

Notice is hereby given that an ordinary Meeting of the Council will be held on:

Date: **Wednesday 18 October 2017**
Time:
Meeting Room: **Council Chamber**
Venue: **Municipal Building, Garden Place, Hamilton**

Council

OPEN ATTACHMENTS

ATTACHMENTS UNDER SEPARATE COVER

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APPLICATION FOR ESTABLISHMENT OF A SPECIAL HOUSING AREA

Jebson Place Residential Development, Hamilton East

1. Introduction

- 1.1. Clause 12 of the Hamilton Special Housing Area Policy specifies that all proposals for Special Housing Areas (SHA) will be processed and evaluated by Council in accordance with the policy. This report assesses the Jebson Place Residential Development in accordance with the Policy and in doing so provides the necessary information as set out in the SHA application form.
- 1.2. Clause 14 provides the criteria for assessing an application for a SHA. A proposal is required to demonstrate that:
 - Development will achieve the purpose of the Housing Accord and Special Housing Areas Act 2013 (HASHAA) in a manner that is consistent with the Hamilton Housing Accord.
 - Development will place no additional financial burden on Council compared to no development occurring, either now or in the future.
 - All infrastructure necessary to service the proposed SHA including but not limited to transport, wastewater, potable water and stormwater is available or will be made available by the developer at no cost to Council in advance of all identified infrastructure demand arising.
- 1.3. Clause 15 provides further detailed assessment criteria to be utilised to address the extent to which the three criteria in clause 14 are met. Therefore, this report assesses the proposal against the Clause 15 criteria first, to inform the assessment against the clause 14.

2. The Site and Background

- 2.1. The site is a 2.4ha triangular shaped site that is bordered by public roads, being Dey Street, Cassidy Street and Old Farm Road (see **Figure 1** on the following page). A further locality plan and aerial of the site is contained in **Appendix A**.
- 2.2. The site is made up of 22 existing Certificates of Title, excluding the pockets of land attributed to Jebson Place and two other surplus road reserves. The street address is 5A Cassidy Street. All of the titles are owned by Housing NZ Corporation (HNZC). The legal descriptions for each title are set out in **Table 1** with copies of the Certificates of Title included in **Appendix B**.
- 2.3. The existing title sizes range from 617m² to 1659m².

Table 1: Certificates of Title

Legal Descriptions	Title References
Lots 1, 2, 8-20 DPS 6553	SA9A/388, SA9A/389, SA9A/390, SA9A/391, SA9A/392, SA9A/393, SA9A/394, SA9A/395, SA9A/396, SA9A/397, SA9A/398, SA9A/399, SA9A/400, SA9A/401, SA9A/402
Lots 3, 5 - 7 DPS 6768	SA9A/407, SA9A/408, SA9A/409, SA9A/410
Lots 25 – 27 DPS 6553	SA68C/678, SA68C/679, SA69A/944
Sections 1, 2 and 3 SO 506081	To be amalgamated with adjoining land, once road closure process is confirmed.



Figure 1: Site Location

- 2.4. The site is currently zoned Special Residential Zoned – Hamilton East Area under the Partly Operative District Plan (District Plan)¹. There are also small pocked of Low Flood Hazard Area located on the site, which are largely located around the corner of Cassidy and Dey Streets. The site has no other special features or areas under the District Plan.
- 2.5. The site was developed in the late 1950s and early 1960s by the NZ Government for social housing. The site thus contained 58 dwellings, being a mix of one and two storey duplexes and apartments. The dwellings have been progressively vacated since March 2012 due to their poor condition and high ongoing maintenance costs. All the dwellings have since been removed from the site.

¹ The Partly Operative District Plan will become Operative on the 18 October 2017.

- 2.6. In March 2017 HNZC secured the following resource consent approvals from HCC to facilitate the redevelopment of the site:
- Subdivision consent – 011.2016.6314.001 – Fee simple subdivision consent (three stages). This subdivision separated the HNZC development from the balance and created individual fee simple titles for a 43 lots, plus a road to vest in Council.
 - Land use consent – 010.2016.8965.001 – To establish a total of 53 residential units, being a mix of apartment units, duplex dwelling single detached dwellings.
 - Unit title subdivision consent – 011.2016.6315.001 – unit title subdivision (in three stages) with a total of 30 principle units.
- 2.7. The total intensity of development across the site, as consented, was 71 units. This included 18 residential lots of a size of over 600m² on which single dwellings could be built on, in compliance with the District Plan provisions.

