

Meeting: Council Meeting

Meeting Date: 31 May 2023

Subject: Application to the Department of Conservation for the Intention to Exchange Reserve Status of Stoneham Park for the land off Fenton Mill Road and the considerations of objections to this

File No.: 110553

1 **Purpose**

This report and attached documents set out to seek approval from the Council to resolve and submit the application to the Department of Conservation for the Intention to Exchange Reserve Status of Stoneham Park for the land on Fenton Mill Road, 'Stock Pound'.

Area and Legal Description Stoneham Park <ul style="list-style-type: none">• Lot 39 DPS 27247• 5.42 ha	Area and Legal Description Fenton Mill – Stock Pound <ul style="list-style-type: none">• Lot 2 DPS 77805• 5.44 ha
Land status and administering body <ul style="list-style-type: none">• Recreation Reserve Vested in Kawerau District Council	Land status and administering body <ul style="list-style-type: none">• Fee Simple Title - SAD16/481 Local Purpose Reserve in the operative District Plan Kawerau District Council

2 **Background**

To enable further growth of the district, Council initially identified Stoneham Park (formerly the soccer club grounds) as the most suitable option for the next residential development.

Kawerau District is seeing an increasing demand for residential property. With little freehold land within our district, Stoneham Park Reserve was identified as a possible future development site in 2017 when the council started to develop its housing strategy. This strategy has been developed due to the need to grow the district and enable more housing; as identified and requested by stakeholders, residents, the business and commercial sector.

During the adoption of the Long Term Plan 2021-2031 on 13 July 2021, Council resolved to progress the Intention to Exchange the Reserve Status of Stoneham Park for the land on Fenton Mill Road. Council also resolved to publicly notify its intention to exchange the status of Stoneham Park as a recreational reserve for the land on Fenton Mill Road and to continue consultation with Iwi Kaumātua and Tangata Whenua, neighbours, stakeholders and the community regarding the exchange.

In the past three years, Council has been progressing the planning and funding, completing feasibility and technical reports, and also consultation and engagement with Iwi Kaumātua, Tangata Whenua, neighbours, stakeholders and residents regarding this project.

Since the initial rounds of consultation, Council has listened and taken on board the concerns of neighbours, stakeholders and residents with regards to the development and amended the plans to mitigate these concerns wherever possible.

More recently, at the Council meeting, on 22 February 2023, Kawerau District Council, resolved to pass a resolution of its intention to exchange Stoneham Park for the land on Fenton Mill Road currently used as a Stock Pound, which Kawerau District Council owns in private title to progress a further round of consultation.

Kawerau District Council is the freehold owner of the piece of land on Fenton Mill Road. This land is commonly known as the stock pound, and it has not been used for this purpose for several years. Unlike the reserve in question, this land is not flat and is not suitable for the development of residential purposes.

This land has interesting landscape features, significance to tangata whenua and could be developed into a beautiful recreation reserve with a range of uses for the community. As well as the grazing land there is also a mix of native and exotic planting on the land, which Council intends on enhancing to create a space for people and to extend the range of local, particularly native, flora and fauna. The site also links to an adjacent existing reserve, Stoneham Walk, that is well used by the local community and visitors to the region.

3 Significance and Engagement

Council has completed engagement and consultation regarding this strategy to enable housing on Stoneham Park firstly in the Long Term Plan 2018-2028 and more recently again in the Long Term Plan 2021-2031.

An additional consultation and engagement process with stakeholders and the community enabling Council to present the amended development plan; the latest information and proposals for the development that had taken into consideration issues and concerns from the previous rounds on engagement with Iwi Kaumātua, Tangata Whenua, neighbours, stakeholders, residents and ratepayers.

Specifically, the consultation and engagement was to outline and communicate the process required to enable housing, which is to Exchange the Reserve Status of Stoneham Park off Peter Lipka Drive, for the freehold land owned by Council off Fenton Mill Road known as the 'stock pound'.

This land has been leased to a private individual, but as outlined by the Department of Conservation, this lease would need to cease to enable the Fenton Mill Land to be enhanced and opened up to the community for a higher value recreational area.

Council intends to continue engagement with Iwi Kaumātua, Tangata Whenua, neighbours, stakeholders, Fenton Mill Road lease-holder, residents as we work through this application for the Intention to Exchange Reserve Status.

In addition, Council intends to progress discussions with neighbours adjoining the land on Fenton Mill Road.

4 Funding

In December 2022, Council resolved to utilise the \$4.2 million successfully applied for from the Department of Internal Affairs' 'Better off Funding' scheme through the Three Waters Reform. This funding enables Council to progress the project without using ratepayer funds.

The fees for the Department of Conservation Intention to Exchange are yet to be fully outlined, but estimated to be within budget.

5 Resolutions

1. That Council resolve to receive the Report - Council's Intention to Exchange the Reserve Status application to the Department of Conservation;
2. That Council receive and resolve to approve (with any minor alterations) and submit the Council's Intention to Exchange the Reserve Status Application to the Department of Conservation namely;
 - Statutory Land Management Application Form
 - Statutory Land Management Form 1.b.
 - Appendices as outlined in Form 1.b.
3. That Council makes a further resolution to approve the Statutory Land Management Application after considering the objections to request the Intention to Exchange Reserve Status of Stoneham Park for the land off Fenton Mill Road currently operated as the Stock Pound to the Department of Conservation.

Ngā mihi,



Tania Humberstone

Manager Communications and Engagement

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Statutory Land Management Application Form



Department of
Conservation
Te Papa Atawhai

New Zealand Government

Use this application for the following purpose(s):

- requesting a land status check.
- appointing an administering body.
- requesting to purchase or exchange public conservation land.
- Reserves Act consent.
- Public Works Act consent.
- Other requests relating to public conservation land managed by the Department of Conservation (DOC).

Note: Almost all land transactions require DOC to initially to complete a 'land status check' to investigate and verify the current land status in respect of:

- the Act¹ under which a parcel of public land is administered;
- whether or not it is in a special category under that Act;
- which agency holds responsibility for the land;
- whether legal rights have been granted over the land or not;
- whether or not the land is subject to any special legal provision in any Provincial Ordinance, another Act, a trust created under a will, deed, or other instrument which is still in force;
- how the Crown acquired the public land;
- who has the administering responsibility of the land

¹ New Zealand Acts, Bills and Legislative Instruments

How do I complete this application form?

- Complete all sections of this form.
- DOC encourages electronic applications (e.g. a typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach, or include extra documents - record the document details in section E Attachments.

Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#).

How do I submit my application?

Email queries and/or your completed application to the Statutory Land Management (SLM) team:
slm@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, it will be assigned to an SLM Advisor who will begin processing.

If your application is incomplete it will be returned to you for more information.

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process.

Will my application be publicly notified?

Some applications may require public notification. An SLM Advisor will inform you if this will be required.

What fees will I pay?

DOC recovers all direct and indirect costs to process an application, regardless of whether the application is approved or declined. There are standard processing fees for basic SLM processes, these can be found on the DOC website.

If your application is complex you will be notified and provided with an estimate of fees applicable. (Note: Estimates are not binding and may change).

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal. You may be required to pay a processing fee for this application regardless of whether your application is granted or not.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

A. Applicant details

Individual (Go to ①)

Legal status of applicant (tick)

Registered company (Go to ②) Trust (Go to ②)

Incorporated society (Go to ②) Local Authority (Go to ②)

Other (Go to ②)

① Applicant name (individual)

Phone

Mobile phone

Email

Physical address

Postcode

Postal address (if different from above)

Postcode

②

Applicant name (full name of registered company, trust, incorporated society, local authority or other)

Kawerau District Council

Trading name (if different from applicant name)

NZBN

(To apply go to: <https://www.nzbn.govt.nz>)

9429041907634

Company, trust, or incorporated society registration number

Registered office of company or incorporated society (if applicable)

Ranfurlly Court, Kawerau

Company phone

07 306 9009

Company website

<http://www.kaweraudc.govt.nz>

Contact person and role

Michaela Glaspey – Group Manager Regulatory and Planning

Tania Humberstone – Manager Communications and Engagement | Residential Developments

Phone

07 306 9009

Mobile phone

027 243 6326

027 464 3785

Email

Michaela.glaspey@kaweraudc.govt.nz

Tania.Humberstone@kaweraudc.govt.nz

Postal address	Private Bag 1004, Kawerau	Postcode	3169
Street address (if different from postal address)	Ranfurly Court, Kawerau	Postcode	3169

B. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC in relation to this application?

No

Yes

If yes, state when and who you met/spoke with.

Barry Ashbridge – 1 March 2023

C. Land Information details

Site location (or closest rural/street address).

Recreational Reserve – Peter Lipka Drive
Freehold Land - Fenton Mill Road, Kawerau

Legal description:

Recreational Reserve - Lot 39 DPS 27247

Freehold Land - Lot 2 DPS 77805

Provide the following documents (as attachments) and record the document details in the section E Attachments of this form:

- Map of the site
- Aerial photo of the site

D. Description of what is being applied for

Select (by ticking the box) what you are applying for:

Request for land status check

To be appointed as an administering body

Request to purchase or exchange public conservation land

Reserves Act Consent¹

Public Works Act consent²

Other (*enter brief description*):

1: Applications for Reserves Act Consent also require Form 1b to be completed and submitted.

This form can be found on the DOC website, under Statutory Land Management, Application Forms.

2: Applications for Public Works Act Consent also require Form 1a to be completed and submitted.

This form can be found on the DOC website, under Statutory Land Management, Application Forms.

Describe in detail what you are applying for together with any other relevant information that DOC should be aware of:

Kawerau District Council are seeking consent to exchange a recreational reserve of Stoneham Park, being 5.2ha, located at Peter Lipka Drive, for a 5.4ha piece of freehold land located at Fenton Mill Road, Kawerau. The reserve land was previously used as the local soccer grounds.

In 2007, the soccer club merged with the rugby club and relocated operations to Tarawera Sports fields. The soccer club rooms, located adjacent to the reserve, were later sold and developed into a private residence. The reserve itself remained an open space for the community to use, and is no longer used for organised sport, leaving the reserve largely underutilised. The large flat open space is now used by pedestrians to walk from Peter Lipka through to the Kawerau Pūtauaki School and the store located in Fenton Mill Road on unformed, informal paths and a place to walk dogs.

Stoneham Park itself, is a highly modified piece of land. Prior to being playing fields it was a stock yard and grazing land that was subsequently cut and filled to create a flat surface suitable for football. The large trees on the reserve are almost entirely exotic. The trees are mostly London planes, which while some find aesthetically pleasing, have reached an age where they have the potential to be hazardous to reserve users and will soon require regular, expensive on-going maintenance. There are no natural open water ways, such as streams, on the land.

Kawerau District is seeing an increasing demand for residential property. With little freehold land within our district, Stoneham Park Reserve was identified as a possible future development site in 2017 when the council commenced its housing strategy.

Kawerau District Council is the freehold owner of the piece of land on Fenton Mill Road. This land is commonly known as the stock pound and it has not been used for this purpose for several years. Unlike the reserve in question, this land is not flat and is not suitable to development for residential purposes. This land has interesting landscape features, significance to mana whenua and could be developed into a beautiful recreation reserve with a range of uses for the community. As well as the grazing land there is also a mix of native and exotic planting on the land, which Council intends on enhancing to create a space for people, but to extend the range of local flora and fauna. The site also links to an adjacent existing reserve, Stoneham Walk, that is well used by the local community and visitors to the region.

The stock pound has been leased to a private individual since 2018 for stock grazing. The lease is at the end of its term in August 2023 and has no further terms of renewal. Kawerau District Council does not intend to renew the lease, enabling the developed into a community reserve for public use.

The possible future development of Stoneham Reserve was first indicated in the 2018-2028 Long Term Plan. Initial public consultation was sought in 2018 and again in 2019. There was confusion in the community, due to having two areas with similar names, Stoneham Park and Stoneham Walk, which lead objections being incorrectly being lodged. Due to the confusion and the community

feedback at the time, Council placed the proposed reserve swap on hold. As time progressed and coupled with the increased in the need for local housing for whānau returning to the community, and the requirement to provide sufficient housing for the community into the future, this was raised again in 2021. With the better socialisation of the proposal and strengthened communications, Council received majority support from stakeholders and the community in the consultation and engagement carried out for the 2021-2031 Long Term Plan and therefore recommended the project is reviewed and recommenced.

Kawerau District Council also has some recreational areas, such as the BMX track, that require extensive on-going maintenance. Given the nature of their location near geothermal areas, Council is wanting to review recreational use in that area due to safety concerns and the additional cost of maintaining plant and equipment in that sulphurous environment. Council is looking to provide land for recreation use in more appropriate locations.

The stock pound is believed to be such a suitable area. It is close to the geographical centre of Kawerau and is easily accessible to the whole community, yet away from geothermal activity and has a huge potential to provide for some cultural and recreation activities. Community consultation has been undertaken for the proposed reserve swap and the possible uses for the stock pound area. This was widely submitted on, particularly, by Kawerau's youth who see this being a great resource for tamariki and whānau.

It is important to the Council to develop a reserve that is fit for purpose for the community. Council has commenced discussions with Iwi Kaumātua, Council's Cultural Advisor appointed by Ngāti Tūwharetoa (Bay of Plenty) Settlement Trust, in terms of the site's cultural and historical importance for tangata whenua. Council will continue these discussions to ensure that all aspects of cultural importance are developed with the approval of Iwi Kaumātua.

Council wishes to ensure well-used pedestrian access ways are retained at the Stoneham Park reserve for the current use being a safe and accessible short cut from Peter Lipka through to the Fenton Mill area.

It is the intention that any development of Stoneham Reserve would ensure the currently informal access way is retained and enhanced, enabling safe pedestrian and cycleways and providing for those with impaired mobility. It is particularly important to provide lighting designs, an all-weather shared pathway and signage that provide safety, security and usability for all, especially tamariki walking to and from school.

There is also the opportunity to retain and enhance parts of Stoneham Park for exercising dogs and for general access. This will ensure the local community can retain the local access and benefits. In addition, plans have featured an area of Stoneham Park that can be retained as a community garden to be overseen by the adjacent kohanga reo at their request. The development would also maintain adequate security fencing on the perimeter fence beside the kohanga reo as has been requested.

Purchase Order Number (if applicable):

E. Attachments

Maps:



Aerial Photos:



Other (*enter brief description*):



Application Form 1B

F. Checklist

Application checklist

Tick

I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.

I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge, true and correct.

I have supplied maps and/or aerial photos of the site(s).

For Applications for Reserves Act Consent or Public Works Act Consent (only) – completed Minister of Conservation Consent form is attached.

Email your completed application form(s) and attachments to: slm@doc.govt.nz

G. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before? Tick

No

Yes

If "yes", under what name: Kawerau District Council

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
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I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
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I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input type="checkbox"/>
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I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input type="checkbox"/>
--	--------------------------

I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input type="checkbox"/>
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I/We agree to pay all costs incurred (including interest, legal costs, and debt recovery fees) to recover any money owing on this account.	<input type="checkbox"/>
--	--------------------------

I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input type="checkbox"/>
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I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input type="checkbox"/>
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Applicant Name/s Michaela Glaspey and
(of authorised person/s) Tania Humberstone **Date** 31 May 2023

For Departmental use

Credit check completed

Comments:

Signed

Name

Approved (Tier 4 manager
or above)

Name

Statutory Land Management Form 1B – Reserves Act Consent

Additional Information for an Application for Consent to Reserves Act 1977 Transaction

1.	Proposal
1.1	To seek the Minister of Conservation's consent to exchange recreational reserve land located on Peter Lipka Drive, Kawerau, for freehold land on Fenton Mill Drive, Kawerau, owned by Kawerau District Council.
2.	Location and Maps
<i>(detail the location, include a cadastral map and aerial photo of the area)</i>	
2.1	The recreational reserve land is known as Stoneham Park. It is located off Peter Lipka Drive, Kawerau. Kawerau District Council is proposing to swap this land with a piece of freehold land, referred to as the Stock Pound, located off Fenton Mill Road, Kawerau.
2.2	Shown on the attached cadastral map and aerial photo attached as <i>Appendix 1 and 2</i>
Diagram 1 – Stoneham Park, outlined in blue, off Peter Lipka Drive	

