

## **Appendices Index**

- 1.0 **Attachment 1** - Roy Stoneham Park 5.42 hectares
- 2.0 **Attachment 2** - Stock Pound 5.44 hectares (off Fenton Mill Road)
- 3.0 **Attachment 3** - Summary of Submissions
- 3.1. **Attachment 4** - Rongo and Hui MacDonald
- 3.2. **Attachment 5** - Herenga a Nuku Aotearoa
- 3.3. **Attachment 6** - Fire and Emergency New Zealand Submission
- 3.4. **Attachment 7** - Tracy Wilson
- 3.5. **Attachment 8** - Savage Papakāinga Trust
- 3.6. **Attachment 9** - Waka Kotahi New Zealand Transport Agency
- 3.7. **Attachment 10** - Tarawera High School

## 1.0 Attachment 1 - Roy Stoneham Park 5.42 hectares



## 2.0 Attachment 2 - Stock Pound 5.44 hectares (off Fenton Mill Road)



## Attachment 3 - Summary of Submissions

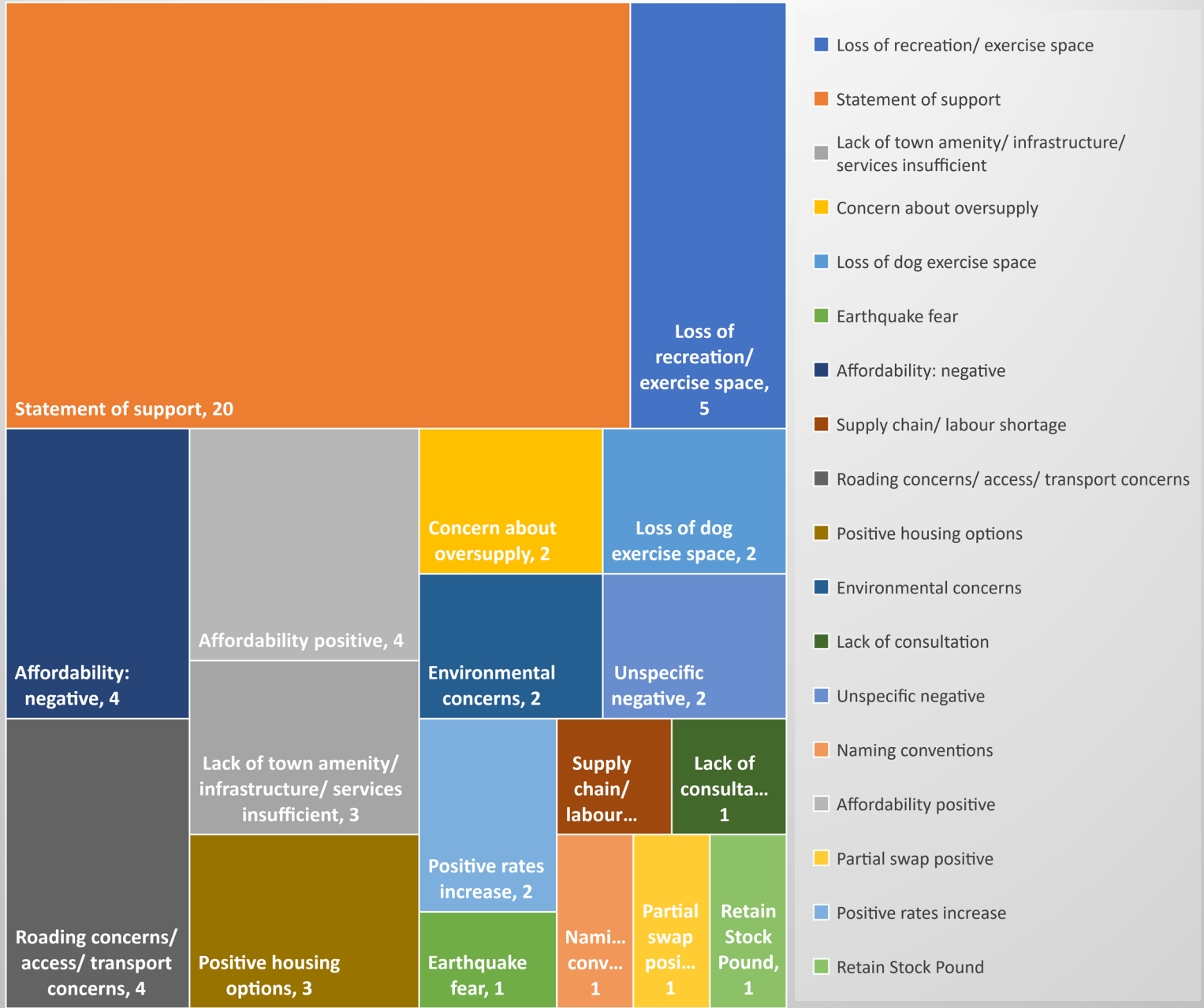
### **Kawerau District Council Roy Stoneham Park Residential Development**

Submissions received during the period of  
Friday, 24 March 2023 until 5:00pm 24 March 2023.

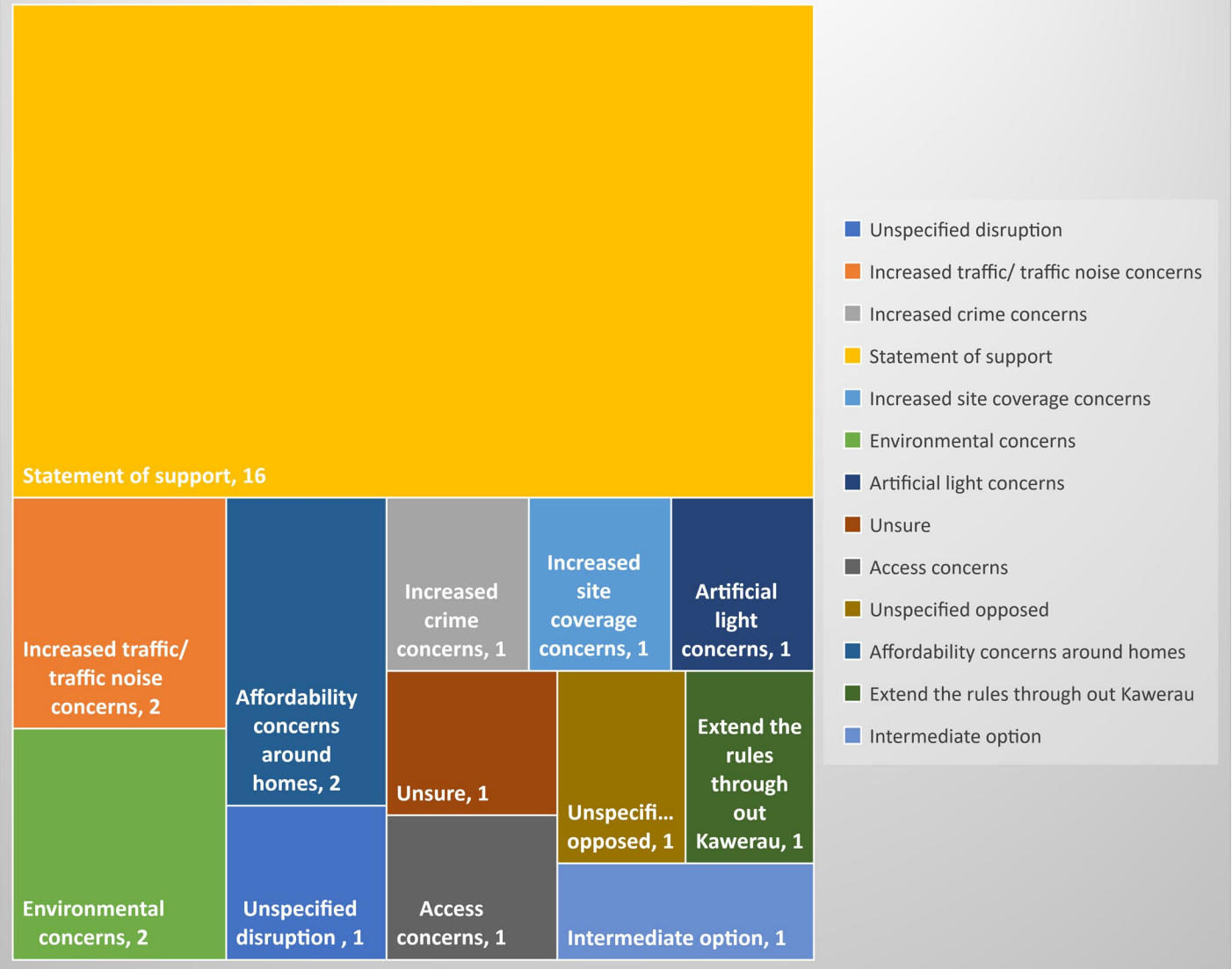


*Above: Roy Stoneham Park (the former soccer grounds) 5.42 hectares. For further analysis of the submissions in support and opposition*

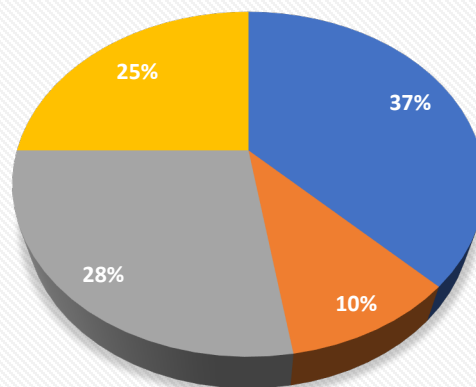
# Question 1 - Submission responses and reasons for support or opposition for the Intention to Exchange Reserve Status of Roy Stoneham Park with the Stock Pound



## Question 2 - Submission responses and reasons for support, part support or opposition to the proposed District Plan Change 4



## Responses to Question 2



Support Support in Part Oppose No Answer

### Question 3 - How to enhance the Stock Pound



- Horses graves
- Retain horses/ grazing/ lease as is
- Planting
- Recreation trails/ link to Stoneham Walk
- Education opportunities
- Community garden
- Childrens' parks/ scooter/ bike trails
- Cultural/ historical panels/ icons telling stories
- No opinion
- Concerns around on going upkeep costs
- Add bathroom/ BBQ/ ammenties
- Opposition statement
- Motorbike area
- Dog exercise area
- Equestrian
- Not mountain bike park

1	Submitter	Submission	Wishes to Speak
	Sheryl Hiha	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> Why build more houses here? The town is struggling as it is.</p> <p><b>Option 2: Oppose</b> Why build more houses? Why not build a park, of tables for picnics. This town needs to focus on the children and their upbringing before building houses they can't even live in.</p> <p><b>Option 3:</b> Build higher fences, more trees for shade.</p>	No
2	Submitter	Submission	Wishes to speak
	Irma Hoani George Whatnall Place	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support in Part</b> I strongly oppose the exchange of the reserve status in order to allow for a residential growth precinct as proposed.</p> <p>I do, however, support a PARTIAL exchange for Stoneham Park for low to MEDIUM density housing only. For example, a cul de sac with 15 - 2-homes similar to Kirk Street with entrance from Peter Lippa Drive.</p> <p>The remainder to remain in the reserve developed into a park for the residents of the area, including the new street.</p>	YES (all topics)

As an owner at Kowhai Park, I would support the use of the paddock (if acquisition by council is successful) for pensioner flats/housing.

