

Stanley Park

Statement of Proposal

Partial Reserve Revocation of Stanley Park

**Kōrero
mai
Have your
say**



**Consultation
is open from
Wednesday
24 January 2024
until Friday 23
February 2024.**

Overview | Tirohanga whānui

Council is proposing to change the use of **part** of Stanley Park in Tokoroa to create an opportunity for more community housing to help meet the significant need in the town. We'd like your feedback on the proposal. This document outlines the first step.

The Proposal | Hei Whakaaro

Council is proposing to **revoke the reserve status of part of Stanley Park on Stanley Street in Tokoroa.**

Stanley Park (Lot 1 DPS 1668 and Lot 98 DPS 764) is classified as a recreation reserve under the Reserves Act 1977. It is zoned residential under the South Waikato District Plan.

The 10,287m² park is a large relatively flat area with several large exotic trees, surrounded by residential housing with limited visibility from the nearby streets.

Stanley Park is accessed by two narrow walkways from Billah Street and Stanley Street. The Park has no additional facilities and is not currently well used.

Council is proposing to:



Council believes that Stanley Park can offer greater benefits to the community by providing community housing on part of the Park. Revoking the reserve status of part of the Park will enable Council to sell the land to a developer for community and affordable housing.

The existing pedestrian access from Billah Street will also remain reserve land. Access to the retained area of reserve will be improved from Manaia Street.

Proposed Map | Te Mahere Hei Whakaaro



Benefits | Ngā Hua Pai

The proposal to change the use of part of Stanley Park and sell it for social and affordable housing will:

Provide **much-needed social and affordable housing** in Tokoroa – approximately 19 new homes.

Increase the **overall use** of Stanley Park.

Provide an **enhanced recreation space** for people of all ages and abilities to play together and have fun.

Make Stanley Park a **more welcoming** and more appealing environment for neighbours, locals and visitors alike.

See proceeds from the sale of part of Stanley Park used for future projects that **respond to our district's housing needs.**

Why | Nā te aha i pēnei ai?

Council regularly reviews the benefit the community gets from reserves to see if a greater level of benefit can be provided by using a reserve or part of a reserve for something else, such as the development of housing.

Under its Reserve Management Plan, Council can consider the need to either acquire land for reserves or to sell reserve land if necessary.

Tokoroa's population has increased, and it's expected to continue to grow as more people choose to live here*. We need more housing to meet the current and future demand.

In 2021, Council identified that Stanley Park can offer greater benefits to the community by providing social and affordable housing on part of the Park. In July 2021 Council purchased 20 and 22 Manaia Street to provide road access into Stanley Park and the proposed development.

In 2022, Council received funding from central Government to support the delivery of the project and the inclusive playground. The inclusive playground will go ahead even if the partial revocation does not proceed.

Council has an overall level of service across the district to provide gha of open space per 1,000 residents.

There are several nearby parks and open spaces that provide similar experiences to Stanley Park in Tokoroa north. Stanley Park is a large park with no additional facilities, and it is currently not well used.

Of the parks in the area, Stanley Park has been identified as the most suitable for much needed housing.

Making significant improvements and enhancements to part of Stanley Park, will provide a more welcoming and appealing environment for neighbours, locals and visitors alike, and will offer an inclusive space for play and connection for people of all ages.

The more open access, including better street frontage, will also make the Park visible for users.

We have identified the need to invest in new open spaces in the south of Tokoroa to meet our overall level of service for Tokoroa, and we will do this as new subdivisions are developed.

