

Proposed Special Housing Area

Quentin Drive and Gilbass Avenue - revised

Hamilton Housing Accord

The Hamilton Housing Accord is an agreement between Hamilton City Council and the Government to work together to address housing issues in Hamilton. Creating Special Housing Areas is a key mechanism for the Council to deliver on its commitments for increased housing supply and affordability in the Housing Accord. These are areas of land in the city (including sites not currently zoned for residential) that can be put forward for housing development by landowners or developers for consideration by the Council.

The proposal

Hamilton City Council has been approached by Fosters Develop Ltd who proposes that the site at Quentin Drive and Gilbass Avenue be considered as a Special Housing Area. The proposed development is expected to yield 47 two- and three-bedroom detached and duplex dwellings.

NB In response to feedback, the developer has submitted a revised concept plan which proposes access off Quentin Drive (previously Gilbass Avenue). The property at 35 Gilbass Avenue is not now part of the SHA site, and the expected yield has been reduced to 47 dwellings (previously 56).

Considerations

Zoning

The site is currently zoned for industrial development. Directly to the north and east of the subject site there are residential areas comprised of detached residential dwellings. Directly to the south is a storage yard for relocatable houses (Jack House Transit). Further to the south is a home improvement centre (Bunnings Warehouse). The subject site is located in close proximity to a number of recreation amenities, including Gower Park, the Hamilton Western Rail Trail, and the Hamilton Lake Domain (Lake Rotoroa).

Infrastructure

An initial assessment of the effects of the development on the existing infrastructure in the area has been undertaken, including transportation, water supply, wastewater and stormwater. These would be subject to more in-depth consideration prior to the development proceeding and, if the development were to proceed, during the subsequent consenting phase.

Height

The indicative concept development consists of one- and two-storey dwellings.

Options

The options for the Council are to agree to the request from the developer and recommend this development as a Special Housing Area to the Minister of Housing and Urban Development or to decline the request. Community views will help inform this decision.

Have your say

Use the online feedback form on our website at www.hamilton.govt.nz/haveyoursay or fill in the feedback form and post it to the freepost address on the form or drop it in to Hamilton City Council.

Responses must be received by 5pm on Friday 27 April 2018.

For further information, contact the Economic Growth and Urban Policy team at sha@hcc.govt.nz



DISCLAIMER: Information shown on this plan is indicative only. Hamilton City Council accepts no liability for its accuracy and it is the developer's responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended. Cadastral information is sourced from the LINZ Data Service <http://data.linz.govt.nz/layer/772-nz-primary-parcels/>. Crown Copyright Reserved.