

# KAWERAU DISTRICT COUNCIL **VISION DOCUMENT**

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## **ROY STONEHAM PARK** THE OLD SOCCER GROUNDS

April 2021



**designgroup**  
**stapleton elliott**

# INTRODUCTION

Roy Stoneham Park (the old Soccer Club grounds) is a Council-owned reserve located between Peter Lipka Drive, Valley Road and Fenton Mill Road, approximately 5.4 hectares in size. Previously a sports and recreation field, the site is underutilised and has been earmarked as having potential for a residential development to reinvigorate the site and surrounding community.

Kawerau District Council, having taken on board the previously received feedback, are looking to engage in community consultation to determine what type of residential development would be suitable for Stoneham Park, if any. A zone change to 'residential' would facilitate to address the housing shortage and ensure further growth for the district.

As a way forward, Kawerau District Council wish to present a 'vision document' for this site. This document looks to address the site opportunities and demonstrate spatial and conceptual aspects of how this site could be developed whilst retaining the amenity of the area. The document invites community discussion, input, and feedback to allow this vision to expand and address the wants, needs, aspirations and values of the local community for this development.

Designgroup Stapleton Elliott (DGSE), an award winning architecture and landscape architecture practice, have been engaged to prepare this vision document. DGSE have extensive experience in community consultation, master planning, multi-unit housing developments and are currently involved in several projects in the wider Bay of Plenty Region. One of our lead team members is also a local who grew up in Kawerau and has family who are still contributing members of the community. This in-house knowledge has been fundamental to understanding the history of the site and its wider context as well as bringing to attention key points regarding community concerns and issues that need to be addressed.

The document includes site specific spatial analysis and response diagrams that are further supported by examples of other projects to portray the types of buildings and spaces that may be appropriate for Stoneham Park. It is important to note this is not what the end result will be, however a stepping stone in a journey of exploration and community consultation.



# VISION STATEMENT

Stoneham Park is a unique site that was previously and more commonly known as the town's soccer fields. Currently zoned as 'recreation use' the site is being reviewed as an area that could benefit from a zone change to 'residential'. The site is relatively flat surrounded by a privately owned farmed hillside pasture, green infrastructure and an existing residential streetscape. The site has direct access to a nearby school and a small local dairy. The vision is to create an opportunity to offer recreational support and open green space, while also providing a 'heart' for community amenity and well-being. This offers a distinctive neighbourhood and lifestyle opportunity.

The vision is to create a healthy, inclusive balanced community space that incorporates the following design principles:

- Offer a variety of housing typologies for resident choice and adaptability.
- Offer affordable housing typologies that are safe, warm, dry and respond to the local context
- Create a sense of place – a heart and centre of gravity within the establishment, a focal main park for resident and community use.
- Create a range of safe and attractive community open spaces, for recreational activities that are tailored toward a multi-generational community.
- Create a hierarchy of streets from two way access roads to central slow speed streets conducive to walking and mixed use.
- Provide sustainable design through efficient site utilisation, innovative house construction and sustainable infrastructure design.

Through these design principles, Stoneham Park could aim to provide an inviting and user-friendly neighbourhood that engages with the local landscape, site constraints and caters for a range of demographics to establish and grow a healthy community.

Design philosophy principles and values are driven by:

## PŪRĀKAU

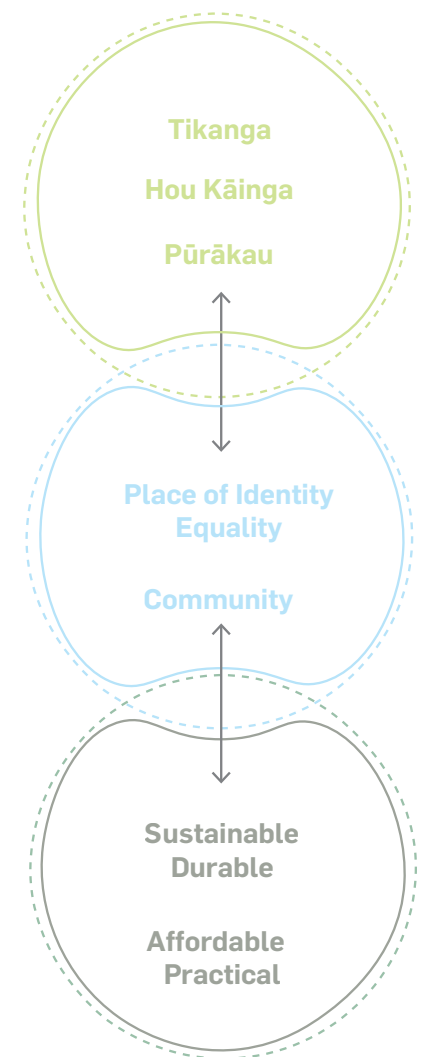
- Mana whenua pūrākau (narrative) influences as well as the wider historic context. Community values and engagement in the process will be key to ensure a positive outcome.