**Option 2: Oppose**

I strongly oppose District Plan Change 4.

It says it all here. As stated in the section 32 report: "The population of Kawerau District is 7,146 (Census 2018), so is not an 'urban environment' in itself and the NPS-UD requirements do not apply directly to Kawerau District Council."

The fact is since becoming available in 2019 the four sections on Te Ariki Place remain unsold and there are still 12 of 31 sections in Central Cove unsold. Do we really need to "unlock" more land for a higher density development.

The social impact of higher population density on this parcel of land is a recipe for disaster having lived in an area such as this. Therefore, I strongly oppose urban intensification as specified in the proposed plan changes.

I offer the alternative for consideration: Allocating a portion of Prideaux Park to build nice townhouses. This will create a more vibrant "downtown" space and will offer units for people who prefer to live within walking distance to shops and work. Units such as these would fall into a more affordable housing space.

Alternative spaces such as Boyce Park could also be considered.

**Option 3:**

I do not support the exchange of the stock pound (not former as the exchange has not been approved yet!)



		<p>If it must go ahead though, a well landscaped and appointed park for all ages to enjoy. Including a bike track (not for motorbikes) swings and playground etc.</p> <p><b>Wishes to Speak?</b>  <b>Yes, for Topics 1, 2 and 3.</b></p>	
<b>3</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to speak</b>
	Allan Clarke Mackenzie Street	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> I support the revocation of the reserve status of Roy Stoneham Park.</p> <p><b>Option 2: Support</b> I support District plan change 4 as proposed by KDC.</p> <p><b>Option 3:</b> The stock pound is greater than one hectare and could be planted with native trees to claim carbon credits to offset ratepayer costs.</p> <p><b>Additional Comment:</b> Given the geothermal field that is underneath the township of Kawerau and consented activity of allowing geothermal steam to be used to generate power and the reinjection of condensate with the result of damaging seismic events to housing infrastructure within the township and its regular occurrence of 2 events in the past 3 months has to be investigated before anymore subdivision is allowed.  <a href="https://link.springer.com/article/10.1007/s13753-022-00441-2">https://link.springer.com/article/10.1007/s13753-022-00441-2</a>  Submission supporting data which the regional council should be aware of.</p> <p><b>Wishes to Speak? No</b></p>	No

4	Submitter	Submission	Wishes to Speak
	<p>Gabrielle Brown Fenton Mill Road</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> I own one of the horses at the Kawerau Stock Pound. Everyday people of all ages come to see the horses; how many other urban areas have access to the pleasure of interacting with horses. I often see people who walk past to talk to them, some are old people who used to ride when they were younger and kids who want to start. I'm lucky to get to see all these interactions between people and the horses, they're incredible animals and people deserve to be able to continue to see them.</p> <p><b>Option 2: Oppose</b> Could some of the Roy Stoneham reserve be kept while some get developed?</p> <p><b>Option 3:</b> If the plan to build houses goes through would the council, consider leaving some of the paddocks for the horses so the public would still be able to enjoy visiting.</p> <p><b>Wishes to Speak?</b> No</p>	<p>No</p>
5	Submitter	Submission	Wishes to Speak
	<p>Jan Pullin</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support in Part</b> That's all good.</p> <p><b>Option 2: Support in Part</b> That's all good.</p> <p><b>Option 3:</b></p>	<p>No</p>

		<p>Could it be used as a a dog exercise park, fenced off and with lots of toys and activities for socializing dogs and people?</p> <p><b>Wishes to Speak?</b> No</p>	
<b>6</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Allie Curran SH30 Lake Rotoma	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> My partner and I are hoping to move to Kawerau; we have had trouble finding a quality small house. We fully support this proposal.</p> <p><b>Option 2: Support</b> My partner and I are hoping to move to Kawerau; we have had trouble finding a quality small house. We fully support this proposal.</p> <p><b>Option 3:</b> None at this stage.</p> <p><b>Wishes to Speak?</b> No</p>	No
<b>7</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Chris Reynolds River Road	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> I am in favour of this proposal to exchange the Reserve Status of Roy Stoneham Park. Kawerau needs more housing to become available, both to provide much-needed accommodation in the district and to spread the costs of the district over a greater rating base.</p> <p><b>Option 2: Support</b></p>	No

		<p>I like the idea of providing a wider range of types of accommodation than is generally available in the current parts of town.</p> <p>I also support the changes proposed to the rules governing Setbacks, Site Coverage, Height, Additional Minor Dwellings. They seem practical for enabling more extensive use of the land.</p> <p>IN ADDITION, I would like to see these changes made available to all existing house sites in Kawerau. I cannot see any physical or mechanical reason why some sites should have one set of Rules and other sites have a different set of Rules.</p> <p>AND, taking this to its logical extension, I see no real reason for the difference in Set-Back rules for front of house and front of garage. A number of houses have garages built into them these days and I fail to see any point in different setbacks depending on whether there is a garage or a rumpus room behind the front wall. And if one is going to quote "aesthetics" as the reason for having the difference, I would respond that with the proliferation of 6-foot-high front fences, you cannot see an awful lot of what is behind them anyway :).</p> <p><b>Option 3:</b> Can it be treated as an extension to the "Stoneham Walk" park-like area? Maybe part of it could become a Dog Park, like the one in Rotorua near the old FRI site? As things stand, I don't support any part of that "stock pound" area becoming a mountain bike park, only because a lot of the Monica Lanham Reserve was given mountain bike trails a while ago. Last time I looked, the wooden structures associated with those trails</p>	
--	--	---	--

		<p>appeared to have fallen into disrepair, indicating that little if any use is made of those trails.</p> <p><b>Wishes to Speak?</b> No</p>	
<b>8</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Tapara Reid-Hiakita Syme Crescent</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> With councils around New Zealand trying to retain or optimise the potential of their green spaces, it makes no sense to turn Stoneham Park reserve into residential land. Green spaces allow the community to have a better quality of life. Research shows that green spaces benefit health and mitigate air pollution (of which Kawerau has a bit of due to the mill), heat and noise. Our future generations will definitely benefit from green spaces.</p> <p>Council should be trying to buy land with buildings that need demolishing and redevelop that land. For instance, the eyesore called 'the village.' This place is on a main road and actually devalues our township.</p> <p>Please leave our green spaces alone and utilise land that has beaten down buildings on it that can be purchased and developed.</p> <p><b>Option 2: Oppose</b> The worry is who will benefit from turning Roy Stoneham Park reserve into residential land? Will the locals that have been part of our community for more than 20yrs be able to afford the homes that are proposed? Will our middle to lower class people benefit at</p>	<p>No</p>

		<p>all? It's hard to think the council understand the socioeconomics of our community when a Councillor is not only pocketing a salary from council but also has a secondary job in retail...that could be filled by the younger generation.</p> <p><b>Option 3:</b> This area should blend in with the Stoneham Park scenic walk as it has plenty of space to put a reasonable and safer car park in with a couple more picnic tables. The scenic walk in Stoneham Park is incredible and could be extended with the addition of this land as well. You could add a bicycle track as well.</p> <p><b>Wishes to Speak?</b> No</p>	
<b>9</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Shaun Wright Valley Road	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> I'm against turning Roy Stoneham Park into housing and changing its reserve status. The land should stay as it is, a reserve, and not be developed.</p> <p><b>Option 2: Oppose</b> I'm against the council's intention to exchange the reserve status of Roy Stoneham Park.</p> <p><b>Option 3:</b> None.</p> <p><b>Wishes to Speak?</b> No</p>	No
<b>10</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Huia and Rongo MacDonald	<p><b>Advantage in Trade Competition?</b> No</p>	No

<p>Valley Road</p>	<p>Please refer to Appendices for Huia and Rongo MacDonald's full submission</p> <p><b>Option 1: Support</b> SUPPORT Council's Intention to Exchange Reserve Status of Roy Stoneham Park.</p> <p>Tenā koutou e aku rangatira. Tēnei te mihi atu kia koutou i runga i te āhuatanga o te kaupapa i tēnei wā.</p> <p>My name is Huia MacDonald and this submission is presented on behalf of my husband Rongo Kapaterangi MacDonald and myself.</p> <p>The purpose of this submission is to provide our feedback to the Kawerau District Council about the Roy Stoneham Park Residential Development. Council have invited the Kawerau community to provide feedback to the latest set of updated information documents following a series of Consultation and Engagement Meetings held from March 06 to March 20, 2023. Having our say is important to us. We have attended two (2) publicly advertised Council consultation and engagement meetings so that we are better informed and were able to participate in community discussions with elected members of Council and their staff representatives to gain better understanding and clarity before completing this submission.</p> <p><b>INTRODUCTION</b> Rongo and I both come from whānau with a long history and association to this beautiful place, we all call</p>	
--------------------	---	--

Kawerau. It's our home, a place we love, where we were both brought up and where we raised our families. With strong familial iwi connections to the land and people, we are proud residents and owner occupier ratepayers of residential properties in Kawerau.

#### BACKGROUND

In response to Council's first round of community consultation held in 2018, we filed a submission to participate in the consultation process. At that time, we did have some initial concerns about the proposed development, but overall, we were in support of Council continuing to progress the development and undertake further research to be able to present updated findings at future planned community consultation hui.

We live in a residential house property located on Valley Road, that is situated directly adjacent to the Roy Stoneham Park Reserve. This proposed residential development has wide reaching implications for us and our close neighbours with properties also sited along the boundary fence line from the Roy Stoneham Park Reserve. Like many of our neighbours, our rear fence has a gate that opens directly into the Roy Stoneham Park Reserve. We have lived at our Valley Road property for 22 years.

We wish to acknowledge and thank Council for listening to and hearing our voice, in particular, the paying of special attention to the collective concerns voiced by Valley Road residents living on the boundary fence line of the reserve. Strong opposition was voiced the building of any new homes directly up against our Valley



		<p>Road property boundary fence lines. Council 'heard' this major concern from residents and it was heartening to read in the latest documents presented from Council to the Kawerau community for consultation and feedback, how Council has worked with Veros property developer advisors to Council, to mitigate this major concern while also taking into account alternative design solutions that were included in the latest (Concept Only) design plan of the Roy Stoneham Park Residential Development.</p> <p>Thank you for the opportunity to participate.</p> <p>We look forward to receiving future updates from Council.</p> <p>Ngā mihi Huia &amp; Rongo MacDonald</p> <p><b>Option 2: Support</b></p> <p><b>Option 3:</b> Should the Exchange of Reserve Status for the land parcel commonly referred to as the former 'Stock Pound' be endorsed by the Minister of Conservation.</p> <p>Council should consider the following ideas for improving how the 'said' land can be enhanced and maintained for the betterment of the Kawerau community and the public; 1. Continue to work proactively with Iwi and Tangata Whenua as stakeholders and principal strategic partners to gain new found knowledge, develop increased awareness and understanding of the history and cultural significance of the 'said' land that will help better inform</p>	
--	--	--	--

		<p>and assist Council to make well informed decisions that lead to appropriate ways to best utilise the 'said' land moving forward as a Recreational Reserve.</p> <p>2. Dependent upon on the advice Council receives from Iwi and Tangata Whenua the potential may also exist to further partner with the Crown and the Minister of Conservation's office as a key stakeholder - the Department of Conservation by supporting Council, Iwi and Tangata Whenua, the community of Kawerau and the wider public interest with; Establishment of New Walking Tracks Independent and or Guided Walking Tours (conducted by local ambassadors from Iwi and Tangata Whenua) Static Information Track Signage Community Education - the 'said' land site may offer an alternative venue as a knowledge hub for annual Matariki celebrations or similar by and for the well-being of the Kawerau community including wider public interest.</p> <p><b>Wishes to Speak?</b> No</p>	
<b>11</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Lauren Schick Herenga a Nuku Valley Road, Mount Maunganui</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Please see Appendices For the full submission from Herenga a Nuku</b></p> <p><b>Option 1: 'Support in Part' (neither supports nor opposes)</b> Herenga ā Nuku notes that the reserve exchange is not 'like for like'. We encourage Kawerau District Council to ensure that the new reserve provides for any activities displaced</p>	<p><b>Yes Topics 2 and 3</b></p>

from the current Roy Stoneham reserve and incorporates future population growth into planning for the reserve.

