estimated extent).

An opportunity exists within Leamington Domain to maintain the early planting of native trees and to improve the connections of indigenous vegetation throughout the area, including to the 750 metre biodiversity corridor along the Waikato River. This corridor is shown on map 49 of the District Plan and overlays a small section of the north-eastern corner of the Domain. Specific policies outlined in section 24.3.2 of the District Plan pertain to the discouragement of removal of indigenous vegetation, as well as the enhancement and preservation of indigenous biodiversity within this corridor.

FLOODING

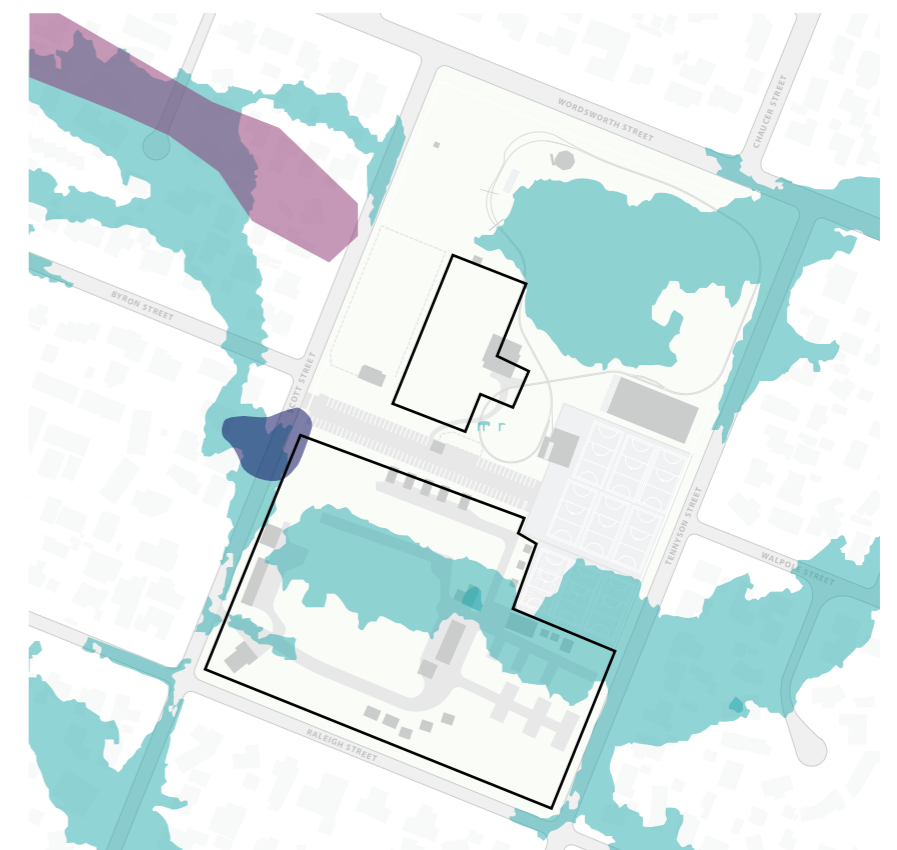
It has been noted in historical accounts and photographs that the site was previously a 'swampy' area. Urban flood modelling shows that the Domain has the potential to flood, particularly through the centre of the campground and from the north-eastern corner of the Domain. The effects of climate change and surrounding residential development have the potential to further exacerbate flooding. If additional impermeable surfaces are proposed in the Domain, an area for soakage or above ground detention should be provided. Large tree planting should also be further encouraged as an effective method of increasing water infiltration to reduce flooding.

BIODIVERSITY MAP:



- Waikato River 750 metre biodiversity corridor
- existing tree cover (exotic and native)

FLOODING AND SPECIAL FEATURES MAP:



- Urban Flood Modeling - Future Climate Change Scenario
- Waipā District Plan - Flooding Hazard
- Waipā District Plan - Poor Soakage
- Hail Site (Hazardous Activities And Industries List)

NOTABLE TREE SPECIES:



Podocarpus totara
Tōtara



Dacrycarpus dacrydioides
Kahikatea



Castanea sativa
Sweet Chestnut



Rhododendron sp.
(grove near play space)



Fraxinus angustifolia
Narrowed Leaved Ash



Quercus robur
English oak

2.8 SITE CONSTRAINTS AND OPPORTUNITIES

KEY CONSTRAINTS

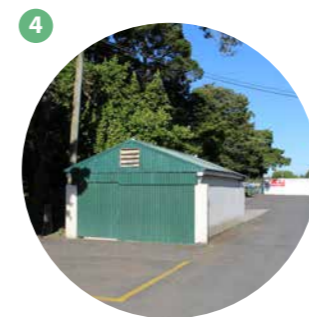
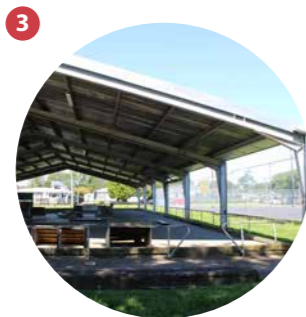
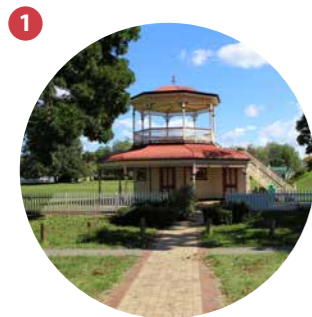
- 1 The position, orientation and connection of the pavilion/band rotunda to the other facilities is not ideal, but it has already been relocated once in 1992 to prevent vandalism. Due to its heritage listing it would prove difficult to find a better location on the site with a scenic backdrop of vegetation that is not in a flood prone area. The band rotunda above the 'pavilion' has been used in the past for events such as high teas, birthday parties, sporting functions and live bands
- 2 There are very few pathways and no cycle facilities
- 3 The condition assessment of the covered structure highlighted two options for repair/replace or a full rebuild elsewhere on the Domain. There are also challenges with antisocial behaviour and couches/skate ramps which restricts the use of the space.
- 4 The train track encircles the grassed open space of the Domain and the steaming bay and storage facilities create spaces that are difficult to utilise for other recreational activities.
- 5 The old Bowling Club building has been re-purposed for use by the model train club. The existing building is looking tired, does not connect well to the open space and sits in the centre of the Domain. The removal of the old bowling green has also left a redundant open space.
- 6 The mature trees on the Domain should be retained as Cambridge is well known as a 'tree-lined town'. There would need to be strong justification for any mature tree removals. This provides a challenge for re-organising the recreational spaces and pathways in the Domain.
- 7 The carpark is under-utilised when not in use on netball club days. Vehicle circulation is also difficult with only one access/entry point.
- 8 The Domain has the potential to flood in the future and any additional impervious surfaces would have the potential to exacerbate flooding.

KEY OPPORTUNITIES

- 1 Identifying opportunities for integrating Mana Whenua cultural values and narratives within the Domain to address the current absence of representation and expression of Māori identity.
- 2 Providing accessible pathways to connect to and between recreational activities and facilities.
- 3 The Te Awa connection will promote local cycling and it is important to leverage off this route to improve visitation of the site. There is an opportunity to have an indirect shared path that provides a loop through the site and back onto the Te Awa route on Wordsworth Street
- 4 Improvements to the main entrance and carpark by removing low growing vegetation and train steaming bay (improving sightlines), improving accessible parking spaces and connections to a new accessible path network to increase use.
- 5 Providing well positioned pedestrian and cycling entrances to improve walking and cycling connections to residential areas and town centres.
- 6 Removing the redundant gates on the corner of Scott and Wordsworth Streets
- 7 Relocating the play space would provide better integration with the other recreational facilities and activities on the site and improve safety without the need for fencing (further from the corner of Scott Street and Wordsworth Street).
- 8 Moving the toilet building to a more accessible location on the road boundary would enhance its usability and, ideally, decrease incidents of vandalism by leveraging improved passive surveillance.
- 9 Relocating the picnic and barbecue area and providing seating and picnic tables around the site
- 10 Some of the existing play experiences such as the swings are still in good condition and could be relocated.