3. Description of the Proposal

- 3.1. Waikato-Raupatu Lands Trust have entered into an agreement with HNZC to buy the main portion of the site and intend to develop it into approximately 50 free standing dwellings on fee simple sites. This intensity of development will result in the following changes from that already consented:
- The realignment of the HNZC element of lands of the development along Dey Street, with the through road now connecting with Old Farm Road instead of Dey Street.
 - Repositioning of some of the HNZC units being relocated so that they front Dey Street and back on to the remainder of the development.
 - Intensification of development for the main portion of the site. The provision of smaller lot sizes could increase the yield to 50 dwellings, versus the 41 consented over the same land area. This will result in a density of 80 dwellings across the whole site, including the 30 HNZC units along Dey Street.
 - All dwellings within the main portion of the site to be detached, three-bedroom plus dwellings the majority with garaging provision.
- 3.2. The preliminary design concept is demonstrated on the plans attached as **Appendix C**.
- 3.3. The development objectives are:
- To provide Hamilton East with a quality residential development of significant scale, acting as a catalyst for regeneration in the immediate area.
 - Provide a comprehensive quality housing development whilst still meeting the market by providing for detached houses on smaller sections on the Waikato Tainui element of the development.
 - To provide 10-20% of affordable housing product under Waikato Tainui's first-time buyers scheme for the Waikato Tainui's element of the site, by providing for smaller houses on smaller sections.

- Redevelop the Dey Street frontage of the site for 30 HNZN social housing units with dwelling typologies which reflect the projected social housing requirements in the local area (i.e. consistent with the consented layout being two storey terraced dwellings and two storey apartments).
- Deliver both the HNZN and Waikato Tainui housing product to the market as soon as possible whilst working together to achieve efficiencies of delivery.

- 3.4. It is intended that HNZN will retain and development the land with direct frontage to Dey Street, accommodating 30 units of mixed typology.
- 3.5. HNZN is commencing detailed design for twenty of the consented units, being units 42-61 of the land use consent approval, and expects to start constructing these in late 2017.

4. Demand for the Qualifying Development (clause 15(a))

- 4.1. Section 14 of the HASHA provides the meaning of a *qualifying development*.

In this Act, a qualifying development in a special housing area is a development—

- (a) *that will be predominantly residential; and*
- (b) *in which the dwellings and other buildings will not be higher than—*
 - (i) *6 storeys (or any lesser number prescribed); and*
 - (ii) *a maximum calculated height of 27 metres (or any lower maximum calculated height prescribed); and*
- (c) *that will contain not fewer than the prescribed minimum number of dwellings to be built; and*
- (d) *that will contain not less than the prescribed percentage (if any) of affordable dwellings.*

Qualifying Development Criteria	Explanation
Predominantly Residential	The proposal is entirely residential.
Not be higher than 6 storeys	The proposal contains no dwellings over 6 storeys. It is proposed that dwellings are a maximum of 2 storeys.
A maximum calculated height of 27m	The proposal contains no development over 27m. It is proposed that all dwellings will be under 10m in height.
Does not contain fewer than prescribed minimum number of dwellings	The Hamilton Special Housing Area Policy sets a minimum delivery of 10 dwellings. The proposal seeks to deliver 80 dwellings. 50 for Waikato-Raupatu Lands Trust and 30 for HNZN.
Does not contain fewer than the prescribed percentage (if any) of affordable dwellings	There is no prescribed minimum proportion of affordable dwellings. Waikato-Raupatu Lands Trust however propose to provide 10-20% of their dwellings as affordable housing.

- 4.2. Therefore, the proposal at Jebson Place is a *qualifying development* under section 14 of the HASHAA.
- 4.3. The development contains a mix of housing typologies, housing and section sizes at a medium density. The majority of the proposed SHA is detached housing with a row of

apartments/terraced dwellings proposed along the Dey Street edge, attributed to HNZC. The dwellings within the majority of the SHA are typically single storied with a small number of two storey dwellings. The proposed apartments are two levels, as per the existing consent approval.