Please note We neither support or oppose this Exchange but there was not option to select neither.

Please note also we do not wish to speak to our submission for topic one (this topic) but had to tick the box in this online form.

**Option 2: Oppose**

Plan Change 4 offers no certainty or plan of what access there will be into and through the Growth Precinct but instead offers a concept that is open to change and has no legal status.

Similarly, the Growth Precinct's conditions do not include access through or into the precinct. Therefore Herenga ā Nuku opposes Plan Change 4 based on accessibility. We suggest that the Residential Growth Precinct Provisions include a direct reference to providing for active transport and connectivity to and through the site. See part 2 of the attached document.

**Option 3:**

Herenga ā Nuku supports the development of a new reserve area and the request for community input. We note that there is an important public access reserve and walk near the new proposed reserve. This area is known as the Stoneham Walk Reserve. We recommend that the new reserve connects the other public spaces in the area, including the Stoneham Walk, the Monika Lanham Reserve and the Prideaux Park, and the two recreation reserves off Valley Road to the north and west of the Stock Pound, and the reserve area off Fenton Mill Road to the east of the Stock Pound land parcel.

		<p>Herenga ā Nuku supports engaging and involving tangata whenua in the plans for the new reserve and encourages Kawerau District Council to investigate the Mātauranga Māori and the significance of the whenua, and to encapsulate any feedback or suggestions to reflect this.</p> <p>For full submission please refer to Appendices – Attachment 2.</p> <p><b>Wishes to Speak?</b> Yes, for Topics 2 and 3.</p>	
<b>12</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Ruth Montgomery Cobham Drive	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> Cheaper, smaller sections and more diverse housing.</p> <p><b>Option 2: (not selected)</b> (No comment)</p> <p><b>Option 3:</b> I think a bike or walking track right around the hill would be good, as well as tracks going up the hill. Perhaps an enclosed off-leash dog park as well as pointing out historical sites of interest on noticeboards.</p> <p><b>Wishes to Speak?</b> No</p>	No
<b>13</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Peter John Cowley Industrial Symbiosis Kawerau (ISK)	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> ISK is in full support of the proposal 1. it will bring much needed additional housing to Kawerau which will</p>	No

		<p>1.1 enable people to remain living in Kawerau and to seek employment here and</p> <p>1.2 enable new people to come to Kawerau to a. gain employment</p> <p>b. establishes new businesses</p> <p>1.3 make the rental market more competitive and lower rentals for tenants.</p> <p><b>Option 2: Support</b> We support this change as it will facilitate the Residential Development as proposed.</p> <p><b>Option 3:</b> Native Bush Reserve and Reafforestation Training Centre with provision for Equestrian Eventing and Off-road cycling.</p> <p><b>Wishes to Speak?</b> No</p>	
<b>14</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Lester Murfitt George Whatnall Place	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> I support the proposed exchange. Roy Stoneham Park is a great space and well suited to housing. The under utilised area known as the Stock Pound is well located to make a recreational area combining with and extending Stoneham walk. The location is more central to a larger number of residents is more likely to be better utilised than Roy Stoneham Park.</p> <p><b>Option 2: Support</b> I support the proposed District Plan Change 4. Changing the plan to allow slight change in building/land ratio makes housing more accessible to</p>	No

		<p>people who are currently blocked from having a place to make home. If the development provides for mix of ages and stages in life the neighbourhood will develop and reflect our community. Rather than isolating different groups into their own separated spaces.</p> <p><b>Option 3:</b>          Include a fenced off dog of leash exercise area therefore protecting other users of the wider space. Also allowing for owners of dogs the ability to let them run freely.          Provide space for gathering to have picnics and/or barbeques. Maybe even coin operated gas barbecues.          A courtyard/piazza type space that could also provide for food vans or coffee vans to operate from.          A concrete path travelling through the area suitable for mobility scooters and kids on scooters, skateboards and push bikes to ride around and enjoy the open space. Possibly a small young kid skateboard park and mini basketball court. A more local version of what is in town more suited to the younger children.</p> <p><b>Wishes to Speak?</b>          No</p>	
<b>15</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Jeff	<p><b>Advantage in Trade Competition?</b>          No</p> <p><b>Option 1: Support</b>          I think this is good for the Kawerau district and should be kept within the community. Don't need big property investors coming in and hiking up prices making it impossible for locals to</p>	No

		<p>be able to purchase for themselves and their families.</p> <p><b>Option 2: (no comment)</b></p> <p><b>Option 3: (no comment)</b></p> <p><b>Wishes to Speak?</b> No</p>	
<b>16</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Elaine Florence McGlinchey Hahuru Road</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> I agree with Council's intention - the sooner the better to get this project underway. Way further down the track may I suggest a name for the complex - Roy Stoneham Close with maybe individual streets having Maori names to keep everyone happy.</p> <p><b>Option 2: Support</b> Needed to get this much needed housing development going.</p> <p><b>Option 3:</b> Sorry, can't think of anything.</p> <p><b>Wishes to Speak?</b> No</p>	No
<b>17</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Jacob Kajavala Kajavala Forestry Ltd (KFL) Paora Street</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> In order to grow our work we need to grow our work force. Growing the work force is difficult when the people can't find a decent place to live.</p> <p><b>Option 2: Support</b></p>	No

		<p>I strongly support the initiative to grow residential options for the community. Efforts to grow &amp; enhance this community will only be effective if we can house the growth.</p> <p><b>Option 3:</b> No comment.</p> <p><b>Wishes to Speak?</b> No.</p>	
<b>18</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Hendrik Westeneng Boss Road	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> We need more housing.</p> <p><b>Option 2: Support</b> (No comment)</p> <p><b>Option 3:</b> (No comment).</p> <p><b>Wishes to Speak?</b> No</p>	No
<b>19</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Roxane Prescott Fenton Mill Road	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> (No comment)</p> <p><b>Option 2: Oppose</b> Not sure but leave the horses alone.</p> <p><b>Option 3:</b> Nothing wrong with it as is. My children get joy out of visiting and feeding the horses. They are a special part of Kawerau. I always see people stopping to see them.</p>	No



		<p><b>Wishes to Speak?</b> No</p>	
<b>20</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Angelique Nicoll Domett Street</p>	<p><b>Advantage in Trade Competition?</b> Yes</p> <p><b>I am directly affected by an effect of the subject matter of this submission that adversely affects the environment?</b> No</p> <p><b>Option 1: Support</b> I believe this is a positive initiative by the council to further provide affordable homes for members within our community, who may be disadvantaged financially due to rental prices and home ownership.</p> <p><b>Option 2: Support</b> I believe this reserve could be better used for affordable housing.</p> <p><b>Option 3:</b> This area could be better utilized for young people wanting an a safe area to ride their motorbikes. This could reduce damage to our parks, reserves and roads.</p> <p><b>Wishes to Speak?</b> No</p>	<p>No</p>
<b>21</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Peter Wright Taurus Electrical Valley Road</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> The exchange of Stoneham Park for the Pound Paddock in Fenton Mill Road is not equal in size or can be used in the same way.</p>	<p>No</p>

		<p>Stoneham Park is a flat piece of land where the pound area has hills and a very small flat area.</p> <p>I am not sure how the council can say this is an equal exchange.</p> <p>The cost of this subdivision to the ratepayers will be very high higher rates where there is high level of people on fixed income and already have to budget very carefully to be able to stay in their own home.</p> <p>The Valley Road area does not have very many reserves that can be used as per other parts of the town. I feel that the council should not be using ratepayers' money to do subdivisions, it should be done by developers.</p> <p>I feel there are enough other free areas that can be used.</p> <p>As for the town, to have a growth spirit of more than a thousand people where is the employment going to come from.</p> <p>We have a shrinking business community and before any increase in land being used for housing maybe the council should be supporting more growth in this area.</p> <p><b>Option 2: Support in Part</b></p> <p>To change the district plan I feel there are other area that could be used within the district for housing that already has all amenities around them so cost would not be high and a burden on rate payers</p> <p><b>Option 3:</b></p> <p>The idea for using the stock pound cannot be compared to the flat area that Stoneham reserve has for sports dog walking etc.</p> <p><b>Wishes to Speak?</b></p> <p>No</p>	
22	Submitter	Submission	Wishes to Speak

	<p>Kawerau and Districts Grey Power Association</p> <p>Lyn Hughes, Alison Marshall</p> <p>PO Box 209 Kawerau 3169</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> Kawerau Grey Power supports the reserve exchange Reason We support the Council's reasoning that the reserve exchange between Roy Stoneham Park and the Stock Pound has to take place first, so that Roy Stoneham Park can become freehold title to be able to be developed for residential housing.</p> <p><b>Option 2: Support</b> Kawerau Grey Power supports the District Plan Change 4. Reasons</p> <p>Background Grey Power is a national grassroots advocacy organisation for New Zealanders over 50 which lobbies government and local authorities on issues to advance, support and protect the welfare and wellbeing of seniors.</p> <p>Grey Power Federation's Housing Policy mission is to advocate to Councils to have available a range of quality, affordable homes and housing units that are suitable for elderly people to rent or purchase.</p> <p>Kawerau Grey Power also follows the Ministry of Social Development (MSD) Office for Seniors Better Later Life - He Oranga Kaumātua Action Plan 2019 to 2034. The plan outlines the actions that central government agencies will deliver to support the strategy, including Housing in “ensuring our older New Zealanders lead valued, connected and fulfilling lives by ... creating diverse housing choices and options.”</p>	<p>No</p>
--	---	---	-----------

		<p>Consultation To that end we have been seeking feedback from our members in the past year on the subject of future suitable senior housing provision in Kawerau and to provide that feedback to the Council for consideration.</p> <p>Kawerau Grey Power responses to the KADAP 2022 survey indicated that our members want to stay in Kawerau and maintain their family/whanau and social ties. They would like to be able to sell their larger homes to downsize and keep their independence - and see social housing and smaller houses built to meet this need.</p> <p>Last year at our October meeting, we asked our new Mayor “if there would there be an allocation for pensioners in new housing developments?” The answer was “KDC aims to provide variable options to suit differing needs.”</p> <p>Feedback from our February 2023 Age-Friendly strategy workshop again strongly supported the desire for more housing in Kawerau. Responses included more social housing, specifically for pensioners, we need single and double units, piece of land behind Kowhai Park could be used for senior housing, make it easier to put tiny homes on properties already with a house without too many resource consenting issues.</p> <p>Our March meeting was a public consultation on the KDC Roy Stoneham Park development attended by 63 people. Again many of the questions from the floor supported the interest in downsizing and the opportunity to upgrade to independent living in a brand new, low-maintenance</p>	
--	--	---	--