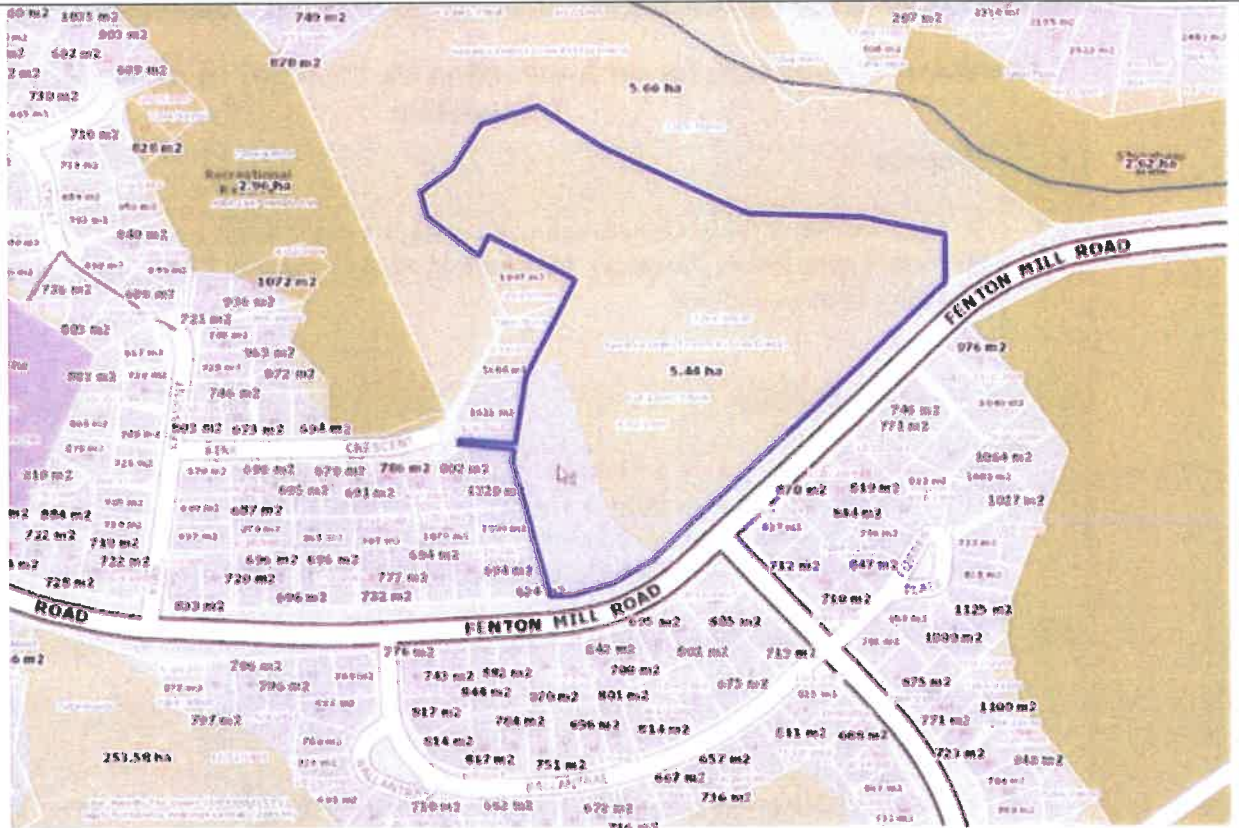


Diagram 2 - Stock Pound, outlined in blue, on Fenton Mill Road

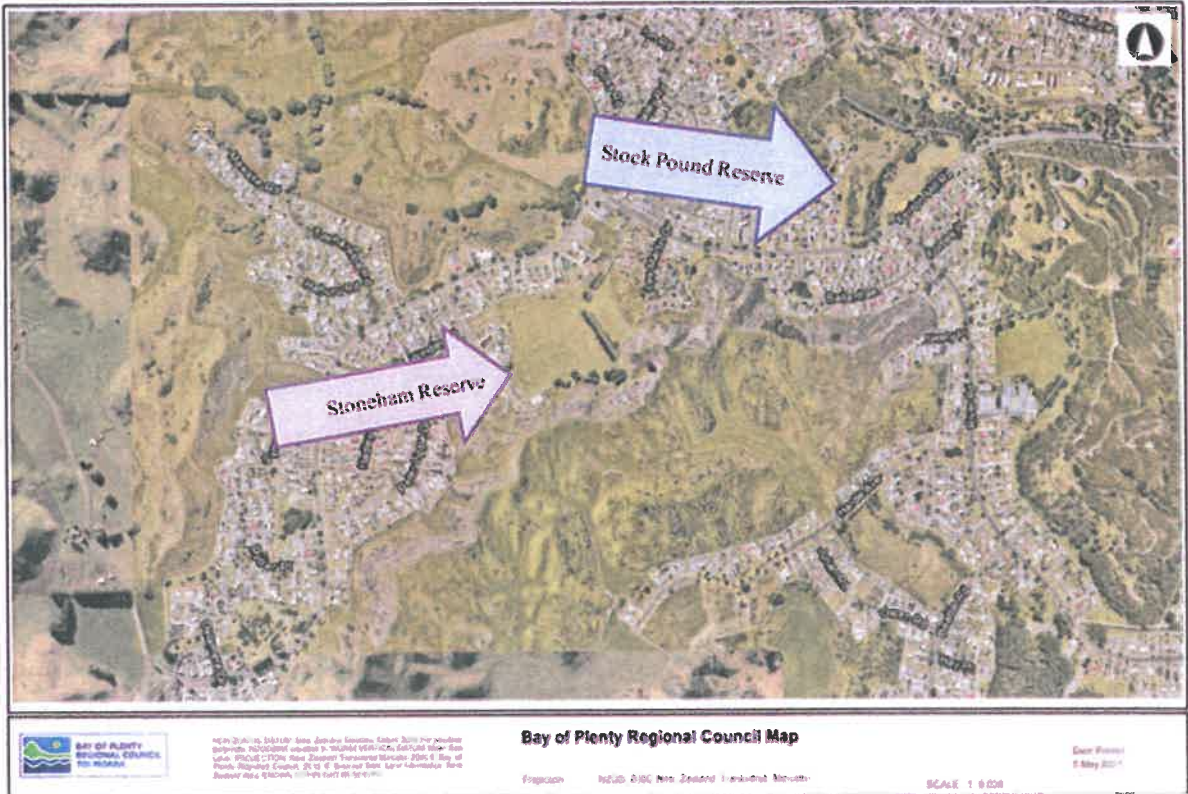


Diagram 3 – Aerial Photograph of the Stoneham Park and Fenton Mill (stock pound) area.

3.	Land Details	
	<i>(3.1 complete details of the land area and legal description. 3.2 note the current land status, administration/administering body. 3.3 Delete one and provide evidence)</i>	
3.1	Area and Legal Description Stoneham Park <ul style="list-style-type: none"> • Lot 39 DPS 27247 • 5.42 ha 	Area and Legal Description Fenton Mill – Stock Pound <ul style="list-style-type: none"> • Lot 2 DPS 77805 • 5.44 ha
3.2	Land status and administering body <ul style="list-style-type: none"> • Recreation Reserve Vested in Kawerau District Council 	Land status and administering body <ul style="list-style-type: none"> • Fee Simple Title - SAD16/481 Local Purpose Reserve in the operative District Plan Kawerau District Council
3.3	Land derived from the Crown	N/A
3.4	Relevant Gazette reference(s) <ul style="list-style-type: none"> • Gazette Notice B474987.1 	Relevant Gazette reference(s) <ul style="list-style-type: none"> • N/A
4.	Explanation	
	<i>(4.1 Full explanation of the proposal. 4.2 comment on consultation undertaken with any affected parties/users of the reserve)</i>	
4.1	<p>Kawerau District Council are seeking consent to exchange a recreational reserve of Stoneham Park, being 5.2ha, located at Peter Lippa Drive, for a 5.4ha piece of freehold land located at Fenton Mill Road, Kawerau. The reserve land was previously used as the local soccer grounds.</p> <p>In 2007, the soccer club merged with the rugby club and relocated operations to Tarawera Sports fields. The soccer club rooms, located adjacent to the reserve, were later sold and developed into a private residence. The reserve itself remained an open space for the community to use, and is no longer used for organised sport, leaving the reserve largely underutilised. The large flat open space is now used by pedestrians to walk from Peter Lippa through to the Kawerau Pūtauaki School and the store located in Fenton Mill Road on unformed, informal paths and a place to walk dogs.</p> <p>Stoneham Park itself, is a highly modified piece of land. Prior to being playing fields it was a stock yard and grazing land that was subsequently cut and filled to create a flat surface suitable for football. The large trees on the reserve are almost entirely exotic. The trees are mostly London planes and while some may find these aesthetically pleasing, they have reached an age where they have the potential to be hazardous to reserve users and will soon require regular, expensive on-going maintenance. There are no natural open water ways, such as streams, on the land.</p> <p>Kawerau District is seeing an increasing demand for residential property. With little freehold land within our district, Stoneham Park Reserve was identified as a possible future development site in 2017 when the council started to develop its housing strategy. Kawerau District Council is the freehold owner of the piece of land on Fenton Mill Road. This land is commonly known as the stock pound, and it has not been used for this purpose for several years. Unlike the reserve in question, this land is not flat and is not suitable for the development of residential purposes.</p>	

This land has interesting landscape features, significance to mana whenua and could be developed into a beautiful recreation reserve with a range of uses for the community. As well as the grazing land there is also a mix of native and exotic planting on the land, which Council intends on enhancing to create a space for people and to extend the range of local, particularly native, flora and fauna. The site also links to an adjacent existing reserve, Stoneham Walk, that is well used by the local community and visitors to the region.

The stock pound has been leased to a private individual since 2018 for stock grazing. The lease is at the end of its term in August 2023 and has no further terms of renewal. Kawerau District Council does not intend to renew the lease, enabling the developed into a community reserve for public use.

The possible future development of Stoneham Reserve was first indicated in the 2018-2028 Long Term Plan. Initial public consultation was sought in 2018 and again in 2019. When the Intention to Exchange the Reserve Status was formally advertise in 2019, there was confusion in the community, due to having two areas with similar names, Stoneham Park and Stoneham Walk, which lead to objections being incorrectly being lodged. Due to the confusion and the community feedback at the time, Council placed the proposed reserve swap on hold. As time progressed and coupled with the increased in the need for local housing for whānau returning to the community, and the requirement to provide sufficient housing for the community into the future, this was raised again in 2021. With better socialisation of the proposal, strengthened communications and better kano ki-te kano ki (face-to-face) engagement, Council received majority support from stakeholders and the community in the consultation and submission period undertaken for the 2021-2031 Long Term Plan. In adopting the Long Term Plan 2021-2031, Council resolved to recommence and progress the project.

Kawerau District Council also has some recreational areas, such as the BMX track, that require extensive on-going maintenance. Given the nature of their location near geothermal areas, Council is wanting to review recreational use in that area due to safety concerns and the additional cost of maintaining plant and equipment in that sulphurous environment. Council is looking to provide land for recreation use in more appropriate locations.

The stock pound is believed to be such a suitable area. It is close to the geographical town centre of Kawerau and is easily accessible to the whole community, yet away from geothermal activity and has a huge potential to provide for some cultural and additional recreational activities.

Further community consultation has been undertaken in 2023 for the proposed reserve swap and the possible uses for the stock pound area. This was widely submitted on with good levels of support (as shown in the chart below).

It is important to the Council to develop a reserve that is fit for purpose for the community. Council has commenced discussions with Iwi Kaumātua, Council's Cultural Advisor appointed by Ngāti Tūwharetoa (Bay of Plenty) Settlement Trust, in terms of the site's cultural and historical importance for tangata whenua. Council will continue these discussions to ensure that all aspects of cultural importance are considered and developed with the approval of Iwi Kaumātua and tangata whenua.

Feedback during the submission process, particularly, from Kawerau's youth showed that they see this being a great resource for tamariki and whānau. The feedback from the Tarawera High School taura (students) was largely incorporated into the concept plan for the development of the land on Fenton Mill Road (Refer Appendices).

	<p>Council wishes to ensure well-used pedestrian access ways are retained at the Stoneham Park reserve for the current use being a safe and accessible short cut from Peter Lipppa through to the Fenton Mill area.</p> <p>It is the intention that any development of Stoneham Park would ensure the currently informal access way is retained and enhanced, enabling safe pedestrian and cycleways and providing for those with impaired mobility. It is particularly important to provide lighting designs, an all-weather shared pathway and signage that provide safety, security and usability for all, especially tamariki walking to and from school.</p> <p>Council has been engaging with Kawerau Pūtauaki School regarding the development and has amended plans through these discussions to ensure no additional pressure is added to the roadway of Fenton Mill Road where it is located. Kawerau Pūtauaki School has offered its support for the development, particularly as the school wishes to develop a community playground and park that would provide additional recreational opportunities for residents within the Stoneham Park area. (Refer Appendices).</p> <p>There is also the opportunity to retain and enhance parts of Stoneham Park for exercising dogs and for general access. This will ensure the local community can retain the local access and benefits.</p> <p>In addition, plans have featured an area of Stoneham Park that can be retained as a community garden to be overseen by the adjacent kohanga reo at their request. The development would also maintain adequate security fencing on the perimeter fence beside the kohanga reo as also requested.</p>
4.2	<p>Consultation with affected parties</p> <p>Community consultation has been undertaken</p> <p>Following the initial public consultation in the 2018-2028 Long Term Planning process, Council has undertaken specific engagement and consultation with affected parties including residential neighbours in the Peter Lipppa, Windley Place, Fenton Mill and Valley Road areas; Kowhai Park Residential Development and Kawerau Pūtauaki School community and Board of Trustees on multiple occasions.</p> <p>Council met first with these residents in 2021, prior to launching the Long Term Plan 2021-2031 public consultation process. This hui was held at the Kawerau Pūtauaki School which is located nearby the development on Fenton Mill Road, and also invited members of the school community. This meeting was well attended by some 45 residents.</p> <p>Separate additional hui have been held during that process and subsequently with Kawerau Pūtauaki School principal, staff and Board of Trustee members. As stated above, Kawerau Pūtauaki School has offered its support for the Intention to Exchange the Reserve Status of Stoneham Park for the land owned by Council on Fenton Mill Road.</p> <p>From that first consultation round with neighbours, who are the most affected parties, along with those residing in Kowhai Park Residential Development on the north-eastern side of the Stoneham Park, subsequent face-to-face meetings have been convened by Council.</p> <p>In some instances, these neighbours attended all of the consultation hui to gain a level of understanding and gain confidence in the Council's vision about the exchange and subsequent development.</p> <p>Council has acknowledged the concerns of neighbours, that were initially raised in the 2021 consultation and adapted the plans for the development considerably to mitigate these where possible. For example, initially a roadway was planned from the development onto Fenton Mill Road to give two vehicular access points. Feedback that this would add congestion and become a safety concern was taken on board and this roadway has been removed from the plan, instead remaining a pedestrian, cycleway and mobility access route.</p> <p>Lighting and crime prevention design methods will also be used where appropriate.</p> <p>Most significantly, residents in Valley Road who did not wish to have dwellings backing on to their properties were listened to by Council, which then gave an undertaking that no dwellings would back on to the existing Valley Road properties. Instead, this area will remain a 'green corridor' and open accessway with a formalised all-weather pathway.</p>

	<p>Council has also met multiple times with the officers of the Kowhai Park Residential Development and twice with the residents of the Kowhai Park Residential Development. The Kowhai Park Residential Development submissions during the 2021-2031 Long Term Plan consultation process, requested that Council take ownership of the Kowhai Park’s water and roading assets in exchange for a 1.6hectare (approximate) land parcel adjacent to Stoneham Park Reserve. This land is already zoned residential and owned freehold by the Kowhai Park Residential Development members.</p> <p>Council is continuing these discussions with the Kowhai Park Residential Development members, who are largely supportive of the development, as long as a green corridor is left between their boundary and the proposed Stoneham Park development. Council has agreed to this green corridor and to ensuring that no two-storey dwellings would be located on the northern side to adversely shade existing residents in the Kowhai Park Residential Development.</p> <p>This exchange would substantially benefit the members of the Kowhai Park Development with the water assets and roadway being vested into Council ownership, and replacements scheduled to coincide with the surrounding residential areas owned by Council. It would also benefit the Council and district in terms of being able to develop the additional land parcel in conjunction with Stoneham Park, maximising the efficiency of land and infrastructure development.</p> <p>For that reason, Kowhai Park Development agreed with the inclusion of this land parcel in the District Plan 4 change (residential growth precinct) that Council is undertaking in parallel with this Intention to Exchange Reserve Status application.</p> <p>The community ratepayers and residents have also been widely consulted with in the Long Term Planning 2021-2031 process and subsequently in the 2023 Stoneham Park Residential Development engagement process. This entailed a variety of face-to-face public and stakeholder hui.</p> <p>The feedback is generally that the development is what the district requires, and that the exchange is necessary for the development, and will be of benefit the district.</p> <p>The district’s commercial entity Industrial Symbiosis Kawerau (ISK) has pledged its support for the Intention to Exchange the Reserve application and for the proposed residential development as a pathway to attract employees to reside in the district. (Refer Appendices)</p> <p>Three submissions raised apprehension about the Council being able to manage an additional reserve. Council would plan to develop the reserve with largely low-maintenance native gardens and trees and ensure that the recreational amenities are also low-maintenance such as a half-court basketball area with double hoops. Being away from the geothermal area will assist with the maintenance requirements.</p> <p>Tracks and trails will also be established as low maintenance. A critical difference with the Fenton Mill land area is that Council plans to incorporate and highlight areas of cultural significance via a trail and lookout. This is a point of difference from any areas in the district and one that would provide a closer connection for mana whenua and those in the district to the historical significance of the past.</p> <p>Currently, the land on Fenton Mill Road is fenced with low farm fencing, but there has been little or no maintenance which means most of these would need major maintenance, removal or replacement.</p> <p>One area of the flat land has been identified as an area of burial of grazing horses and Council has recognised that it would be appropriate that it could be a garden or similar area.</p>
5.	Assessment of Effects

(5.2 effects of proposed action on the current and future public use and enjoyment of the reserve)

5.1 Current physical characteristics and use of land

Stoneham Park Reserve is a 5.2 ha north facing block of land located off Peter Lipka Drive in the southwest part of Kawerau. Private housing borders the northern and western boundary, and a farm is situated to the south. Along the eastern boundary, the park adjoins the Kowhai Park residential estate. Pedestrian access to the park is available via three unformed walkways from Valley Road, Peter Lipka Drive and Fenton Mill Road.

Stoneham Park is flat land available for passive recreation and is most commonly used as a short cut between Peter Lipka and Fenton Mill Road on an unformed informal walkway. The park is also used for exercising dogs.

In 1981, Housing Corporation of New Zealand subdivided the area to cope with the influx of new residents to Kawerau. At the time Stoneham Park was known as Ballantrae Reserve. Soon after, a further half a hectare was vested in Kawerau District Council from the development of the Kowhai Park Residential estate.

The reserve was set up and developed as a soccer field, providing four soccer fields. By 2007 the soccer club no longer required the use of the field due to an amalgamation with other clubs in the area. Football was relocated to Tarawera Park and Firmin Field.

The adjoining soccer clubrooms, on private land was sold in 2008 and have been renovated to form home accommodation.

In 2009 Council deemed the park a passive reserve in terms of maintenance and decreased the frequency of mowing. Currently the reserve costs approximately \$17,000 per annum to maintain.

In 2010 a review of the reserves indicated there was no apparent current demand for Stoneham Park. The Council then considered if disposal of the reserve would be acceptable and appropriate.

In ecological terms, the park has no large native species of tree, and the land has been highly modified. There are a few large examples of introduced tree species, such as London plane trees, along what was the edge of the previous playing fields. These trees are aging and will require a large amount of on-going maintenance and eventually removal to ensure the safety of park users. Prior to being playing fields the property was an active farm with grazing land and a stock yard. The site has been cut and filled to create the flat playing surface and there are no streams or other bodies of water on the property.

The land originally had a fall of 2 metres from south to north – Four thousand cubic metres of topsoil was then introduced. The park was renamed in May 1983 after the passing of Roy Stoneham (Mayor).

