



Roy Stoneham Park Residential Development

February 2023 – Update 01

Check out all the details and if you have feedback or questions we would like to hear from you!

Submissions are open from 24 February until Friday, 24 March 2023

After consultation with Iwi Kaumātua, Tangata Whenua, stakeholders and the community for the Long Term Plan 2021-2031, Council resolved to progress the Roy Stoneham Park residential development at the former football club grounds.

In 2022, Council worked with property developers Veros to confirm that the development would meet the needs of the district and be economically viable.

Roy Stoneham Park is 5.42 hectares of flat land adjacent to Kawerau Pūtauaki School, with good drainage. It is the most suitable Council-owned land for residential development.

Why Kawerau needs more housing

- The demand for housing continues to exceed supply
- Waiting lists for Council-owned rental flats for seniors
- Lack of rentals for whānau/families
- Economic growth in the district and region creating employment
- Porritt Glade Lifestyle Village (the Council owned retirement village) is almost full
- Only 16 freehold sections available at Central Cove and Hine Te Ariki subdivisions
- 20% of the responses in Kadap (Kawerau and Districts Ageing in Place) 2022 survey indicate seniors would move into smaller 'easy care' units if available
- Statistics NZ expects the population to keep growing

A Property Market Analysis Report completed for Council by Veros shows that the recent population growth of 7% equates to the need for 190 new homes.*

Benefits to Kawerau

- ✓ Additional housing for the district – approx. 80 dwellings
- ✓ A range of housing options such as inter-generational
- ✓ A variety of section sizes from 300m² to 700m² to meet different price ranges
- ✓ Enhanced green space and recreational areas
- ✓ Potential to partner and offer a range of housing models (rent to own, rental, etc.)
- ✓ Increased value for the surrounding properties
- ✓ More rateable properties (approx. \$300,000 rates income p/a)
- ✓ Estimated profit \$2-million from section sales

Funding

- Three Waters Reform grant of \$4.2 million* will fund the development in stages; on completion this funding becomes available for further community projects
- In addition, Council is investigating acquiring and developing the 1 hectare (approx.) parcel of vacant land currently owned by the Kowhai Park Body Corporate adjacent to Roy Stoneham Park
- This 1ha (approx.) land parcel is already zoned residential and can be developed separately or earlier
- Stormwater ponding areas required for the Roy Stoneham Park residential development may be provided within this land parcel

*Acceptance of this funding does not mean Council now agrees with the Three Waters' Reform. However, it was prudent to seek the funding for the benefit of the district.

Why Roy Stoneham Park?

This area has not been required for organised sport since 2012, when the soccer and rugby clubs agreed to join and set up home base at Tarawera Park. Subsequently, league, touch and darts have affiliated with the club. Touch modules are also held at Tarawera Park which comprises three rugby fields, a full-sized football pitch and further fields suitable for junior football or rugby.

What is required to build on Roy Stoneham Park?

① Change Roy Stoneham Park to residential

For sections at Roy Stoneham Park to be sold freehold, Council must change the status of Roy Stoneham Park from reserve to residential.

To do this Council needs to complete a 'reserve swap'.

This means transferring the reserve status from Roy Stoneham Park to the 5.44 hectares off Fenton Mill Road in Kawerau currently known as the 'stock pound'.

This land was rarely used by Council and was leased out for a short-term in 2019. Once the reserve swap is completed, this lease would cease.

To ensure this land is better utilised by a wider range of our community, Council is seeking your feedback and ideas for this land.

② Change the District Plan to enable better use of the Roy Stoneham Park land

To maximise the residential development and enable smaller sections, Council need to make changes to the District Plan.

A 'Residential Growth Precinct' provides a set of rules specifically for the Roy Stoneham Park residential development.

These alterations to the District Plan, under section 32, will minimise future consenting issues by purchasers and deliver a development in keeping with the character of Kawerau.

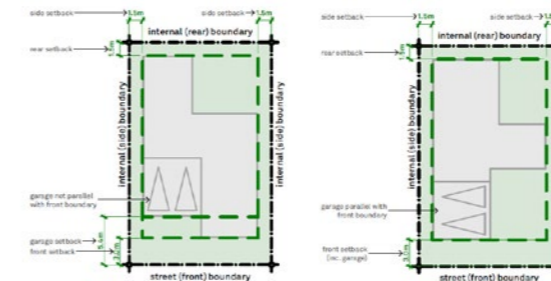
The proposed changes to the Kawerau District Plan are:

A. Set-backs

Set-backs modified:

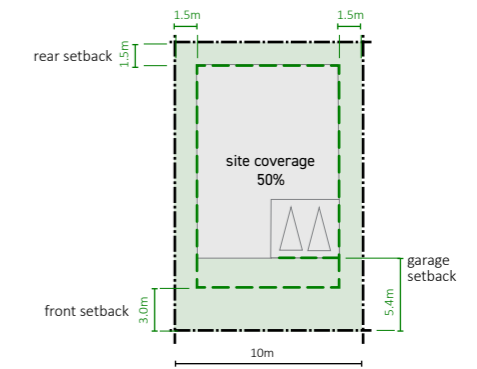
- front of the house decreased from 5m to 3m
- front of garage increased from 5m to 5.4m
- allows for common wall on one boundary

Allows smaller, usable lots with off street parking, and easy care sections



B. Site coverage increased from 35% to 50%

Enables smaller land parcels to build a home (on a 300m² section you can build a 150m² home)



C. Lot width or shape factor to be lowered to 10 metres

- Enables smaller lots
- Lower cost for buyer
- Good design outcomes still achieved

D. Height

- Retain max building height of 8m
- Reduce daylighting to 2.7m max at shortest distance from boundary
- Allows closer to boundary and duplexes; housing choice



E. Additional Minor Dwellings

- Allows for an attached/adjoined granny flat when a house is 90m² or more
- Enables inter-generational living
- Ensures value for neighbours



Find out more and have your say at kaweraudc.govt.nz

More information

Visit the Council Offices, website www.kaweraudc.govt.nz or Facebook/KawerauDistrictCouncil

We also invite you to **attend a meeting** (further meetings are planned with Iwi Kaumātua and Tangata Whenua).

Council consultation and engagement meetings:

Date	Time	Venue	Stakeholder Group
Monday, 6 March	5.30pm	Kawerau Pūtauaki School Hall	Neighbours, School Community
Friday, 10 March	1.30pm	Concert Chamber	Grey Power Meeting
Monday, 13 March	5.30pm	Concert Chamber	Public Meeting
Wednesday, 15 March	3.00pm	Concert Chamber	Public Meeting
Thursday, 16 March	9.30am	ISK Boardroom, Manukorihi Drive	Industrial Symbiosis Kawerau
Monday, 20 March	6.00pm	Kawerau Pūtauaki School	Board of Trustees

We want your feedback on:

- 1 Changing the status of Roy Stoneham Park to residential
- 2 Changes to the District Plan to enable better use of the land – Residential Growth Precinct
- 3 Ideas about how to improve the former 'Stock Pound'. How can this become an asset to our community?



Make a submission

For more information on how to make a submission please check the Council website kaweraudc.govt.nz, visit the Council Offices or Kawerau District Library.

Council website www.kaweraudc.govt.nz

Email submissions@kaweraudc.govt.nz

Drop your written submission to the Council Offices, District Library or via post.

Submissions close 5pm Friday, 24 March 2023



Kōrero mai!
HAVE YOUR SAY!