	<p>home on an easy-care section in Kawerau.</p> <p><b>Summary</b> The proposed changes to the District Plan do appear to have taken public feedback into consideration as the plan allows for less red tape, smaller easy care sections, inter-generational living and a senior housing area – all the things our members have told us they would want in a new housing development opportunity.</p> <p>The proposed concept is also in line with the mission of the Better Later Life strategy in that the recommended changes to the Kawerau District Plan will allow “functional affordable housing options that respond to diversity available with good access to public transport/services with tools available to help consider these.”</p> <p>Kawerau Grey Power supports and applauds the Council's funding model that will allow this development to be self-funding, and not having to resort to using rates income to meet any financial shortfall.</p> <p>Kawerau District Council has said it “will continue to consult moving forward in the process,” and Kawerau Grey Power will continue to submit feedback to the Council on future senior housing needs.</p> <p>The supporting document KGPdoc22.03.23.pdf is in 2 parts (as we could upload only one document online) - Part 1 - 3 pages - Grey Power Federation Housing Policy Part 2 - 5 pages - MSD Office for Seniors Better Later Life - He Oranga Kaumātua 2019 to 2034 Plan, select pp8,9,14,20,21</p>	
--	--	--

		<p><b>Option 3:</b></p> <ul style="list-style-type: none"> <li>- To keep it as natural as it is but with a tidy up, plant more trees and greenery</li> <li>- Create a defined walking track for walkers, the path to join up with Stoneham Walk</li> <li>- The idea suggested at a public consultation that the enhancement and maintenance of the reserve be developed into a high school NCEA credits programme is an excellent idea that we support.</li> <li>- TOILETS. The combined area of Stoneham Walk, the Stock Pound and Monica Lanham Hill and walk is extensive. Our members tell us that a block of public toilets nearby would allow them to enjoy spending more time in the recreational reserve area. Kawerau Grey Power would like the Council to note the request for public toilets and to consider how this can be achieved.</li> </ul> <p><b>Wishes to Speak?</b> No</p>	
<b>23</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Maria Mitchell Valley Road	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b></p> <p><b>Option 2: Support</b></p> <p><b>Option 3:</b> A better park for kids.</p> <p><b>Wishes to Speak?</b> No</p>	No

24	Submitter	Submission	Wishes to Speak
	Kirsten Brown Fenton Mill Road	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> Keep it as is.</p> <p><b>Option 2: Oppose</b></p> <p><b>Option 3:</b> I think that the stock pound should be left as is. I think it would be hazardous to turn it into anything else and it should be just left to be grazed out by the horses. I have seen many people stop at the horse and take a lot of enjoyment in seeing them.</p> <p><b>Wishes to Speak?</b> No</p>	No
25	Submitter	Submission	Wishes to Speak
	Raewyn Morgan Onslow Street	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> I support this.</p> <p><b>Option 2: Support</b> I support this.</p> <p><b>Option 3:</b> Put in a running track up and around through the bush. Plant natives to make an inviting track to run on. Add in some outdoor fitness equipment along the track to allow members of the public to get in a small body weight strength train. Add toilets, beach volleyball area, picnic tables, BBQ and a shade sail for adults to sit and watch children.</p> <p><b>Wishes to Speak?</b></p>	No

		No	
<b>26</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Christine Borlase Hinemotu Avenue	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> I think the council has done an excellent job on this.</p> <p><b>Option 2: Support in part</b> No submission.</p> <p><b>Option 3:</b> I would like to see the stock pound area incorporated into the area along the Ruruanga Creek, which is already a beautiful place to walk and relax. The whole area could have natives, both small and tall planted up the little valley that ends with the stone bridge and all over the hill. I would also like to see Fenton Mill Rd widened along the flat area to allow for angle parking to be added, plus the flat area to have tracks suitable for less mobile people. Awakeri has White Pine bush, Kawerau could have its own equivalent.</p> <p><b>Wishes to Speak?</b> No</p>	No
<b>27</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Fire and Emergency New Zealand's submission on Plan Change 4.</p> <p>Nicola Hine Planner Beca</p> <p>Waikato Mail Centre, Hamilton</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: (No Comment or Option Selected)</b></p> <p><b>Option 2:</b> Submission file attached for option two. Appendices Attachment 3</p>	Yes



		<p><b>Option 3: (No Comments)</b></p> <p>Wishes to Speak? <b>Yes</b></p>	
<b>28</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Tracy Wilson Ward Street</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Please see Appendices For the full submission from Tracy Wilson</b></p> <p><b>Option 1: Support in part</b></p> <p><b>Option 2: Support in part</b> I support if comments made in sections 1 and 3 are acted upon.</p> <p><b>Option 3:</b> The area of land known as the Stock Pound is currently leased for grazing. Not only does the income from the lease rental offset costs it also provides a cost-effective way of managing the vegetation not adding to the rates burden.</p> <p>I note sadly that the reserves opposite and adjacent Monika Lanham Reserve and Stoneham Walk are not adequately maintained with the resources available. Having further land which is not under grazing would just add to the workload of parks and reserves staff and increase costs further to the ratepayer.</p> <p>My concern is that due to the topography of the site and the soil type, if grazing were to be excluded for other uses the cost of maintenance could be significantly increased or standards would suffer as has been the case in</p>	<p><b>YES</b> All topics</p>

		<p>the other reserves. Inevitably, any change in use would result in increased expenditure which would be passed on to current ratepayers, which I don't support.</p> <p><b>Wishes to Speak?</b> Yes, on topics 1, 2 and 3.</p>	
<b>29</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Savage Papakāinga Land Trust Co-Chair Kererua Savage</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p>For the full Savage Papakāinga Land Trust submission, please refer to Appendices Attachment 5</p> <p><b>Wishes to Speak?</b> No</p>	No
<b>30</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Nasaire Karauria Valley Road</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> Leave as a reserve. Can't reverse time. Nature is better than concrete.</p> <p><b>Option 2: Oppose</b> Not sure more houses will be a good replacement for a beautiful place to walk your dogs, exercise or even just to look at.</p> <p><b>Option 3:</b> Don't care.</p> <p><b>Wishes to Speak?</b> Yes, on Topics 1, 2 and 3.</p>	YES
<b>31</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>

	<p>Vicky Mitchell Valley Road</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> I would like to see Roy Stoneham Park changed from reserve status to allow for a new residential area in Kawerau. There is a shortage of available sections for building in Kawerau up the top end of town. The location is great for families being close to Putauaki School, kindergarten, pre school and kohanga reo. I live on Valley Road overlooking Stoneham Park and is rarely used - we see the occasional dog and owner or a few people use it as a shortcut to Peter Lippa Drive but it mainly sits there empty. We also often hear disturbances on Friday &amp; Saturday nights with fights and shouting. I work for Mountain View Rest home and we have a 18-unit retirement village which has a waiting list of 20 people - it would be good to see some 2-bedroom modern homes which some of these people could sell their existing properties and move into a healthy, smaller, modern home. We also manage 27 social housing pensioner units which has a waiting list of 25 people who require a smaller easy to manage property so this new area could potentially have some rental properties available for those who are struggling to find suitable accommodation. I would also love to see some good sized family homes built on decent sized sections so they are able to choose a house that suits their family needs.</p> <p><b>Option 2: Support</b> I support the district plan change 4.</p> <p><b>Option 3:</b></p>	<p>No</p>
--	---------------------------------------	---	-----------

		<p>It would be nice to see the blackberry removed and the poor fencing removed. A nice children's park and space for children to play would be great with a scooter track around the edge.</p> <p><b>Wishes to Speak?</b> No</p>	
<b>32</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Trish Brady Robinson Street</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support in part</b> Kia ora koutou KDC -Having attended the meeting at the concert chambers, it was quite helpful, and it seems like this could be quite a good sub-division with the right layout design. I like the idea of mixed intergenerational housing and landscaping ideas. The proposed changes seem fine and I feel most of my concerns have been addressed. So now it just comes down to the street and road layouts, and the entry and exit points that will need some thoughtful consideration, which I know is a way off yet, but good to start thinking about it though. -I request that disability, and pushchair access be factored into the design process i.e., wide footpaths, ramps with railings into houses rather than steps etc, and possible separate cycle paths, rather than having cyclists on the road. The roads need to be wide enough for commuter buses, ambulances, fire trucks etc. to be able to get around.</p>	<p>No</p>

		<p><b>Option 2: (no comments)</b></p> <p><b>Option 3:</b> I have no ideas for the stock pound at this point, except maybe cut walking track around it with a picnic area/seating for people to hang out and enjoy the fresh air. Maybe provide stories/ purakau of the cultural significance on a plaque or on the KDC website... It's always interesting to know some of the histories and legends of an area.</p> <p><b>Other comments:</b> -RE: Three waters funding: You state that "Acceptance of this funding does not mean Council now agrees with the Three Waters Reform....etc " Are you sure about that?....It's like you're saying to the government "We don't agree with you but we will take your money"... Hhhmmm, I understand the rationale for the funding, but it sounds a bit "iffy" how you're taking it. It would be good to get some clarification on this point. -While I know this isn't part of the submission, I still think consideration should be given to space somewhere up there, for possible need for extra shops, maybe expansion of the Four Square, with the possible population expansion,... or really improve the bus service, (maybe get the taxi service back up and running?) so people can get down to the shopping centre. -One more general note that's not really part of the submission, but an infrastructure consideration. Many of the town's footpaths, like the pipes, are as old as the town and need renewal or general maintenance of the berms, and grass verges. How does this fit in with</p>	
--	--	---	--

		<p>another sub-division if budgets/manpower can't keep up with what is already here? It would be good through the planning process, to avoid the infrastructure problems the country is presently experiencing, if possible.</p> <p><b>Wishes to Speak?</b> No</p>	
<b>33</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Waka Kotahi NZ Transport Agency Victoria Street, Wellington</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p>For the full submission, please see Appendices Attachment 6</p> <p><b>Option 1:</b> (No Comments)</p> <p><b>Option 2:</b> Waka Kotahi seeks the following decision from the local authority: Waka Kotahi seeks that the plan change be approved.</p> <p>Waka Kotahi is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Rounding Powers Act 1989. The primary objective of Waka Kotahi under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.</p> <p>An integrated approach to transport planning, funding and delivery is taken by Waka Kotahi. This includes investment in public transport, walking and cycling, local roads and the construction and operation of state highways.</p> <p>4. The submission of Waka Kotahi is:</p>	<p>No</p>

		<p>1. It appears that the intersection of Valley Road and State Highway 34 will have adequate capacity as well as adequate form to accommodate the additional traffic associated with the plan change safely and efficiently. However, Waka Kotahi note that the traffic impact assessment does not include a specific assessment of this intersection. Waka Kotahi consider that a specific assessment of the Valley Road and State Highway 34 intersection should be undertaken.</p> <p>2. The Roy Stoneham Park Residential Development area is well suited to residential growth and is part of the contiguous urban area. It is well placed for land use and transport integration meeting Waka Kotahi objectives of enabling people to live, work, learn and enjoy recreation locally without having to solely rely on private vehicles.</p> <p>3. The plan change is also aligned with the National Policy Statement on Urban Development Policy 1 (a), (c) and (e). Giving people the ability to access housing, jobs, and community spaces without relying on private vehicles and reducing vehicle kilometres travelled.</p> <p>4. The proposal includes cycle and pedestrian access to allow for active modes of transport to be used.</p> <p><b>Option 3:</b> A better park for kids.</p> <p><b>Wishes to Speak?</b> No - Waka Kotahi is willing to work with Kawerau District Council in advance of a hearing.</p>	
34	Submitter	Submission	Wishes to Speak

	<p>Phil Kilroy Fenton Street</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> Excellent idea, as long as it doesn't impact costs to existing rate payes. Have a co-existing cycle and walking paths. Allocate a dog walking/ exercise area may be at the drainage area. Have a second exit only access and can only turn left into Peter Lippa Drive.</p> <p><b>Option 2: Support</b> No problem as long it is for this for this new subdivision only. With up to 50% coverage for building maybe have a green space allocation as we don't want 100% coverage in building and hard surfaces, as this could affect drainage issues.</p> <p><b>Option 3:</b> Allocate an area for existing horse paddocks. have a sculpture walking path. Community gardens, vegetable growing and teaching area. Join area with existing Stoneham walks.</p> <p><b>Wishes to Speak?</b> No</p>	<p>No</p>
<b>35</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	<p>Alison Marshall Windley Place</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b> I support Council's intention to exchange Reason The exchange of reserve status from Roy Stoneham Park to the Stock Pound area has to occur first, so that Roy Stoneham Park can become freehold title in order for the residential housing development to</p>	<p>No</p>



be built – no exchange, no further progress.