- 4.4. The dwellings proposed in the conceptual design are a range of sizes. They typically have a smaller floorplate (101-122.5m²) than those found in general residential greenfield development, reflecting the smaller lot sizes proposed. This provides for additional dwellings to be built and for more affordable housing options.
- 4.5. The section sizes range from 252m² to 528m² in size with the majority between 350-400m². This also contributes to delivering a more affordable housing development.

Purpose of the HASHAA

- 4.6. The purpose of the HASHAA is to “*enhance housing affordability by facilitating an increase in land and housing supply in certain regions or districts, listed in Schedule 1, identified as having housing supply and affordability issues.*”
- 4.7. Hamilton City is listed in Schedule 1 of the HASHAA. The proposed SHA will facilitate an increase in housing supply on a site that is currently vacant but previously contained 58 dwellings. Those dwellings were 1950’s and 1960’s state houses that were ill-designed for modern families and lifestyles, and reached the end of their useful life, falling into disrepair. As a result they have been demolished and removed. The new development will not only increase the development yield, it will also deliver modern, efficient, well-designed medium density dwellings for modern lifestyles. Therefore, the proposal will achieve the purpose of the HASHAA.

Purpose of the Hamilton Housing Accord

- 4.8. The purpose of the Accord is to increase housing supply in Hamilton in line with the National Policy Statement; Urban Development Capacity and the HASHAA. Development through the accord is to be generally consistent with the Hamilton Urban Growth Strategy (HUGS) and the Strategic Directions contained within the District Plan, the Regional Policy Statement and the Future Proof Sub-Regional Growth Strategy.
- 4.9. The accord also provides direction on how the Accord will be implemented. The following is an assessment of the strategic direction of HUGS, Future Proof, the Regional Policy Statement and the District Plan.

Hamilton Urban Growth Strategy (HUGS)

- 4.10. HUGS provides the framework for Hamilton’s long term growth towards a compact sustainable city. It was developed in 2008. It identifies a need to address inefficient residential development and to provide a range of housing choice for a diverse range of people. The first principle of HUGS is to “mend before we extend” referring to the need to regenerate parts of the city. HUGS also seeks to develop land more efficiently, noting that at the time, typical sections were 600-800m² pushing up the cost of land and causing urban sprawl. HUGS seeks to provide a range of section sizes, including options for those wanting smaller sections and more compact living environments. Growth approach 1 is to provide for approximately 50% of Hamilton’s new dwellings through regeneration of existing parts of the city and be focussed

around suburban centres, parks and transport hubs. The remaining growth approaches deal with greenfield development in Rototuna, Peacockes, Rotokauri and Ruakura.

- 4.11. This proposed SHA represents the opportunity to redevelop an area of land that is vacant and prior to demolition was in poor condition. The site is within a 5 minute 'pedestrian shed'² (or ped-shed) of the Clyde Street Suburban Centre, adjacent to a park and on an established bus route. It is therefore considered that the proposed site is consistent with HUGS.

Strategic Direction of Future Proof

- 4.12. Future Proof provides for the strategic growth of the Future Proof sub-region (Hamilton City, Waipa District, Waikato District). Future Proof identifies general residential density targets to be achieved over time. For Hamilton, they are:

- Hamilton Central City (50 households per hectare)
- Hamilton Intensification Areas (30 households per hectare)
- Hamilton Greenfields (16 households per hectare)

- 4.13. There is no specific direction for infill housing or brownfield redevelopment, however section 8.17.3 equates brownfield development with intensification. Section 8.17.3 also directs that intensification areas should be focused in and around the city centre, transport hubs, suburban and town centres and areas of high public amenity. Medium density is not specifically identified within the Future Proof Strategy.

- 4.14. The proposed SHA anticipates a gross density of approximately 33 households per hectare. This density equates to a medium density development as defined by the Ministry for the Environment³. MfE provide the following definition:

"multi-unit developments with an average site area density of less than 350 m² per unit. It can include detached (or stand-alone), semi-detached (or duplex), terraced or low rise apartments on either single sites or aggregated sites, or as part of larger masterplanned developments."