## TIKANGA

- Mauri ora - Life force, connectivity and identity.
- Wairua - Holistic and overall well-being in the living, existing and built environment.
- Kaitiakitanga - Pride of place.
- Whanaungatanga & Manaakitanga - Community, whānau, safe comfortable environment.

## BALANCE

- Materiality.
- Cost effective and efficient.
- Environmental - Careful consideration about how such a development could sit within the surrounding context and local landscape. Sustainability is key.
- Innovative Design that creates a development with balance across all disciplines.
- Collaboration, cultural and historical drivers.



# DESIGN PHILOSOPHY



## home

Foster an environment that is connected to the spirit of place and a place to call home. We design robust easily maintained complexes within tight budgets and demanding briefs to develop places that have all the amenities to support safety and occupant well being, creating a feeling of belonging and pride.



## connectedness

Create a connected and welcoming place that is open to all. A place to gather, play, exercise and observe. A place connected to nature with opportunities to be in harmony with others. Our focus is to provide developments that promote a sense of civic pride. To realise a safe, healthy, sustainable and connected community that transforms the notion of what a town can be by focusing on people and the human connection.



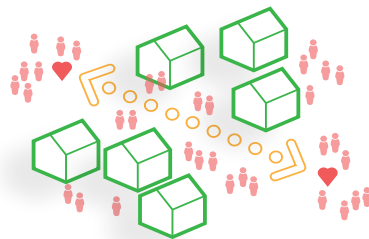
## community

Develop a rich and vibrant community of people that can socialise in a variety of built and natural places that are safe, sheltered and uplifting. To create a place where they belong together and enrich each other. Community collaboration will be fundamental in creating a development that responds to a community brief.



### VISION

'A PLACE TO CONNECT AND ENRICH PEOPLE'

