

# Proposed Special Housing Area

Application A – Hutchinson Road, Te Rapa North (Te Awa Lakes)

## 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 Perry Group who proposes that the site north of Hutchinson Road within the area known as Te Awa Lakes be considered as a Special Housing Area. The application was presented in two parts (Application A and Application B).

The Application A development is proposed to yield at least 100 residential dwelling units in a mixed use and residential precinct. Alongside the residential component it is proposed there will be up to 2,500m<sup>2</sup> of commercial activity.

## Considerations

### Zoning

The site is currently zoned Te Rapa North Industrial Zone and is surrounded by industrial land. More broadly, the site is situated to the north of Fonterra's dairy manufacturing plant and to the south of Horotiu, with the Waikato River on its east side.

### 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

Preliminary discussions indicated buildings of up to three stories in height.

### 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](http://www.hamilton.govt.nz/haveyoursay) (available from Monday 13 November) or you can request for a hard copy for to be posted out 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 Monday 4 December 2017.**

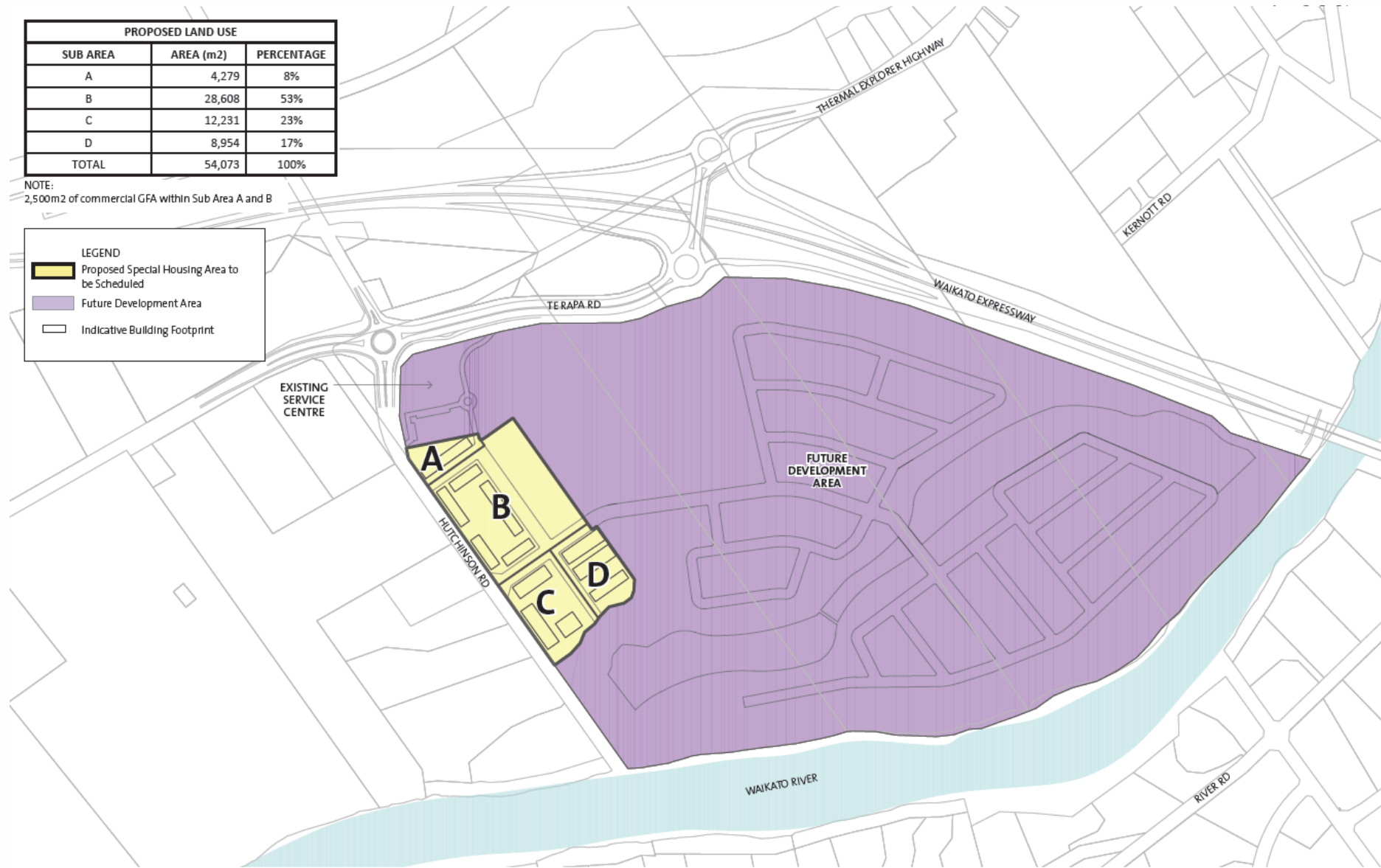
For further information, contact the Economic Growth and Urban Policy team at [sha@hcc.govt.nz](mailto:sha@hcc.govt.nz)

PROPOSED LAND USE		
SUB AREA	AREA (m2)	PERCENTAGE
A	4,279	8%
B	28,608	53%
C	12,231	23%
D	8,954	17%
TOTAL	54,073	100%

NOTE:  
2,500m2 of commercial GFA within Sub Area A and B

**LEGEND**

- Proposed Special Housing Area to be Scheduled
- Future Development Area
- Indicative Building Footprint



**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.