KEY: ○ ○ = SITE-WIDE CONSTRAINTS OR OPPORTUNITIES NOT SHOWN ON PLAN
● ● = SPECIFIC CONSTRAINTS OR OPPORTUNITIES SHOWN ON PLAN



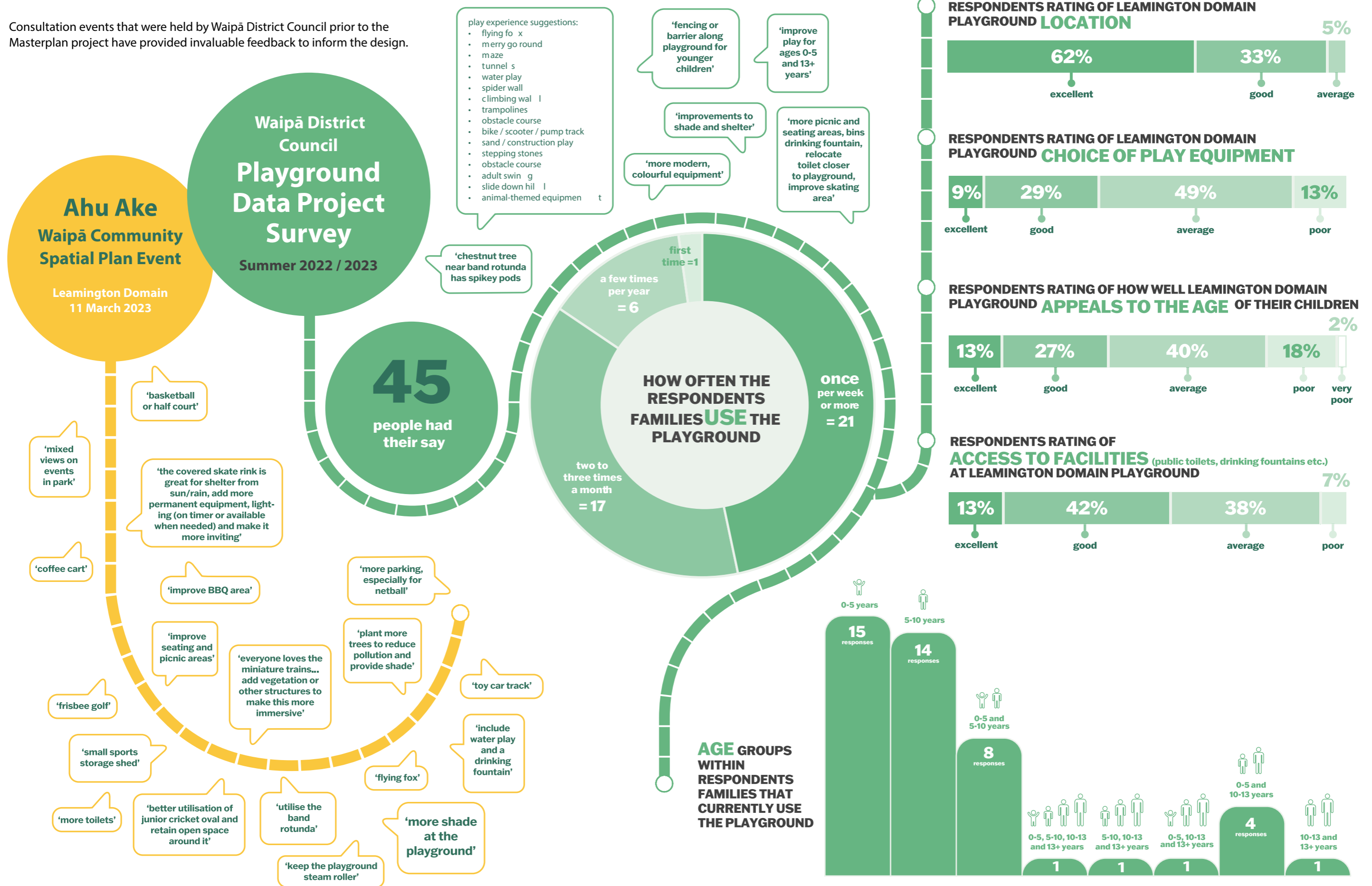
3 ENGAGEMENT

3.1 SUMMARY



3.2 WAIPĀ DISTRICT COUNCIL ENGAGEMENT FEEDBACK

Consultation events that were held by Waipā District Council prior to the Masterplan project have provided invaluable feedback to inform the design.



3.3 PRE-MASTERPLAN CONSULTATION + ENGAGEMENT

The purpose of the engagement was to partner with Mana Whenua and to consult with key stakeholders and the community regarding their needs, desires, and ideas for Leamington Domain. The feedback that was received has been used to inform the masterplan that accurately reflects these aspirations.

PRE-MASTERPLAN MANA WHENUA ENGAGEMENT

Partnership and co-design of Leamington Domain with Mana Whenua is ongoing and to date has included an on-site hui, online meetings and individual correspondence.

Mana Whenua aspirations and objectives for the Domain include:

- indigenous and collaborative place making including landscaping, pou, signage and art developed and designed with Mana Whenua,
- space in planning process for Mana Whenua to revitalise traditional knowledge and practices,
- Mana Whenua identify opportunities to reconnect to maunga (mountains), wāhi tapu (sacred places), and Kōawa (tributaries / watercourses),
- restore mauri (life force) of our Taiao (natural world), and
- sustain Mana Whenua tikanga (correct procedures / customs) and kawa (protocols).

Overarching outcome for Leamington Domain:

Leamington Domain is a welcoming space that celebrates heritage and community.

PRE-MASTERPLAN LESSEE AND KEY STAKEHOLDER ENGAGEMENT

Engagement with lessees and key stakeholders included individual site visits or online meetings and email correspondence.

By engaging with groups who have a vested interest in the long-term use and management of specific portions of the Domain, the planning process sought to incorporate their insights and ideas into the overall vision. This helped to create a sense of ownership and alignment with the proposed changes and developments.

The following list identifies the current lessees or user groups, number of members, facilities that are used and future aspirations for the Domain.

PRE-MASTERPLAN LESSEE AND KEY STAKEHOLDER ENGAGEMENT SUMMARY

CAMBRIDGE NETBALL CENTRE (LESSEE)

- 1200 registered players and growing
- 9 courts (6 with lights)

Future aspirations:

- sufficient court space but ideally:
- upgrade surface
- improve line marking
- cover some courts

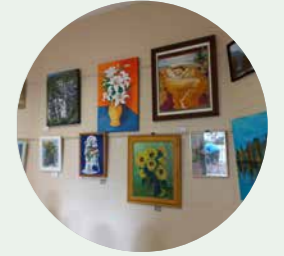


LEAMINGTON ART GROUP (NO LEASE)

- small group

Future aspirations:

- improved consistent maintenance of pavilion building and surrounds



LEAMINGTON CROQUET CLUB (LESSEE)

- 27 members
- 3 courses

Future aspirations:

- Improve security
- provide path from carpark to building
- assistance with fence maintenance



CAMBRIDGE JUNIOR CRICKET (NO LEASE)

- numbers growing and uncertain access at John Kerkhof

Future aspirations:

- retain junior cricket
- add nets indoor/outdoor facilities



CAMBRIDGE MODEL ENGINEERING SOCIETY MINIATURE RIDE ON TRAINS (LESSEE)

- 2-5 trains running
- shed and steaming bay currently within carpark area

Future aspirations:

- shelter near chestnut tree over tracks
- drinking fountain
- improve safety and security



PETANQUE GROUP (NO LEASE)

- informal small group
- challenges with current location

Future aspirations:

- 2 new pistes in different location with ability to extend to 6
- seating under shade



THE GREATER WAIKATO RAILWAY MODELLERS MODEL TRAINS (LESSEE)

- 34 members

Future aspirations:

- bigger building
- hub like activities
- bookable meeting spaces



MARKETS (NO LEASE)

- challenges with weather cancellations

Future aspirations:

- aspiration to grow markets (size and frequency)
- access to power
- improved access
- more permanent space



CAMBRIDGE TOP 10 CAMPGROUND (LESSEE)

- high occupancy
- can access three netball/tennis courts directly from campground

Future aspirations:

- formalisation of desire line with new footpath from campground to playground



TENNIS (NO LEASE)

- 3 lower courts
- informal use by Leamington Tennis Club through Cambridge Netball Centre lessee
- campground visitors have key to access tennis courts through campground gate



PRE-MASTERPLAN PUBLIC SURVEY

The Pre-Masterplan survey was open for four weeks between Monday 27th March and Friday 21st April 2023. The survey captured feedback from the community and submissions from key stakeholders and lessees to understand the current use, satisfaction, issues, and aspirations for the Domain.