**Option 2: Support**

I support the District Plan Change 4

Reasons

Roy Stoneham Park Residential Development Vision It is a bit difficult to oppose the vision upon which the changes to the District Plan have been based, as these plan changes plan have been made in response to public requests for more housing supply in Kawerau, to accommodate the growing need and from public feedback on the types and models of housing required.

Residential Growth Precinct

Positives

- less red tape and easier to obtain resource consent - “don't kill the dream before it starts”
- variety of housing types allowing for individual choice, not 'cookie cutter'
- potential to partner to offer a range of housing models – quality low maintenance easy care houses – multi generational community – variety of section sizes – accessible recreational areas – enhanced green space – attractive streetscapes

Concerns

- greater density residential development, number of sections 80 – greater site coverage from 35% to 50%, let's hope not every house is built to 50% coverage as it could look like Papamoa - “all house and no trees”
- consider different building materials - wood is coming back into fashion, concrete raw materials are finite resources, building houses off the ground instead of all of them on concrete pads – where does the rain go when there's not enough ground

		<p>around the concrete pads to absorb heavy rainfalls, the park is flat so can't build a downhill water run off (as seen on the TV news in Auckland during the recent January flooding)</p> <ul style="list-style-type: none"><li>– no gated retirement village concept, seniors can live independently in smaller homes within the multi-generational community pedestrian walkways to be accessible to wheelchairs, bicycles, prams and pushchairs – if existing trees have to be felled, could you please plant tall trees and not seedling sized – incentives for home owners to plant greenery – we all know how important trees are for our wellbeing</li></ul> <p>Traffic Management Concerns</p> <ul style="list-style-type: none"><li>– Increased traffic volume – more vehicles, noise and vehicle headlights</li></ul> <p>Unfortunately the most logical place for the only two-way vehicular entry and exit point is at the T-junction of Peter Lippa Drive and Windley Place. The T-junction will become a crossroads, or even a roundabout! I would prefer this intersection to remain a T-junction and not become a roundabout – and please, NO MORE shudder, judder bars (speed humps).</p> <p>The April 2021 stapleton elliott vision document (page 07) showed a one-way vehicle access point turning into Stoneham Park from Fenton Mill Road. Council told us that Veros deemed this turning in point would add to traffic congestion in Fenton Mill Road, being too close to the Putauaki School, Kowhai Park and Ballantrae 7-Day Store entry and exit points into and out of Fenton Mill Road.</p>	
--	--	---	--

		<p>However there would be no congestion if the one-way vehicle access was a left-turning only exit point from Stoneham Park out into Fenton Mill Road.</p> <p>– Main entrance into the development from Peter Lipppa Drive The April 2021 stapleton elliott vision document Spatial Analysis &amp; Response Diagrams (page 07) suggests the primary vehicular entry point be via “a bespoke landscaped gateway to provide a sense of destination and interpretive signage”!! and (page 14) Urban Design Key Qualities – 7 C’s Creativity – suggests the main entrance to the development “be defined by considered signage and sculpture that will have cultural and place meaning”!!</p> <p>IMHO (in my humble opinion) I suggest that if this looks and feels too different from the rest of the neighbourhood then it may feel too much like a gated community or enclave within to the rest of us, and we may feel discouraged from, and uncomfortable when, walking through the park, around the streets and using the “enhanced green space and recreational areas” within the housing area.</p> <p>No fancy entrance, just an ordinary road with a street sign and attractive planting would suffice.</p> <p>Lighting Concerns</p> <p>– the increased street lighting at the Peter Lipppa/Windley intersection – more light pollution in the night sky in the area from the all the extra street and house lighting</p> <p>ALAN – artificial light at night</p>	
--	--	--	--

		<p>– widespread negative impact on night time species – health impacts and sleep deprivation on humans – ruins our view of the stars in the night sky</p> <p>We have a semi-rural outlook and a dark night sky. I'm pleased that Council has assured us "it's not going to be stadium lighting". At one of the consultation meetings Council said "plan changes are an ideal testing ground for new ideas." May I suggest Council explore all street lighting ideas ie dimmable, solar powered.</p> <p><b>Funding Model</b> I support and commend the Council's decision to use the timely 3 Waters grant to fully fund the stages of the development at no cost to the ratepayer – and that the original grant money will be available at the completion of the project for further community projects.</p> <p><b>Consultation</b> I attended 3 consultation meetings and learned about a lot of different details and ideas at each one. The consultation process and the slide show were very informative.</p> <p>It will take some years for the exchange process to reach completion. Kawerau District Council said it "will continue to consult moving forward in the process" and therefore provide the opportunity for Kawerauians to have their ideas considered in the planning processes.</p> <p>Thank you for the opportunity to present my ideas to the consultation.</p> <p><b>Option 3:</b> Stock Pound – ideas for improvement</p>	
--	--	--	--

		<ul style="list-style-type: none"> <li>– Due to its hilly terrain, keep it as natural as it is now but with a tidy up – Plant more trees and greenery, the “right trees”, native plantings, an arboretum</li> <li>– Create a defined track for walkers and joggers, the path to join up with Stoneham Walk – Maybe a track to the highest point, a clearing and a seat at the top, for the view</li> <li>– The idea suggested at a public consultation that the enhancement and maintenance of the reserve be developed into a tertiary level NCEA credits programme for high school students is an excellent idea.</li> </ul> <p><b>Wishes to Speak?</b> No</p>	
<b>36</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Frances Yardley Peter Lippa Drive	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> I wish to voice my opposition to turning Stoneham Park into residential accommodation. I think it is the wrong thing to do. People won't be able to exercise their dogs, children won't be able to play in the park. There will be too much noise from the people in the houses. Are you going to be able to get the tradespeople to build these houses, the materials to construct houses and are people willing to buy these houses at prices they probably won't be able to afford. Also, will people be willing to live here after what we have just gone through. So PLEASE don't build here.</p>	No

		<p>Thank you.</p> <p><b>Option 2: (no comment)</b></p> <p><b>Option 3: (no comment)</b></p> <p><b>Wishes to Speak?</b> No</p>	
<b>37</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Te Atawhai Karauria Valley Road	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Oppose</b> I oppose the intention to remove the reserve status of Roy Stoneham Park as I believe this will:</p> <ol style="list-style-type: none"> <li>1. Impact on mine and my whanau's lifestyle directly, including our family pets. Our property neighbours the Reserve.</li> <li>2. This Reserve has high daily usage; for whanau and pets alike. Physical activity promotes wellness. There is easy access to the Reserve, and it is safe and visible.</li> </ol> <p><b>Option 2: Oppose</b> I believe this development will disrupt our household and all households that neighbour the Reserve. I also believe the road that is planned to run parallel to our boundaries will bring noise pollution from increased traffic and the high possibility of increased crime.</p> <p><b>Option 3:</b> Build shelter for animals to protect them from the elements.</p> <p><b>Wishes to Speak?</b> No</p>	Yes

38	Submitter	Submission	Wishes to Speak
	<p>Kristine Windle River Road</p>	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support in part</b></p> <ol style="list-style-type: none"> <li>1. I am concerned the current services (in particular health services) can meet the needs of extra people. They aren't meeting the needs of the community; how would they cope with extra people?</li> <li>2. There are a number of unsold sections in other Council developments. I suggest any new development be done in stages and the other sections be sold first.</li> </ol> <p><b>Option 2: Support in part</b></p> <p><b>Option 3:</b> I think the current land use of the stock pound should remain as grazing.</p> <ol style="list-style-type: none"> <li>1. Grazing agreements on recreation and other reserves are already in place and work well. They bring in an income and reduce maintenance costs compared with mowing.</li> <li>2. Grazing is a good option for hilly sites and helps reduce the fire risk.</li> <li>3. The hill area with its volcanic loose soil cannot tolerate heavy activity without being degraded.</li> <li>4. Adults and children absolutely love seeing and interacting with the horses that are grazing on the stock pound paddock. Where else can they do this safely in a town?</li> </ol>	<p>YES – Topic 3 in particular</p>

		<p>The Parks and Reserves Team are already not coping with the maintenance they have to do now. The area of Monika Lanham Reserve bordering my property has not been maintained for years. Noxious weeds are invading my property.</p> <p><b>Wishes to Speak?</b> Yes – Topic 3</p>	
<b>39</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Talia Barnett Ramsden Place	<p><b>Advantage in Trade Competition?</b> No</p> <p><b>Option 1: Support</b></p> <p><b>Option 2: (not selected)</b></p> <p><b>Option 3:</b> Whatever happens to the stock pound, my main concern is the horses that have been buried there. I would like to see either this area fenced off to preserve the graves, or a garden planted on and around the graves to pay tribute to Nyla and Mama (the deceased horses).</p> <p><b>Wishes to Speak?</b> No</p>	No
<b>40</b>	<b>Submitter</b>	<b>Submission</b>	<b>Wishes to Speak</b>
	Moana Hale	<p>I'm writing to make a suggestion concerning the traffic flow for the new proposed Stoneham Park Development. The farm area between Hardie Ave and Stoneham Park I've walked before and I reckon to make a road through will speed the traffic flow ease onto to Valley Road. It will also allow people an option to River Road</p>	<b>No</b>



		and further from there. I think this is a great suggestion.	
--	--	---	--

3.1. **Attachment 4** - Rongo and Hui MacDonald

Tenā koutou e aku rangatira.

Tēnei te mihi atu kia koutou i runga i te āhuatanga o te kaupapa i tēnei wā.

