

Proposed Special Housing Area

Tawa Street, Melville

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 Habitat for Humanity who proposes that the site off Tawa Street behind the Gallagher site be considered as a Special Housing Area.

The proposed development is expected to yield up to 42 dwellings with a range of tenures. These may include social rental, affordable private rental, affordable home ownership and sell-to-market properties.

Considerations

Zoning

The site is currently zoned for industrial development. Directly to the north of the subject site is industrial activity (Gallagher site). To the south and east, there are residential areas comprised of detached residential dwellings. To the west of the subject site is undeveloped industrially-zoned land.

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 up to two-storey dwellings.

Options

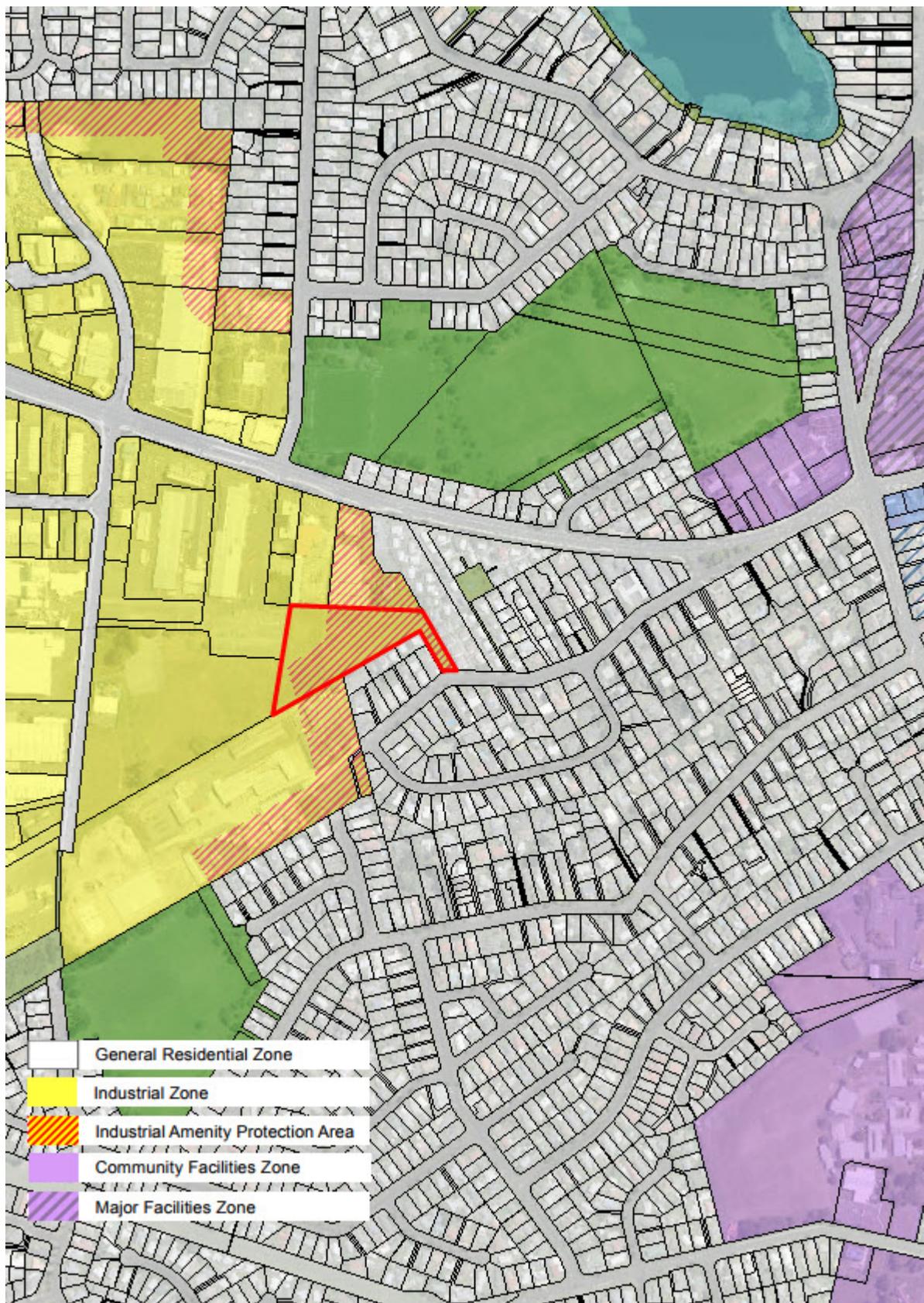
The options for the Council are to agree to the request from the developer and recommend this development as a Special Housing Area to the Minister of Housing and Urban Development or to decline the request. Community views will help inform this decision.

Have your say

Use the online feedback form on our website at www.hamilton.govt.nz/haveyoursay or fill in the attached 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 24 November 2017.

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.