- 4.15. While the proposal is more akin to medium density development, it is a higher density than that sought for greenfield residential development. Future Proof directs areas of higher density housing to be located close to neighbourhood centres and near public transport routes. The proposed SHA is located midway between a neighbourhood centre and suburban centre both of which are in a 5 minute ped-shed from the centre of the site and on a bus route. It is also adjacent to Lugton Park. Although Wairere Drive separates the site from Lugton Park a signalised pedestrian crossing located to the north of the site, provides safe and convenient access. Lugton Park contains Eastlink Sports which includes a range of sporting facilities such as squash, tennis, badminton, martial arts, indoor cricket, and inline hockey. Marist Park is also to the north of the site.
- 4.16. It is noted that the Future Proof Strategy is currently under review and determinations on submissions to the draft will be released in late 2017. The Future Proof review retains the

² Pedestrian shed is an area encompassed by the walking distance from a town or neighbourhood centre and often defined as the area covered by a 5 min walk.

³ <http://www.mfe.govt.nz/more/towns-and-cities/medium-density-housing>

density targets set in the original document and the essence of the growth management principles set in 2009.

- 4.17. It is considered that the proposed SHA meets the strategic objectives of Future Proof.

Strategic Direction of the Waikato Regional Policy Statement (WRPS)

- 4.18. Policy 3.12 of the WRPS anticipates development of the built environment will enable positive environmental, social, cultural and economic outcomes. To achieve this a number of policies in the WRPS provide direction on this including the adoption of the Future Proof land use pattern (Policy 6.14) which directs urban development to occur within the urban limits of Hamilton. The proposed SHA is located within Hamilton's urban boundary.
- 4.19. Policy 6.15 of the WRPS adopts the density targets for Future Proof. As discussed above, the targets do not provide direction on brownfield residential development. Policy 6.15.3 directs Hamilton City to aim for at least 50% of growth to be through infill and intensification of existing urban areas.
- 4.20. The proposed SHA represents an infill opportunity that is an efficient use of an existing resource, replacing the previously existing 58 dwellings that were in poor condition with new residential development and increasing the number of units to 80. It is considered that the proposed SHA meets the strategic directives of the WRPS.

Strategic Direction of the Partly Operative District Plan (District Plan)

- 4.21. Chapter 2: Strategic Framework of the District Plan sets out the strategic objectives and policies for Hamilton City. The following is an assessment against those relevant strategic objectives and policies.

Objective	Policies	Assessment of the Proposed SHA
2.2.1 Hamilton is characterised by an increasingly sustainable urban form.	2.2.1a Development makes use of the identified opportunities for urban intensification.	The District Plan aims to provide for 50% of growth to occur within the existing urban limits of the city over the next 20 years, providing for a compact urban form. The proposed SHA is located on a site that prior to demolition was rundown and in need of redevelopment.
	2.2.1b Development is designed and located to minimise energy use and carbon dioxide production, by:	
	i. Minimising the need for private motor vehicle use.	While not specifically identified for intensification it represents an opportunity for brownfield redevelopment of a site within the current urban boundary.
	ii. Encouraging walking, cycling and the use of passenger transport.	
iii. Maximising opportunities for people to live, work and play within their local area.		
		The site is located in close proximity to a neighbourhood and suburban centre. Both are within a 5 min ped-shed of the site. This site is also located on a bus route. This reduces the reliance on private motor vehicles.

	<p>2.2.1c Land use zoning and subdivision controls will be used as methods to achieve the sustainable use of the City's land resources including providing for separation, proximity and agglomeration of land uses.</p>	<p>The site is also located within 1km of a number of schooling options, including: Patricia Avenue Primary School, Knighton Normal School, Peachgrove Intermediate School, Hamilton Boys High School, Sacred Hearts Girls College. The site consequently has convenient access to a number of education facilities for a range of ages.</p> <p>The site is adjacent to Lugton Park and Marist Park to the North. These include facilities for a range of activities, providing residents easy access to sporting facilities.</p> <p>The site is currently zoned for residential activity through the Special Residential Zone of the PODP.</p>
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Objective	Policies	Assessment of the proposed SHA
<p>2.2.2 Urban development takes place within areas identified for this purpose in a manner which uses land and infrastructure most efficiently.</p>	<p>2.2.2a Development shall occur in locations that are consistent with the growth management policies of the Waikato Regional Policy Statement.</p> <p>2.2.2b Any development that is within an identified growth area is to be undertaken in general accordance with an approved Structure Plan.</p> <p>2.2.2c The release of land for urban development will not be allowed unless appropriate infrastructure is available and the servicing of this land does not compromise the efficiency and sustainability of planned infrastructure.</p> <p>2.2.2d The subdivision or use of any rural land within an identified growth area shall not compromise future urban development.</p>	<p>The proposed SHA is located within Hamilton's urban boundaries in the Special Residential Zone which provides for residential uses. The site is serviced by all necessary infrastructure and it is not anticipated that there will be any further infrastructure required.</p>