## **SUBMISSION: ROY STONEHAM PARK RESIDENTIAL DEVELOPMENT**

1. We **SUPPORT** the proposed Roy Stoneham Park Residential Development currently being progressed by Council as part of the March 2023 Consultation and Engagement Meetings process with the Kawerau community.
2. We **SUPPORT** and appreciate the inclusion of the following design aspects;
  - a) Green Pedestrian Walkway backing onto Valley Road Homes;
  - b) Planting For Visual Amenity;
  - c) Interconnected Green Park Spaces for sustained community wellbeing;
  - d) Existing Secondary Pedestrian Access/Connection.
3. We **SUPPORT** the private owners of Kowhai Park Land Parcel that should an agreed purchase of the 'said' Kowhai Park Land Parcel eventuate, that a T-road only be approved.
4. We **DO NOT SUPPORT** 'through road' access that may enable road users to 'speed' on entry from Fenton Mill road to Peter Lipa Drive and vice versa. Reduced vehicle noise levels at all times for residents, and road user and pedestrian safety should remain a traffic management priority.

My name is Huia MacDonald and this submission is presented on behalf of my husband Rongo Kapaterangi MacDonald and myself.

The purpose of this submission is to provide our feedback to the Kawerau District Council about the Roy Stoneham Park Residential Development.

Council have invited the Kawerau community to provide feedback to the latest set of updated information documents following a series of Consultation and Engagement Meetings held from March 06 to March 20, 2023.

Having our say is important to us. We have attended two (2) publicly advertised Council consultation and engagement meetings so that we are better informed and were able to participate in community discussions with elected members of Council and their staff representatives to gain better understanding and clarity before completing this submission.

## **INTRODUCTION**

Rongo and I both come from whānau with a long history and association to this beautiful place, we all call Kawerau. It's our home, a place we love, where we were both brought up and where we raised our families. With strong familial iwi connections to the land and people, we are proud residents and owner occupier ratepayers of residential properties in Kawerau.

## **BACKGROUND**

In response to Council's first round of community consultation held in 2018, we filed a submission to participate in the consultation process. At that time, we did have some initial concerns about the proposed development, but overall, we were in support of Council continuing to progress the development and undertake further research to be able to present updated findings at future planned community consultation hui.

We live in a residential house property located on Valley Road, that is situated directly adjacent to the Roy Stoneham Park Reserve. This proposed residential development has wide reaching implications for us and our close neighbours with

properties also sited along the boundary fence line from the Roy Stoneham Park Reserve. Like many of our neighbours, our rear fence has a gate that opens directly into the Roy Stoneham Park Reserve. We have lived at our Valley Road property for 22 years.

We wish to acknowledge and thank Council for listening to and hearing our voice, in particular, the paying of special attention to the collective concerns voiced by Valley Road residents living on the boundary fence line of the reserve. Strong opposition was voiced the building of any new homes directly up against our Valley Road property boundary fence lines. Council 'heard' this major concern from residents and it was heartening to read in the latest documents presented from Council to the Kawerau community for consultation and feedback, how Council has worked with Veros property developer advisors to Council, to mitigate this major concern while also taking into account alternative design solutions that were included in the latest (Concept Only) design plan of the Roy Stoneham Park Residential Development.

## **COMMENT**

Stats NZ informs that Kawerau's population has increased and will continue to grow. As a community we need to adapt to our changing 'landscape' as more and more whānau are returning home to Kawerau to live, pre and post Covid. Greater opportunity also exists for displaced families and those community members impacted by Cyclone Gabrielle from around Aotearoa New Zealand, to relocate to be near their whānau connections who live in Kawerau or the Eastern Bay of Plenty and for those community members who maybe seeking their new 'Sense of Place'. Kawerau is a fantastic option for them to consider as a place to settle and purchase either a new Roy Stoneham Park Development housing option or an existing three or

four bedroomed residential property 'freed up' by owner occupier residents, perhaps seeking to downsize and buy into the proposed development by purchasing a late model maintenance free easy care section and house. Kawerau needs more housing. Council as the developer, is proactively leading the Roy Stoneham Park Residential Development on behalf of the Kawerau community to help plan for and address current / future housing demands as predicted. Newcomers, intergenerational families, young and old could be welcomed and embraced by the Kawerau community to become an integral part of the future fabric of our community, in a place we can all call home.

Should the proposed Roy Stoneham Park Residential Development eventuate, an additional 80 dwellings, an increase of approximately \$300,000 rates income per annum, plus the increased value for surrounding properties, the 'whole of community' benefits will be numerous and significant for the Kawerau community.

Thank you for the opportunity to participate.

We look forward to receiving future updates from Council.

Ngā mihi

A handwritten signature in blue ink, appearing to read 'Huia & Rongo MacDonald'. The signature is stylized and fluid, with a large loop at the end.

Huia & Rongo MacDonald

### 3.2. **Attachment 5** - Herenga a Nuku Aotearoa

16 March 2023

## **Submission on Kawerau District Plan – Plan Change 4 Roy Stoneham Park Residential Development**

### **Introduction**

Herenga ā Nuku Aotearoa, the Outdoor Access Commission is the Crown agent responsible for providing leadership on outdoor access issues.

Our role is to provide advice on free, certain, enduring, and practical access to the outdoors.

We administer a national strategy on outdoor access, including tracks and trails. We map outdoor access, provide information to the public, oversee a code of responsible conduct in the outdoors, help resolve access issues and negotiate new access.

Herenga ā Nuku has a team in Wellington and a network of regional field advisors. An independent board governs our work. Our governing piece of legislation is the *Walking Access Act 2008*.

Much of our work focuses on active transport. We support the creation, maintenance, enhancement, and promotion of outdoor access, including walking and cycling access, for recreation, for safety, health and well-being, for a shift to more sustainable travel, and including for commuting to local destinations such as schools, places of work and shops.

This submission aligns with one of our core roles: advocating for, negotiating, and developing outdoor access.

### **Part 1 – Reserve Status Exchange**

Herenga ā Nuku notes that the reserve exchange is not 'like for like'. We encourage Kawerau District Council to ensure that the new reserve provides for any activities displaced from the current Roy Stoneham reserve and incorporates future population growth into planning for the reserve.

### **Part 2 – District Plan Change 4**

Herenga ā Nuku would like to continue to be involved in this Plan Change and reserve development process, particularly as plans for the new reserve progress.



Herenga ā Nuku recognises that the current Roy Stoneham reserve has many access points and connects the surrounding community and the Kawerau township. The park and the accessways to the park provide connection to roads, public spaces and housing areas. We request that this connectivity be retained within the new proposed residential development so that public access through this area remains and connection corridors allow for continued access.

We note that the Veros Stoneham Park Residential Development concept plan does show the inclusion of a walking area into and through the proposed housing area through a 'secondary pedestrian access/connection', and the concept includes 'interconnected green park spaces' within the new development. Connectivity allows for continuous access and a network of public access. Connectivity helps connect people to the landscape; thus, having pedestrian access to the Growth Precinct and through it is vital to maintaining connectivity.

We support these access routes and connectivity and would like these to be included in Plan Change 4 so the community has a sense of what the Growth Precinct will look like.

Herenga ā Nuku notes that Roy Stoneham Park is, at present, important for the surrounding community and the larger Kawerau township for exercise, dog walking, recreation and access to the outdoors. The new proposed reserve at the 'Stock Pound' is at least 15 minutes' walk from Roy Stoneham Park. There must be a safe and practical walking and cycling connection between Roy Stoneham Park and the new recreation reserve at the Stock Pound to enable those who live close to Roy Stoneham reserve or who use it regularly to easily and safely access the new reserve at the Stock Pound. Herenga ā Nuku would also like safe and practical access to the new reserve from schools and surrounding important congregation areas.

Herenga ā Nuku supports engaging and involving tangata whenua in the planning and design of the Growth Precinct and encourages Kawerau District Council to investigate the Mātauranga Māori and the significance of the whenua at Roy Stoneham Park to tangata whenua, and to encapsulate any feedback or suggestions to reflect this.

Plan Change 4 offers no certainty or plan of what access there will be into and through the Growth Precinct but instead offers a concept that is open to change and has no legal status. Similarly, the Growth Precinct's conditions do not include access through or into the precinct. Therefore Herenga ā Nuku **opposes** Plan Change 4 based on accessibility. We suggest that the Residential Growth Precinct Provisions include a direct reference to providing for active transport and connectivity to and through the site.

## Recommendations

1. We recommend maintaining the connectivity and public access currently afforded by the Roy Stoneham reserve. Specifically, we would like to see the roading within the new development kept as public roads, not private. We would encourage a connection corridor to and through the new development to maintain connectivity and ensure public access to the outdoors is not reduced or affected in this area.
2. Herenga ā Nuku recommends creating a walking and cycling track between the current recreation reserve at Roy Stoneham Park and the new proposed recreation reserve at the Stock Pound. This track/access route will provide an important access corridor and a link between the two spaces (that is, between the existing Roy Stoneham Park and the proposed new reserve).

## Part 3 – Ideas for new reserve development

Herenga ā Nuku supports the development of a new reserve area and the request for community input. We note that there is an important public access reserve and walk near the new proposed reserve. This area is known as the Stoneham Walk Reserve. We recommend that the new reserve connects the other public spaces in the area, including the Stoneham Walk, the Monika Lanham Reserve and the Prideaux Park, and the two recreation reserves off Valley Road to the north and west of the Stock Pound, and the reserve area off Fenton Mill Road to the east of the Stock Pound land parcel.

Herenga ā Nuku supports engaging and involving tangata whenua in the plans for the new reserve and encourages Kawerau District Council to investigate the Mātauranga Māori and the significance of the whenua, and to encapsulate any feedback or suggestions to reflect this.

## Recommendations

1. Herenga ā Nuku recommends creating a walking and cycle track between the current recreation reserve at Roy Stoneham Park and any other important places of congregation (such as schools) and the new proposed recreation reserve at the Stock Pound. This track/access route will provide an important access corridor and a link between spaces.
2. Herenga ā Nuku recommends that the new reserve provides open space for activities that the Roy Stoneham Park reserve may have been or could have been used for (that is, activities that require flat open space and or sporting infrastructure like soccer goals or field markings).

3. Herenga ā Nuku recommends that the new reserve provides linkages and connectivity to other public spaces in town. There are multiple public spaces near the new reserve, and these should be connected to enhance access.
4. Herenga ā Nuku recommends tangata whenua participate in developing the new reserve.

Thank you for the opportunity to submit on Plan Change 4. Herenga ā Nuku is happy to advise and assist with matters of public access related to this plan change.

### 3.3. **Attachment 6** - Fire and Emergency New Zealand Submission

## Form 5

### Submission on notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Kawerau District Council

**Submission on:** Proposed Plan Change 4 – Residential Development of Roy Stoneham Park

**Name of Submitter:** Fire and Emergency New Zealand

This is a submission by Fire and Emergency New Zealand (Fire and Emergency) on the Proposed Plan Change 4 – Residential Development of Roy Stoneham Park (PC4).

- Fire and Emergency could not gain an advantage in trade competition through this submission.
- Fire and Emergency support PC4, subject to the relief sought in the submission below.
- The specific provisions of the proposal that Fire and Emergency's submission relates to are:
  - That future subdivision and development within the proposed Residential Growth Precinct be adequately serviced with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008; and
  - That future subdivision and development within the proposed Residential Growth Precinct be provided with access suitable for emergency services and in accordance with the F5-02-GD-FFO emergency vehicle access guideline – December 2021.

**Fire and Emergency's submission is:**

The primary objective of Fire and Emergency is to reduce the incidence of unwanted fire and the associated risk to life and property. Fire and Emergency seek to:

- Protect and preserve life; and
- Prevent and limit injury; and
- Prevent or limit damage to property and land; and
- Prevent or limit damage to the environment<sup>1</sup>.