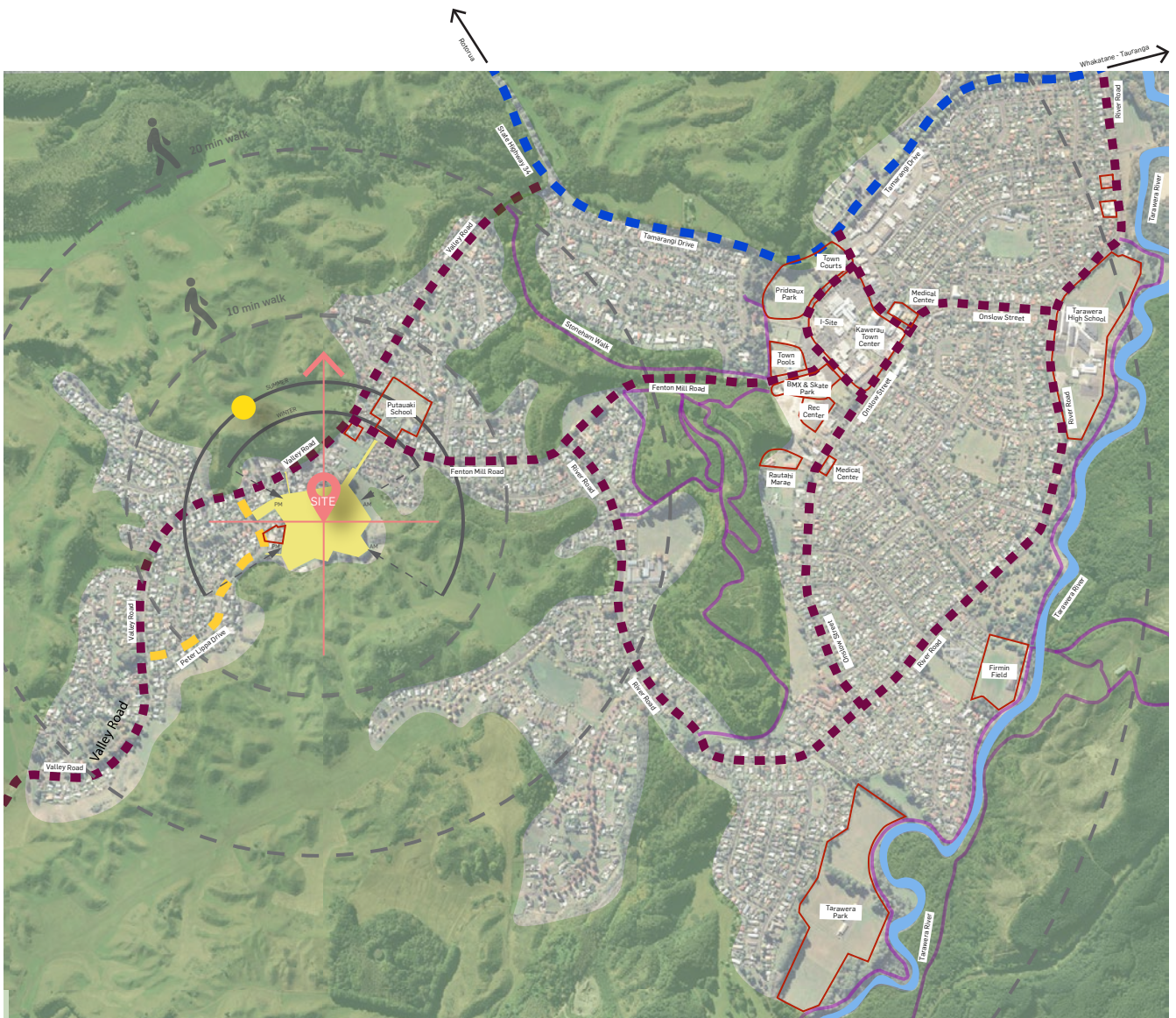


# SITE ANALYSIS

- Tarawera River
- Stoneham Park
- Local Recreation - Walking/Mixed Use Tracks
- Town focal points
- State Highway 34 Tamarangi Drive
- Local primary roads
- Peter Lippa Drive

Kawerau has several focal points that make up the local town centre. The town holds several parks and recreation opportunities that need to be preserved and connect through to the site. The site is close to the town centre, medical advice and local schools. Maintaining residential character that continues similar patterns as existing, will allow an easy transition into providing more housing for the community.