Objective	Policies	Assessment of the proposed SHA
<p>2.2.3 Promote safe, compact, sustainable, good quality urban environments that respond positively to their local context.</p>	<p>2.2.3a Development responds to best practice urban design and sustainable development principles, appropriate to its context.</p>	<p>The proposed SHA site while in the conceptual design stage, takes into account good quality urban design principles. A full urban design assessment is provided against the New Zealand Urban Design Protocol (2005) included in Appendix D.</p>
	<p>2.2.3b Development responds to Low Impact Urban Design and Development and Crime Prevention Through Environmental Design (CPTED) principles.</p>	<p>The concept for the site anticipates 80 dwellings for the site (including those already consented), replacing the 58 dwellings that were on the site prior to demolition. This represents an average density of approximately 275m² per dwelling – a compact urban form. The dwellings along the Dey Street Frontage are apartments or terraced housing which contributes to the lower average density across the site.</p>
	<p>2.2.3c Development enhances civic, natural heritage, cultural, ecology and surrounding public space networks.</p>	<p>The site is zoned Residential and is located in a Hamilton East Character Area, albeit on the fringe. The context of the area is addressed in the Urban Design Assessment included in Appendix D. It is also noted that the previous resource consent process confirmed that the site does not display very many of the characteristics identified as being typical of the Hamilton East Area.</p>

Objective	Policies	Assessment of the Proposed SHA
2.2.6 A range of housing types and densities is available to meet the needs of a diverse range of people and communities.	2.2.6a Residential development provides for a range of household choices and the diversity of cultural and social needs.	The proposed SHA is located in the Special Residential Zone which consists predominantly of single storied detached dwellings. The proposal includes a range of housing typologies and densities allowing housing choice on the site. A portion of the site will be retained by HNZC, assisting them to meet demand for social housing in Hamilton. It is anticipated that 10-20% of the site will also be developed for affordable housing through the Waikato-Tainui first time buyers scheme. This will be made possible through the smaller sections and correspondingly smaller house sizes. The proposal is aligned with a medium density development and represents a higher density than is typically found in general residential development. The site is within a 5 minute 'ped-shed' of a neighbourhood centre, a suburban centre and open space, providing future residents with access to amenity.
	2.2.6b Higher-density residential development is located within and close to the Central City, suburban and neighbourhood centres, hospitals, tertiary education facilities and parks, open spaces, and other areas of high social amenity.	

Objective	Policies	Assessment of the proposed SHA
2.2.12 Efficient use and development of natural and physical resources, especially land, buildings and infrastructure.	2.2.12a Development enables and encourages waste minimisation and efficient use of resources through design and construction methods.	Prior to demolition, the site contained 58 residential dwellings. The proposed SHA represents the efficient use of an existing resource through the proposal of a medium density development. Combined with the previously consented dwellings the wider site will contain 80 dwellings. It is anticipated that there is sufficient infrastructure to service the proposed development. The proposed residential buildings are in a residential area, it is likely that the area will retain its residential zoning in the future therefore designing for adaptive reuse is unnecessary.
	2.2.12b Buildings should be designed so they can be adapted in the future for a range of uses.	
	2.2.12c Development is designed to consider and adapt to the expected effects of climate change.	
	2.2.12d Development enables and encourages the efficient use of resources and recognises the	