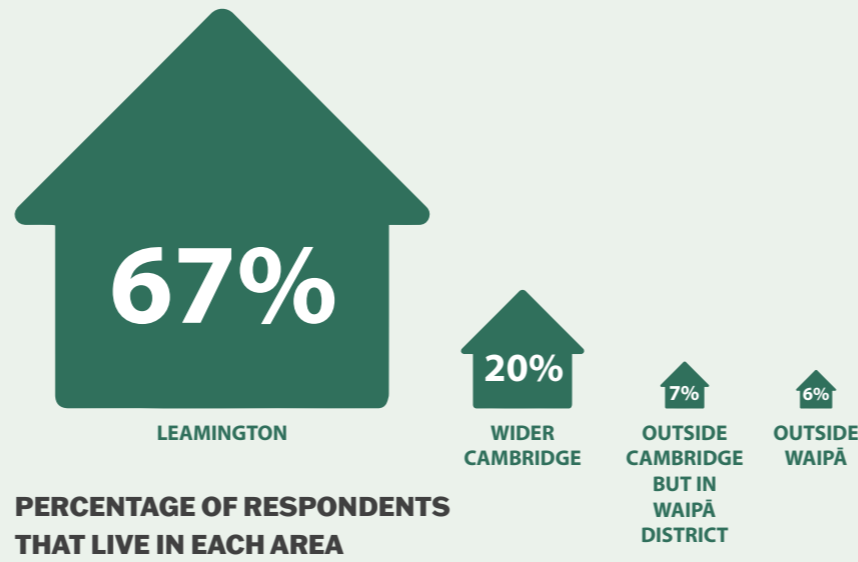
Waipā District Council

Leamington Domain Masterplan

Pre-Masterplan Survey

162

people had their say

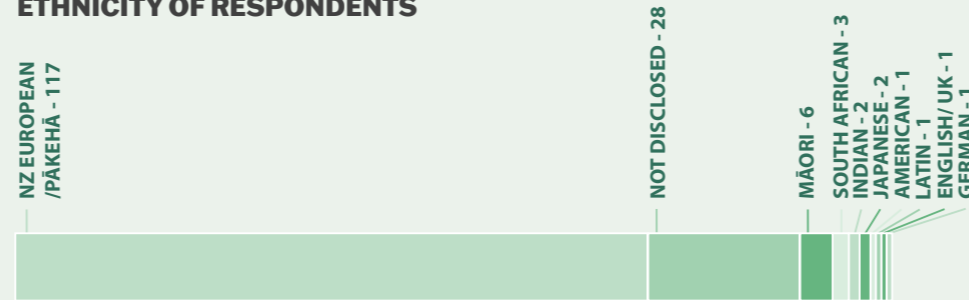


FREQUENCY OF VISITS TO LEAMINGTON DOMAIN

NOTE: 2% OF RESPONDENTS PROVIDED NO RESPONSE FOR THIS SURVEY QUESTION

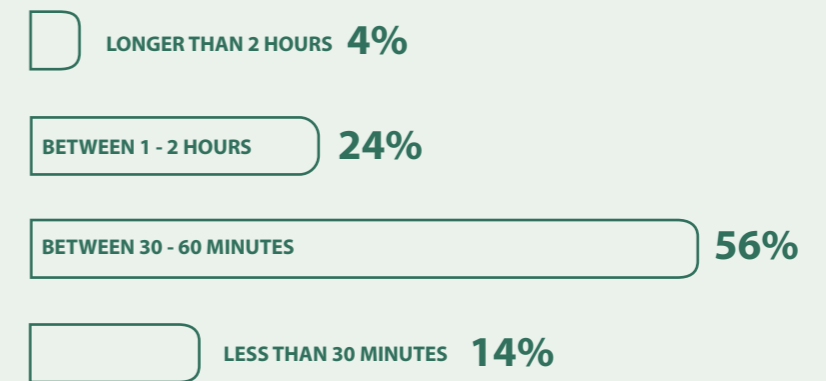


ETHNICITY OF RESPONDENTS



AVERAGE TIME SPENT AT LEAMINGTON DOMAIN

NOTE: 2% OF RESPONDENTS PROVIDED NO RESPONSE FOR THIS SURVEY QUESTION



WHAT DID WE HEAR?

SUGGESTED IMPROVEMENTS:

'Shade sails, especially over metal play equipment. Cover for rainy days- kids want to play but parents stay in vehicle or just don't go. A designated parking space, people go on grass verge a lot. A loop path would be great for scooters and bikes too'

'Make sure residents are not adversely affected by the increased traffic and need for parking in the area - it's not fair. it is already a mess.'

'We have a daughter who uses a walking frame and wheelchair, would love everything to be accessible.... [and] a wheelchair swing'

'Disability friendly toilet with space to change my disabled daughter. Sensory garden and plantings. An improved space for teenagers to hang out and be together'

'Native planting to make the area more aesthetically pleasing and interesting to move through...'

'I think the trees are very important, both native and not''Love to see an interactive family area with shade, picnic tables and playground all in the same area. The playground is tired, and really needs redesigning....With sufficient rubbish bins. A playground with a water fun area would be amazing!'

'Definitely add Maori designs or something that resembles Kemureti/Cambridge, Leamington and its people, knowledge on how the park formed and what date etc put on signage for all to learn from'

'Monkey bars of different heights for different ages and stages'

'The skate rink as my boys scooter...'
'The covered area to get the kids out of the house when the weather isn't great.'

'Many families use the picnic area for birthday parties and other family gatherings. This is an area that costs nothing, no fees. Large gatherings can take place - unique in that respect'

'The train, the big trees to climb, rolling down the hill'

'The band rotunda is significant to the domain and adds an historic dimension that other parks (excluding Thornton road) do not have. Creates a station atmosphere for the trains as the starting point for the train rides.'

'Big fields for the older children to kick a ball while the younger ones play in the playground.'

'It's my childhood playground and my parents and now my kids and mokos...'

'My son loves the steam roller'

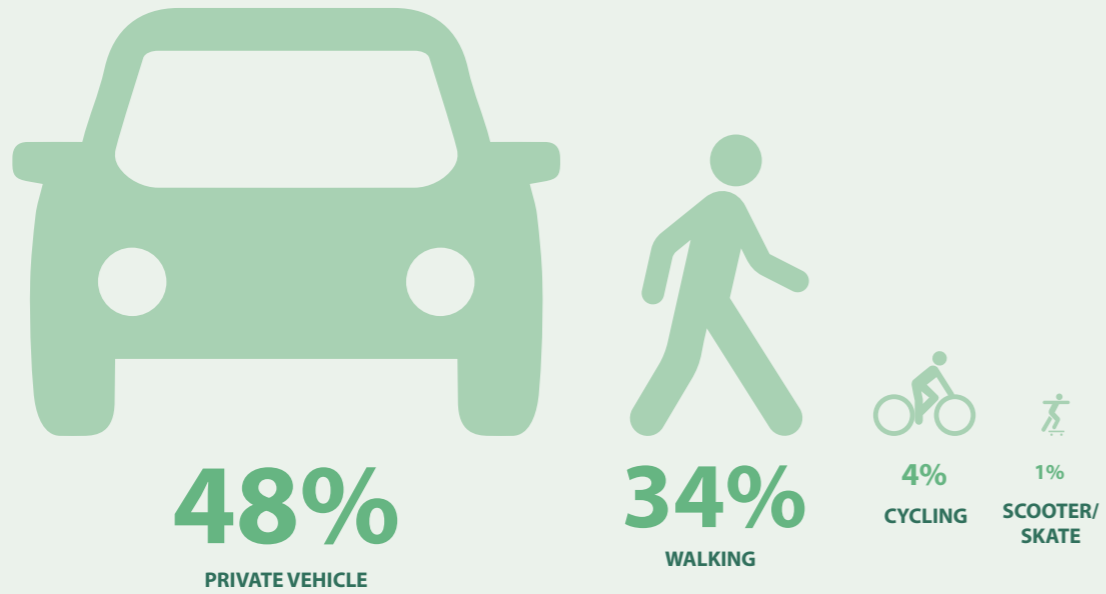
WHAT DID WE HEAR?

WHAT RESPONDENTS LIKE:

'I live close by. I love the trees. The grass to lie on. The rotunda. I love that the kids can ride the trains in the weekends. I think it fantastic to have the playground there. This domain has a huge amount of use really by the community. I don't think though that it should be developed in so much as it is not really that big, considering how much Leamington is going to grow. I think keep as much of the grassy area as you can and keep all the trees.'

