

# New homes for Endeavour Avenue, Flagstaff

2 SEPT 2020



View from Flagstaff Park

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.

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uppernorthisland](http://www.kaingaora.govt.nz/uppernorthisland)



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## What's been happening

Between May and July 2020 we shared our first early concept designs with you to get feedback on what was proposed. Thank you for this feedback – an overview is on the next page.

During August we have been considering this feedback, and concerns and questions raised by stakeholders and the community. This has helped us refine our design both to ensure we meet the pressing need for more housing in fast-growing Hamilton, while building homes which fit in the neighbourhood.

## We've made some changes

Taking on board this feedback, the new plans mean:

- 60 homes, rather than 70
- All buildings to be two-storey, meaning the apartment buildings will drop in height from three to two-storey
- 19 two-bedroom apartments, 32 three-bedroom homes, 8 four-bedroom homes, and 1 five-bedroom home
- We will still have nine accessible homes, and a community space
- The mix of public and market housing will change from half of each, to approx. 35 public homes and 25 privately owned homes
- Fewer homes and fewer vehicles will reduce the local traffic impact
- 139 off street parking spaces will be provided, along with 38 visitor parks.

The modern, warm and low-maintenance homes would be fully insulated, with double glazing, carpets and curtains, and be built to a higher spec than required under NZ building standards.

Planting would include specimen trees and native plants in keeping with the local environment. Broad shared paths would connect to the existing pedestrian and cycling network.

## Questions?

If you have any further questions or feedback about the development, or would like to receive 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**



## Engagement overview

Over our 10-week engagement period we connected with you through factsheets and updates, online webpages, emails, two Zoom sessions, a community drop-in session and 1:1 meetings with neighbours and stakeholders.

We genuinely sought your feedback, and received around 400 emails and feedback forms which covered a range of views about the proposed development.

### What we heard

The main feedback themes we received were:

- The height of the three-storey apartments
- Housing density
- Traffic, parking and road safety
- Rubbish and recycling
- Crime and safety
- Our homes and people
- Local schooling capacity
- Market homes
- Accessibility

## Next steps and more information

We expect to lodge these new plans for resource consent with Hamilton City Council in October 2020. We will also make this application available online once lodged.

We will continue to keep the community updated with progress, and if you haven't already, encourage you to sign up for email updates. For more information about the new plans and for an engagement summary, please visit [www.kaingaora.govt.nz/uppernorthisland](http://www.kaingaora.govt.nz/uppernorthisland)



View along Endeavour Avenue



Aerial view to Flagstaff Park



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New Zealand Government

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Homes and Communities