

# UPDATE

## New homes for Endeavour Avenue, Flagstaff



### Questions?

If you have any questions or feedback about the proposed development, or to receive email updates, please contact:

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**To help meet the high demand for housing in Hamilton, Kāinga Ora – Homes and Communities is looking at building 70 warm and modern new homes on the vacant Crown-owned land in Endeavour Ave, next to the Flagstaff shops.**

These modern high-quality houses are expected to be a 50/50 mix of public housing and privately owned market housing. The current proposal is for a mix of 41 two-storey homes with gardens, and 29 apartments in five three-storey apartment buildings.

### Feedback

Kāinga Ora is keen to hear people's views about the proposed development. We have been sharing the proposal widely since mid-May via factsheets and updates, letterbox drops, meetings, social media, webpages, and online sessions.

### Indicative timeline

Consideration of feedback and developing of designs	July 2020
Resource consent application to Hamilton City Council	August/Sept 2020
Construction of the homes (subject to consents)	2021-2022



## Some frequently asked questions

### How much of a need is there for housing in Hamilton?

The housing market in high-growth Hamilton has been under pressure for some time. Kāinga Ora has around 3,120 homes in the city for people needing public housing, but there's still a need for more homes. At the end of March 2020 there were 1,276 households on the Ministry of Social Development's Housing Register.

### What design and quality standards would the development and homes meet?

Our aim is to create a community which is inclusive, thriving and connected, with homes which have been built with environmental sustainability outcomes, and which exceed NZ building standard requirements. The development has been designed with input from specialist architecture, urban design, landscape, and development and construction experts. We have received positive feedback about the proposed development from Hamilton City Council's independent Urban Design Panel.

### The three-storey apartments aren't in keeping with surrounding homes; can you change that?

Through feedback to date we have heard this is a significant issue, and we will be considering this as part of review of plans from all the feedback we receive.

### Is the current plan compliant with the Council's District Plan?

The District Plan allows for mixed land use developments, as proposed. There are however aspects of the current design that do not meet some District Plan requirements, including the number of apartments proposed and the height of the apartment buildings. Any non-compliances and their effects would be assessed by the Council as part of the resource consent process.

### What could be the impact on traffic from building these homes?

We will be investigating the potential traffic impacts and will submit a transportation assessment as part of our resource consent application. That will look at the likely volumes of traffic from the development, and how those movements could impact on the existing transport network in relation to safety and efficiency.

### Where would residents park?

Each of the 41 two-storey homes would have two off-street parks on their property, and each of the 29 two-bedroom apartments would have one park in the communal off-street parking area. For visitor and other parking there would also be on-street parking on the loop road. This meets the requirements in the District Plan for this type of development.

### How would rubbish and recycling collection work?

This would be collected from the street which loops around inside the proposed development.

### Will surrounding schools have room for extra children coming into the area?

The Ministry of Education has passed on that due to population growth in the area, they have plans for additional classroom spaces in the junior and senior high currently underway. Endeavour Primary school has capacity for extra students and this proposed development is being factored in to their calculations. Overall the schooling network in the catchment area is well prepared to receive new students from this development, with no compromise of the quality of education in the area or more widely.

### Who will live in the new homes?

The public homes would be matched to individuals and families on the Ministry of Social Development's Housing Register, giving priority to those in greatest need of a home, and considering location due to work, family, education and other factors.

### Will this be short stay or transitional housing?

There has been some comment that people in the state homes will only be short stay, these will be homes for people in need to live in as part of this community, for as long as they need.

### Why is it a 50/50 mix of market and state homes?

One of the roles the Government asks of us is to provide high quality housing options for all New Zealanders. A roughly 50/50 mix of market and public homes, of different sizes, including nine which are accessible, offers a wide range of options to Hamilton people needing homes.