	benefits resulting from integrated land use planning.	Part of the site is included in the flood hazard zone of the District Plan. This will be taken into account during the detailed design phase.
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Objective	Policies	Assessment of the proposed SHA
2.2.13 Land use and development is integrated with the provision of infrastructure (including transport, Three Waters services and open space).	2.2.13a Development shall not compromise the safe, efficient and effective operation and use of existing or planned infrastructure.	<p>The proposed site previously included 58 residential dwellings. It has been identified that there is sufficient capacity in the infrastructure network for the proposed SHA site.</p> <p>Development of the site will not compromise existing infrastructure.</p> <p>The site is located on a bus route providing residents access to public transport. It is not expected that the development will result in any adverse traffic effects.</p>
	2.2.13b Development allows for future infrastructure needs, including maintenance, upgrading and co-location where appropriate.	
	2.2.13c New development connects well with existing development and infrastructure.	
	2.2.13d Development does not result in incompatible adjacent land uses with respect to existing or planned infrastructure.	
	2.2.13e Rail, cycle, pedestrian, passenger transport and motorised vehicle networks are well connected and integrated across and beyond the City.	
	2.2.13f Development should promote strong connections to, and use of, passenger transport and active modes of transport.	

- 4.22. As a result of the above analysis the proposal is generally consistent with the strategic direction of the Partly Operative District Plan.

Housing Accord Targets

- 4.23. The Accord sets Hamilton a number of targets for total number of sections and dwellings consented over the next three years as per the table below.

	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)
Total number of sections and dwellings consented	1,300	1,400	1,500

- 4.24. The proposal if implemented would assist HCC in meeting these targets, with the intent of both Waikato-Raupatu Lands Trust and HNZC to deliver these hours as soon as possible. It is considered that the proposed SHA at Jebson Place is consistent with the Hamilton Housing Accord.

5. Predominantly Residential (Clause 15(b))

- 5.1. The proposed SHA is entirely residential with the primary purpose of delivering housing supply.

6. Locational Considerations (Clause 15(c))

- 6.1. The assessment against the strategic framework of the District Plan shows that the proposed SHA is generally aligned with the strategic direction of the District Plan. It provides a compact urban form, proposing development within Hamilton's existing urban environment on a site that has been shown to contain sufficient infrastructure capacity. The site is located on a bus route and is within a five minute 'ped-shed' of a neighbourhood centre, a suburban centre and an area of open space. The site is currently vacant however, there is an existing consent for residential development on the site. The proposed SHA provides the opportunity for more yield than provided under the existing resource consent, providing more development opportunity to meet future housing demand.

- 6.2. One of the strategic directions of the District Plan is the retention of Hamilton's heritage and character. The Special Character Zones are generally exempt from consideration as per the SHA Policy (Section 15(c)). There is however, a specific exception in the policy identifying that the proposed Jebson Place site may be considered for an SHA.

- 6.3. Being located in a character area, it is important that development takes into account the surrounding context and responds to this through design. A full assessment of the site in its context is included in the assessment of Design Quality, at **Appendix D**.

- 6.4. Some further statements from the previous consenting included the following:

"The proposed layout responds to its context and doesn't compromise the integrity of the surrounding sites. The site itself was determined to not have many of the characteristics that give the Hamilton East area its special character. The streets surrounding the proposed site (Cassidy St, Dey St & Old Farm Rd) are considered to have differing levels of character. Dey Street is immediately adjacent to Wairere Drive, which severs the site from the adjoining greenspace. Land on the opposite side of the greenspace is zoned for intensification. It is considered there is little character for this side of the development to respond to.

Cassidy Ave is considered to display some of the characteristics consistent with the character of Hamilton East. It consists of single storey detached dwellings on sections that are between approximately 500-700m². The southern side of the site previously contained 7 duplexes resulting in 13 dwellings interfacing with Cassidy Street. This resulted with the bulk of the housing being separated by driveways on either side. This contrasted with the southern side of Cassidy street which contains 10 stand-alone houses."