HOW RESPONDENTS TRAVEL TO LEAMINGTON DOMAIN

NOTE: 11% OF RESPONDENTS LISTED 'OTHER' FOR HOW THEY TRAVEL TO LEAMINGTON DOMAIN AND 2% OF RESPONDENTS PROVIDED NO RESPONSE FOR THIS SURVEY QUESTION



IMPROVEMENTS THAT RESPONDENTS WOULD LIKE TO SEE

MOST DESIRED IMPROVEMENT

1. SEATING + PICNIC TABLES

2. SHADE

3. WATER FOUNTAIN

4. IMPROVED PLAY AREA

5. IMPROVED TOILET FACILITY

6. IMPROVED SKATE RINK

7. BIKE RACKS

8. ACCESSIBLE PATHS

(e.g. loop path around sports field and improved access to toilet)

9. PLANTING FOR BIODIVERSITY

10. DESIGNS AND INTERPRETATION THAT REFLECT MANA WHENUA'S CONNECTION TO THE AREA

11. IMPROVEMENTS TO CAR PARKING

12. IMPROVEMENTS TO SAFETY

13. IMPROVEMENTS TO SPORTS FACILITIES

14. PLANTING FOR AMENITY

15. WAYFINDING SIGNAGE

LEAST DESIRED IMPROVEMENT

IMPROVEMENTS RESPONDENTS WOULD LIKE TO SEE IN THE PLANNED PLAYGROUND UPGRADE

92 responses WATER PLAY FEATURE



90 responses SHADE



87 responses FLYING FOX



84 responses PLAY EXPERIENCES FOR A RANGE OF AGES



76 responses LEARN TO RIDE / SCOOTER FACILITY



75 responses OBSTACLE COURSE



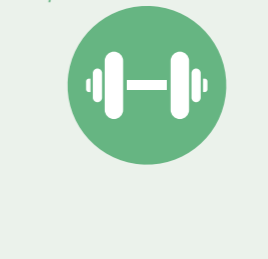
45 responses BASKETBALL COURT



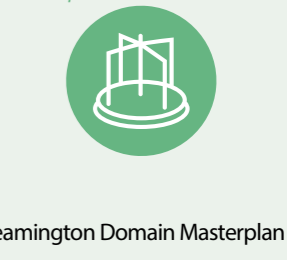
42 responses ACCESSIBLE PLAY OPPORTUNITIES



35 responses FITNESS EQUIPMENT



31 responses MERRY-GO-ROUND



WHAT DID WE HEAR?

SUGGESTED PLAYGROUND PRECEDENTS:

- Parana Park, Hamilton
- Hamilton Lake Domain
- Te oko o Kirikiriroa/Dominion Park, Hamilton
- Lake Te Koo Utu, Cambridge
- Thompson Street, Leamington
- Tongariro Domain, Taupo
- Mount Drury Reserve (including accessible toilets/changing facility)
- Hamilton Gardens (including accessible toilets/changing facility)
- Margaret Mahy Playground, Christchurch
- Palmerston North Esplanade bike park (learn to ride)
- Jim Barker Memorial, Otorohonga
- Pioneer Park, Te Awamutu
- Tamahere Park, Hamilton
- Takapuna Beach, Auckland

HOW RESPONDENTS TYPICALLY USE LEAMINGTON DOMAIN



PRE-MASTERPLAN HAUORA DAY

During the local Hauora Day (health/wellbeing) in Cambridge on May 13th, 2023, a site plan of Leamington Domain was displayed and attendees were invited to share their aspirations for the future of the Domain.

Ngā Hau E Whā Cambridge Community Marae **Hauora Day**

Pre-Masterplan
Engagement

26
people had
their say



WHAT DID WE HEAR?

SELECTED COMMENTS



3.4 DRAFT MASTERPLAN CONSULTATION + ENGAGEMENT

DRAFT MASTERPLAN PUBLIC SURVEY

The Draft Masterplan survey was open for four weeks between Monday 25th September and Friday 20th October 2023. The survey captured feedback from the community and submissions from key stakeholders and lessees to understand their support of the Draft Masterplan. Responses were wide ranging however common themes included:

- a desire to limit new assets/development to reduce rates increases and retain existing green open space,
- concern that the Cambridge Model Engineering Society's requirements weren't considered and that the new layout would be unworkable for them and adversely affect the visitor experience,
- concern about the adverse effects from the proposed redistribution of physical infrastructure to the western side of the park, and
- concern about the need for and safety impacts associated with the proposed wetland and shared pedestrian/cycle paths.



RESPONDENTS IDEAS TO IMPROVE SAFETY IN THE DOMAIN

PARKING: Two submitters sought improved safe parking and further consideration for parking especially for the elderly and people with disabilities.

PLAYGROUND: Submitters had specific safety suggestions that included, removing the current swing set, fencing the playground, having the whole playground in one area, not locating the play area around the train tunnel.

BASKETBALL COURT: One submitter felt that introducing a basketball court would increase anti social behavior and that the space should be aimed at a more family friendly atmosphere.

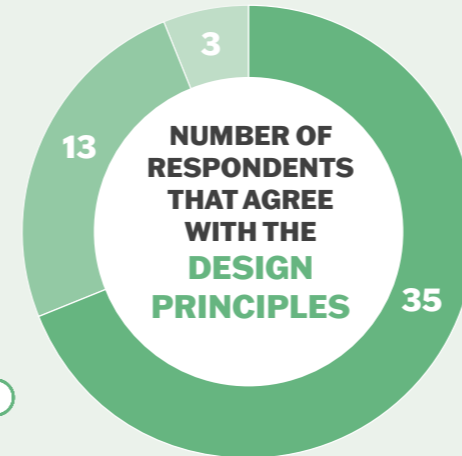
TRAIN CROSSINGS: One submitter suggested building real-life looking train crossings for pedestrians / kids to help educate kids for real-life crossings.

SURROUNDING ROADS: One submitter advocated for reducing speed limits of vehicles in all built up areas of Leamington and Cambridge to 30 kph; especially near playgrounds.

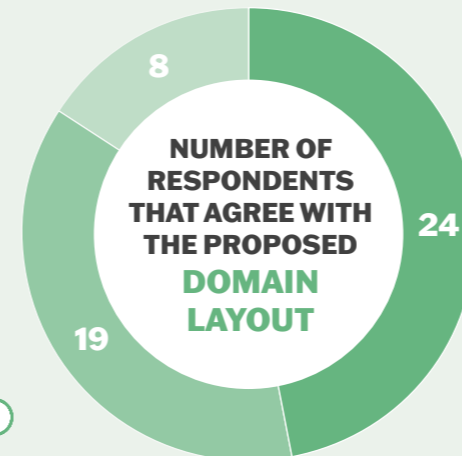
LIGHTING: Cambridge Community Board suggested lighting around key areas for parking, toilets and the band rotunda.

CCTV: Two submitters suggested considering installing CCTV.

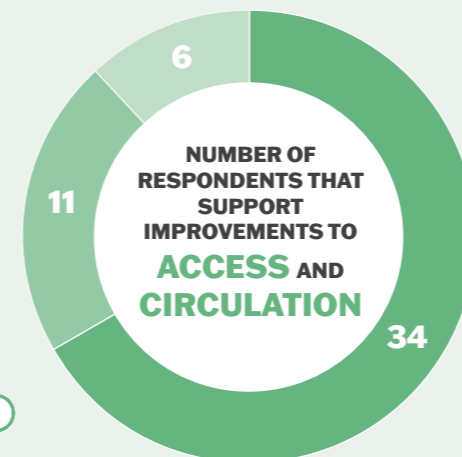
NEED: Two submitters queried whether there is actually a safety issue currently.