Stoneham Park was vested in Kawerau District Council for recreation purpose under the Reserves Act on 7 April 1998.

The 5.4ha block of land proposed for exchange is on Fenton Mill Road and is locally known as the stock pound. The wedge shaped piece of land has a relatively flat area on the south-eastern road frontage to Fenton Mill Road. The location and orientation of this flat land makes it unfavourable for a meaningful housing development.

A steep spined ridge runs south to northeast through the middle of the stock pound. Mana whenua reportedly used this ridge to as a walkway and lookout while navigating through the

	<p>swampy land that was in existence prior to the area’s urban development. There is also a ridge along the northern end of the property which forms a natural boundary with neighbouring Stoneham Walk. The western side of the property is bordered by residential properties and a concrete walkway creates a pedestrian link between Kirk Crescent and Fenton Mill Road.</p> <p>There is an approximately 15m wide road reserve, complete with a concrete footpath along the Fenton Mill Road boundary to provide safe pedestrian access and adequate parking.</p>
5.2	<p>Effects of proposed action</p> <p>Stoneham Park is currently a large underutilised open space. The current main use of the reserve is a shortcut from Peter Lippa Road through to Fenton Mill Road on an informal unformed walkway. The other main use as an area for the locals to walk or let their dogs off. When visiting the reserve, there is often no other people in the vicinity.</p> <p>Council is proposing a residential development on the reserve, so the outlook from the direct surrounding properties would change. The neighbouring properties to the north and east have tall fences for security purposes and do not directly look on to the reserve from ground level. Many properties have secure gates so the owners can access the park directly from their properties. A residential development will not affect the rural outlook into the hills to the south of the property the reserve.</p> <p>Council on the request of neighbours’ properties have agreed to retain a green strip running behind the properties along Valley Road. This green strip will provide amenity, and storm water detention and the existing walkway will be formed to create a shared pedestrian/ cycleway and enable mobility impaired people all weather access from Valley Road, Peter Lippa Drive to Fenton Mill Road and an area for dogs to be walked.</p> <p>Additionally, Council proposed several small recreation areas for community parks and/or green spaces within the residential development. These green spaces will again provide for areas in which the local community can walk their dogs to and around. Overall, the net effects on the current use of the recreational reserve will be very minor. The proposed reserve on the stock pound land is less than 600m on concrete footpaths to the Fenton Mill Road access of Stoneham Park or 1 to 1.3k to Peter Lippa Drive via the unformed informal walkway.</p> <p>There are no organised events that occur at Stoneham Park, so there will be no change in this respect.</p> <p>The stock pound will require some development to as a recreational reserve. This is largely due to the property having been leased out to a private party and there being a lack of maintenance, apart from grazing. There are a variety of wilding exotic trees that will need to be removed as part of this process in an effort to reintroduce appropriate native species.</p> <p>Please refer to the attached Appendices for a copy of the submissions which identify potential uses, amenities and community focused outcomes for the land. Tangata whenua have engaged in a walk over the property to identify any areas of significance. The ridge running through the property was the main trail through the area and at the lookout at the top you could look out the pa sites on the ridges on the surrounding hills.</p> <p>One concept under consideration is developing a walkway providing information of culturally significant areas in the community, potentially including a lookout at the highest point showing the views of the area in previous times. This walkway would link to the popular neighbouring Stoneham Walk.</p>

	Other features popular with submitters included enabling a variety of active recreational activities such as basketball, a pump track and a playground to provide the local community with additional currently lacking amenity.
6.	Treaty Partner Consultation
	<i>(Details of consultation with iwi/hapu and any issues raised, e.g., impact on cultural values)</i>
6.1	<p>Consultation with Tangata Whenua Kawerau District Council (Council) is committed to an open dialogue and working relationship with Māori, Tangata Whenua and Iwi Kaumātua, and has been actively growing these relationships.</p> <p>Council recognises Ngāti Tūwharetoa (Bay of Plenty) Settlement Trust as tangata whenua of the Kawerau rohe (as a statutory Te Tiriti o Te Waitangi consultation partner).</p> <p>At a governance level, the Iwi Kaumātua and Cultural Advisor role appointed for Council by Ngāti Tūwharetoa (Bay of Plenty) Settlement Trust in the previous term has provided Council with a Te Ao Māori lens within policy, decision-making and cultural areas through scheduled ongoing kōrero kanohi-ki-te-kanohi.</p> <p>Council also meets regularly with Iwi Kaumātua and Tohia o te Rangi Marae Chair who also forms the Iwi Kaumātua forum. Tohia o te Rangi has sought a boundary change so that the marae is within the Kawerau rohe, where it is already serviced by Te Kaunihera a Rohe o Kawerau.</p> <p>A significant proportion of the 62 percent of Māori residents in Kawerau are from Iwi other than Ngāti Tūwharetoa ki Kawerau. Council ensures the view of the entire hapori by engaging with the Kaumātua and Rautahi Marae committee, an urban marae and consultation partner.</p> <p>Initial discussions and the formation of Kawerau District Council’s housing strategy occurred during the Long-Term Plan 2018-2028. However, it was not until the development of the 2021-2031 Long Term that details plans and discussion regarding Stoneham Park Residential development came to the fore. Pre engagement and kōrero kanohi-ki-te-kanohi with Iwi Kaumātua and Tangata Whenua occurred in May 2021.</p> <p>The Iwi Kaumātua have been involved with ongoing hui and wānanga (workshops) comprising the funding, principles and outcomes Council aims to achieve for the community through the Stoneham Park residential development.</p> <p>In August and September 2022, Te Kaunihera a Rohe o Kawerau held wānanga for the Iwi Kaumātua regarding the Three Waters Reform ‘better off funding’ available for the rohe. Hui encompassed the need for the district plan changes to be introduced to maximise the development, while ensuring it is in keeping with the surrounding properties.</p> <p>In November 2022, during the regular wānanga Te Kaunihera a Rohe o Kawerau continued the discussions with Iwi Kaumātua specifically outlining the reasons for the District Plan Changes proposed as part of the residential growth precinct. The main reason outlined is that it would enable Council to achieve its vision of a variety of housing to maximise the available land and enable quality housing.</p> <p>Council met and discussed the housing strategy, specifically Stoneham Park residential development, and the district plan changes, and reserve swap required to progress the</p>

	<p>development with Ngāti Tūwharetoa (Bay of Plenty) Settlement Trust and staff in August 2022 and Chair and Trustees in September 2022 and again following the 2023 Stoneham Park Residential Development consultation and engagement process.</p> <p>At this hui-a-lwi, Council raised the opportunity of partnering in the development with Ngāti Tūwharetoa (Bay of Plenty) Settlement Trust. Subsequent hui are planned to discuss this opportunity and how the Residential Growth Precinct and proposed plan changes could be utilised by Ngāti Tūwharetoa (Bay of Plenty) Settlement Trust, or other Māori land trusts and Landowners, for any prospective residential developments they may wish to undertake in the rohe.</p> <p>During the kōrero, kanohi-ki-te-kanohi with Iwi Kaumātua and the Ngāti Tūwharetoa (Bay of Plenty) Settlement Trust there were no objections or negative feedback regarding the funding, principles and outcomes or the Intention to Exchange the Reserve Status of Stoneham Park with the land on Fenton Mill Road.</p> <p>Feedback raised in these forums included discussions regarding the housing crisis, over-crowding, population growth, quality of housing and the need for a variety of housing to suit different levels of financial ability, seniors, whānau and inter-generational living.</p> <p>In addition, there has been feedback for Kawerau to look after the hapori in terms of providing and enhancing job creation and retention through the development.</p> <p>Te Kaunihera a rohe o Kawerau will continue to engage and consult with Iwi Kaumātua and Ngāti Tūwharetoa (Bay of Plenty) Settlement Trust to discuss the Stoneham Park residential development. In addition, Council will continue consultation with Tūwharetoa ki Kawerau Hauora that provides essential services to Tūwharetoa members and other Iwi of the hapori along with all of the community.</p>
7.	Resolution of Administering Body
7.1	<p>During the adoption of the Long Term Plan 2021-2031 on 13 July 2021, Council resolved to progress the Intention to Exchange the Reserve Status of Stoneham Park for the land on Fenton Mill Road. On this same date, Council resolved to publicly notify its intention to exchange the status of Stoneham Park as a recreational reserve for Fenton Mill Road as private reserve and to continue consultation with Iwi and Tangata Whenua, stakeholders and the community regarding the exchange.</p> <p>More recently, at the Council meeting, on 22 February 2023, Kawerau District Council, resolved to pass a resolution of its intention to exchange Stoneham Park for the land on Fenton Mill Road currently used as a Stock Pound, which Kawerau District Council owns in private title.</p>
8.	Public Notice
	<p><i>(8.1 If public notice required – detail when and how advertised. 8.2 Include hearing details, provide summary of submissions / objections received and attach a table of objections and responses)</i></p>
8.1	<p>On 24 February 2023, Kawerau District Council publicly notified the intention to exchange reserve land to enable the Stoneham Park Residential Development.</p> <p>The notification was published in the Beacon Newspaper (local paper) and also via all Council communication channels, including Kawerau District Council website, Kawerau District Council Facebook and the fortnightly newsletter which is delivered to all residential properties in Kawerau.</p>

At the time of publicly notifying the intention to exchange reserve land, Kawerau District Council also went out with District Plan Change 4. These projects are intrinsically linked, so going out for consultation together provided the community with certainty and minimised engagement fatigue.

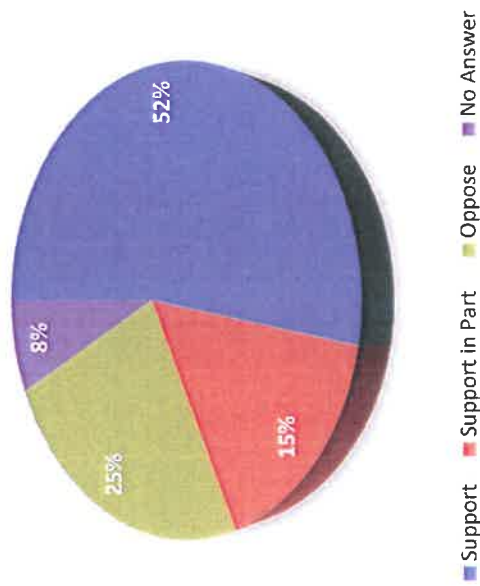
The consultation period commenced on 24 February 2023 and ended 24 March 2023.

Although not legally required, Kawerau District Council enabled those submitting on the reserve swap to be heard in a hearing setting. This was initially set for 12 April 2023, however, was required to be delayed until 26 April 2023. Two community members spoke.

8.2 Submissions/Objections/Hearing Outcomes

Consultation covered both the reserve swap and the plan change and ideas for the proposed new reserve area. A full copy of the submissions is attached, but this area will focus on the objections received in relation to the reserve swap. A total of 40 submissions were received. The percentage breakdown of the submission for the reserve swap can be seen below.

Responses To Reserve Swap



A total of 10 Objections were received and two were heard in a hearing for the Reserve Swap. Council has reviewed and considered off submissions. The chart below sets out the submitter details, their submission and Council's consideration.

Opposing Submitters

Submitter	Submission	Consideration
<p>Te Atawhai Karauria Valley Road, Kawerau</p>	<p>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"> 1. Impact on mine and my whanau's lifestyle directly, including our family pets. Our property neighbours the Reserve. 2. This Reserve has high daily usage; for whanau and pets alike. Physical activity promote wellness. There is easy access to the Reserve, and it is safe and visible. 	<p>Council disagrees.</p> <p>The Intention to Exchange the Reserve Status of Stoneham Park if successful, will mean there is an additional recreational reserve nearby that will be opened up to the public and be an ideal recreational area for people of all ages and a suitable dog exercise area.</p> <p>In addition, the development will still retain green space and play areas for children and people of all ages. There will be open access for walkers, pedestrians, dog owners and limited mobility residents to utilise the areas in and around the development.</p> <p>In addition, Council is still investigating a dog walking or exercise area within the district.</p> <p>Stoneham Park is a passive reserve and feedback from other submitters shows that it is underutilised; there is no organised activities or recreation on the park; and it is largely used as a short-cut and walk-way through to the nearby Kawerau Pūtauaki School and general store.</p> <p>As outlined with yourselves and other neighbouring residents at recent consultation hui, Council intends to retain a green corridor adjacent to your properties and others that back onto Stoneham Park on Valley Road. This will retain a considerable area for exercising, play and dog walking activities, in addition to the other green spaces planned within the development.</p> <p>This walkway will be an all-weather walkway accessible to a wider range of people, especially those with mobility issues.</p> <p>There will be no impact for residents, like yourself, who back onto the reserve and have access via their backyard.</p>

Frances Yardley
Peter Lipppa
Drive, Kawerau

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.
Thank you

Council disagrees.
Kawerau's population is estimated to have grown by more than 1,000 in the past few years.
Significantly, the number of building consents and growth in the town is well below the 190 that would be required to house these residents.

Industry and businesses are finding it difficult to attract staff as there are limited rental properties in Kawerau and the Eastern Bay. In addition, the pandemic has brought many more whānau home and they too are seeking quality homes to rent or buy.

The Intention to Exchange the Reserve Status of Stoneham Park if successful, will mean there is an additional recreational reserve that will be opened up to the public and be an ideal playground for children, youth and adults; it will also be a good dog exercise area.

In addition, the development will still retain green space and play areas for children and people of all ages. There will be open access for walkers, pedestrians and dog owners to utilise the areas in and around the development. In addition, Council is still investigating a dog walking or exercise area within the district.

Council has received expressions of interest from several builders who are interested in partnering with Council for the development. It is expected that by the time the development is ready for sales and construction there will have been an easing in terms of supply restrictions.
It is appreciated that 'affordability' means different things to different people. The proposed Plan Change 4, will enable a variety of housing typologies on smaller sections, and the potential for additional dwellings offering inter-generational living and or an additional rental income.

With regards to the earthquake swarm, we appreciate this has been difficult and uncertain for residents. Initial geotechnical testing indicates the area of land could be considered low risk in regards natural hazards such as flooding and landslides when the appropriate engineering techniques are applied.

Nasaire Karauira
Valley Road,
Kawerau

Leave as a reserve. Can't reverse time. Nature is better than concrete.

Council disagrees.

Kawerau's population is estimated to have grown by more than 1,000 in the past few years.

Significantly, the number of building consents and growth in the town is well below the 190 that would be required to house these residents. In addition, the pandemic has brought many more whānau home and they too are seeking quality homes to rent or buy.

Industry and businesses are finding it difficult to attract staff as there are limited rental properties in Kawerau and the Eastern Bay. In addition, we know that the pandemic has brought a lot of whānau home.

The Intention to Exchange the Reserve Status of Stoneham Park if successful, will mean there is an additional recreational reserve nearby that will be opened up to the public and be an ideal recreational area of people of all ages and a suitable dog exercise area.

In addition, the development will still retain green space and play areas for children and people of all ages. There will be open access for walkers, pedestrians, dog owners and limited mobility residents to utilise the areas in and around the development.

In addition, Council is still investigating a dog walking or exercise area within the district.

Council has received expressions of interest from several builders who are interested in partnering with Council for the development. It is expected that by the time the development is ready for sales and construction there will have been an easing in terms of supply restrictions.

It is appreciated that 'affordability' means different things to different people. The proposed Plan Change 4, will enable a variety of housing typologies on smaller sections, and the potential for additional dwellings offering inter-generational living and or an additional house and rental income.

Another positive is that this area of land is not at risk of natural hazards from flooding and landslides.

	<p>Keep it as it is.</p>	<p>Council disagrees.</p> <p>Kawerau's population is estimated to have grown by more than 1,000 in the past few years.</p> <p>Significantly, the number of consents and growth in the town is well below the 190 that would be required to house these residents. In addition, the pandemic has brought many more whānau home and they too are seeking quality homes to rent or buy.</p> <p>Industry and businesses are finding it difficult to attract staff as there are limited rental properties in Kawerau and the Eastern Bay.</p> <p>The Intention to Exchange the Reserve Status of Stoneham Park if successful, will mean there is an additional recreational reserve that will be opened up to the public and be an ideal dog exercise area.</p> <p>In addition, the development will still retain green space and play areas for children and people of all ages. There will be open access for walkers, pedestrians, dog owners and limited mobility residents to utilise the areas in and around the development.</p> <p>Meanwhile, Council is still investigating a dog walking or exercise area within the district.</p> <p>Council has received expressions of interest from several builders who are interested in partnering with Council for the development. It is expected that by the time the development is ready for sales and construction there will have been an easing in terms of supply restrictions.</p> <p>It is appreciated that 'affordability' means different things to different people. The proposed Plan Change 4, will enable a variety of housing typologies on smaller sections, and the potential for additional dwellings offering inter-generational living and or an additional rental income.</p> <p>With regards to the earthquake swarm, we appreciate this has been difficult and uncertain for residents. The positive is that this area of land is not at risk of natural hazards such as flooding and landslides.</p>
<p>Kirsten Brown Fenton Mill Road, Kawerau</p>		
<p>Peter Wright Valley Road, Kawerau</p>	<p>1. 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. Stoneham Park is a flat piece of land where the pound area has hills and a very small flat area. I am not sure how the council can say this is an equal exchange.</p>	<p>1. Council agrees.</p> <p>This is correct in, the land is not the same size nor contour. However, it is not possible to safely build homes on the land currently used as the stock pound on Fenton Mill Road, whereas the flat contour of Stoneham Park land is ideal for housing and has a lower risk to natural hazards such as flooding or landslides.</p>

2. 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. 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. I feel there are enough other free areas that can be used.

3. As for the town, to have a growth spirit of more than a thousand people where is the employment going to come from.
 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.

In addition, the Fenton Mill land provides an interesting recreational reserve, that could be developed in stages as funding allows to offer a different set of recreational values than currently offered in Kawerau. Situated nearby Stoneham Park, the land at Fenton Mill is larger at 5.44ha, whereas Stoneham Park is 5.2ha. There is also an opportunity to develop cultural and historical sites of significance on this land. It will also provide higher recreational values than the flat passive reserve of Stoneham Park. Encouraging tamariki to explore native areas, learn about rongoa (natural Māori medicine and remedies) and explore free play in a safe environment that attracts families with the potential for seating, picnic and BBQ areas.