Fire and Emergency's main functions<sup>2</sup> are-

- (a) to promote fire safety, including providing guidance on the safe use of fire as a land management tool; and
- (b) to provide fire prevention, response, and suppression services; and
- (c) to stabilise or render safe incidents that involve hazardous substances; and
- (d) to provide for the safety of persons and property endangered by incidents involving hazardous substances; and
- (e) to rescue persons who are trapped as a result of transport accidents or other incidents; and

<sup>1</sup> Fire and Emergency New Zealand Act 2017 section 10(a)(b)

<sup>2</sup> Fire and Emergency New Zealand Act 2017 section 11(2)

(f) to provide urban search and rescue services.

In addition to the above core functions, Fire and Emergency also has additional functions<sup>3</sup> where they assist in a number of other matters to the extent in which they have the capability and capacity to do so. Among these, this includes responding to severe weather-related events, natural hazard events, and disasters; as well as supporting St John in medical emergencies through:

- Co-response to all immediate or life threatening calls
- First response to:
  - Immediate of life-threatening calls
  - Potentially life threatening or time-critical calls, and
  - Urgent or potentially serious calls.<sup>4</sup>

Fire and Emergency face broad challenges, such as the increasing frequency and severity of extreme weather events, increasing intensification of urban areas, and competing access to resources such as water and transport infrastructure. These challenges make the environment Fire and Emergency operates in more complex and puts greater demands on Fire and Emergency as an organisation.

Territorial authorities have a role in ensuring that Fire and Emergency, as an emergency service provider, can continue to operate effectively and efficiently in a changing urban environment. In achieving the sustainable management of natural and physical resources pursuant to the Resource Management Act 1991 (RMA), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency has an interest in PC4 to ensure that, appropriate consideration is given to fire safety and operational requirements.

This submission seeks to enable Fire and Emergency to carry out its requirements under the Fire and Emergency New Zealand Act 2017 more effectively and to provide for the health and safety of people within the Kawerau community. For Fire and Emergency to achieve their objectives, Fire and Emergency require adequate water supply available for firefighting activities; and adequate access incorporated into new developments and subdivisions to ensure that Fire and Emergency can respond to emergencies.

#### Water supply:

Fire and Emergency cannot effectively respond to fire emergencies without access to adequate water supply. Within urban areas, water supply is generally accessed via fire hydrant infrastructure located within public roads.

Fire and Emergency understand that Kawerau District Council (KDC) intend to service the plan change area through an extension to the existing water supply network. Fire and Emergency also understand that KDC rely on Whakatāne District Council's Engineering Code of Practice that sets out the engineering standards and guidelines that apply for building and construction of infrastructure in the Kawerau District. Fire and Emergency note that this includes reference to, and the requirement to comply with the now outdated New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2003, the latest version being SNZ PAS 4509:2008.

The introduction section of the subdivision and development chapter (C7) recognises that "*it is necessary to ensure that adequate roading and services including an accessible water supply for fire fighting requirements are provided at a sufficient standard to support foreseeable future activities on the land*". However, Fire and

---

<sup>3</sup> Fire and Emergency New Zealand Act 2017 section 12(3)

<sup>4</sup> Fire and Emergency New Zealand and St John New Zealand, Interagency Support Memorandum of Understanding 28 September 2020

Emergency note that there are no existing provisions or proposed provisions as part of PC4 to necessarily achieve this.

The Kawerau District Plan goes as far as requiring that subdivision and development plans that form part of a resource consent application include the position of the nearest fire hydrant (C7.8.2).

In order to provide for the health, safety and wellbeing of people and the wider community, Fire and Emergency request that a new firefighting water supply performance standard be introduced and applied to any future subdivision or development within the new Residential Growth Precinct requiring compliance with SNZ PAS 4509:2008.

Fire and Emergency’s requested relief is set out in Table 1 below.

Access:

Urban intensification and infill housing can challenge traditional access to properties for fire and other emergencies. This includes both vehicle access to the source as well as physical access by Fire and Emergency personnel to perform rescues and duties, where obstructions and site layout inhibit the use of lifesaving appliances such as ladders, hoses and stretchers.

Fire and Emergency consider it is vital for the health, safety and wellbeing of future landowners/occupiers of dwellings within the plan change area that the needs of emergency services are taken into account as new urban development is planned. It is also important that future development areas are designed to be well-functioning and resilient to ensure that communities are able to evacuate in the event of an emergency.

This includes access to dwelling on rear sites and secondary dwellings located at the rear of residential properties (and behind the primary residence) that are being enabled through PC4.

Typically, fire hydrants are located within the legal road corridor. The maximum hose run from a dedicated hardstand of which a fire appliance occupies is 75 metres. Attending to fire emergencies whereby structures are located remotely from the street boundary and at greater distances than 50m from the street frontage becomes highly problematic, particularly when accesses are too narrow for emergency vehicles to navigate. Fire and Emergency require a minimum formed vehicle crossing of no less than 3.5 metres, a minimum height clearance is 4 metres, and an access width of no less than 4m to accommodate a fire appliance. This is prescribed in the Designers’ Guide to firefighting operations Emergency vehicle access F5-02 GD.

Fire and Emergency therefore request, that appropriate rules are amended to reflect these requirements to provide for emergency access in the new Residential Growth Precinct.

**Fire and Emergency seek the following decision from the local authority:**

Fire and Emergency request the following relief in order to give effect to the objective and policies of chapter 7 of which subdivision and development in the plan change area will be subject to.

Table 1: Relief sought by Fire and Emergency in relation the PC4.

Rule	Relief sought:
<p><b>C7.7.6 Subdivision Design</b>                      d) Layout of Allotments                      In determining the layout of subdivisions particular consideration shall be given to...</p>	<p>Amend to include:                      vi Within the Residential Growth Precinct, the location of fire hydrants in relation to proposed building platforms and whether compliance is achieved with the requirements of New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>
<p><b>C7.7.6 Subdivision Design</b>                      e) Access to Rear Sites</p>	<p>Amend to include:</p>

Rule				Relief sought:
		Minimum Width	Minimum Clearance Height	Minimum Formation Width
1	<b>Residential Zones</b>			
	a. Up to 3 dwellings	3.5m	3m	3m
	b. Up to 12 dwellings	6m	3m	Sufficient formation width to enable two vehicles to pass
2	<b>Commercial / Industrial Zones</b>			
	a. One or two lots	6m	4m	6m
	b. More than two lots	7.5m	4m	7.5m
3	<b>Rural Lifestyle Zone</b>			
	a. 3 lots or less	10m	5m	3m
	b. 4 lots or more	10m	5m	Sufficient formation width to enable two vehicles to pass
<b>C7.7.6 Subdivision Design</b>				
f) Provision for Access to Rear Lots				
Amend to include: <ul style="list-style-type: none"> <li>In the Residential Growth precinct, where an access exceeds 50m in length, the minimum access width must be 4m with a vertical clearance no less than 4m.</li> </ul>				
<b>New rule</b>				
Add new rule: C7.8.12 Servicing or C3.4.13 Servicing Any development within the Residential Growth Precinct shall demonstrate compliance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.				

Fire and Emergency consider that the relief sought gives better effect to the existing objectives and policies of the Kawerau District Plan, specifically:

- C7.2.1.3 To ensure the provision of an adequate standard of infrastructure and public utility services at the time land is subdivided or developed to avoid, remedy or mitigate any adverse effect on the environment, and to ensure that the full cost of providing or upgrading services is borne by those undertaking the subdivision or development.
- C7.2.1.4 To ensure that subdivision and development of land in a manner that does not adversely affect the function or capacity of the transport network.

These are further embodied within policies:

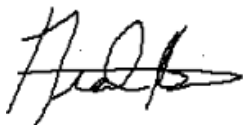
- C7.2.2.1 Ensure that proposals for subdivision and development assesses the physical characteristics, natural hazards and amenity values and qualities and avoid, remedy or mitigate any adverse effects.
- C7.2.2.4 Identify and provide for safe and practicable building sites for all new allotments
- C7.2.2.8 Ensure adverse effects of land use, subdivision and development on the safe and efficient functioning of the transport network are avoided.

Fire and Emergency would welcome engagement on its submission.

Fire and Emergency wish to be heard in support of its submission.

If others make a similar submission, Fire and Emergency will consider presenting a joint case with them at a hearing.





Signature of person authorised to sign on behalf of  
**Fire and Emergency**

**Date:** 24/03/2023

**Electronic address for service of person making submission:** Nicola.hine@beca.com

**Telephone:** 07 878 3828

**Postal address:** PO Box 48, Waikato Mail Centre, Hamilton 3240

**Contact person:** Nicola Hine

### 3.4. **Attachment 7** - Tracy Wilson

## Tracy Wilson Submission

I could gain an advantage in trade competition through this submission? :

**No**

### **1. Please make your submission below for Council's Intention to Exchange Reserve Status of Roy Stoneham Park (this is the revocation of the Reserve status of Roy Stoneham Park):**

1. The name of the park proposed to be exchanged has been erroneously and interchangeably referred to as Roy Stoneham Park. The correct name should be applied to all references to the park.

2. Regrettably I see no reference or comments in regard to consultation with the Stoneham Family indicating their support or otherwise for the exchange. I think it is important for the community to have the opportunity to take into consideration the views of the family whose esteemed member the Park honoured.

3. The February 2023 - Update 01 pamphlet delivered to our mailboxes reports the following reasons why council resolved to progress the residential development at Stoneham Park. It lists the following:

a) Waiting lists for Council-owned rental flats for seniors: I submit that the people on such lists who require social housing are highly unlikely to be the persons who would be in a position to purchase freehold sections and build new homes on the sites.

b) A further reason states that there are only 16 freehold sections available at Central Cove and Hine Te Ariki subdivisions. If you consider that there were only 35 sections available to start with - this means that there is still 46% of sections remaining to be sold. This can hardly be considered a big uptake of the purchase of council sections. Council is further proposing to develop another 80 more?.

Another further reason cited is that 20% of responses in a KDAP survey indicated seniors would move into smaller easy-care units if available. I suggest if KDAP surveyed members and asked if they would consider purchasing a freehold section, managing a new build and developing an easy care section the answer would be quite different.

Of significant concern to me is the community's inability to provide even the basic services to meet the current population needs. The Medical Centers are already under extreme pressure and struggling to meet demand, Further increases in demand I fear could completely push them over the edge. There are frequent issues with our water supply and Council has struggled to maintain and staff the swimming pool. I recall closures of the council offices and also the library. I submit that it is not prudent to progress a development until current services can meet the needs we already have.

Do you Support, Support In Part, or Oppose the above Reserve Exchange?

**Support In Part**

### **2. Please make your submission below for District Plan Change 4 :**

I support if comments made in sections 1 and 3 are acted upon.

Do you Support, Support In Part, or Oppose the above Plan Change 4? : **Support In Part**

### **3. What are your ideas for improving the former 'Stock Pound'? :**

The area of land known as the Stock Pound is currently leased for grazing. Not only does the income from the lease rental offset costs it also provides a cost effective way of managing the vegetation not adding to the rates burden.

I note sadly that the reserves opposite and adjacent Monika Lanham Reserve and Stoneham Walk are not adequately maintained with the resources available. Having further land which is not under grazing would just add to the workload of parks and reserves staff and increase costs further to the ratepayer.