- = AGREE
- = PARTIALLY AGREE
- = DON'T AGREE



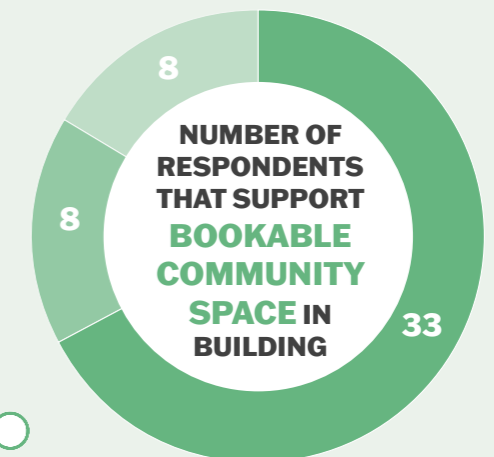
- = AGREE
- = PARTIALLY AGREE
- = DON'T AGREE



- = SUPPORT
- = PARTIALLY SUPPORT
- = DON'T SUPPORT



- = SUPPORT
- = PARTIALLY SUPPORT
- = DON'T SUPPORT



- = SUPPORT
- = PARTIALLY SUPPORT
- = DON'T SUPPORT



8

RESPONDENTS INDICATED THEY HAD A **CHILD WITH A DISABILITY OR SPECIAL NEED** IN THEIR HOUSEHOLD

43 RESPONDENTS ANSWERED THIS SURVEY QUESTION

RESPONDENTS IDEAS TO IMPROVE PLAY IN THE DOMAIN FOR CHILDREN WITH A DISABILITY OR SPECIAL NEEDS

'Have a autistic child. She would benefit from sensory activities'

'The is a desperate need for shared common space and youth young adult development, which is sorely lacking, please have a community discussion with the people at interlock to hear about the good work these guys do, and how they are busting at the seams, and what their needs are, there is a huge need for a facility that can assist youth and young adults into finding support, and finding community, and a youth center with the core basic values is desperately required in our town.'

'Partial fence to stop children running onto the road'

'Sensory is big, tech, sounds etc.'

'Disability friendly swings (high back and harness) and wheelchair friendly equipment.'

'Ground surface needs to be good for wheels, ramps to slides, ropes to hold.'

'I had a neice and the swings in some playgrounds where they can stay in the V chair are cool. It's great the trains have a carriage for wheelchair users.'

'I am an occupational therapist - [suggest] accessible swing (like hamilton lake) and roundabout.'

'Make them seperate stalls/ facilities.'

'Parents need space up change kids.'

'Parents of disabled children need accessible toilets (closer to the parking than the current one).'

'Do not make the only disabled toilet double as the family changing/parents of small kids toilet.'

'My kid and others like him love the trains. They love climbing the rotunda. The trains put on special days for them as most can't do crowds. If you pull up the trains and relay them its going to cost 100's of thousands and you will loose the volunteers which means no trains.'

STANDARD PLAY EXPERIENCE THAT RESPONDENTS WOULD LIKE TO SEE IN THE DOMAIN

39 RESPONDENTS ANSWERED THIS SURVEY QUESTION

LEAST DESIRED STANDARD PLAY EXPERIENCE



SPINNING / ROCKING



HANGING / OVERHEAD



ROPE PLAY



JUMPING



BALANCING



CLIMBING / CRAWLING



SLIDING



SWINGING

MOST DESIRED STANDARD PLAY EXPERIENCE

SPECIALISED PLAY EXPERIENCE THAT RESPONDENTS WOULD LIKE TO SEE IN THE DOMAIN

40 RESPONDENTS ANSWERED THIS SURVEY QUESTION

LEAST DESIRED SPECIALISED PLAY EXPERIENCE



CREATIVE / IMAGINATIVE / CULTURAL INTEGRATION



SOUND / MUSICAL PLAY



SAND PLAY



INCLUSIVE PLAY EQUIPMENT FOR ALL AGES



NATURE PLAY



FLYING FOX



WATER PLAY

MOST DESIRED SPECIALISED PLAY EXPERIENCE

AGE GROUPS WITHIN RESPONDENTS FAMILIES THAT CURRENTLY USE THE PLAYGROUND

39 RESPONDENTS ANSWERED THIS SURVEY QUESTION



IMPROVEMENTS THAT RESPONDENTS WOULD LIKE TO SEE WAIPĀ DISTRICT COUNCIL IMPLEMENT FIRST

38 RESPONDENTS ANSWERED THIS SURVEY QUESTION

MOST DESIRED IMPROVEMENT TO IMPLEMENT

1. PLANTING FOR SHADE
2. SEATING AND PICNIC TABLES
3. RELOCATED COVERED SKATE RINK / MULTIPURPOSE COURTS
4. LEARN TO RIDE AREA
5. ACCESSIBLE, SHARED CYCLE / PEDESTRIAN PATHWAYS
6. NEW MULTI-PURPOSE COMMUNITY AND CLUB BUILDING
7. **MĀRA (GARDENS)** INCLUDING SENSORY FLOWER GARDENS, PĀ HARAKEKE (VARIETIES OF FLAX FOR WEAVING), RONGOĀ (MEDICINAL PLANT AREA) AND KAI AREA (PLANTS THAT PRODUCE FOOD SUCH AS KŪMARARA)
8. WHANAU PICNIC AREA WITH BOOKABLE HANGI PIT AND/OR BARBECUE
9. NEW SHELTER NEAR ROTUNDA / RIDE ON TRAINS PICK-UP AREA
10. IMPROVEMENTS TO EXISTING CAR PARKING INCLUDING AN ACCESS PATH
11. TOILET RELOCATION
12. WETLAND AREA INCLUDING PLANTING FOR BIODIVERSITY
13. NEW CAR PARKING ALONG SCOTT STREET
14. REINSCRIPTION OF CULTURAL NARRATIVES AND VALUES THROUGH STORYTELLING, A POU, THE DESIGN OF THE PLAYGROUND OR OTHER DESIGN OUTCOMES SUCH AS SEQUENCING, FORM, COLOUR AND TEXTURE
15. WAYFINDING SIGNAGE

LEAST DESIRED IMPROVEMENT TO IMPLEMENT

SUGGESTIONS FOR THE PLAY SPACE

'As stated above mix of cultures or no cultural theme at all. The community is not all Māori we are a diverse mix of people, so to me that should be shown.'

'Playgrounds are for playing in'

'Trains are really important'

'All facilities must appeal to the community and be easily usable.'

'Needs lots of basic playground items such as slides, swings, merry go round, tunnels, turn-tables, flying fox. Some new playgrounds seem very 'conceptual' without engaging activities for kids.'

'Shade is key!'

'It may add interest but don't over do it.'

'Water play and accessible equipment for all abilities.'

'Integrate with other activities'

'More challenging play equipment for older children (e.g. interesting climbing structures). Interesting, different, and more challenging equipment for older tamariki that encourages older kids to remain active, while learning about safe risk-taking.'

'Function rather than just pretty colours and designing facilities that appeal to the community and are usable.'

'no sandpits because of cats'

'no more seesaws please'

'bucket swings or parent child combination swings'

'leave steam roller as part of the park'

'confidence course'

'The important thing is that it appeals to the community, does not cost a lot to build, and will get used.'

4 MASTERPLAN

4.1 DESIGN PRINCIPLES

These design principles outline the key considerations and values that underpin the Leamington Domain Masterplan:



Hauora

Recreational spaces at Leamington Domain are designed to **balance the physical, mental and spiritual wellbeing** of the community including:

- preserving open space for free play,
- creating space for respite, a place to relax,
- providing spaces for a range of active recreation opportunities,
- learning through play, and
- enabling spaces for customary cultural practices.

Whānau / Whānaungatanga



Relationships are nurtured and celebrated through a cohesive layout of the Domain that recognises what is special and unique to the community by improving:

- spaces and infrastructure for events,
- safety,
- multi-purpose and multi-use facilities for a range of user groups,
- providing continuation of the Cambridge Model Engineering Society's train activity,
- links to existing spaces and buildings, and
- access and use for a wide range of ages and abilities.



Whakapapa

Cultural layers and physical connections to significant sites and landmarks are treasured and enhanced through:

- reinscription of cultural narratives and values through storytelling, the design of the playground or other design outcomes such as sequencing, form, colour and texture, and
- intergenerational connections to the site are respected.



Huarahi

Creating 'links' through **pathways**

- the provision of accessible pathways cycleways and/or shared paths,
- improving links to town centres and future development areas, and
- linking ecological corridors by enhancing native urban ecology.