7. Infrastructure (Clause 15(d))

- 7.1. Prior to demolition, the proposed site contained 58 residential dwellings. When including the consented development along Dey Street and the proposed SHA development, the site will contain 80 dwellings. Consent was lodged and attained for 71 dwellings across the site. The infrastructure investigation undertaken as part of that consent demonstrated that there was sufficient infrastructure capacity in the network for 71 dwellings. The key conclusions and design solutions were as follows:
- a) Wastewater – Retention of the existing 450mm main traversing the site and physical connections into that main at existing manholes. The 450mm main had adequate capacity for the calculated Peak Wet Weather flows from the increased volumes with no capacity issues in vicinity of the site. The inclusion of low flow fitting in the new buildings was also suggested to reduce the demand. No bulk main or pump station upgrades required.
 - b) Stormwater – The existing 450mm stormwater main on the southern boundary of Cassidy Street was considered to be adequate to service the development during the 2 year ARI event, however the HCC Flood Maps indicate a medium flood hazard on Cassidy Street in the 100 year ARI. Given that Cassidy Street is the path secondary flows would naturally follow the HCC ITS stipulates that the 100 year ARI event shall be attenuated to 80% of the pre-existing discharge. Some on-site attenuation was also proposed, but no bulk stormwater main upgrades required.
 - c) Water – With the inclusion of low flow fixtures in the new dwellings, the water demand per person was expected to reduce and the increased overall volume would only be 800 litres per day across the whole development. No water main upgrades required.
- 7.2. Further investigation, yet to be completed, will also show that the additional 9 dwellings will be able to be accommodated by the network, with no infrastructure upgrades required.

8. Scale (Clause 15(e))

- 8.1. The proposed SHA site will contain 80 dwellings, exceeding the prescribed minimum.

9. Design Quality (Clause 15(f))

- 9.1. Please see attached Urban Design Assessment from Chow Hill contained in **Appendix D**.

10. Development Agreement (Clause 15(g))

- 10.1. There is sufficient infrastructure capacity available for the development of the site to occur. The recovery of development contributions as per the usual process is able to occur. Therefore, there will be no need for a development agreement to be entered into, and there will be no financial burden on the Council.

11. Conclusion

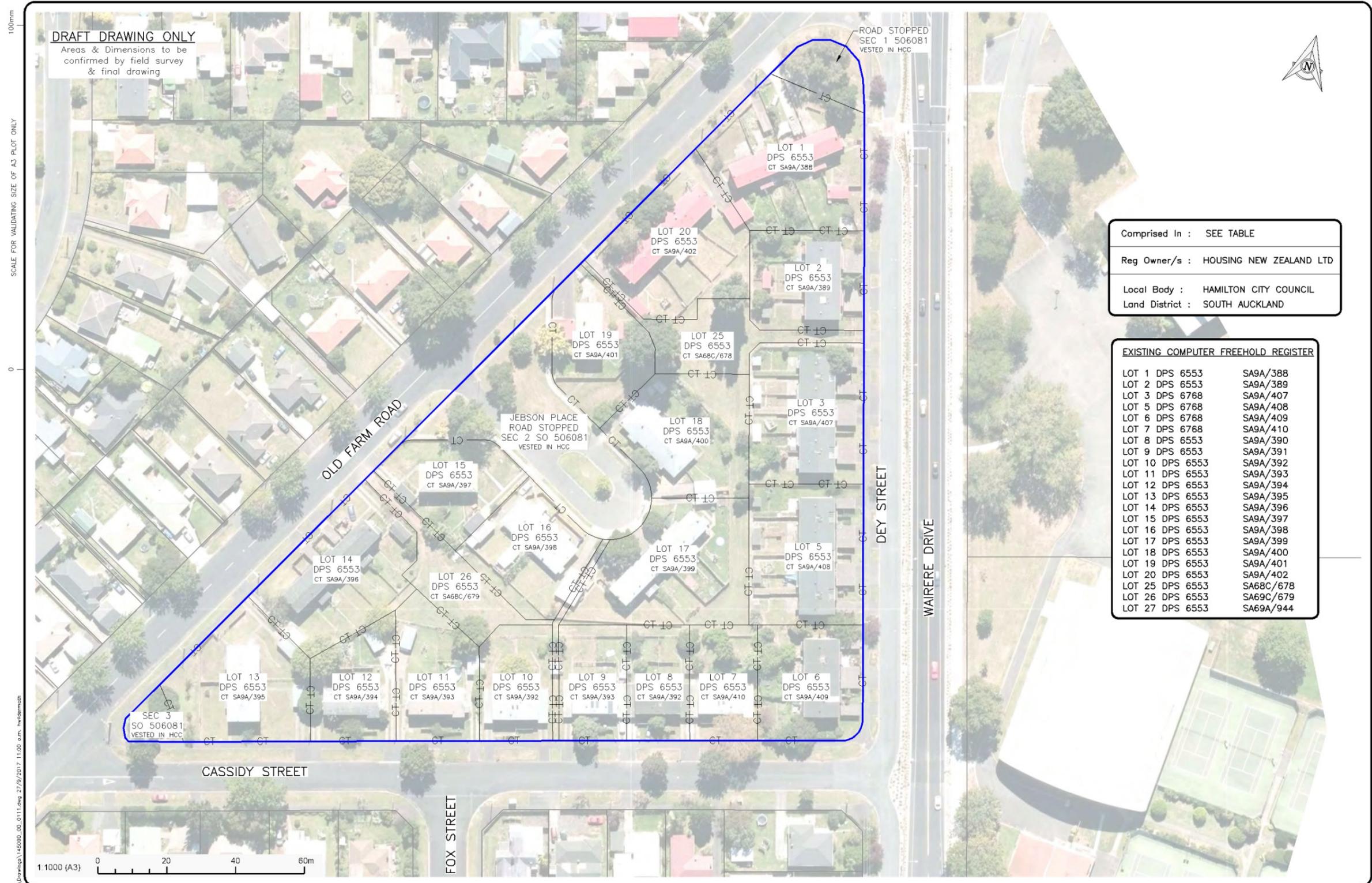
- 11.1. As a result of the above analysis it is concluded that the Jebson Place development satisfies all of the criteria for a Special Housing Area under the Hamilton Special Housing Area Policy.
- 11.2. It is a large site in an established area, under single ownership. This creates an opportunity to deliver a comprehensively designed medium density residential development in the way the Housing Accord envisages.
- 11.3. Taking into account the above analysis, it is considered that the proposed SHA meets all the criteria in section 14 of the Special Housing Area Policy.