2. Council disagrees.
 Council has obtained \$4.32 million funding from the Department of Internal Affairs' Three Waters 'Better Off Funding' scheme. A total of \$4.2million of that funding has been approved for Council to progress the subdivision in stages.
 Robust feasibility studies completed show that this funding can effectively be 'recycled' through the development as stages are sold giving purchasers freehold house and land packages, meaning that on completion Kawerau District Council will have \$4.2m funding to invest into other areas of the community, in addition to any additional profits forecast from the development.

3. Council disagrees
 The population of Kawerau has already grown by more than 1,000 since the 2018 Census. Commercial and Industrial businesses are frequently seeking skilled and qualified staff, and often, the issue is where they and their families can live due to a shortage of rental properties or new builds in Kawerau and Eastern Bay region.
 Council has actively progressed economic development in the region, including supporting and enabling a boundary change for the Pūtauaki Trust to develop 80ha of industrial land now situated in the Kawerau District. In addition, Council was an initiator and remains a cornerstone partner of the Industrial Symbiosis Kawerau (ISK) group that seeks to bring further commercial and industry into the region.

<p>Roxanne Prescott Fenton Mill Road, Kawerau</p>	<p>No comment under reserve swap but mentioned leaving the horses alone</p>	<p>Council disagrees.</p> <p>The current lease to graze horses in the 5.44ha operated as the stock pound in Fenton Mill Road was enacted around 2018 on an 'as needed' basis and unfortunately, this lease is not tenable with the intention to Exchange the Reserve Status.</p> <p>Currently, residents can only see the horses from the road frontage. While Council appreciates that people enjoy seeing the horses, Council believes that a greater proportion of the community will gain higher recreational benefits from the Fenton Mill Road land when it is opened up as a recreational reserve with enhanced features.</p> <p>This area is close to the town centre but away from the geothermal area that flanks the current BMX track. The opportunity to utilise the Fenton Mill land for recreation for children, youth and whanau will maximise this available land and offer a unique reserve.</p> <p>Conversely, the passive reserve at Stoneham Park has little recreational value now that organised sport has moved away. The cost of mowing the grass costs ratepayers approx. \$17,000 per annum, money that can be spent on the new reserve in Fenton Mill Road.</p>
<p>Shaun Wright Valley Road, Kawerau</p>	<p>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>Council disagrees.</p> <p>As a rural area, Kawerau is fortunate to be surrounded largely by farmland and the district has a higher percentage of recreational reserve per capita than many other districts in Aotearoa.</p> <p>There are few other sites in Kawerau that offer a better platform for residential development, particularly, as there is a school nearby. It is not possible to build on the land in Fenton Mill Road due to its contour, but this offers a unique and interesting reserve that can be developed and provide higher enhanced recreational uses above what the empty former soccer fields, and passive reserve provide in Stoneham Park.</p> <p>In addition, the development of Stoneham Park will not cost ratepayers, as Council has obtained \$4.32 million funding from the Department of Internal Affairs' Three Waters 'Better Off Funding' scheme. A total of \$4.2million of that funding has been approved for Council to progress the subdivision in stages.</p>

		<p>Robust feasibility studies completed show that this funding can effectively be 'recycled' through the development as stages are sold giving purchasers freehold house and land packages, meaning that on completion Kawerau District Council will have \$4.2m funding to invest into other areas of the community, in addition to any additional profits forecast from the development.</p> <p>Commercial and Industrial businesses are frequently seeking skilled and qualified staff, and often, the issue is where they and their families can reside due to a shortage of rental properties in Kawerau and Eastern Bay region. In addition, whanau returning home equally have the opportunity to purchase existing and/or new homes within the development.</p> <p>Kawerau is a great place to live, it offers a relaxed and outdoor lifestyle, but is close enough for people to work locally or commute to other centres to work.</p> <p>This development offers many people the opportunity to either purchase a home; rent a new and healthier home; or purchase a larger section and build a home and additional dwelling for family members and/or for a rental income.</p>
<p>Tapara Reid-Hiakita Syme Crescent, Kawerau</p>	<ol style="list-style-type: none"> 1. 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. 2. 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>Council agrees.</p> <p>Recent natural disasters have proven how important it is to select safe and suitable building sites for development.</p> <p>As it is not possible to safely and cost effectively build homes on the land currently used as the stock pound on Fenton Mill Road, nor other sites that have been assessed in Kawerau by Council, the flat contour of Stoneham Park land is ideal for housing and has a lower risk of natural hazards from flooding or landslides than other parts of Kawerau.</p> <p>In addition, the Fenton Mill land provides an interesting recreational reserve, of higher recreational value. This new reserve can be developed in stages as funding allows to offer a different set of higher recreational values than currently offered in Kawerau. It could become an asset to the district, and to a large cross-section of the community, more so than the passive Stoneham Park Reserve.</p> <p>The land at Fenton Mill is minimally larger at 5.44ha, whereas Stoneham Park is 5.2ha.</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>As a rural area, Kawerau is fortunately to be surrounded largely by farmland and the district has one of the highest percentages of recreational reserve per capita than any other district in Aotearoa.</p> <p>2. Council Disagrees.</p> <p>Council has obtained \$4.32 million funding from the Department of Internal Affairs' Three Waters 'Better Off Funding' scheme. A total of \$4.2million of that funding has been approved for Council to progress the subdivision in stages.</p> <p>Robust feasibility studies completed show that this funding can effectively be 'recycled' through the development as stages are sold giving purchasers freehold house and land packages, meaning that on completion Kawerau District Council will have \$4.2m funding to invest into other areas of the community, in addition to any additional profits forecast from the development.</p> <p>Commercial and Industrial businesses are frequently seeking skilled and qualified staff, and often, the issue is where they and their families can reside due to a shortage of rental properties in Kawerau and Eastern Bay region. In addition, whanau returning home equally have the opportunity to purchase existing and/or new homes within the development.</p> <p>For more than a decade, Council has advocated to the appropriate central government agencies for the dwellings owned by the Office of the Treaty Settlements to be settled with Tangata Whenua which appears to now be occurring. However, Council is an enabler of housing, not a direct developer that would purchase and 'fix up' homes and on-sell them.</p> <p>Council appreciates that there are some developments in Kawerau that may not appeal to everyone. However, these are privately owned, and it is outside of Council's scope to do as you propose.</p> <p>In addition, Council has actively progressed economic development in the region, including supporting and enabling a boundary change for the Pūtauaki Trust to develop 80ha of industrial land now situated in the Kawerau District. In addition, Council was an initiator and remains a cornerstone partner of the Industrial Symbiosis Kawerau (ISK) group that seeks to bring further commercial and industry into the region.</p>
Gabrielle Brown	I own one of the horses at the Kawerau Stock Pound. Everyday people of all ages come to see	Council disagrees.

<p>Fenton Mill Road, Kawerau</p>	<p>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>Council appreciates that this will be a major change for yourself and the lease holder of the land.</p> <p>The current lease to graze horses in the 5.44ha operated as the stock pound in Fenton Mill Road was enacted around 2018, but it was always on an 'as needed' basis and unfortunately, this lease is not tenable with the Intention to Exchange the Reserve Status. Currently, people can only see the horses from the road frontage. While Council appreciates that people enjoy seeing the horses, the Council believes that a greater number of the public will gain higher recreational benefits from the land when it is opened up as a recreational reserve with enhanced features.</p> <p>This exchange, if successful, will require yourself and the leaseholder to find alternative suitable grazing for the horses. This is the reason, Council met with the leaseholder in February to give adequate notice (until August 2023) to find an alternative solution.</p>
<p>Sheryl Hiha Address not provided</p>	<p>Why build more houses here? The town is struggling as it is.</p>	<p>Council disagrees.</p> <p>Council's housing strategy developed in the 2018 aimed to ensure Kawerau experiences growth so it brings prosperity to the kura (schools), businesses and offers employees a great place to live and own property. This is a multi-pronged strategy that included freeing up larger family homes by building a retirement village for seniors, who in turn, were looking for an easier lifestyle and less arduous property and home to maintain. This has been effective, with the majority of the residents selling large Kawerau homes and downsizing by moving into the Council's Porritt Glade Lifestyle Village.</p> <p>Kawerau, like many rural towns has had its share of challenges. However, there are many positives to attract new residents and to encourage former residents to come home. House prices although they have risen considerably since 2015, are still at a level where new buyers can enter the market, people can upsize and/or seniors can downsize and still have sufficient income.</p>
<p style="text-align: right;">Submissions - Partly Support</p>		

<p>Kristine Windle River Road, Kawerau</p>	<p>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?</p> <p>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.</p>	<p>1. Council disagrees. The shortage of health care professionals is not unique to Kawerau. However, Kawerau is fortunate in that the Tuwharetoa ki Kawerau Hauora and other health care providers in the district are working hard to alleviate these issues and ensure adequate healthcare provision. This is not an easy fix, however, greater numbers of residents can at times ensure better service provision due to economies of scale.</p> <p>2. Council agrees. Council agrees that ideally the existing subdivisions be fully completed prior to any new developments. This is the reason Council is progressing Stoneham Park now, as given the Intention to Exchange process required, along with the District Plan Change 4 process and the subsequent Resource Consents that are required – the Stoneham Park development at best, will be available for purchase in 2025. The current economic climate has impacted house sales across Aotearoa. Council is confident there is still demand for sections, and house and land packages. This has been confirmed through new building companies contacting Council to submit their interest in partnering to build in the current and new developments.</p>
<p>Trish Brady Robinson Street, Kawerau</p>	<p>Kia ora koutou KDC 1. 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. 2. 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.</p>	<p>1. Council agrees. Thank you for your positive and supportive feedback. Council believes the Residential Growth Precinct overlay enacted through the District Plan Change 4 will enable better utilisation of the land, smarter building solutions and a more efficient regulatory process for purchasers.</p> <p>2. Council agrees. Council will be working with transport engineers, landscape designers and infrastructure engineers in an attempt to create a roading network within Stoneham Park, including its connections to existing roading, that is as safe and connective as possible.</p> <p>3. Council agrees.</p>

	<p>3. 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>Accessibility into the development is imperative and best efforts will be made to provide footpaths and street crossings that are suitable for all users. The homes will be constructed by private individuals and modern construction standards have a stronger focus on adapting to those with accessibility challenges. There are minimum standards with regards to access for emergency vehicles which need to be adhered to when designing access way and roading.</p>
<p>Tracy Wilson Ward Street, Kawerau</p>	<p>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.</p> <p>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.</p> <p>3. The February 2023 - Update 01 pamphlet delivered to our mailbox's reports the following reasons why council resolved to progress the residential development at Stoneham Park. It lists the following:</p> <p>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 theses.</p> <p>b) A further reason states that there are only 16 freehold sections available at Central Cove and</p>	<p>1. Council disagrees. The name of the park is as you point out, Stoneham Park. However, given that there was confusion from the public in the original 2019 submission process, Council has referred to the project as: Roy Stoneham Park Residential Development (the former soccer club grounds) to avoid confusion. We accept that the name as per the District Plan is Stoneham Park.</p> <p>2. Council disagrees. With regard to discussion with the family of this former and well-loved Mayor Roy Stoneham. Council has discussed with the family representative their wishes for the naming of the development should it be approved. A whānau spokesperson of Roy Stoneham has indicated that the family do not wish the development to carry the Stoneham name. The family would prefer that an internal park within the development be the namesake. The wish is that Iwi Kaumātua would find appropriate names for the development's streets, walkways and parks (as appropriate) after nature, the natural environment and/or tipuna as they believe would have been the wish of Roy Stoneham. Council will continue these discussions with Iwi Kaumātua and the whānau.</p> <p>3. (a) Council disagrees.</p>

The lack of housing in Kawerau is spread across a broad spectrum of society. Indeed, those who are on waiting lists may not wish to purchase a new home, but they may wish to rent a new home, or duplex unit.

Similarly, those Kawerau and Districts Ageing in Place (KADAP) members answered the survey question as they wished to live in quality, healthy and environmentally friendly accommodation. This is all possible with new builds, whether they be purchased outright or rented.

With today's builds being 'turnkey' packages, the easy care sections are part of the cost and completed as part of the build, which makes the process for a buyer easier by dealing with only one company, who manages all the sub-contracting work.

In addition, the Council is mindful of the many family members who do wish their elderly parents or grandparents to live with them, and have made that provision available in the District Plan Change 4;

3. (b) Council disagrees.

The current economic climate has impacted house sales across Aotearoa. Council is confident there is still demand for sections, and house and land packages. This has been confirmed through new building companies contacting Council to submit their interest in partnering to build in the current and new developments.

Council agrees that ideally the existing subdivisions be fully completed prior to any new developments.

This is the reason Council is progressing Stoneham Park now, as given the Intention to Exchange process required, along with the District Plan Change 4 process and the subsequent Resource Consents that are required – the Stoneham Park development at best, will be available for purchase in 2025.

3. (c) Council disagrees

The shortage of health care professionals is not unique to Kawerau and is not within Council's scope to directly remedy. However, Kawerau is fortunate in that the Tūwharetoa ki Kawerau Hauora and other health care

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 KADAP 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.

3. (c) Of significant concern to me is the community's inability to provide even the basic services to meet the current population needs. The Medical Centres are already under extreme pressure and struggling to meet demand, Further increases in demand I fear could completely push them over the edge.

3. (d) 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.

		<p>providers in the district are working hard to alleviate these issues and ensure adequate healthcare provision. This is not an easy fix, however, greater numbers of residents can also ensure better service provision due to economies of scale.</p> <p>3. (d) Council Disagrees Council staff like all businesses are still at times impacted by the Covid-19 Pandemic. This will of course ease. With regard to the water outages, the majority of these are planned in line with the major Drinking Water Pipe replacement project currently being undertaken by Council until 2026. This is to set the district up in good stead for the handover the assets and operation of the district's Stormwater, Wastewater and Drinking Water to the Three Waters' entity. Like many businesses, Council has at times struggled to fill certain roles. However, again, this is not unique to our district. Prior to the pandemic, there were few issues, and only rare occasions when Council had to shut any services due to staffing.</p> <p>Council is a small and lean organisation, which is reflected in staff numbers. However, its provision of services outweighs these limitations.</p>
<p>Lauren Schick Valley Road, Mount Maunganui</p>	<p>1. Herenga ā Nuku notes that the reserve exchange is not 'like for like'. 2. 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.</p> <p>Please note We neither support of 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.</p> <p>Part 1 – Reserve Status Exchange</p>	<p>1. Council agrees. This is correct, the land is not the exact same size nor contour. However, it is not possible to safely build homes on the land currently used as the stock pound on Fenton Mill Road, whereas the flat contour of Stoneham Park land is ideal for housing and is not at risk to natural hazards from flooding or landslides. Currently it is a passive reserve with little interest and no enhanced recreational features. In addition, the Fenton Mill land provides an interesting recreational reserve, that could be developed in stages as funding allows to offer a different set of recreational values than currently offered. The land at Fenton Mill is minimally larger at 5.44ha whereas Stoneham Park is 5.2ha. In addition, the development will ensure accessibility is maintained and improved with all-weather walkways and paths, for cyclists, pedestrians and people with limited mobility.</p>

	<p>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.</p>	
<p>Jan Pullin No address supplied</p>	<p>That's all good.</p>	<p>Council agrees. The Fenton Mill land provides an interesting recreational reserve, that could be developed in stages as funding allows to offer a different set of higher recreational values than currently offered. The land at Fenton Mill is minimally larger at 5.44ha whereas Stoneham Park is 5.2ha. In addition, the development will ensure accessibility is maintained and improved with all-weather walkways and paths, for cyclists, pedestrians and people with limited mobility.</p>
<p>Irma Hoani George Whatnall Place, Kowhai Park, Kawerau</p>	<p>I strongly oppose the exchange of the reserve status in order to allow for a residential growth precinct as proposed. 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 Lipppa Drive. The remainder to remain in the reserve developed into a park for the residents of the area, including the new street. As an owner at Kowhai Park, I would support the use of the paddock (if acquisition by council is successful) for pensioner flats/housing</p>	<p>Firstly, thank you for meeting with Council at the Kowhai Park Residential Body Corporation hui this year prior to the public submission process for the Roy Stoneham Residential Development engagement. Council is mindful of the affected parties such as Kowhai Park Residential Group. 1. Council disagrees There are feasibility and break-even drivers for all developments, and as Council has secured external funding for this project, it can be completed without using ratepayer funds. However, delivering the development with an affordable section price is the prime objective of Council. To do this, the development needs to be based on some 80 homes in the Stoneham Park area. The development of Stoneham Park will retain some green space and recreational areas including formal all weather pathways, accessible to all including those on mobility scooters, dog walkers and pedestrians including tamariki using the shortcut to get to school. The District Plan Change 4 provides for some similar sized footprint dwellings as is already</p>

located within Kowhai Park Residential Development, maximising green space with a small footprint home.

Any acquisition and subsequent exchange of the Kowhai Park Residential land parcel and the vesting of water and roading assets into Council responsibility, will be undertaken with agreement by Kowhai Park members including regarding:

- Through access only to the land parcel and not into the Stoneham Park development (thereby avoiding congestion and over-use of the cobbled road on Les Martin Place);
- There will be a green corridor retained between the existing Kowhai Park Residential area and any building on the adjacent 1.6ha land parcel.
- Discussion has centred around the dwelling locality and height, with agreed maximums.
- the last meeting, we discussed a 'variety' of residents to reflect the wide cross-section of families and people across the district.