Taiao

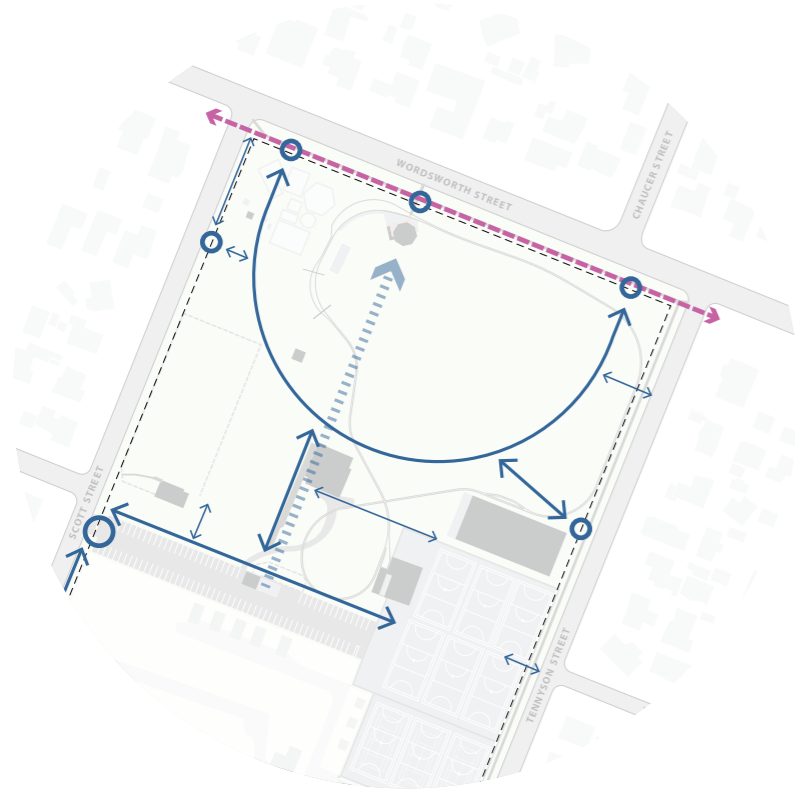
The **environment** is respected, protected, and enhanced by planning for resilience and sustainability including:

- understanding wai as a valuable resource to be managed on site where possible,
- reducing negative environmental impact by natural material choice and locally sourced materials,
- selecting durable, low maintenance materials that withstand weather conditions and heavy use,
- choosing eco-sourced native and drought tolerant species,
- consider the effects of climate change and land use intensification on the site, and
- enhancing air quality by protecting and enhancing the urban ngāhere.

4.2 KEY DESIGN MOVES

KEY MOVE 1: STRENGTHEN HUARAHI

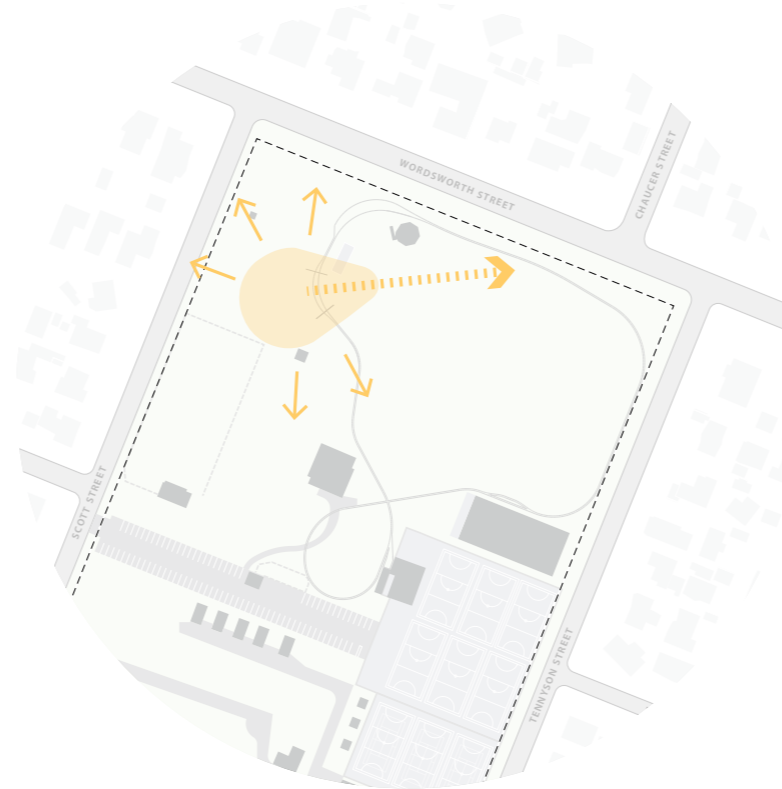
- improve all main pedestrian and vehicle entrances,
- prioritise safe and attractive pedestrian and cycling links between residential areas and town centres, particularly along Wordsworth Street,
- provide a visual axis from carpark to heritage listed pavillion / band rotunda,
- improve accessibility in main carpark, and
- provide a pedestrian and cycling connection between the Domain and campground.



- improve pathways and connections
- improve accessibility at entrances and carpark
- major shared cycle / pedestrian path
- visual axis to heritage listed pavillion / band rotunda

KEY MOVE 2: CENTRAL CULTURAL AREA AND AXIS

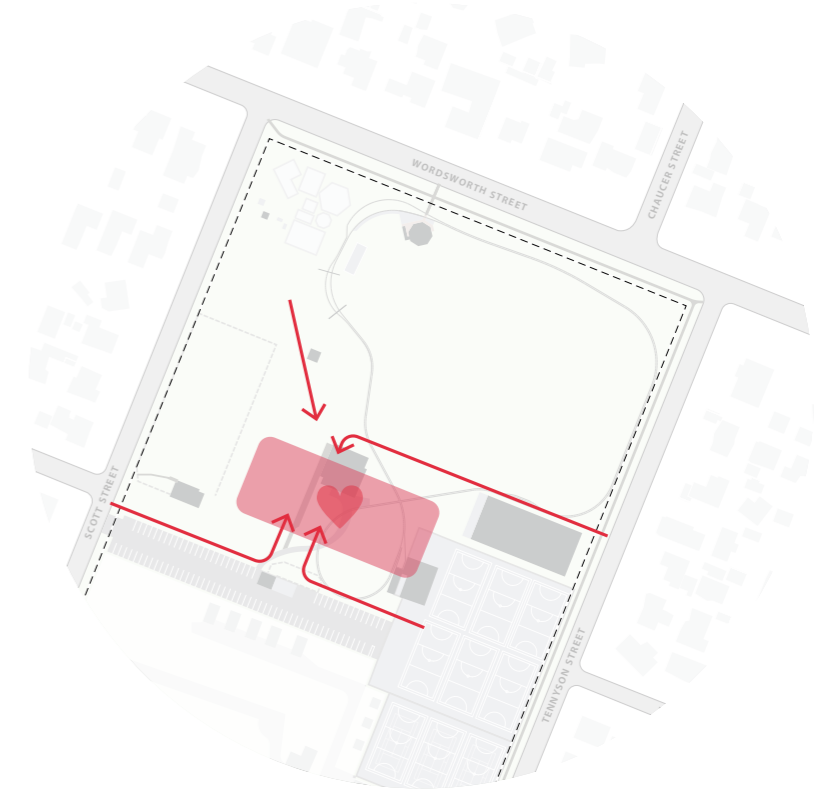
- utilise the existing grass mound (train tunnel) to create cultural themed play elements and a central cultural area for education and play,
- enhance the cultural layers and physical connections to significant sites and landmarks outside the Domain through design and the reinscription of cultural narratives and values through storytelling, and
- carved pou on cultural axis from the central cultural area.



- central cultural area
- central cultural axis
- cultural connections to significant sites and landmarks outside the Domain

KEY MOVE 3: HAUORA COMMUNITY HUB

- provide a central, bookable, multi-purpose community facility or 'heart' that will bring the community together and allows for:
 - dedicated space for the netball, model train and ride on train club, and
 - a bookable space suitable for markets, whānau gatherings, meetings, clubs and fitness groups.



- ♥ central recreational 'heart' of Domain
- improve connections to central area

KEY MOVE 4: CONNECT AND ENHANCE TAIAO

- improve biodiversity by increasing native planting, particularly along the eastern edge of the Domain to create an ecological corridor into the Waikato River biodiversity corridor,
- retain the highly valued 'open space',
- allow for wetland (stormwater detention area) to offset an increase in impermeable surfaces in the Domain, and
- retain view shafts and informal access routes into the Domain below the canopy of mature exotic and native vegetation.



- Waikato River 750 metre Biodiversity Corridor
- native wetland and ecological corridor
- retain open space
- retain view shafts
- green link

KEY MOVE 5: COHESIVE RECREATIONAL LAYOUT AND IMPROVED PLAY

- reduce the unused 'empty and unusable' space in the Domain by re-organising facilities and recreational activities,
- provide usable spaces for varying types of community events, markets or gatherings such as:
 - whānau picnic and barbecue area,
 - event space near the band rotunda, and
 - event/market space on the grass green that links to the multi-purpose courts and community building.