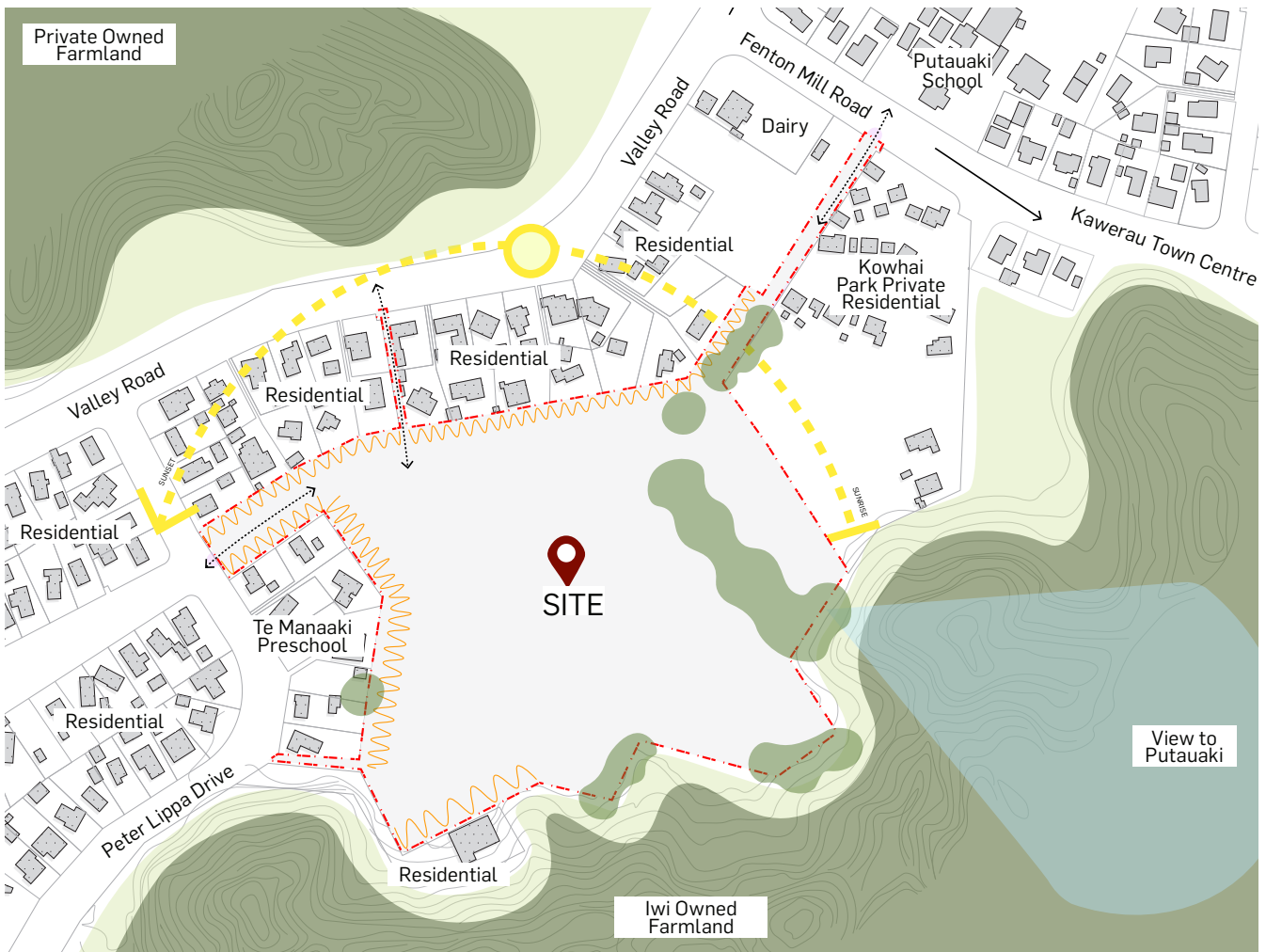
*'People centred communities'*



# OPPORTUNITIES & CONSTRAINTS

- Existing Established Trees
- Edge treatment to boundaries
- Pedestrian Connections
- Site Boundaries
- Privately Owned Green Open Space
- Privately Owned Farmed Hillside
- View Shaft

*'Foster an environment that is connected to the spirit of place and a place to call home'*

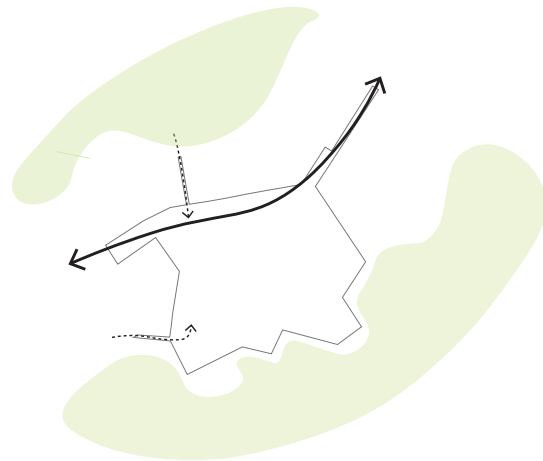


# SPATIAL ANALYSIS & RESPONSE DIAGRAMS



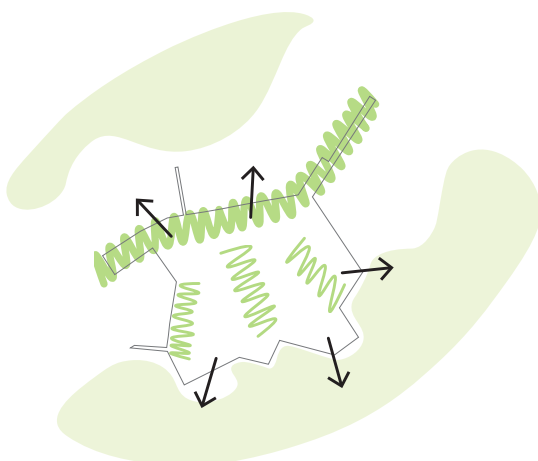
1.

Primary vehicular entry point via a bespoke landscaped gateway (from Peter Lippa Drive) to provide a sense of destination, interpretive signage, and the opportunity to slow traffic. Optional secondary one-way entry and 'shared' landscaped accessway from Fenton Mill Road.



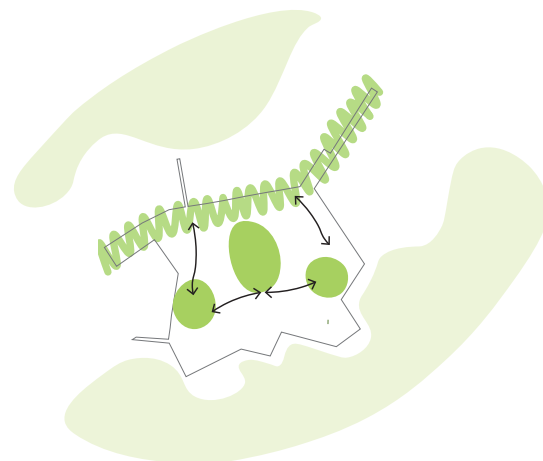
2.

Existing pedestrian movement line from Peter Lippa Drive through Stoneham Park to Fenton Mill Road to be maintained and enhanced, as well as secondary connections and entries.



3.

A landscaped green-link provides a buffer to the existing residential homes to the North, and greenspaces within Stoneham Park help link the site back to its natural surroundings.

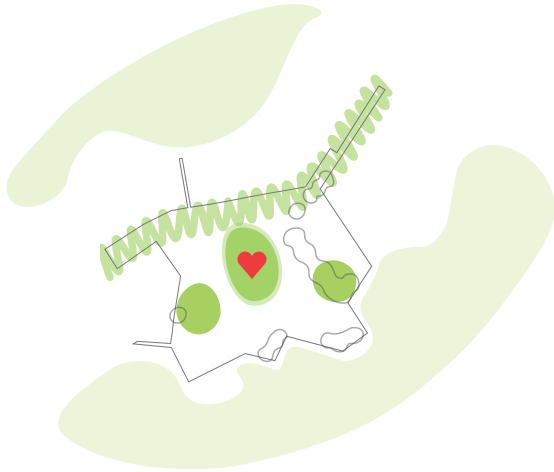


4.