My concern is that due to the topography of the site and the soil type, if grazing were to be excluded for other uses the cost of maintenance could be significantly increased or standards would suffer as has been the case in the other reserves. Inevitably any change in use would result in increased expenditure which would be passed on to current ratepayers which I don't support.

Upload a supporting document:

Do you wish to speak on your submission at a meeting and/or Hearing? : Yes I/we wish to be heard in support of my/our submission Which of the following topics do you wish to speak on? :

- Topic 1
- Topic 2
- Topic 3

3.5. **Attachment 8** - Savage Papakāinga Trust

## Savage Papakāinga Land Trust

Co-Chair

Kererua Savage

[Kererua.savage@gmail.com](mailto:Kererua.savage@gmail.com)



## Kawerau District Council

Ranfurly Court Islington St

Kawerau 3127

Tena koutou i nga āhuratanga o te wā

### RE: Submission on Roy Stoneham Park Residential Development

The Savage Papakāinga Land Trust is a governance entity for whenua Māori held in Māori Freehold land title. Our 149 beneficial owners are all descendants of Ngāti Tūwharetoa ki Kawerau. Our taonga whenua straddles Kawerau District Council and Whakatane District Council boundaries, with many of our whānau residing in Kawerau. It is evident that housing has been a persistent concern for our whanau, spanning over a decade. The gravity of this issue cannot be overstated. It is imperative that immediate action be taken to address this urgent matter and provide our whanau with the safe, healthy and suitable homes they deserve. While this proposal is a good starting point, it is important to note that there are some areas where it falls short.

We would like to raise a few important points for consideration before we can support this project.

- Tripartite Relationship:** We urge the Kawerau District Council to form a tripartite relationship with Ngāti Tūwharetoa (BOP) Settlement Trust and Tūwharetoa ki Kawerau Hauora Charitable Trust through a **mana ōrite agreement** or similar. This partnership will ensure that the interests and perspectives of the Māori community are duly represented and considered throughout the development process. Tūwharetoa need to be part of the broader strategy and Māori pathways to wellbeing included to ensure commercial imperatives do not take precedent over the wellbeing needs of nga uri o Ngāti Tūwharetoa ki Kawerau. By recognising that statutory amendments are necessary, we have a unique opportunity to move forward with a partnership grounded in Te Tiriti o Waitangi as its foundation.
- Absence of a strong strategy:** To address the housing needs of the community, a comprehensive housing strategy is needed that covers the full spectrum of housing, including emergency and long-term options, and prioritises our existing population for healthy and safe homes while addressing poor housing stock. This strategy should consider the unique cultural and social needs of our community and be developed in partnership with Tūwharetoa ki Kawerau-led entities. A strong tripartite relationship is essential for effective housing solutions and a true partnership. Additionally, the strategy should be broadened to include the full housing spectrum, such as community housing and income-related rent subsidy, to ensure suitable and affordable housing options are accessible to all members of the community.
- Māori Land and Papakāinga Strategy:** Māori land should be considered as part of a broader housing and papakāinga strategy within the Kawerau housing strategy. This approach will recognize the importance of Māori land in providing housing solutions for the community.

We would like to highlight the formation of a collective of Kawerau Māori land entities, which we believe can serve as a valuable forum to facilitate engagement on these matters.

4. **Māori Perspective:** It is crucial that any analysis and planning for future housing developments include a Māori perspective, as whānau needs, korero pūrākau, and other cultural aspects are central to successful community development. I did not see this in any of the reports, nor were any kaupapa Māori principles applied to the methodology for getting to this point.
5. **Naming Conventions:** Any naming conventions for future development should acknowledge the history and relationship with manawhenua, including street names and development names. This approach will help to foster a sense of belonging and respect for cultural heritage.
6. **Cultural Significance of a House:** The cultural significance of a house for Māori goes beyond a physical structure; it serves as a place for intergenerational knowledge transmission, whakapapa learning, and personal growth. The housing strategy and development plans should incorporate this understanding, including the concept of a kāinga, which connects cultural values with tikanga Māori, land, whānau, and local communities. A whānau-centred and community-led approach prioritises effective housing solutions that promote whānau wellbeing and cohesion. To achieve common goals, a collective voice that includes societal and Māori interests, environmental interests, and Māori land interests is essential. This approach addresses the full housing spectrum, including homelessness and poverty, while considering the community's unique cultural and social needs. Appropriate socio-cultural-economic support should be incorporated, while environmental impacts and long-term effects should be taken into account. An affordable and quality kāinga could contribute to the attainment of whānau wellness with intergenerational impacts.

In conclusion, we believe that the Roy Stoneham Park Residential Development can be a positive addition to our community if these points are considered and integrated into the planning and implementation process. By fostering strong relationships and respecting the cultural heritage and needs of Ngāti Tūwharetoa ki Kawerau, we can create a more inclusive and successful housing strategy for all.

Thank you for considering my submission. We look forward to seeing these points addressed in the development plans.

Nāku iti nei, nā

Kererua Savage  
Co-Chair  
**Savage Papakāinga Land Trust**

3.6. **Attachment 9** - Waka Kotahi New Zealand Transport Agency



Waka Kotahi NZ Transport Agency Reference: 2023-0259

24/03/2023

Kawerau District Council  
2 Ranfurly Court  
Kawerau 3169

Via email: [submissions@kaweraudc.govt.nz](mailto:submissions@kaweraudc.govt.nz)

To whom it may concern,

**Submission on Proposed Plan Change 4 – Roy Stoneham Park Residential Development**

Attached is the Waka Kotahi NZ Transport Agency submission on Proposed Plan Change 4, Roy Stoneham Park Residential Development.

We welcome the opportunity to discuss the contents of our submission with council officers as required.

If you have any questions, please contact me.

Yours sincerely



William Foster  
Planner – Poutiaki Taiao / Environmental Planning  
System Design, Transport Services

Phone:

Email:

**FORM 5, CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991**

---

**Submission on Proposed Plan Change 4 – Roy Stoneham Park Residential Development**

**To:** Kawerau District Council  
2 Ranfurly Court  
Kawerau 3169

Via email: [submissions@kaweraudc.govt.nz](mailto:submissions@kaweraudc.govt.nz)

**From:** Waka Kotahi NZ Transport Agency  
50 Victoria Street  
Wellington 6011

---

**1. This is a submission on the following:**

Kawerau District Plan, Proposed Plan Change 4 – Roy Stoneham Park Residential Development.

**2. Waka Kotahi NZ Transport Agency (Waka Kotahi) could not gain an advantage in trade competition through this submission.**

**3. Role of Waka Kotahi**

Waka Kotahi is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Rounding Powers Act 1989. The primary objective of Waka Kotahi under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.

An integrated approach to transport planning, funding and delivery is taken by Waka Kotahi. This includes investment in public transport, walking and cycling, local roads and the construction and operation of state highways.

**4. The submission of Waka Kotahi is:**

1. It appears that the intersection of Valley Road and State Highway 34 will have adequate capacity as well as adequate form to accommodate the additional traffic associated with the plan change safely and efficiently. However, Waka Kotahi note that the traffic impact assessment does not include a specific assessment of this intersection. Waka Kotahi consider that a specific assessment of the Valley Road and State Highway 34 intersection should be undertaken.
2. The Roy Stoneham Park Residential Development area is well suited to residential growth and is part of the contiguous urban area. It is well placed for land use and transport integration meeting Waka Kotahi objectives of enabling people to live, work, learn and enjoy recreation locally without having to solely rely on private vehicles.
3. The plan change is also aligned with the National Policy Statement on Urban Development Policy 1 (a), (c) and (e). Giving people the ability to access housing, jobs, and community spaces without relying on private vehicles and reducing vehicle kilometres travelled.
4. The proposal includes cycle and pedestrian access to allow for active modes of transport to be used.

**5. Waka Kotahi seeks the following decision from the local authority:**

(i) Waka Kotahi seeks that the plan change be approved.

**6. Waka Kotahi does not wish to be heard in support of this submission.**

**7. Waka Kotahi is willing to work with Kawerau District Council in advance of a hearing.**

Signature:



Planner – Poutiaki Taiao / Environmental Planning  
System Design, Transport Services  
Pursuant to an authority delegated by Waka Kotahi NZ Transport Agency

Date: 24/03/2023

Address for service: Waka Kotahi NZ Transport Agency  
50 Victoria Street  
Wellington 6011

Contact Person: William Foster  
Telephone Number: 04 897 4651  
E-mail: [william.foster@nzta.govt.nz](mailto:william.foster@nzta.govt.nz)  
Alternate Email: [EnvironmentalPlanning@nzta.govt.nz](mailto:EnvironmentalPlanning@nzta.govt.nz)

3.7. **Attachment 10** - Tarawera High School

### Further Feedback (following) – **Tarawera High School Year 9 Literacy Class**

A discussion to the Year 9 Literacy Extension Class was completed by Kawerau District Council on Thursday, 23 March 2023. The focus was on whether housing was required, the loss of Roy Stoneham Park recreational areas and the options to enhance the land known as the Stock Pound. There was also a focus on what Recreational Reserves could and should and shouldn't be used for.

Students were unanimous in their feedback, that the Kawerau Stock Pound, should it become a Recreational Reserve should have enhanced recreational and sporting opportunities that would benefit all ages.

The class strongly believed the land should not be used for motorbikes and that alcohol or smoking should not be permitted.

Feedback for recreational activities for the 5.44 hectare land area included:

- Volleyball / Badminton / Basketball area/s
- Pump Track / Mountain Bike trail in or around
- Walking and Running Trails
- Giant Slide / Flying Fox
- Seating and tables, Barbeque, Toilet and Refuse/Recycling Bins
- Native Planting and Trails
- Playground and shade for younger children
- Water park / water fountain and/or water area
- Mini-Putt

300's, Willow, Miss

No alcohol  
No smoking  
No smoking  
golf

flower garden  
Bike track

garden  
dog park  
gate

x = bin  
o = seats



toilet fountain  
toilet  
Track

Picnic  
area  
BBQ

toilet  
Change room  
Seats and tables

Soccer  
Volleyball  
Slide  
Play  
gymnasium

garden  
Sand Pit





Toilets

Toilets

nature

giant slide

Play Park

Wknd  
bike

trampolines

Tennis/badminton

Basketball/volley

water park

miniput  
Museum

Brooder giant  
water slide







side

POOL

Bowl  
Tables

Strawberry  
Farm

Trampoline

Bowl  
Booth

Woolly  
Balls

Playground

~~Next Street~~  
The front

The vest should be used for recreational purposes



~~Next Street~~

KB

KALW

Lacy has NO land.

K

KAMIERAU

Stoneman park


Stoneman Park





Stoneman  
NGIC



Jewels

 = dog park

 = recreation

 = walk





Seats

Pathway

Slide

Picnic tables  
BBQ area  
Water fountain  
Toilets

bins

houses



Walking / camping  
 toilets  
 drinking  
 (fountain) parks, water parks  
 (2016) SIM

more trees planted

Toilets Bins  
Jungle Gym: Swings, slides, Flying Fox  
Walking/Running Tracks

Bike  
Tracks

Habitat  
Forest



- 1 Walking - Running Tracks
- 2 Toilets
- 3 Rubbish bins / Recycle bins
- 4 barbecue areas
- 5 Garden benches
- 6 sitting benches
- 7 slides
- 8 flying fox
- 9 exercise