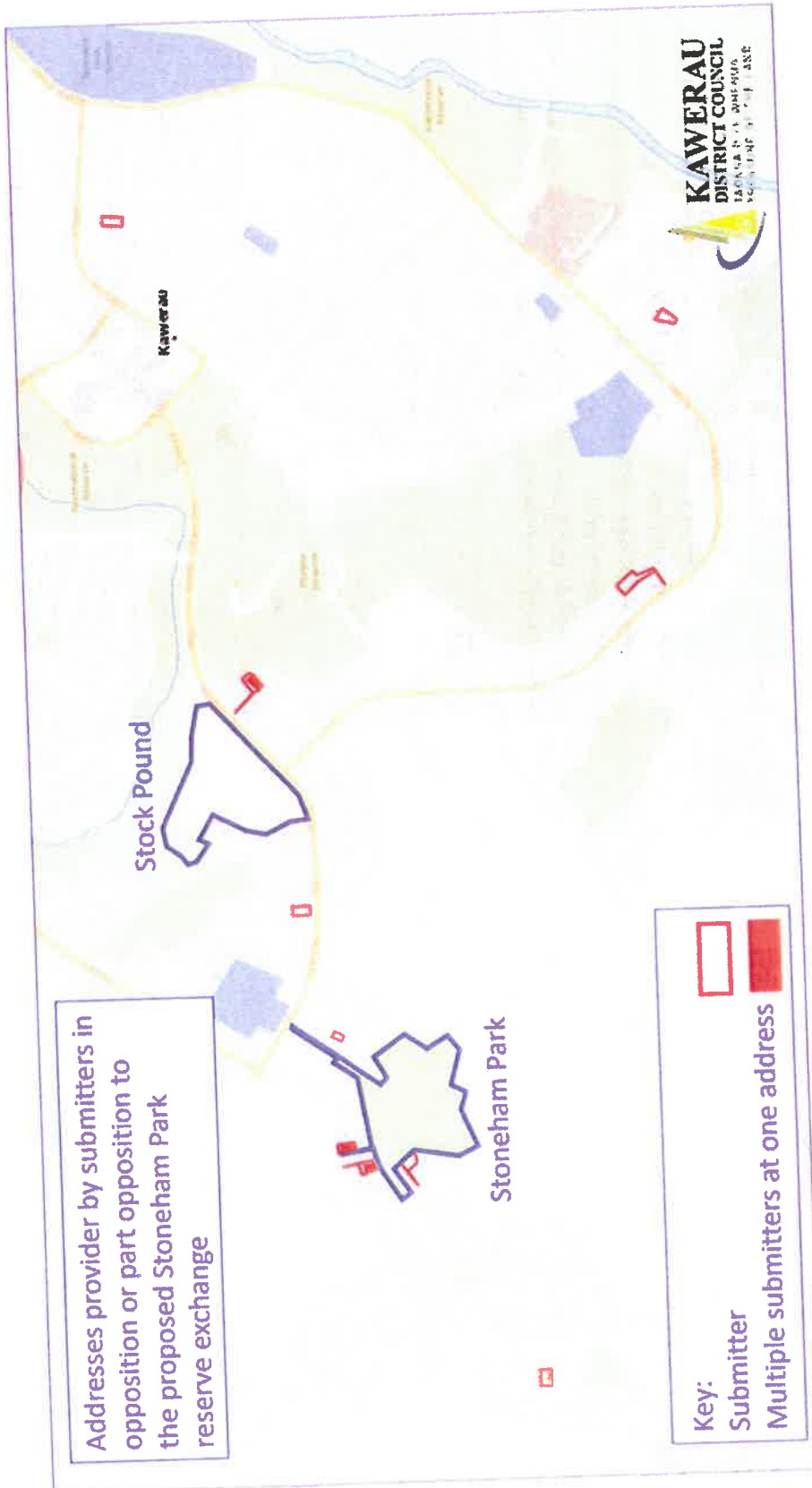


Diagram 4 - Map showing locality of opposing and partly opposing submitters to the Intention to Exchange

LEGEND

- ① Nature/Kawerau Māori History Walk
- ② Lookout Point
- ③ Feature Slide
- ④ Pump Track
- ⑤ Half Court Play
- ⑥ Open Play Area
- ⑦ Seating and Eating
- ⑧ Horse Cemetery Garden
- ⑨ Future Track
- ⑩ Carpark
- ⑪ Public Toilet



Fenton Mill Road Reserve
Concept Plan - May 2023



Diagram 5 – Concept Plan of Fenton Mill Road land incorporating submission feedback

9.	Authority
9.1	Sections 3, 15, s15AA and 17 of the Reserves Act 1977.
10.	Attachments Appendix 1 Map and Photo of recreational Reserve at Peter Lippha Drive (Stoneham Park) Appendix 2 Map and Photo of property at Fenton Mill Road (Stock Pound) Appendix 3 Map showing vicinity of both properties Appendix 4 Map of Kawerau district showing locality of opposing and partly supportive submitters Appendix 5 Concept Plan of Fenton Mill Road land incorporating submission feedback Appendix 6 Submissions Spreadsheet (all submitters) Appendix 7 Tarawera High School proposed reserve layout Appendix 8 Kawerau Putauaki School Letter of Support Appendix 9 Industrial Symbiosis Kawerau Letter of Support
131	
11.1	Preparation Details: Prepared by: Tania Humberstone, Manager Communications and Engagement, Residential Developments Phone: 07 3069009 or 0274643785, Email: Tania.humberstone@kaweraudc.govt.nz ; and Michaela Glaspey, Group Manager Regulatory and Planning, Phone: 07 3069009 or 0272436326, Email: Michaela.glaspey@kaweraudc.govt.nz
11.2	For and on behalf of: Kawerau District Council,

Islington Street, Kawerau,
Phone: 07 3069009

not applicable" and explain why.

Appendix 6 Submissions Spreadsheet (all submitters)

Appendix 7 Tarawera High School taura proposed reserve layout concepts

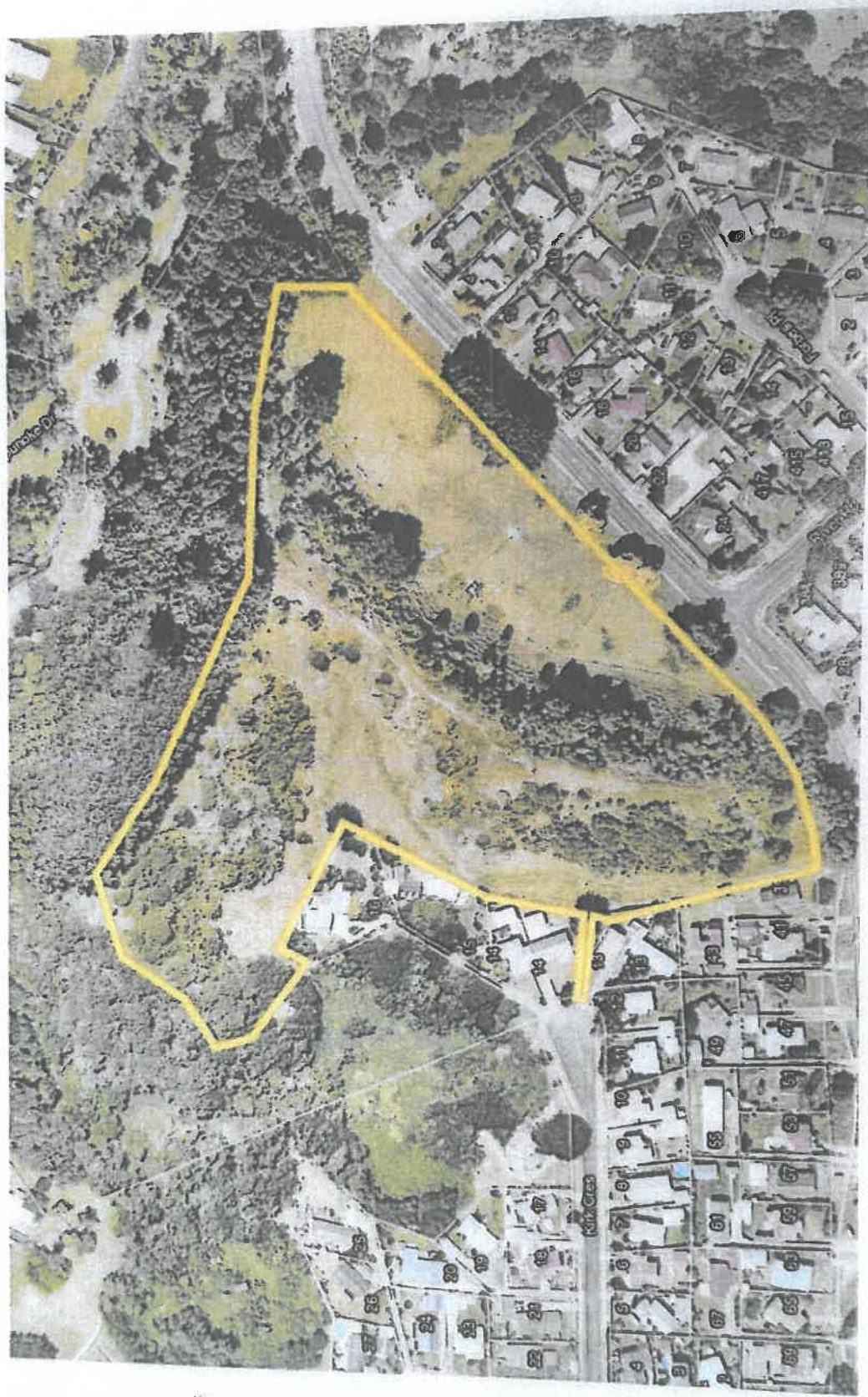
Appendix 8 Kawerau Pūtauaki School Letter of Support

Appendix 9 Industrial Symbiosis Kawerau Letter of Support

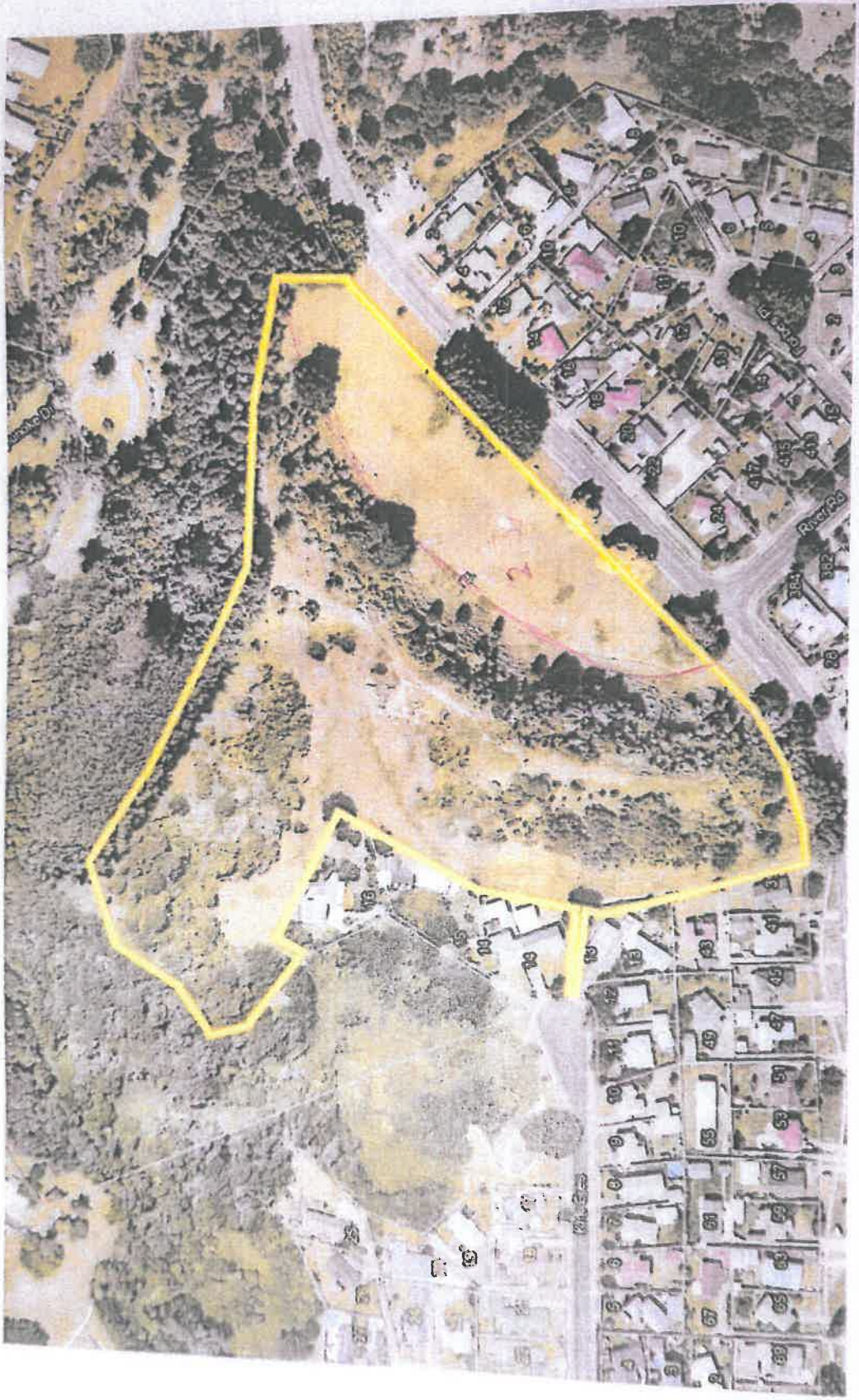
Appendices 4.1 a

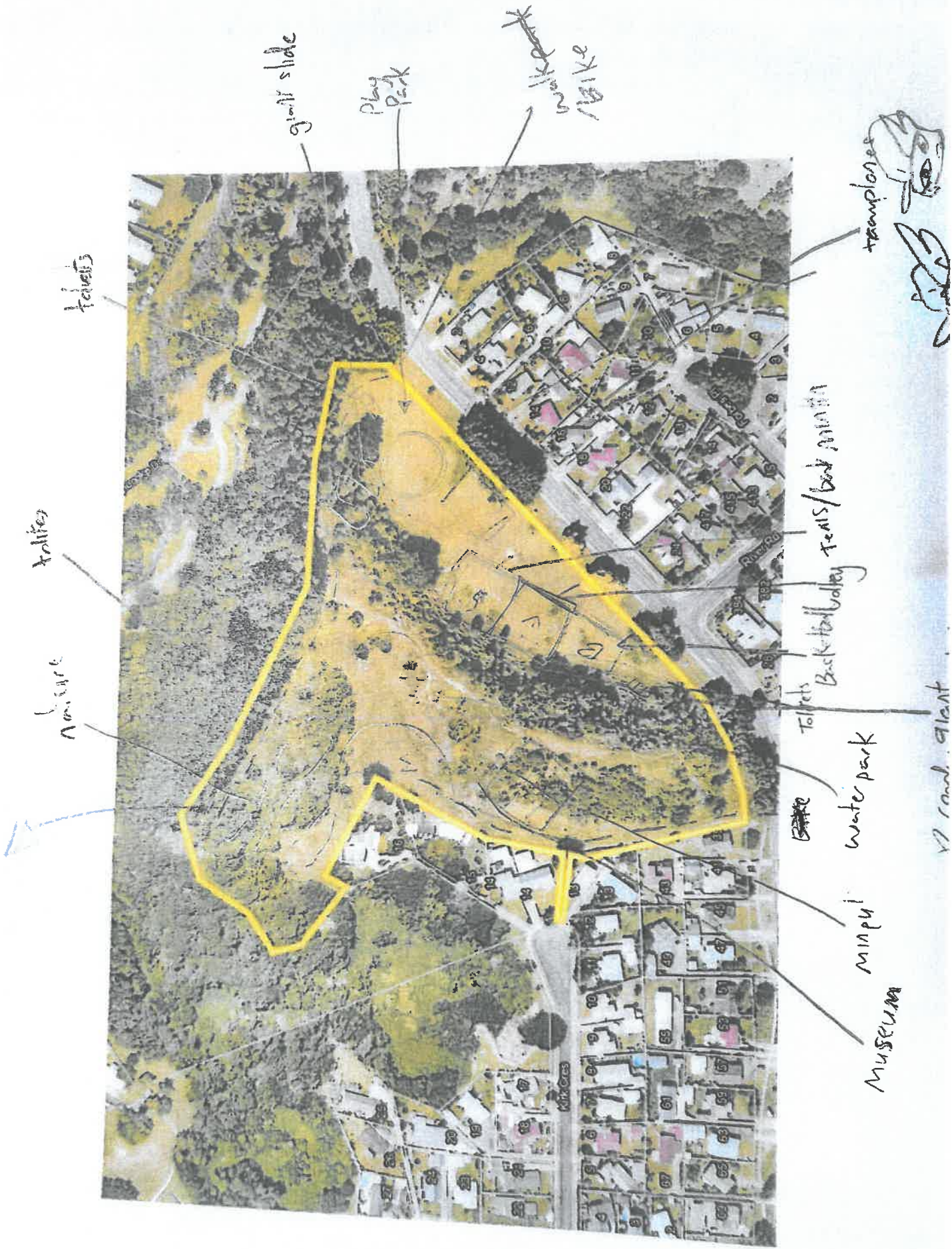
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Washington Community