Three local parks spread through the site with green pedestrian linkways encourage foot traffic and create a sense of local identity.

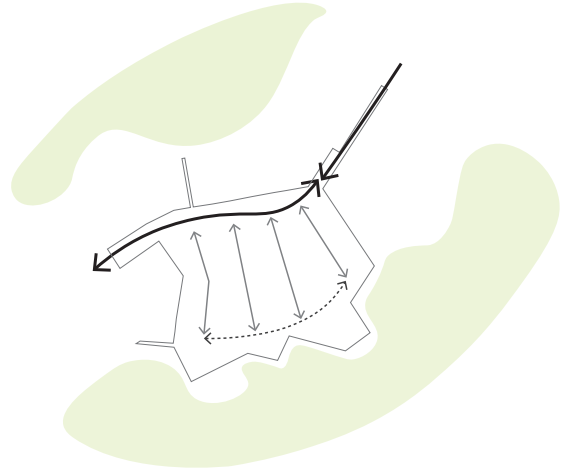


# SPATIAL ANALYSIS & RESPONSE DIAGRAMS



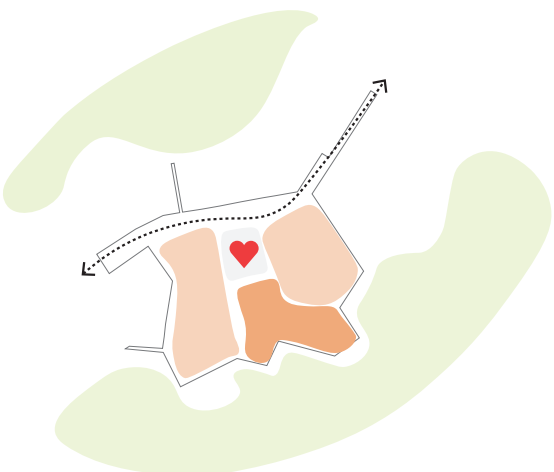
5.

Principle local park acting as a central hub/ heart of the site, and key recreation area for the local and wider community. Two smaller parks could offer gardens adjacent to Te Manaaki Preschool and a playground set amongst the existing trees.



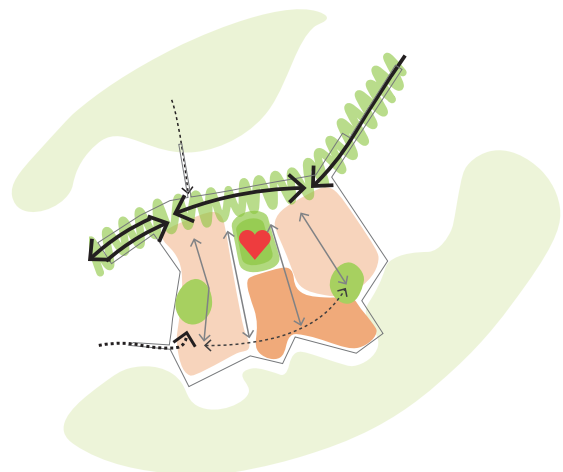
6.

Clear hierarchy of roading to establish gateways at various scales allowing for efficient and legible movement, ensuring safe family friendly environments, ease of navigation and access to all parts of the site.



7.

Low density housing, in keeping with the character of Kawerau, is located adjacent to existing residential boundaries and the green linkway/ primary route through the site. Slightly higher density housing could be located towards the rear of the site and adjacent to the recreation space to promote activation.



8.

A well considered, connected and intentional proposal for Stoneham Park has the opportunity to maintain and enhance the characteristics of both the current open space reserve and the surrounding residential area in an effort to support further growth in Kawerau whilst also ensuring high levels of greenspace and amenity.



# SPATIAL ANALYSIS & RESPONSE SUMMARY

A. Two way vehicle access and pedestrian link through site.

B. Open green space, communal raised garden beds close to Te Manaaki Preschool.

C. Space for low density housing linked via secondary vehicle access paths.

D. High density housing bordering hillside providing variety, form and structure.

E. Communal open green space 'heart'.

F. Open green space with opportunity for play mixed use below existing tree line.

G. Primary road and pedestrian links with key opportunity for comprehensive streetscape design.

H. Existing pedestrian link to site via Valley Road. Opportunity to highlight and enhance.

I. Existing pedestrian link to site via Fenton Mill Road. Option to investigate upgrade as a one way vehicle access point (pedestrian dominant).