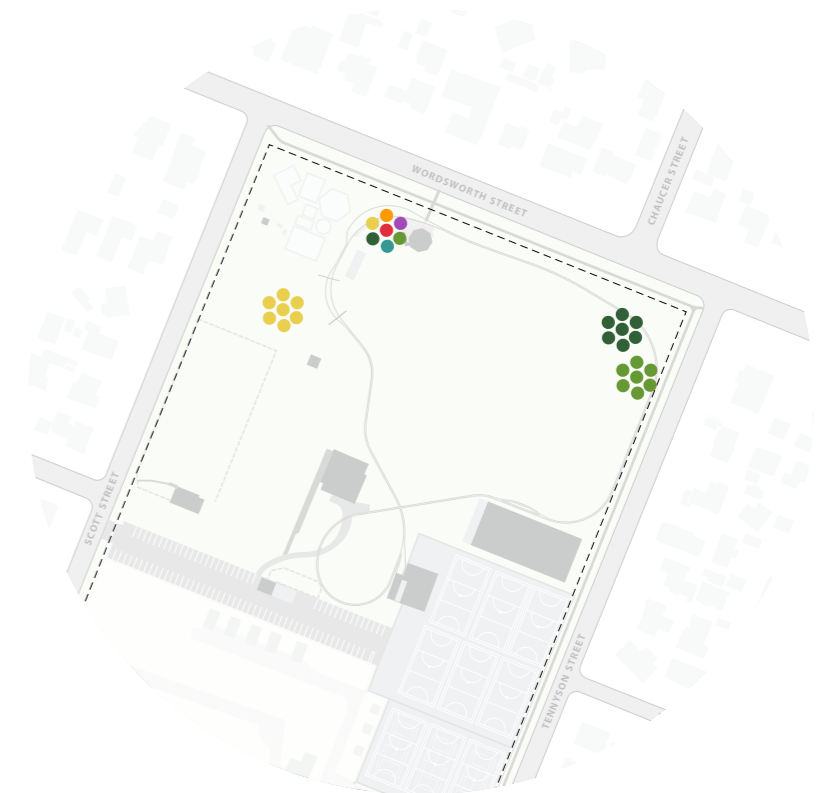


- large community gathering, event or market space
- small event space associated with the pavilion / band rotunda
- event vehicle access points
- re-aligned ride-on train track and steaming bay
- recreational activities

KEY MOVE 6: CELEBRATE AND ENHANCE MĀRA (GARDENS)

Celebrate gardening heritage of the Domain by:











- providing education around borrow pits and the traditional tools used in māori gardening (past and present),
- providing an area for productive Māori gardening (e.g. kūmura),
- providing an area for sensory flower gardens around the pavilion / band rotunda, and
- providing an area for a small pā harakeke (varieties of flax for weaving).



- education on borrow pits and māori gardening tools in play space
- productive garden
- sensory flower gardens
- pā harakeke

4.3 MASTERPLAN

MASTERPLAN KEY

-  building removal
-  tree removal
-  garden beds
-  low growing vegetation
-  play space, learn to ride area or fitness area
-  train track
-  picnic tables
-  seating
-  cultural themed play
-  road reserve / transport team investigation area (refer to numbers 2, 4, 5)



MASTERPLAN LEGEND

HUARAHI creating links through pathways

- ① improve main entrance and promote use of car park off Scott Street, remove low planting, entrance fence, trim hedge, provide new signage and provide a minimum of three accessible parking spaces adjoining the main pathways into the Domain
- ② further investigation required by Waipā District Council Transport Team to ensure the future provision of safe and accessible walking, cycling and parking facilities on Wordsworth Street
- ③ remove redundant gates and fencing on the corner of Wordsworth and Scott Streets
- ④ work with the Waipā District Council Transport Team to provide long term parking and speed management controls along Scott Street
- ⑤ establish two new parallel accessible car parks and footpath connection on Scott Street
- ⑥ accessible shared cycle/pedestrian paths
- ⑦ shared maintenance vehicle/cycle/pedestrian main entrance path from carpark leading through to viewshaft of heritage listed band rotunda, provide cycle stands.
- ⑧ maintenance or event vehicle entry points onto Domain

TOHU (landmarks)

- ⑨ utilise the existing grass mound to create cultural themed play elements
- ⑩ carved pou on cultural axis from the central cultural area

MĀRA (gardens) celebrate the site's gardening heritage

- ⑪ investigate potential for small raised pā harakeke (varieties of flax for weaving), rongoā area (medicinal plants) and kai area (plants that produce food such as kūmara)
- ⑫ investigate potential for fruit tree grove
- ⑬ sensory flowering gardens

PLAY SPACE + FITNESS

- ⑭ play space including cultural themed play elements, sand play, water play, fitness equipment, wide crossing to allow for pedestrian movement over train tracks, removable shade structures, seating, picnic tables, bins, accessible drinking fountain and cycle stands
- ⑮ nature play / small māra hūpara (traditional Māori games) beneath existing trees
- ⑯ learn to ride area
- ⑰ kick-around area
- ⑱ fitness stations / equipment

MULTI-PURPOSE COVERED COURTS

- ⑲ multi-purpose covered courts for court sports, netball club use, roller skating, skating and markets including seating, bins, accessible drinking fountain and cycle stands
- ⑳ remove existing covered skating rink

GATHERING / EVENT SPACES

- ㉑ whānau picnic area with picnic tables, barbecue and shelter.
- ㉒ event space including relevant infrastructure (for events associated with band rotunda)
- ㉓ large event space (utilising sports field, courts and building) including relevant infrastructure

RIDE ON TRAINS

work with Cambridge Model Engineering Society (ride-on train club) to install:

- ㉔ re-routed train track to give priority to pedestrians
 - ㉕ relocated and fenced train steaming bay, service area, traverser and shed
- immersive train ride experience through Domain including train signage, new bridge across wetland and possible 'stop' at multi-purpose building / miniature model trains

BUILDINGS

- ㉖ heritage listed pavilion / band rotunda
- ㉗ remove existing buildings (netball and miniature train buildings and ride-on train shed)
- ㉘ relocate existing toilets (indicative location) and install entrance signage
- ㉙ multi-purpose building with bookable community space, kitchen, toilets, changing rooms, kiosk and dedicated space for netball, model train and ride on train clubs. Bookable space suitable for markets, whānau gatherings, meetings, clubs and fitness groups.

TAIAO (environmental protection and enhancement)

- ㉚ ephemeral wetland or bio retention swales to temporarily capture stormwater in high rain events and increase biodiversity, shade and amenity
- ㉛ low growing (under 1.2m) native planting areas with cabbage tree or nikau stands

SIGNAGE AND WAYFINDING

install signage across the site as per the Waipā Parks and Reserves Signage Guidelines
re-inscription of cultural narratives and values through storytelling or design across the site

OTHER USER GROUPS / LEASE AREAS

- ㉜ petanque pistes
- ㉝ work with Croquet Club to improve fencing and provide new path from carpark and allow for area to be used as a sports field should the club relinquish the lease in the long term
- ㉞ work with Netball Centre to improve court surfacing, line marking, possible covered courts and cycle stands near entrance to courts
- ㉟ continue to provide junior cricket field for Cambridge Junior Cricket, Business House Cricket and informal cricket use



SCALE 1:1200 @ A3

0 20 40 60m

4.4 MASTERPLAN VISION

DESIGN INSPIRATION



**CARVED
POU**
carved pou
on cultural axis from
the central
cultural area



**KICK-AROUND
SPACE**
with goal posts

BONAIR PARK KICK-AROUND SPACE
GOAL POSTS
photo credit: Auckland Council



STILLWATER HALL
photo credits: Stillwater Hall venue



**MULTI-PURPOSE
BUILDING**
multi-purpose building with
bookable community space, kitchen,
toilets, changing rooms, kiosk and
dedicated space for netball, model train
and ride on train clubs.
Bookable space suitable for
markets, whānau gatherings,
meetings, clubs and
fitness groups.



SANDERS RESERVE VISITOR CENTRE
photo credits: Jasmx

**LEARN TO RIDE
AREA**
new learn to ride area for
children to gain confidence
on their bicycles and practice
the basics of road
safety.