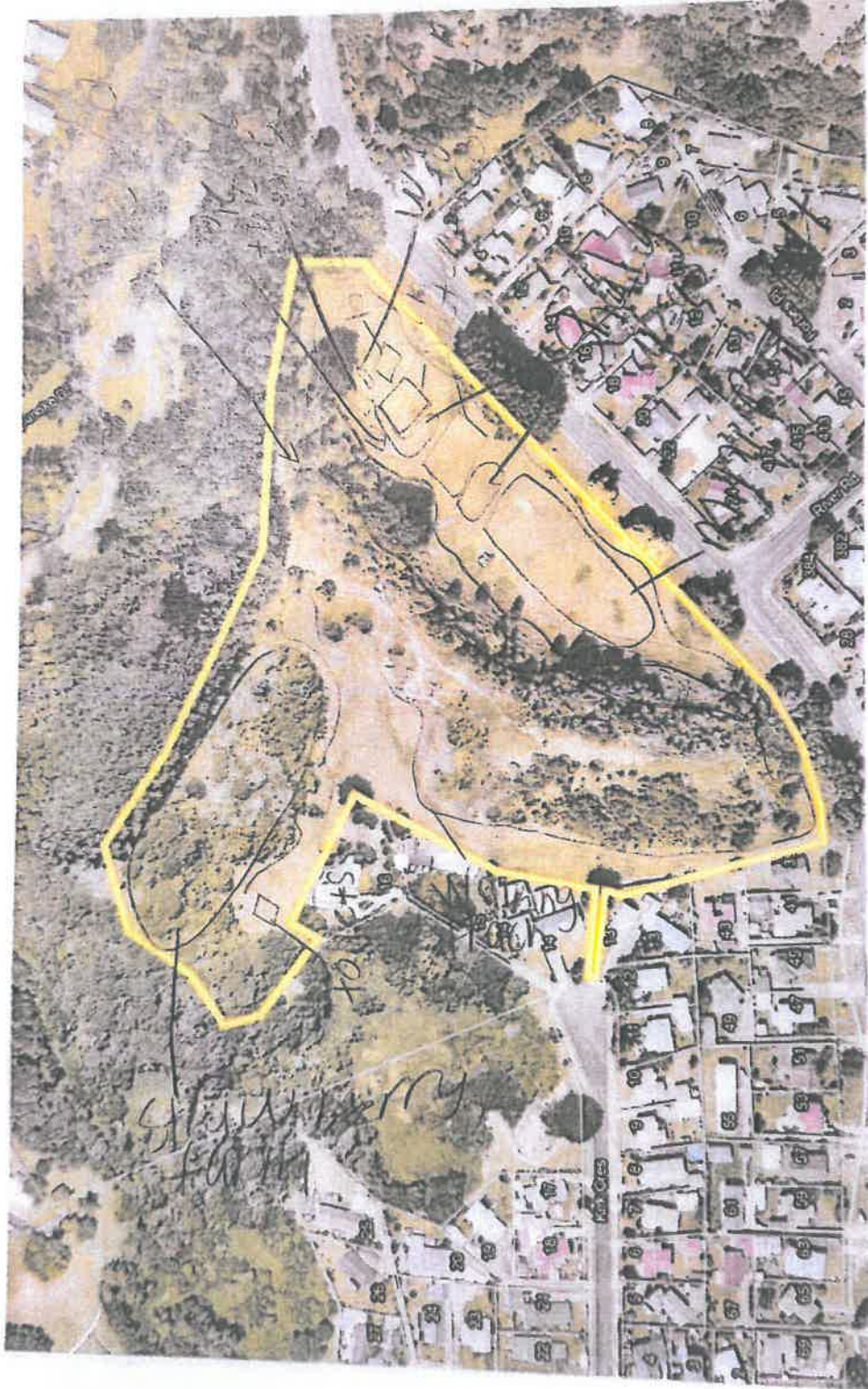
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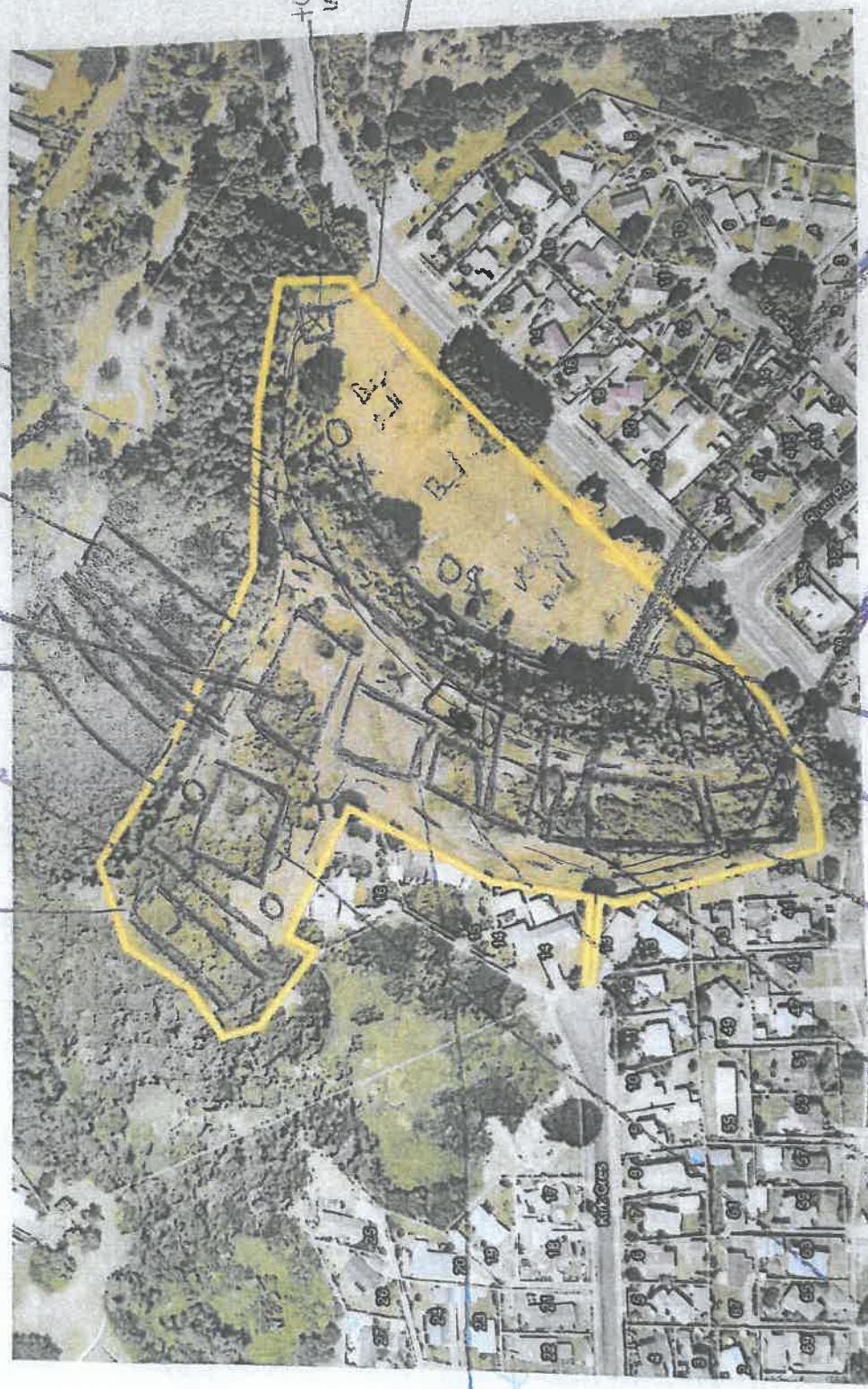
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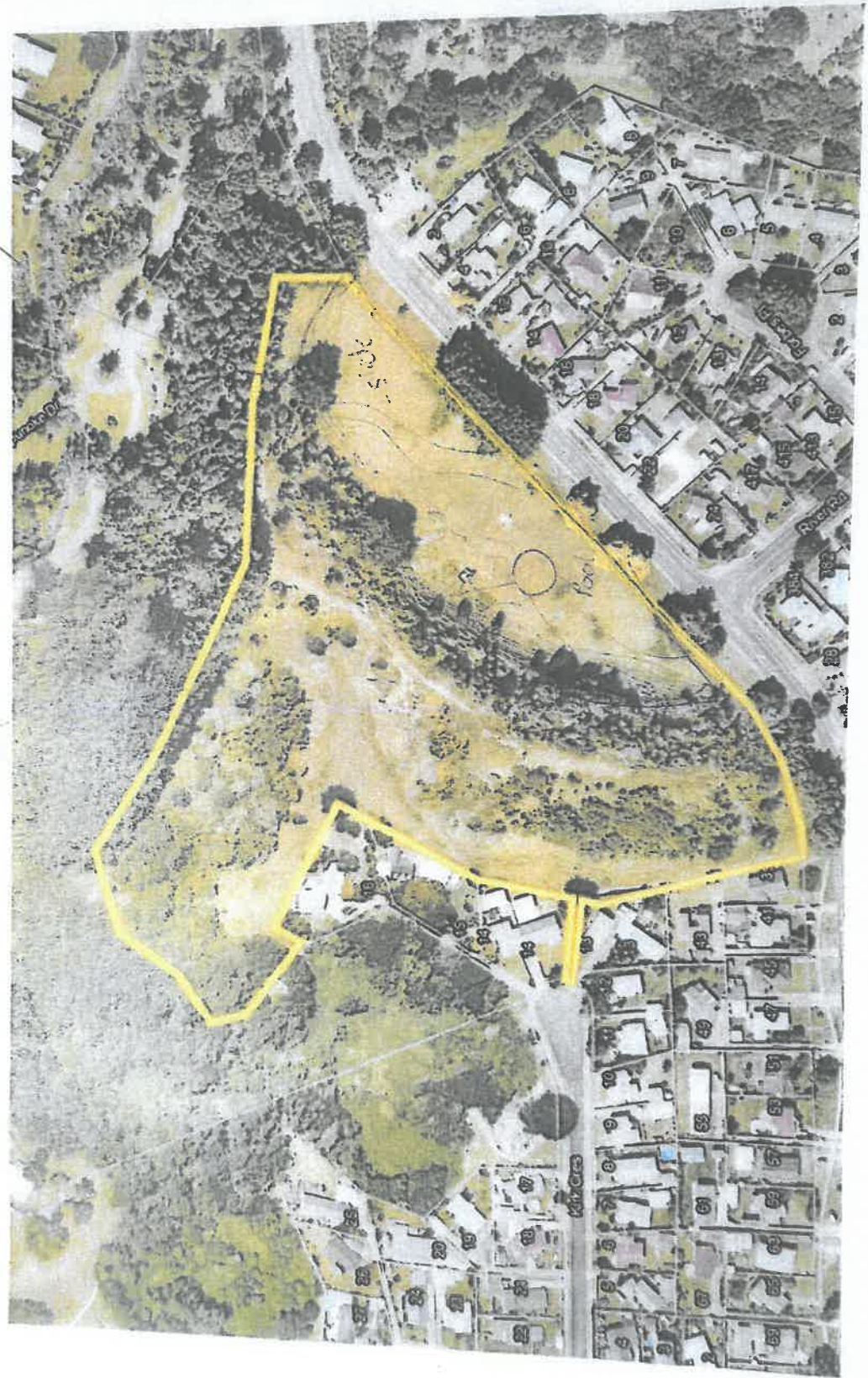
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RYAN HERRMAN

STONEHILL PARK

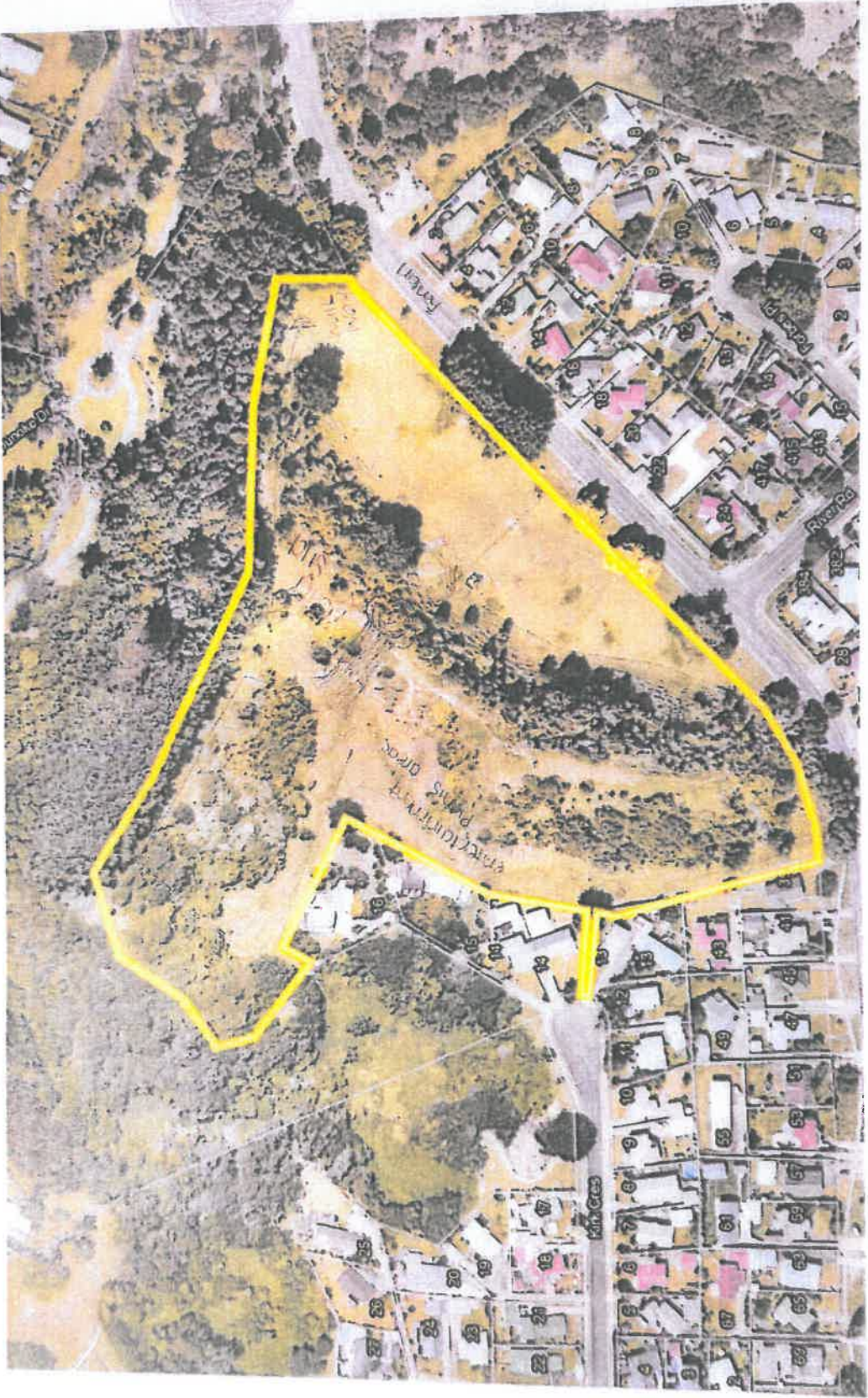
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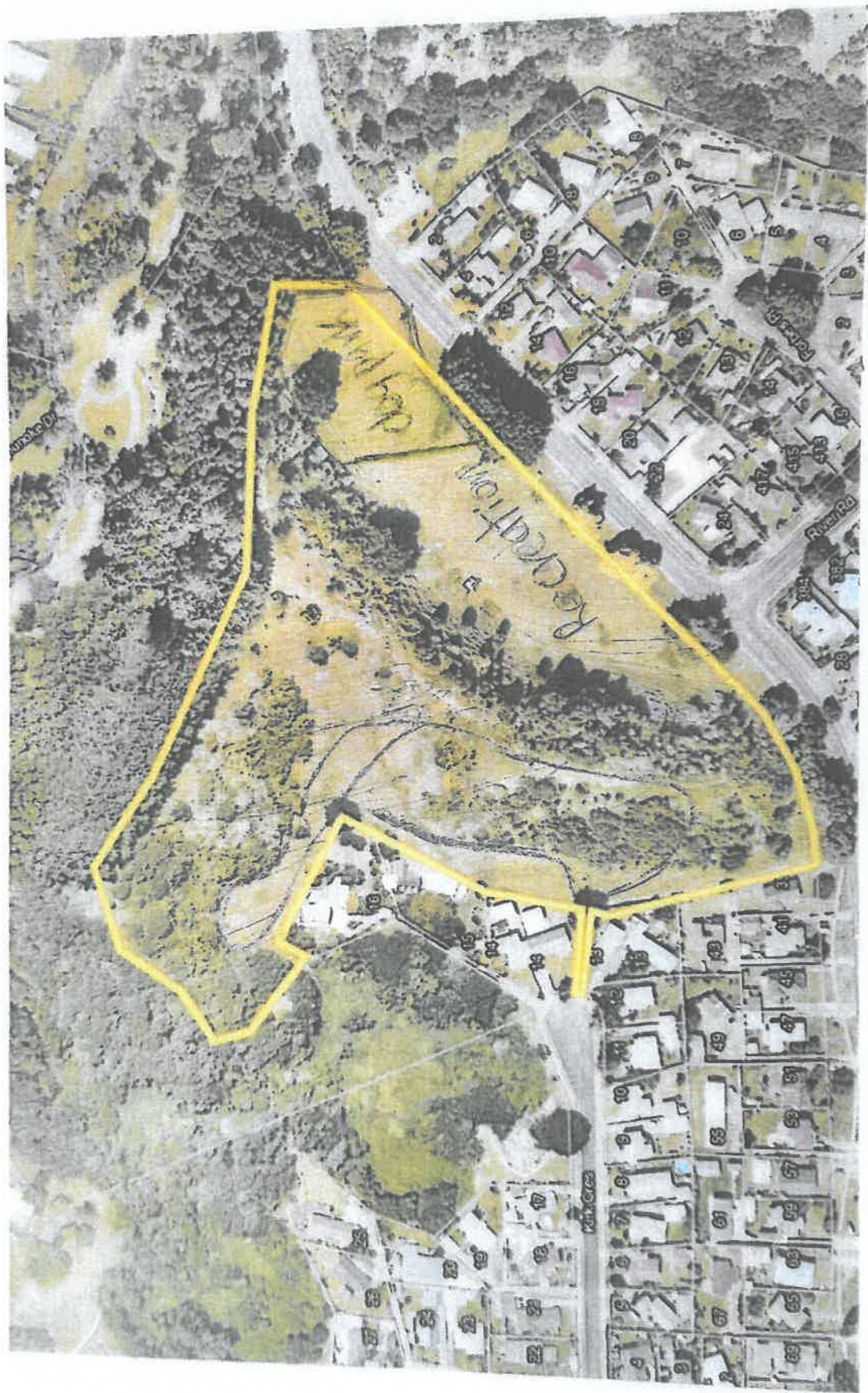
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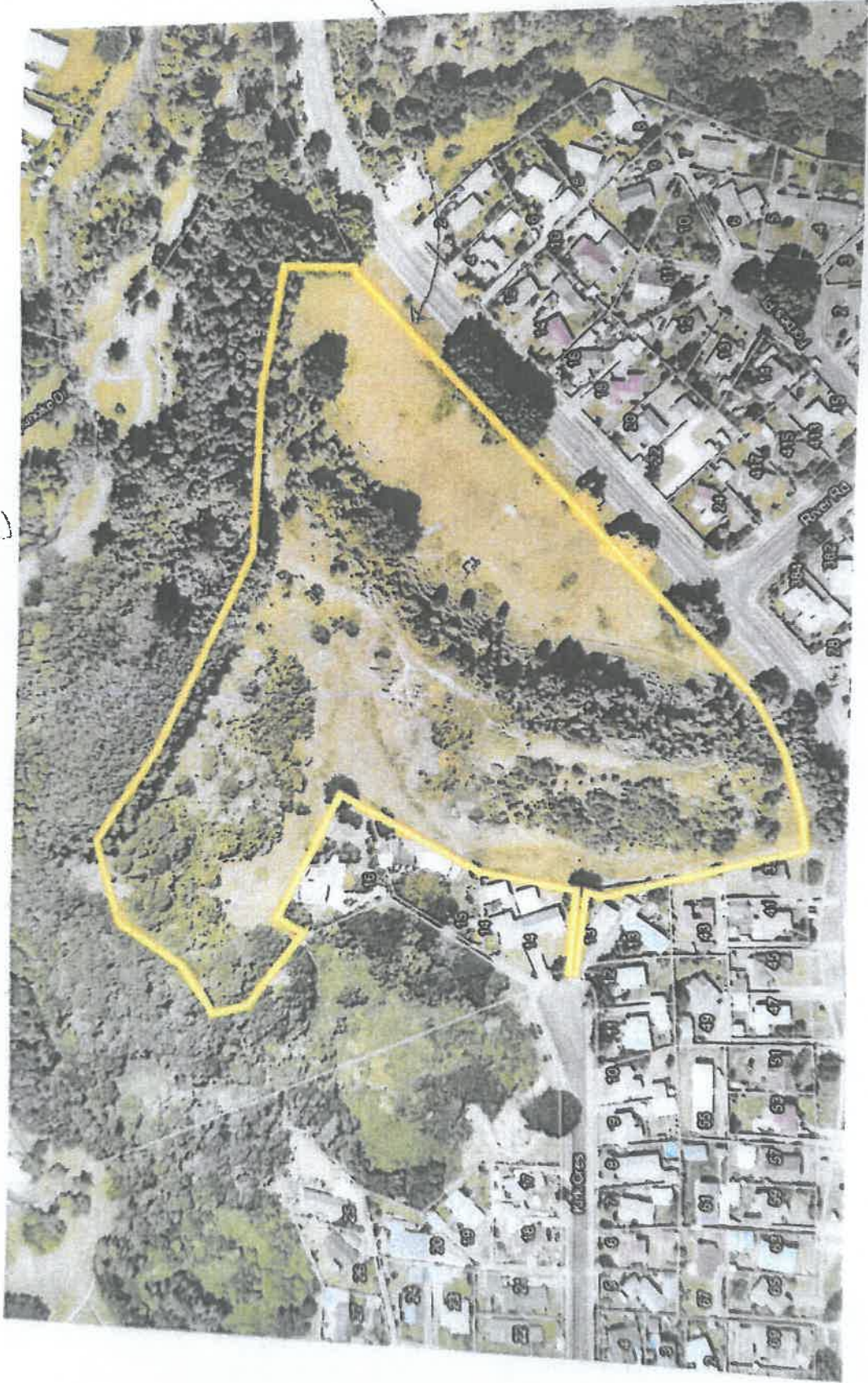
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Appendices 4.1 b