J. Opportunity to incorporate existing row of established trees in site wide development.

K. Iwi owned farm hillside sets the site within a valley. The hillside holds and provides context and a sense security.



# PRECEDENT/EXAMPLES BUILDING ELEMENTS

A variety of section sizes, dwelling types and home sizes offers individuality and looks to provide homes that are attainable for all. These are examples only, showing options of lower density dwellings. Within Stoneham Park, the majority of the site including all lots adjacent to existing residential dwellings have been noted as most suitable for lower density homes.

A. Single storey standalone homes in keeping with the low-density character of Kawerau. Homes can be orientated and designed in response to the site, the sun, and the surrounding landscape.

B. Opportunity for single storey duplex homes (connected through garaging), whilst maintaining separate and private outdoor living spaces. Gable forms reference many homes in the surrounding areas.

C. Generously spaced larger two storey standalone homes are still in keeping with the surrounding area, whilst offering the opportunity to accommodate larger and/or multi-generational families.

*"With stable housing and support, people can gain control over their lives, be safer and healthier."*



# PRECEDENT/EXAMPLES BUILDING ELEMENTS

These are examples only, showing options of higher density dwellings. Within Stoneham Park, the rear of the site (adjacent to the hillside, thus reducing effects), and at the heart of the site (adjacent to the green spaces, thus increasing activation) have been noted as most suitable for higher density homes.

*"Modern housing that is safe, secure, durable, healthy and affordable."*

D. Designed in response to their context, such as using receding colours and texture, can help reduce the bulk of two storey homes.

E. Using different materials and varying the building bulk can offer individuality as well as providing very liveable homes to suit a range of end users.

F. Two storey dwellings located adjacent to community open space provides high levels of amenity, as well as visual relief, permeability, and connection through the site.

G. Two storey homes (stand alone, duplex, or terraced) can use smaller section sizes, resulting in affordable, dry, healthy homes for all.



# PRECEDENT/EXAMPLES LANDSCAPE ELEMENTS

These are examples only, showing options of open green mixed use space. Within Stoneham Park there are many opportunities for mixed use open community space, such as at the 'heart' of the site, to the rear of Te Manaaki Preschool, under the existing established trees, and adjacent to the North boundary as a continuation of the existing green links.

*"Safe, healthy,  
sustainable and  
connected community"*

H. Examples of community raised garden beds that can have links to the town community gardens located along the Stoneham Walk (Rose Gardens Area).

I. Mixed use play for younger children to have a 'park' space. A variety of natural and man made structures to allow mixed use play.

J. Open green space that is more quite and acts as relaxed connecting links between the residential developments. Small spaces of pause.

K. Graphic concept of a sense of streetscape that includes vehicle and pedestrian hierarchy with no one or the other more dominant. Street trees and sidewalks/parks indicated.



# PRECEDENT/EXAMPLES LANDSCAPE ELEMENTS

L. Concept showing the interface and relationship between the built and soft environment for a space orientated toward younger families.

M. Mixed use play with natural and man-made structures offering elemental play and site movement.

N. Open green space showing how pocket parks become a fundamental part of community interaction and social gatherings.

*"The provision of pocket parks provide focal points for residents to pause, meet or play"*



O. Urban design street relationship. Residential, Streetscape, Open space and Connections.



P. Streetscape - the interface between public and private, and the relationship between dwellings and street front. This highlights how a hillscape can be complimented through the use of higher density housing, as suggested to the rear of Stoneham Park.



P.

# URBAN DESIGN KEY QUALITIES - 7 C'S

## CONTEXT

*Buildings, places, and spaces are part of the whole town/city. Towns and Cities are part of a constantly evolving relationship between people, land, culture, and the wider environment.*

- This Stoneham Park Vision Document is a conversation regarding what type of residential development would be suitable on an area of greenfield land which is currently underutilised within the wider fabric of Kawerau.
- The spatial analysis and response diagrams on the previous pages suggest the potential for a local community and a unique place with direct links to the surrounding streets without a loss of amenity such as greenspace and connection. The development maintains, links and enhances the existing road and pedestrian paths.
- The site is surrounded by established hills and mountains beyond. The proposed plan recognises this unique location and the significance of this landscape amenity. The layout creates landscape focal points and pocket green spaces that spread through the development, linking the site back to its surroundings.
- The form of the primary road network responds to the opportunities for vehicle entry and emphasizes the existing movement paths. From here it meanders through the houses and landscape spaces, creating a variety of outlooks and places of pause.
- The proposed development suggests a variety of housing typologies responding to the current social, cultural, and economical needs for housing affordability and adaptability (aging in place) as well as high quality public spaces, and streetscapes.