**Long Term Plan 2021-31*

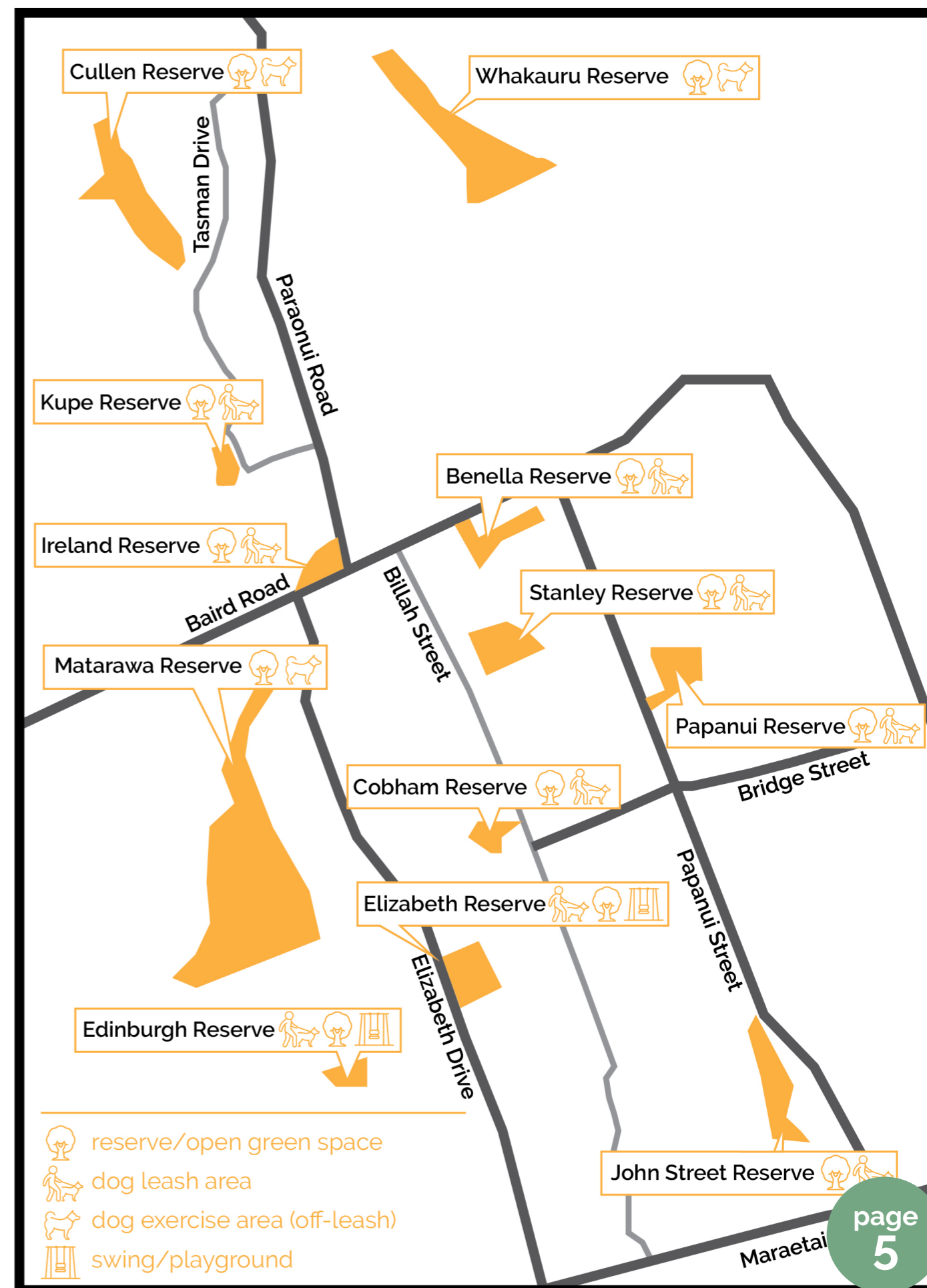
** SWDC Housing and Business Capacity Assessment June 2023*

Assessment | Te Tukanga Aromatawai

Housing is a critical issue for Tokoroa. In our 2021 – 2031 Long Term Plan we said that we would facilitate the availability of safe, dry, affordable housing solutions for our community.

Council has reviewed all the reserves across Tokoroa and identified Stanley Park as the best option for housing development. Council also considered doing nothing, but the need for more housing is too great.

Other reserves | He Papa Tāpui Kē



Have Your Say | Kōrero mai

We want your feedback on the Proposed Partial Reserve Revocation of Stanley Park. Information and online submission forms available on our website (QR code) or from Council offices, libraries and The Dog.

Submission form | He puka tāpae kōrero

Have you read the consultation document? Y ☐ N ☐

Name

Surname

Street address

Town

Email

Phone

Is your submission is on behalf of an organisation?

Y ☐ N ☐

Please identify.

Do you wish to speak to your submission at the hearings*. Y ☐ N ☐

Do you agree or disagree with the proposal to partially revoke the reserve status of Stanley Park?

Agree ☐ Disagree ☐ Neutral ☐

Would you like to make any other comments on the proposal?

The consultation period is open from Wed 24 January to Friday 23 February 2024.

The submission process enables Council to consider any written objections to the proposal. A submission is feedback. It is your chance to present your opinions, observations, and views on a matter before Council, to help Councillors make an informed decision. Any individual or group/organisation can make a submission. Your submission can support, oppose, or express a point of view on the matter.

If you choose to speak at the hearing (*scheduled for Thursday 14 March), you will have ten minutes to share your views and additional time for questions if necessary.

If you don't wish to speak, your feedback will be presented to Councillors as part of the Hearings Agenda. Council will consider all submissions.

Council is consulting on this proposal under Section 83 of the Local Government Act, in accordance with Sections 24, 25 and 120 of the Reserves Act 1977.



Online submission - scan the code.

Email - info@southwaikato.govt.nz
- please write Stanley Park Reserve Revocation 2024 in the SUBJECT bar.

Drop off - Council offices, libraries and The Dog

Phone - 07 885 0340 (8am - 5pm, Monday to Friday).

Council's consultation process is public and your comments will be available for public inspection. Your submission won't be returned to you. If you require a copy, please make one before submitting.