

Proposed new homes for Endeavour Avenue, Flagstaff, Hamilton

Engagement summary

To help meet the high demand for housing in Hamilton, Kāinga Ora – Homes and Communities is looking at building new homes on the vacant Crown-owned land in Endeavour Ave, next to the Flagstaff shops. These modern high-quality homes will be a mix of public housing and privately owned market housing.

Between May and July 2020, we shared our proposal with stakeholders and the community to gain feedback, ahead of applying for resource consent.

What we did

- Sent 1,200 flyers to neighbours, businesses and local stakeholders
- Briefed Hamilton City Council elected members and local MPs
- Held two community Zoom sessions, 8 and 9 June 2020
- Held a community drop-in session, 22 June 2020
- Held meetings with neighbours and key stakeholders, including Flagstaff Residents Inc., Suburbs Community Sports Club and Riverdowns Playcentre
- Established an email database, and sent regular updates
- Regularly updated our website with FAQs and resources
- Collected and analysed all of the feedback received over 10 weeks

What we heard

We received approximately 400 pieces of feedback over the 10 week engagement period, via email, written submissions and feedback forms.

The main feedback themes were:

- Three-storey apartments – considered too high for the area and not in keeping with the surrounding houses
- Density – too many houses for the size of the site
- Traffic – concern existing congestion issues in the area would be added to
- Parking - not enough parking allocated within the development, concern neighbouring business car parks could be used as overflow parking
- Rubbish and recycling – storage and collection
- Road safety – concern turning in and out of the development could create safety issues for people, especially children and older people
- Crime and safety – perception there could be an increase in crime and safety issues
- Our homes and people – management of the properties and tenants by Kāinga Ora
- Schooling – capacity for local schools to take children who would live in the homes
- Market homes – would these be owned by investors or owner occupied, and could they be leased back to Kāinga Ora
- Accessibility – need for more universally designed homes
- Housing shortage – acknowledgment for the need for more housing, and this would provide much needed homes for whānau in Hamilton.

Contact and email updates

If you have any questions, or would like to sign up for email updates, please contact:

Gemma Brooks
Senior Stakeholder
Relationship Manager

Phone: 0800 801 601
(please ask to be transferred)
or **021 349 107**

Email:
Gemma.Brooks@kaingaora.govt.nz



Community room and green space

There was good support for the proposed community room and green space which, for use by residents and the wider community. There was also comment on how these spaces would be looked after. Some suggested uses for the spaces were:

Community room

- Clubs and classes
- Events
- Social services
- After school club
- Indoor sports and games

Green space

- BBQs
- Seating
- Community gardens
- Playground
- Fitness equipment

What we will continue to do

As we move forward with this development, Kāinga Ora will:

- Conduct a full traffic impact study, which will be submitted with the resource consent application
- Continue to engage with disability advocacy groups
- Refine plans for the community room and green space
- Work with our tenants and the community to welcome whānau to the neighbourhood once the homes are completed.

Next steps

We expect to lodge plans for resource consent with Hamilton City Council in October 2020. These will be put online at www.kaingaora.govt.nz/uppernorthisland.

We will continue to keep the community updated with progress, and encourage you to sign up for email updates (see left).



www.kaingaora.govt.nz

New Zealand Government

Kāinga Ora
Homes and Communities