## CHARACTER

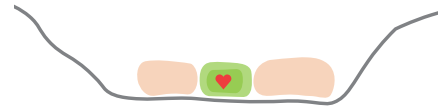
*Enhances the distinctive character and culture of our urban environment. New buildings and spaces are unique, but appropriate to their location & historic identity.*

- A range of house typologies could be situated throughout the site, with minor streets and connecting laneways providing the opportunity for variety and local identity and character to flourish.
- The provision of a variety of local parks further enhances the character of the development. Each of the three local parks provide differing scales of open spaces and amenity options. The distribution of these spaces throughout the development encourage foot traffic as residents utilise these spaces. They also create a sense of local identity.
- The principle local park, a place for recreation and the heart of the community, is located adjacent to the principle road and pedestrian connection through the site. Supplementary green spaces include gardens adjacent to the Kohanga reo, a playground located amongst and underneath the established trees, and the opportunity for a loop track to link all these spaces.
- The single arterial vehicle access into the site via a generously landscaped gateway is to be welcoming and inclusive. It also enhances the sense of a destination and place, and offers a landscape buffer to the existing residential properties adjacent, reducing any effects of the development.
- The site consists of mostly low density housing, in keeping with the scale and typologies of Kawerau, particularly adjacent to existing residential boundaries. There is the opportunity for a slightly higher density towards the rear of the site, with the hill behind, thus limiting the effects.

## CREATIVITY

*Encourages creative and innovative approaches. Creativity adds richness and diversity, turns functional places into memorable places.*

- The main entrance to the development will be defined by considered signage/sculpture that will have cultural and place meaning (provided by local artists/iwi).
- The variety of house lot sizes and proportions will create unique character and creative solutions.
- Standalone homes will provide the finer grain variance through the development that is consistent with the density of Kawerau. Small pockets of duplex or terraced homes may be selectively located to provide activation and assist with the housing shortage, whilst minimising all effects on other properties.
- The small pocket parks adjacent to road reserves and residential dwellings allow for creative interfaces. The parks themselves and the connections between these allows for creativity such as looping bike tracks and shared streets.



# URBAN DESIGN KEY QUALITIES - 7 C'S

## CHOICE

*Fosters diversity and offers people choice in urban form, densities, building types, transport options, and activities. Flexible and adaptable design provides for unforeseen uses, and creates resilient and robust towns and cities.*

- Varied lot sizes and typologies allow for diversification of community.
- The vision statements intent is to suggest housing products across the affordability spectrum. This encourages people of all ages and incomes to make this community their home and forms a balanced community.
- Pedestrian safety is considered through the provision of an ample buffer space between vehicle movement lines and pedestrian movement lines. All footpaths have passive surveillance from surrounding properties.
- The provision of landscaped pocket parks provide focal points for residents to pause, meet or play.
- The site is well connected to the surrounding streets and encourages all of Kawerau to enjoy the amenity on offer.
- With access off Peter Lipka Drive (and possible entry from Fenton Mill Road), Stoneham Park provides a sense of destination, and the opportunity to slow traffic and establish a gateway into the residential community.
- Variety of typologies and arrangement reinforce project legibility and 'Sense of Place'.

## CUSTODIANSHIP

*Reduces the environmental impacts of our towns and cities through environmentally sustainable and responsive design solutions.*

- House and street layouts would be orientated to preserve views towards Mt Putauaki, as well as ensuring all homes would be warm, dry and healthy with plenty of morning and/or afternoon sun.
- Majority of house lots orientated to receive east and western sun.
- The development establishes green lanes through the site to invite the existing vegetation and hills into the development area, and connect beyond the site.
- Walking and cycling is promoted throughout the development, encouraging residents to use sustainable transport.

## COLLABORATION

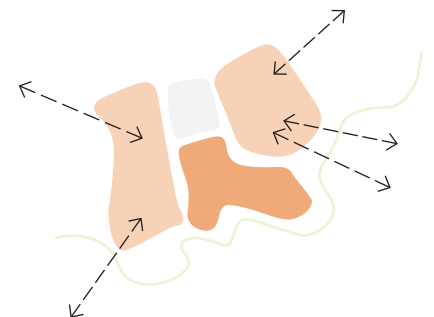
*Good communication and coordinated actions from all decision-makers.*

- An important aspect of this document and the thought processes applied was the previous feedback received by Kawerau District Council regarding Stoneham Park as a residential development.
- Further to this, and concurrent with this vision document, Kawerau District Council have developed a consultation plan to ensure any proposals for Stoneham Park consider and respond to the needs of all neighbours, as well as the local and wider community.
- The development plan for the site will be designed with input from a wider project team which will include feedback from local government, key stakeholders and the community.