25 May 2023



To Whom It May Concern:

Kawerau Pūtauaki School would like to support this application to develop Stoneham Park. The lack of housing is a significant issue for a number of our families, some who have had to leave Kawerau due to the lack of available houses.

The development of approximately 80 dwellings will have a positive impact on our school roll, and that of Tarawera High School's.

We understand that it is the intention that any development of Stoneham Park would ensure the currently informal access way is retained and enhanced, enabling safe pedestrian and cycleways and providing for those with impaired mobility. It is particularly important to provide lighting designs, an all-weather shared pathway and signage that provide safety, security and usability for all, especially tamariki walking to and from school.

KDC has been engaging with our school regarding the development and has amended plans through these discussions to ensure no additional pressure is added to the roadway of Fenton Mill Road where it is located and we are really happy with the plans.

We would also like to offer our support to the development, as we have plans to turn our field, turf and playground into a community resource for after school hours and holiday use. The plans include a flying fox, bike and pump tracks, new turf with basketball and netball courts and will be covered and have lighting. We will also be building community gardens, a mara kai and a picnic area with BBQs. These improvements will provide additional recreational opportunities for residents within the Stoneham Park area. As there very limited play areas in our end of Kawerau.

Please do not hesitate to contact me on 021907794 if you need any further information.

Yours sincerely

Rachel Chater
PRINCIPAL

Kawerau Pūtauaki School
87-89 Fenton Mill Road
Kawerau 3127
ph 07 323 7093
E: admin@putauaki.school.nz
www.putauaki.school.nz

Appendices 4.2

Department of Conservation,
To whom it may concern,

26th May, 2023

Dear Sirs

RE: Kawerau District Council's Intention to Exchange Reserve Status Application

To whom it may Concern,

We would like to advise you of our support for the Kawerau District Council's proposal to develop residential housing at Stoneham Park.

Industrial Symbiosis Kawerau (ISK), represents the major commercial and industrial entities that collectively provide the majority of employment for the Kawerau District and also 52% of the rating revenue of the district.

Throughout various engagement opportunities between ISK Members and Kawerau District Council, ISK has had the opportunity to listen and have input into the housing strategy and in particular, the proposed development of the Stoneham Park reserve.

ISK would like to offer it's support for the Intention to Exchange the Reserve status of the Stoneham Park Reserve for the land on Fenton Mill Road.

ISK sees substantial benefits in the exchange enabling further new residential development in the Kawerau District, which will assist in the recruitment and retention of staff for our members. In addition, the development of the land on Fenton Mill Road as an additional recreational area for residents and the community will have a positive impact.

Currently our members are having to decline revenue opportunities as they have not been able to attract skilled staff to Kawerau due to the lack of housing.

The proposed development of 80 to 100 houses in Stoneham Park and the adjacent land parcel will go some way to alleviating the current housing shortage.

ISK also wishes to give its support to the District Plan Change 4 (Residential Growth Precinct) which proposes to make several regulatory amendments to enable a variety of section sizes, housing typologies, and to maximise the land areas with road frontage amendments and the provision for duplexes. The additional provision for an additional dwelling will assist with inter-generational living and/or provide the opportunity for additional income for home owners.

Not only will it provide additional rates income for the council it will attract families to the area and inject their salaried income retail expenditure into the community.

The project has the unreserved support of ISK and its members.

Yours sincerely,



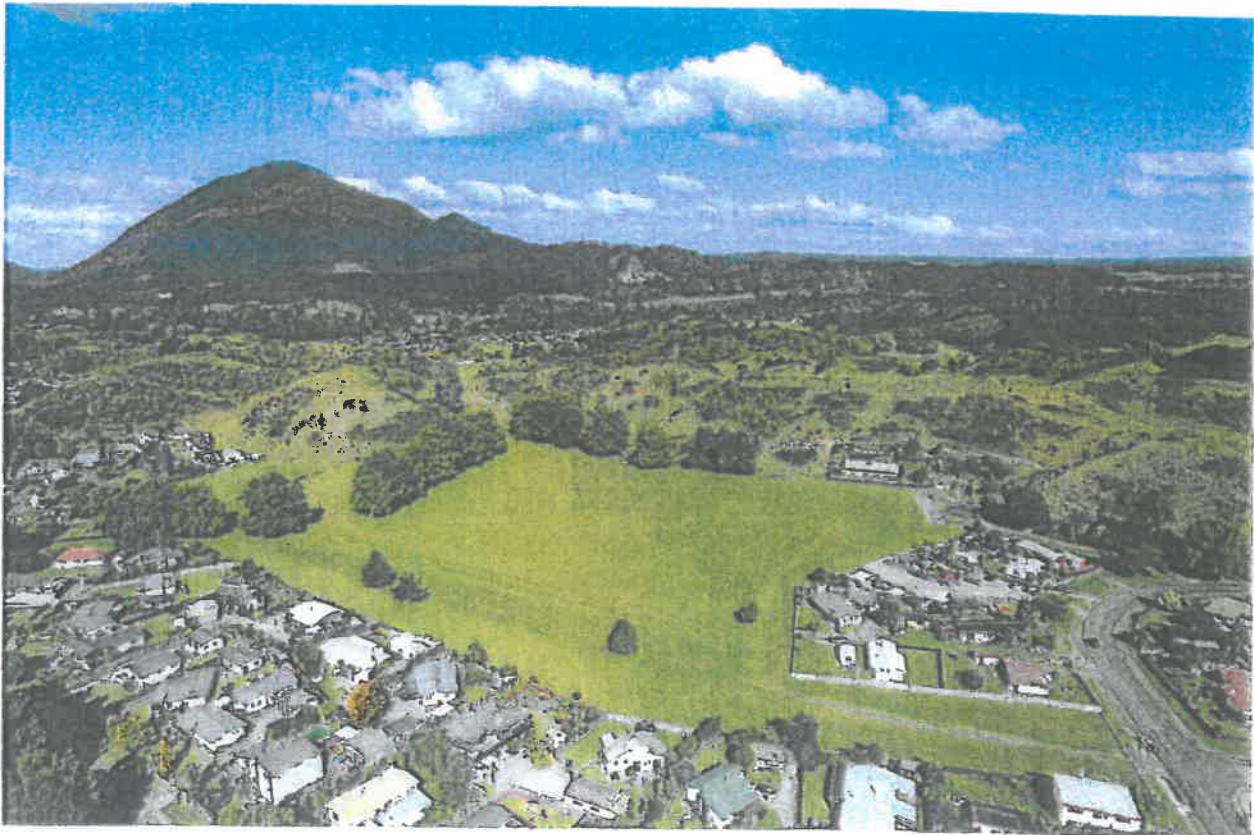
Peter Cowley
General Manager.

Appendices 5.2

Summary of Submissions

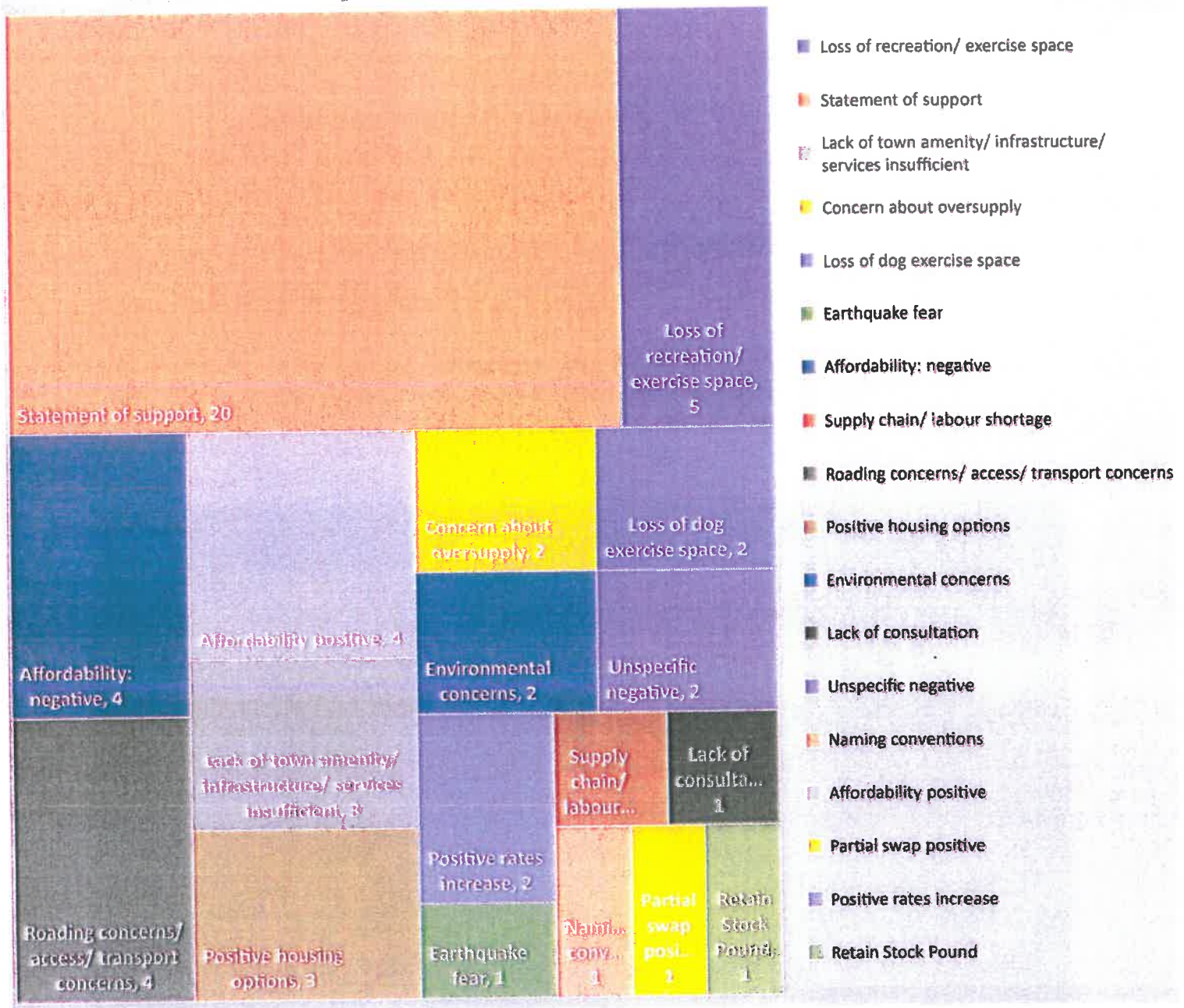
Kawerau District Council Roy Stoneham Park Residential Development

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

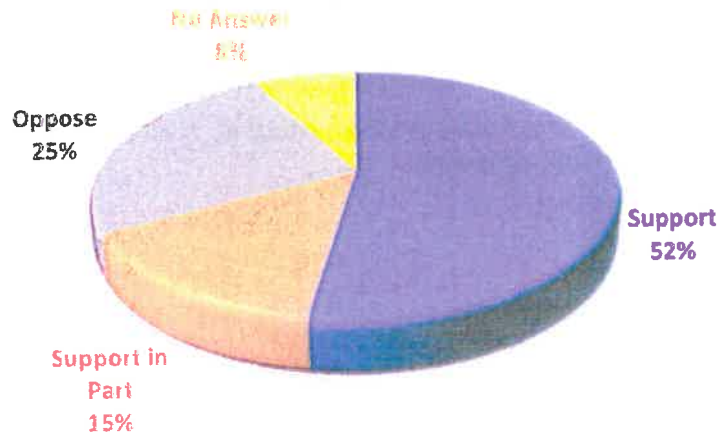


Above: Roy Stoneham Park (the former soccer grounds) 5.42 hectares. For further analysis of the submissions in support and opposition

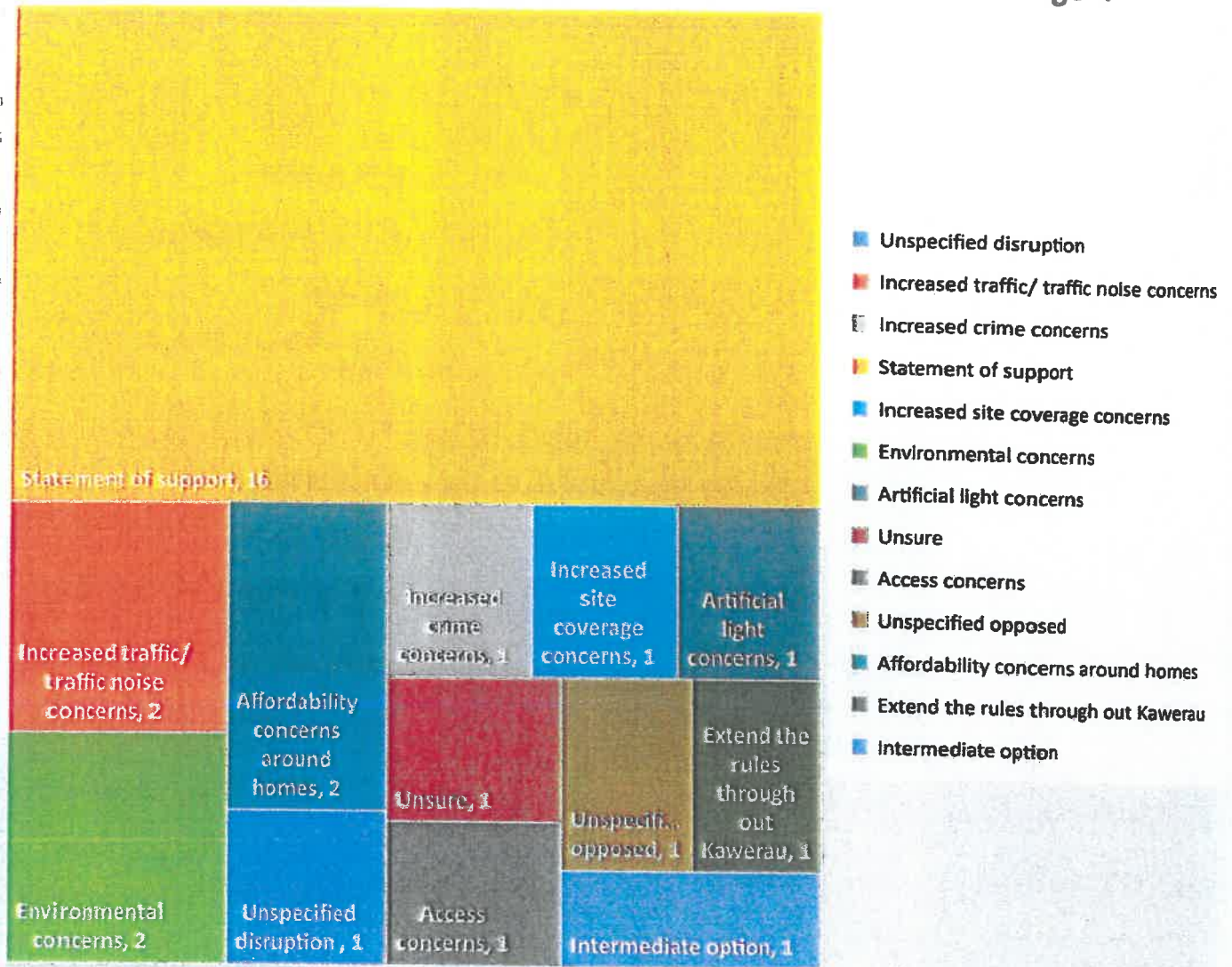
Question 1 - Submission responses and reasons for support or opposition for the Intention to Exchange Reserve Status of Roy Stoneham Park with the Stock Pound



