



Update for Neighbours

and the Community

25 March 2026

Council's housing strategy has been developed and implemented over the past 10 years. Stoneham Park will deliver much-needed housing for the district.

Work has been progressing with planning nearly completed and after a lengthy process the resource consent has been obtained for earthworks. This means work will start on the development in mid-2026.

Why this development?

- Growing population in Kawerau identified the need for more housing.
- Eastern Bay Spatial Plan estimates 650 more homes in Kawerau required in the next 30 years.

Benefits to Kawerau

- ✓ Additional housing for the community – 100 plus lots
- ✓ Growing the district will encourage more local school roll growth and positive influence on local spending
- ✓ Variety of section sizes from 300m² to 700m² provide different price ranges
- ✓ Smaller sections provide options for downsizing and/or easy-care lock-up and leave sections that may suit people of all ages and lifestyles
- ✓ North-facing sections and new builds provide healthy living options
- ✓ Grow the rates base (more rateable properties) for the district

What sort of development will it be?

As the developer, Council is delivering the sections as freehold lots, ready for people to purchase and build on.

Homes must comply with the district plan and building codes and the subdivision requirements.

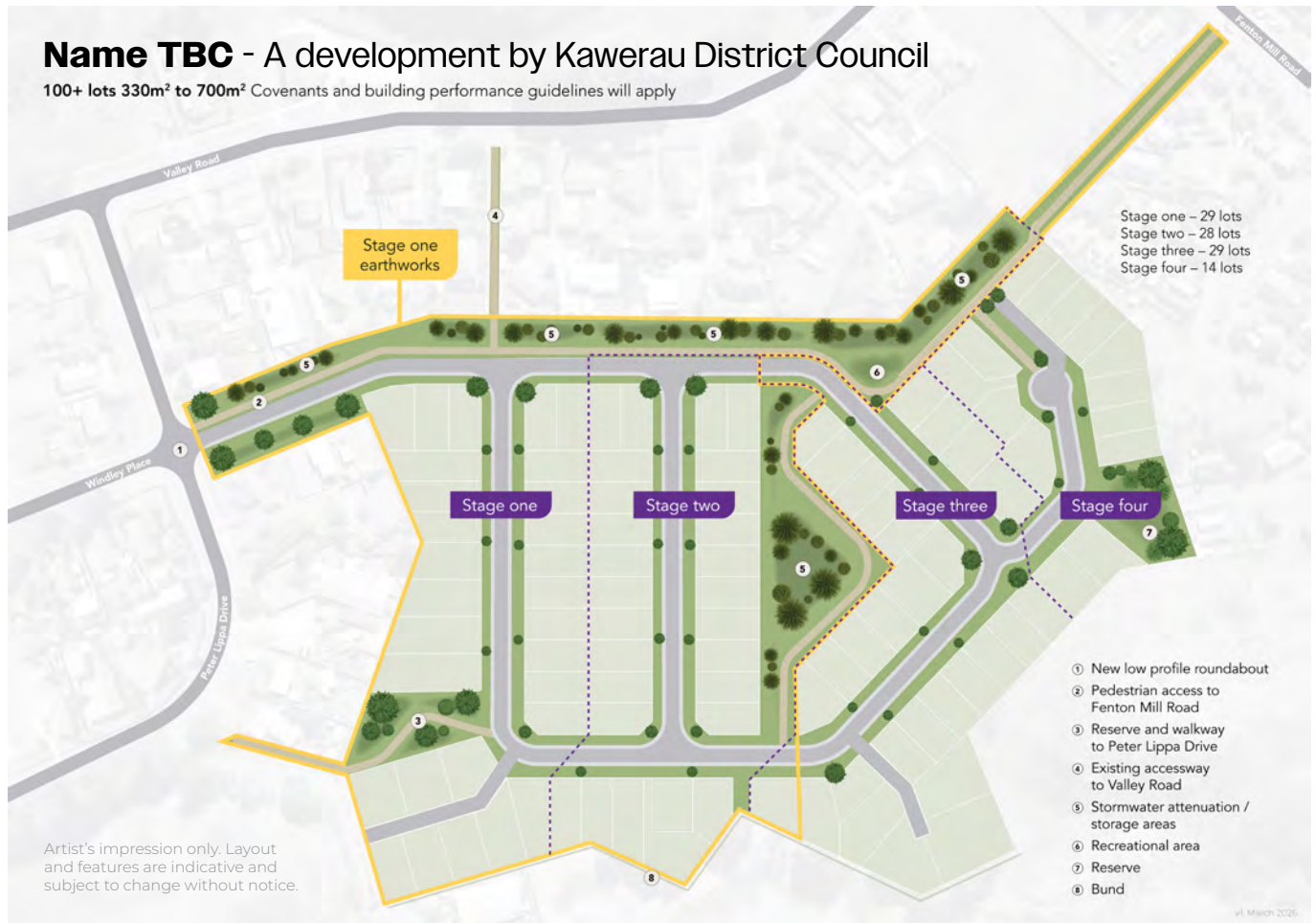
The district plan change 4 (residential growth precinct) should maximise the land available, which the community requested during consultation.

The range of section sizes should ensure a good mix of homes, including owner-occupied and rentals just like in any other part of our community including:

- Larger homes for families
- Smaller sections and homes for first-home buyers
- Downsizing to easy-care homes and sections for those getting older
- Duplexes are permitted on the development through the district plan in place which enables:
 - Intergenerational, but independent living
 - House and income options
 - Smaller one and two-bedroom rental options

Name TBC - A development by Kawerau District Council

100+ lots 330m² to 700m² Covenants and building performance guidelines will apply



Stages and timeframes

- The project will be completed in stages using \$4.16m of (former) Three Waters Reform funding from Central Government (sales from each stage will fund the next release of sections).
 - The first stage is the removal of the trees on the site, providing an opportunity for positive engagement with the gifting of firewood to households and also fundraising opportunity for sports clubs and school teams.
 - Mid-2026 earthworks to start, then the infrastructure installed (pipes for water, electricity, roading and footpaths etc.) for Stage 1 – first 29 sections.
 - To ensure the safety of pedestrians, Stoneham Park will need to be off limits for pedestrian access during the majority of the earthworks and construction.
- We appreciate this will impact on tamariki going to school from Peter Lipka Drive, Windley Place and Valley Road areas (and associated streets) and apologise in advance.

For more information, please contact Council on 07 3069009 or scan the QR code.