## CONNECTIONS

*Good connections enhance choice, support social cohesion, makes places lively and safe, and facilitate contact among people.*

- A clear hierarchy of roading allows for efficient and legible movement and ease of navigation & access to all parts of the site.
- Existing pedestrian connections between Peter Lipka Drive, Valley Road and Fenton Mill Road are maintained and enhanced.
- The local parks are landscaped to provide areas for a variety of social activities. Housing directly interfaces with, and overlooks local parks, providing passive surveillance and areas where everyone feels safe.
- The provision of extended road reserves with planting and pathways along the primary vehicular movement lines establishes legible street hierarchy and creates spaces for quiet rest and casual neighbourhood interaction.
- The layout of the development and amenity space is designed to facilitate community engagement and provide opportunities for people to interact and meet.



# SPATIAL ANALYSIS & YIELD INDICATIONS

The Stoneham Park vision is to provide an inviting and user-friendly neighbourhood that engages with the local landscape, provides high levels of public amenity and caters for a range of demographics to further support Kawerau’s diverse and distinct community.

This will look to maintain and enhance the amenity and character of the existing residential developments, whilst providing enhanced community amenity and offering a range of attainable homes that are warm, healthy and dry. CPTED (Crime Prevention Through Environmental Design) will be embedded in every design stage to ensure safe, liveable communities for all.

The Kawerau District Council Residential Zone is characterised by established low density dwellings of generally one per lot. Lot sizes range from 500m<sup>2</sup> to 2,000m<sup>2</sup> with an average lot size of 800m<sup>2</sup>. Typical lots sizes in the streets surrounding Stoneham Park typically range from 700-850m<sup>2</sup>.

This Vision Document is a conversation regarding what type of residential development would be suitable for Stoneham Park, if any. The spatial analysis and response diagrams offer an informed approach to developing this land, and can be progressed to offer a variety of housing types, and sizes to reflect the needs of the community.

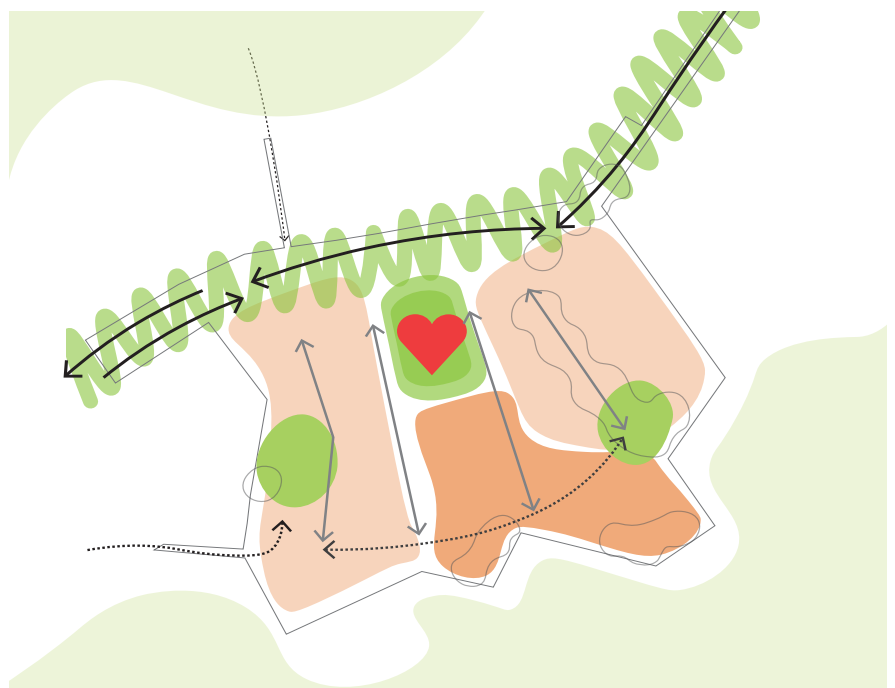
A well-considered and intentional arrangement of houses, lots, streets and open space can ensure high levels of amenity (both public and private) on lots that may be slightly smaller than is typical. Examples in Kawerau of smaller lot sizes include the Central Cove subdivision on Bowen Street, Porritt Glade Lifestyle Village and the terraced housing on Onslow Street.

Taking into consideration the indicated levels of public open space, landscape buffers and roading network below, DGSE consider at least 60% of the Stoneham Park site suitable for development of residential lots/dwellings.

Based on a site size of 54,200m<sup>2</sup>, this equates to 33,000m<sup>2</sup> for private lots, and 55 dwellings when applying an average lot size of 600m<sup>2</sup>. This could provide predominantly standalone single storey dwellings.

A slight reduction in public space or road width, and an average lot size of 500m<sup>2</sup> could see this become closer to 75 dwellings. This could provide a combination of single and two storey dwellings, predominantly standalone, as well as duplex dwellings. The exploration of terrace dwellings or small scale three storey walk up apartments towards the rear of the site could further increase the dwelling numbers, or offset to provide increased lot sizes elsewhere within the site.

*"Maintain and enhance the amenity and character of the existing"*





*Enriching Lives*  
***Through Architecture***