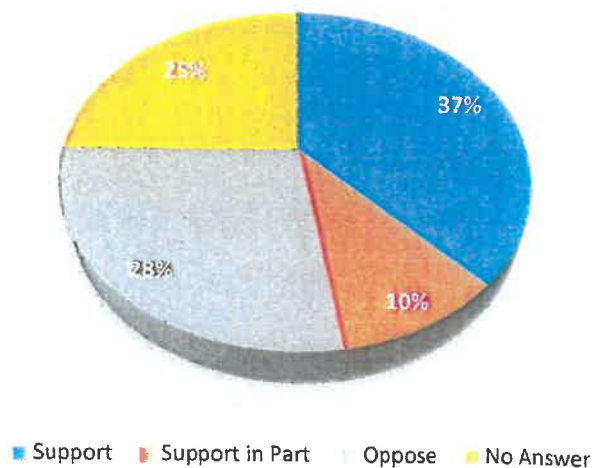
RESPONSES TO QUESTION 1



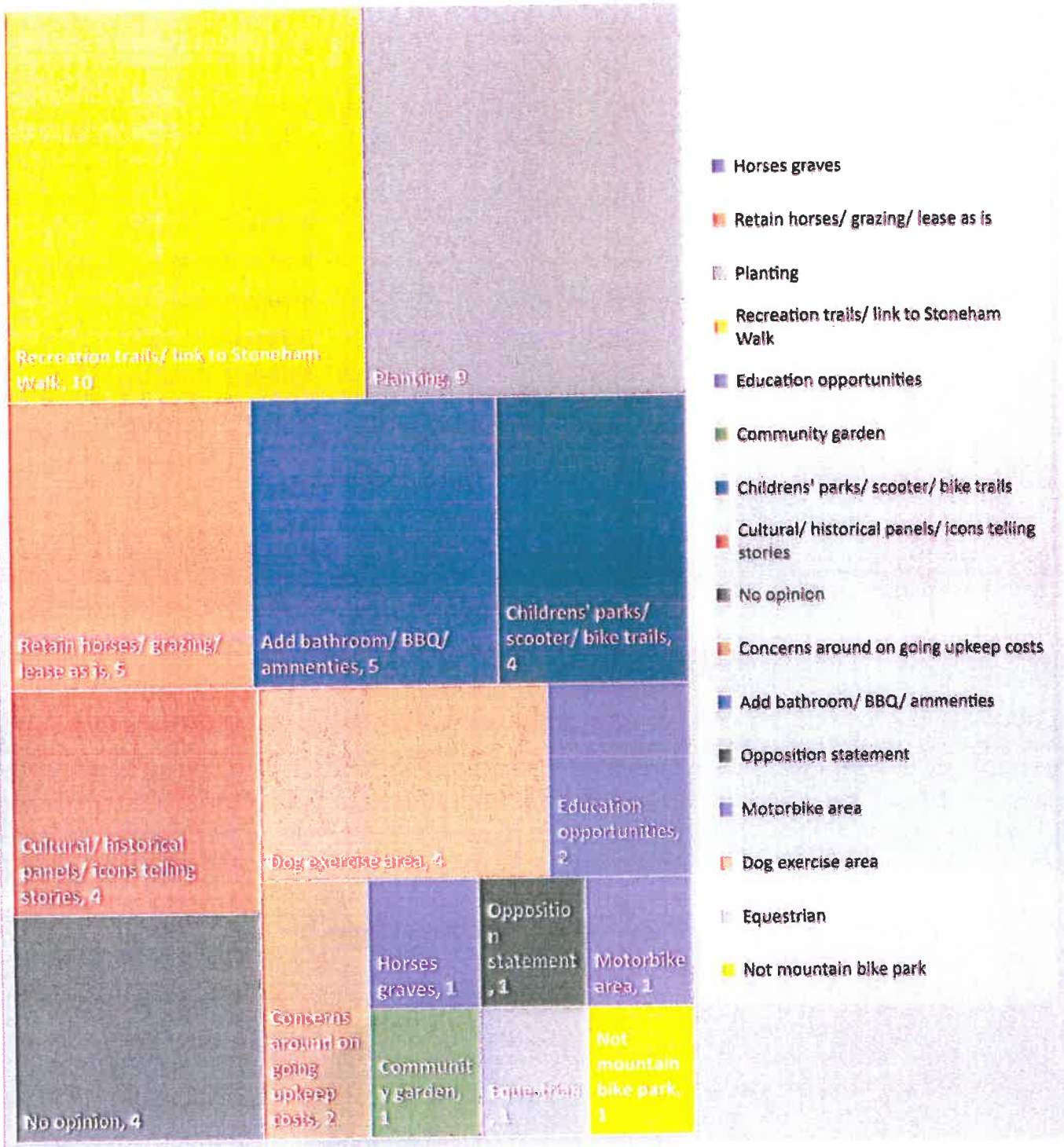
Question 2 - Submission responses and reasons for support, part support or opposition to the proposed District Plan Change 4



Responses to Question 2



Question 3 - How to enhance the Stock Pound



1	Submitter	Submission	Wishes to Speak
	Sheryl Hiha	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose Why build more houses here? The town is struggling as it is.</p> <p>Option 2: Oppose 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>Option 3: Build higher fences, more trees for shade.</p>	No
2	Submitter	Submission	Wishes to speak
	Irma Hoani George Whatnall Place	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support in Part 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)

		<p>As an owner at Kowhai Park, I would support the use of the paddock (if acquisition by council is successful) for pensioner flats/housing.</p> <p>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.</p> <p>Option 3: I do not support the exchange of the stock pound (not former as the exchange has not been approved yet!)</p>	
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		<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>Wishes to Speak? Yes, for Topics 1, 2 and 3.</p>	
3	Submitter	Submission	Wishes to speak
	Allan Clarke Mackenzie Street	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support I support the revocation of the reserve status of Roy Stoneham Park.</p> <p>Option 2: Support I support District plan change 4 as proposed by KDC.</p> <p>Option 3: 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>Additional Comment: 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. https://link.springer.com/article/10.1007/s13753-022-00441-2 Submission supporting data which the regional council should be aware of.</p> <p>Wishes to Speak? No</p>	No

4	Submitter	Submission	Wishes to Speak
	Gabrielle Brown Fenton Mill Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose 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>Option 2: Oppose Could some of the Roy Stoneham reserve be kept while some get developed?</p> <p>Option 3: 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>Wishes to Speak? No</p>	No
5	Submitter	Submission	Wishes to Speak
	Jan Pullin	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support in Part That's all good.</p> <p>Option 2: Support in Part That's all good.</p> <p>Option 3:</p>	No

		<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>Wishes to Speak? No</p>	
6	Submitter	Submission	Wishes to Speak
	Allie Curran SH30 Lake Rotoma	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>Option 2: Support 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>Option 3: None at this stage.</p> <p>Wishes to Speak? No</p>	No
7	Submitter	Submission	Wishes to Speak
	Chris Reynolds River Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>Option 2: Support</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>Option 3: 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>	
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		<p>appeared to have fallen into disrepair, indicating that little if any use is made of those trails.</p> <p>Wishes to Speak? No</p>	
8	Submitter	Submission	Wishes to Speak
	<p>Tapara Reid-Hiakita Syme Crescent</p>	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose 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>Option 2: Oppose 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>Option 3: 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>Wishes to Speak? No</p>	
9	Submitter	Submission	Wishes to Speak
	Shaun Wright Valley Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose 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>Option 2: Oppose I'm against the council's intention to exchange the reserve status of Roy Stoneham Park.</p> <p>Option 3: None.</p> <p>Wishes to Speak? No</p>	No
10	Submitter	Submission	Wishes to Speak
	Huia and Rongo MacDonald	<p>Advantage in Trade Competition? No</p>	No

	Valley Road	<p>Please refer to Appendices for Huia and Rongo MacDonald's full submission</p> <p>Option 1: Support 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>INTRODUCTION Rongo and I both come from whānau with a long history and association to this beautiful place, we all call</p>	
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	<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.</p> <p>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.</p> <p>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.</p> <p>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>	
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	<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 & Rongo MacDonald</p> <p>Option 2: Support</p> <p>Option 3: 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>	
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		<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>Wishes to Speak? No</p>	
11	Submitter	Submission	Wishes to Speak
	<p>Lauren Schick Herenga a Nuku Valley Road, Mount Maunganui</p>	<p>Advantage in Trade Competition? No</p> <p>Please see Appendices For the full submission from Herenga a Nuku</p> <p>Option 1: 'Support in Part' (neither supports nor opposes) 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>Yes Topics 2 and 3</p>

	<p>from the current Roy Stoneham reserve and incorporates future population growth into planning for the reserve.</p> <p>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.</p> <p>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.</p> <p>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>	
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		<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>Wishes to Speak? Yes, for Topics 2 and 3.</p>	
12	Submitter	Submission	Wishes to Speak
	Ruth Montgomery Cobham Drive	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support Cheaper, smaller sections and more diverse housing.</p> <p>Option 2: (not selected) (No comment)</p> <p>Option 3: 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>Wishes to Speak? No</p>	No
13	Submitter	Submission	Wishes to Speak
	Peter John Cowley Industrial Symbiosis Kawerau (ISK)	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>Option 2: Support We support this change as it will facilitate the Residential Development as proposed.</p> <p>Option 3: Native Bush Reserve and Reafforestation Training Centre with provision for Equestrian Eventing and Off-road cycling.</p> <p>Wishes to Speak? No</p>	
14	Submitter	Submission	Wishes to Speak
	Lester Murfitt George Whatnall Place	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>Option 2: Support 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>Option 3: 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>Wishes to Speak? No</p>	
15	Submitter	Submission	Wishes to Speak
	Jeff	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>Option 2: (no comment)</p> <p>Option 3: (no comment)</p> <p>Wishes to Speak? No</p>	
16	Submitter	Submission	Wishes to Speak
	<p>Elaine Florence McGlinchey Hahuru Road</p>	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>Option 2: Support Needed to get this much needed housing development going.</p> <p>Option 3: Sorry, can't think of anything.</p> <p>Wishes to Speak? No</p>	No
17	Submitter	Submission	Wishes to Speak
	<p>Jacob Kajavala Kajavala Forestry Ltd (KFL) Paora Street</p>	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>Option 2: Support</p>	No

		<p>I strongly support the initiative to grow residential options for the community. Efforts to grow & enhance this community will only be effective if we can house the growth.</p> <p>Option 3: No comment.</p> <p>Wishes to Speak? No.</p>	
18	Submitter	Submission	Wishes to Speak
	Hendrik Westeneng Boss Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support We need more housing.</p> <p>Option 2: Support (No comment)</p> <p>Option 3: (No comment).</p> <p>Wishes to Speak? No</p>	No
19	Submitter	Submission	Wishes to Speak
	Roxane Prescott Fenton Mill Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose (No comment)</p> <p>Option 2: Oppose Not sure but leave the horses alone.</p> <p>Option 3: 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

		Wishes to Speak? No	
20	Submitter	Submission	Wishes to Speak
	Angelique Nicoll Domett Street	<p>Advantage in Trade Competition? Yes</p> <p>I am directly affected by an effect of the subject matter of this submission that adversely affects the environment? No</p> <p>Option 1: Support 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>Option 2: Support I believe this reserve could be better used for affordable housing.</p> <p>Option 3: 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>Wishes to Speak? No</p>	No
21	Submitter	Submission	Wishes to Speak
	Peter Wright Taurus Electrical Valley Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose 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>	No

		<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>Option 2: Support in Part 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>Option 3: 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>Wishes to Speak? 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>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>Option 2: Support 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>
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		<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>	
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	<p>home on an easy-care section in Kawerau.</p> <p>Summary 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>	
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		<p>Option 3:</p> <ul style="list-style-type: none"> - To keep it as natural as it is but with a tidy up, plant more trees and greenery - Create a defined walking track for walkers, the path to join up with Stoneham Walk - 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. - 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. <p>Wishes to Speak? No</p>	
23	Submitter	Submission	Wishes to Speak
	Maria Mitchell Valley Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support</p> <p>Option 2: Support</p> <p>Option 3: A better park for kids.</p> <p>Wishes to Speak? No</p>	No

24	Submitter	Submission	Wishes to Speak
	Kirsten Brown Fenton Mill Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose Keep it as is.</p> <p>Option 2: Oppose</p> <p>Option 3: 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>Wishes to Speak? No</p>	No
25	Submitter	Submission	Wishes to Speak
	Raewyn Morgan Onslow Street	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support I support this.</p> <p>Option 2: Support I support this.</p> <p>Option 3: 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>Wishes to Speak?</p>	No

26	Submitter	Submission	Wishes to Speak
	Christine Borlase Hinemotu Avenue	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support I think the council has done an excellent job on this.</p> <p>Option 2: Support in part No submission.</p> <p>Option 3: 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>Wishes to Speak? No</p>	No
27	Submitter	Submission	Wishes to Speak
	<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>Advantage in Trade Competition? No</p> <p>Option 1: (No Comment or Option Selected)</p> <p>Option 2: Submission file attached for option two. Appendices Attachment 3</p>	No

		Option 3: (No Comments) Wishes to Speak?	
28	Submitter	Submission	Wishes to Speak
	Tracy Wilson Ward Street	<p>Advantage in Trade Competition? No</p> <p>Please see Appendices For the full submission from Tracy Wilson</p> <p>Option 1: Support in part</p> <p>Option 2: Support in part I support if comments made in sections 1 and 3 are acted upon.</p> <p>Option 3: 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>YES 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>Wishes to Speak? Yes, on topics 1, 2 and 3.</p>	
29	Submitter	Submission	Wishes to Speak
	<p>Savage Papakāinga Land Trust Co-Chair Kererua Savage</p>	<p>Advantage in Trade Competition? No</p> <p>For the full Savage Papakāinga Land Trust submission, please refer to Appendices Attachment 5</p> <p>Wishes to Speak? No</p>	No
30	Submitter	Submission	Wishes to Speak
	<p>Nasaire Karauria Valley Road</p>	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose Leave as a reserve. Can't reverse time. Nature is better than concrete.</p> <p>Option 2: Oppose 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>Option 3: Don't care.</p> <p>Wishes to Speak? Yes, on Topics 1, 2 and 3.</p>	YES
31	Submitter	Submission	Wishes to Speak

	<p>Vicky Mitchell Valley Road</p>	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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 over looking Stoneham Park and is rarely used - we see the occasional dog and owner or a few people use it as a shortcut to Peter Lipa Drive but it mainly sits there empty. We also often hear disturbances on Friday & 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>Option 2: Support I support the district plan change 4.</p> <p>Option 3:</p>	<p>No</p>
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		<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>Wishes to Speak? No</p>	
32	Submitter	Submission	Wishes to Speak
	<p>Trish Brady Robinson Street</p>	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support in part Kia ora koutou KDC</p> <p>-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.</p> <p>-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>Option 2: (no comments)</p> <p>Option 3: 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>Other comments: -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>	
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		<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>Wishes to Speak? No</p>	
33	Submitter	Submission	Wishes to Speak
	<p>Waka Kotahi NZ Transport Agency Victoria Street, Wellington</p>	<p>Advantage in Trade Competition? No</p> <p>For the full submission, please see Appendices Attachment 6</p> <p>Option 1: (No Comments)</p> <p>Option 2: 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>Option 3: A better park for kids.</p> <p>Wishes to Speak? No - Waka Kotahi is willing to work with Kawerau District Council in advance of a hearing.</p>	
34	Submitter	Submission	Wishes to Speak

	Phil Kilroy Fenton Street	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>Option 2: Support 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>Option 3: 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>Wishes to Speak? No</p>	No
35	Submitter	Submission	Wishes to Speak
	Alison Marshall Windley Place	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support 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>	No

	<p>be built – no exchange, no further progress.</p> <p>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.</p> <p>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</p> <p>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>	
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		<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> <p>– 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</p> <p>Traffic Management Concerns</p> <p>– Increased traffic volume – more vehicles, noise and vehicle headlights 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>	
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	<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 & 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 – 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>	
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	<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>Funding Model 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>Consultation 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>Option 3: Stock Pound – ideas for improvement</p>	
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		<ul style="list-style-type: none"> – 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 – 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 – 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. <p>Wishes to Speak? No</p>	
36	Submitter	Submission	Wishes to Speak
	Frances Yardley Peter Lippa Drive	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose 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>Option 2: (no comment)</p> <p>Option 3: (no comment)</p> <p>Wishes to Speak? No</p>	
37	Submitter	Submission	Wishes to Speak
	Te Atawhai Karauria Valley Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Oppose 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"> 1. Impact on mine and my whanau's lifestyle directly, including our family pets. Our property neighbours the Reserve. 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. <p>Option 2: Oppose 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>Option 3: Build shelter for animals to protect them from the elements.</p> <p>Wishes to Speak? No</p>	Yes

38	Submitter	Submission	Wishes to Speak
	Kristine Windle River Road	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support in part</p> <ol style="list-style-type: none"> 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? 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. <p>Option 2: Support in part</p> <p>Option 3: I think the current land use of the stock pound should remain as grazing.</p> <ol style="list-style-type: none"> 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. 2. Grazing is a good option for hilly sites and helps reduce the fire risk. 3. The hill area with its volcanic loose soil cannot tolerate heavy activity without being degraded. 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? 	<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>Wishes to Speak? Yes – Topic 3</p>	
39	Submitter	Submission	Wishes to Speak
	Talia Barnett Ramsden Place	<p>Advantage in Trade Competition? No</p> <p>Option 1: Support</p> <p>Option 2: (not selected)</p> <p>Option 3: 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>Wishes to Speak? No</p>	No
40	Submitter	Submission	Wishes to Speak
	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>	No

		and further from there. I think this is a great suggestion.	
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Fenton Mill Road Reserve Concept Plan - May 2023



LEGEND

- ① Nature/Kawerau Māori History Walk
- ② Lookout Point
- ③ Feature Slide
- ④ Pump Track
- ⑤ Half Court Play
- ⑥ Open Play Area
- ⑦ Seating and Eating
- ⑧ Horse Cemetery Garden
- ⑨ Future Track
- ⑩ Carpark
- ⑪ Public Toilet