ILLAM
SCHOOL
LEARN
TO RIDE

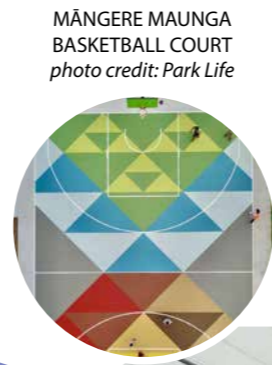


ROYAL RESERVE LEARN TO RIDE TRACK
photo credit: Auckland Council

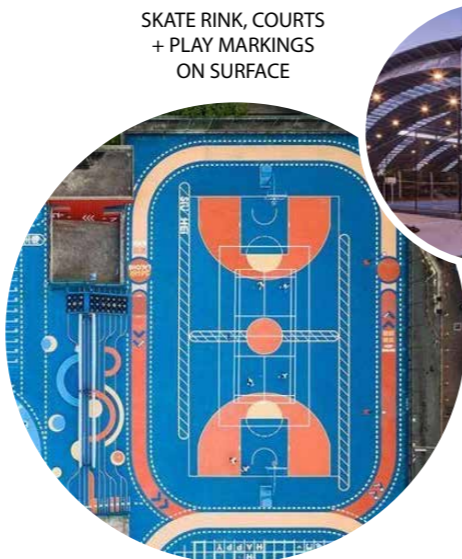


LEARN TO RIDE TRACK SIGNAGE

**MULTI-PURPOSE
COVERED COURTS**
multi-purpose covered
courts for court sports, netball
club use, roller skating, skating
and markets



MĀNGERE MAUNGA
BASKETBALL COURT
photo credit: Park Life



SKATE RINK, COURTS
+ PLAY MARKINGS
ON SURFACE



FLATBUSH SCHOOL
COVERED COURT
photo credit: Shade systems Ltd

**FITNESS
EQUIPMENT**
provide a variety of
equipment that is unique to the
Cambridge area such as fitness
bike stations, steps, bars,
accessible fitness equipment
and cross training line
marking.



BONAIR PARK EXERCISE BARS
photo credit: Auckland Council



SPORT BIKE
photo credit: Kompan



CROSS TRAINING LINE MARKING
photo credit: Kompan



STEPS
photo credit: Kompan

PICNIC TABLES AT TE PANE O MATAOHO
(Māngere Maunga)
photo credit: Boffa Miskell



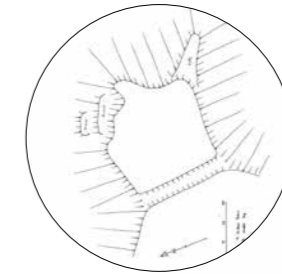
HAMILTON GARDENS: TE PARAPARA
(traditional productive garden - Kūmara)
photo credit: Hamilton Gardens



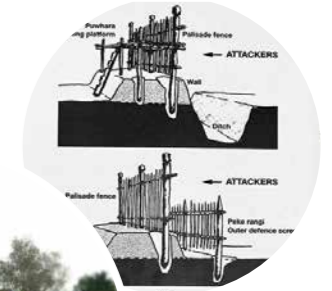
MĀORI WOMAN GARDENING WITH A TIMO
photo credit: Charles Lindsay (Te Papa)



PLAN OF PĀ (WEST LEAMINGTON)
drawing credit: Clough,
C4 Archaeological Report



CROSS SECTION OF THE
PALISADED DITCH AND BANK DEFENCES
OF A TRADITIONAL PĀ



PĀ HARAKEKE
(varieties of flax for weaving)



PICNIC TABLES AND
BARBECUE
WITH SHELTER
(Royal Reserve)
photo credit:
Auckland Council



**WHĀNAU
PICNIC AREA**

with shelter, barbecue and
picnic tables.

**MĀRA
(gardens)**

celebrate gardening
heritage of the
Domain



SENSORY FLOWER GARDENS
(near original location of Leamington and rotunda)
photo credit: Minute Book of the
Leamington Domain Board 1915-26



PAKU
TIMO TOY TOOL
photo credit: Paku

SAND PLAY AREA
(to provide education around
borrow pits and the traditional
tools used in Māori gardening
(past and present).



EXISTING
GRASS
MOUND

**CULTURAL
THEMED PLAY
ELEMENTS**

utilise the existing grass
mound to create cultural
themed play elements
within the play
space



PLAY WHARE

PLAY SPACE

Provision of a variety
of equipment and
experiences for all ages
and abilities

MEMORIAL PARK PLAYGROUND
PALMERSTON NORTH
photo credit: Palmerston North City Council



ACCESSIBLE CAROUSEL
photo credit: Playground Centre



EXISTING SWING SET



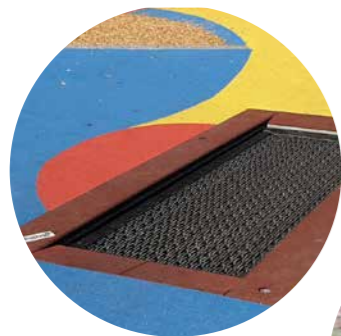
**RIDE ON
TRAINS**

immersive train ride
experience
through Domain

TRAIN BRIDGE
OVER WETLAND
photo credit: Hamilton
Model Engineers Inc



NATIVE PLANTING
AROUND MODEL TRAIN TRACK
photo credit: Hamilton Model Engineers Inc



KEITH PARK
INCLUSIVE TRAMPOLINE
photo credit: Playground Centre



WATER PLAY
HAMILTON LAKE DOMAIN PLAYGROUND
photo credit: NZ Lifestyle



SLIDE



EXISTING STEAM
ROLLER



MĀRA HŪPARA
(traditional Māori games /
nature play area)
AT TE PANE O MATAOHO
(Māngere Maunga)



BASKET SWING



5 MASTERPLAN PRIORITIES

The table below prioritises actions identified on the masterplan. Prioritisation is based on programmed work, practical staging considerations, health and safety risks, public feedback, detailed design and consent requirements, costs, and the current understanding of resource and budget constraints.

At a high level the focus will initially be on implementing actions for the northwest corner of the Domain and then developing the loop track and northeast edge. The development of the

multi-purpose court, multi-purpose building and wetland which necessitate the train infrastructure changes and removal of the existing redundant buildings are long term actions. Implementation timing will be determined through Council's Long Term Plans and Annual Plans.

| PRIORITISATION | WORKSTREAM | DEVELOPMENT ACTION |
|---|--------------------------------|--|
| Short term | Huarahi | Develop pathways from Wordsworth Street and Scott Street through playspace to existing path next to the building leased by Greater Waikato Railway Modelers Inc (6) Work with Cambridge Model Engineering to widen pedestrian crossing and install fences and gates |
| | Tohu | Transport to lead road corridor planning for Wordsworth Street (2) and development of mobility parks on Scott Street (5) |
| | | Improve main entrance and car park on Scott Street (1) |
| | Māra | Remove redundant gates and fencing on the corner of Wordsworth and Scott streets (3) |
| | | Utilise the existing grass mound to create cultural themed play elements (9) |
| | Play space + fitness | Commission carved pou (10) |
| | Gathering / event spaces | Develop pā harakeke (11) |
| | Buildings | Develop fruit tree grove and sensory garden (12)(13) |
| | Taiao | Develop playspace (14) and nature play / small māra hupara (15) |
| | | Develop whānau picnic area (21) |
| | Signage and wayfinding | Relocate toilets to Wordsworth Street (28) |
| | Other user groups / lease area | Succession planting of perimeter trees |
| | | Develop low growing native planting (31) |
| | | Install way-finding and information signage near relocated toilet (28) and at main carpark (1) |
| Increase mobility park provision in main car park (1) | | |
| Medium term | Huarahi | Develop petanque pistes (32) |
| | Tohu | Develop formed path to Croquet Club from main car park (33) |
| | Māra | Work with Netball Centre on court improvements (34) |
| | Taiao | Complete shared cycle/pedestrian loop path and connections (6) |
| | Play space + fitness | Commission and install carved pou (10) |
| | | Install carved pou (10) |
| | Multi-purpose covered courts | Succession planting of perimeter trees |
| | Buildings | Develop learn to ride area (16) |
| | Signage and wayfinding | Develop fitness stations (18) |
| | | Monitor existing skate rink roof and remove if health and safety issues can't be satisfactorily addressed |
| Long term | Huarahi | Commission feasibility study of the multi-use building |
| | Multi-purpose covered courts | Install way-finding and information signage around loop track |
| | Ride on trains | Develop maintenance vehicle/cycle/pedestrian main entrance path from carpark (7) |
| | Buildings | Design, consent and build multi-purpose courts and remove existing covered skating rink (19)(20) |
| | Taiao | Work with Cambridge Model Engineering to re-route train track and relocate fenced train steaming bay, service area and shed (24)(25) |
| | Signage and wayfinding | Design, consent and build multi-purpose building and remove existing buildings (27)(29) |
| | | Develop wetland area (30) |
| | | Install way-finding and information signage associated with the multi-use courts and building |