K:\145000 TGH Jebson Pl\SHA\Hamilton Special Housing Areas Policy Assessment FINAL.docx

**Appendix A:
Site Locality Plan**

Item

Attachment 3



DRAFT DRAWING ONLY
Areas & Dimensions to be confirmed by field survey & final drawing

SCALE FOR VALIDATING SIZE OF A3 PLOT ONLY

K:\145000\TDC\Jebson_Plan\Drawings\145000_00_0111.dwg 27/09/2017 11:00 a.m. hvd/medmb

Comprised In :	SEE TABLE
Reg Owner/s :	HOUSING NEW ZEALAND LTD
Local Body :	HAMILTON CITY COUNCIL
Land District :	SOUTH AUCKLAND

EXISTING COMPUTER FREEHOLD REGISTER		
LOT 1	DPS 6553	SA9A/388
LOT 2	DPS 6553	SA9A/389
LOT 3	DPS 6768	SA9A/407
LOT 5	DPS 6768	SA9A/408
LOT 6	DPS 6768	SA9A/409
LOT 7	DPS 6768	SA9A/410
LOT 8	DPS 6553	SA9A/390
LOT 9	DPS 6553	SA9A/391
LOT 10	DPS 6553	SA9A/392
LOT 11	DPS 6553	SA9A/393
LOT 12	DPS 6553	SA9A/394
LOT 13	DPS 6553	SA9A/395
LOT 14	DPS 6553	SA9A/396
LOT 15	DPS 6553	SA9A/397
LOT 16	DPS 6553	SA9A/398
LOT 17	DPS 6553	SA9A/399
LOT 18	DPS 6553	SA9A/400
LOT 19	DPS 6553	SA9A/401
LOT 20	DPS 6553	SA9A/402
LOT 25	DPS 6553	SA68C/678
LOT 26	DPS 6553	SA69C/679
LOT 27	DPS 6553	SA69A/944

Designed	Checked	<p>BLOXAM BURNETT OLLIVER Phone 64-7-638 0144, Fax 64-7-639 0431</p>	Client	Project	Drawing	Status
Drawn	Approved		TAINUI GROUP HOLDINGS LTD	JEBSON PLACE	LOCALITY PLAN	PRELIMINARY
A 27.09.2017 INITIAL ISSUE Date Issue/revision detail		HW KD By Chk Appr	mx model version:		Date 27.09.2017 Scale (Original Size A3) 1:1000 Drawing Number 145000/00 /P /0111 Revision A	

Version 2.04 - October 2013

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**Appendix B:
Certificates of Title**

Item

Attachment 3



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier SA9A/388
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate Fee Simple
Area 1659 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
6553

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE B354370

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

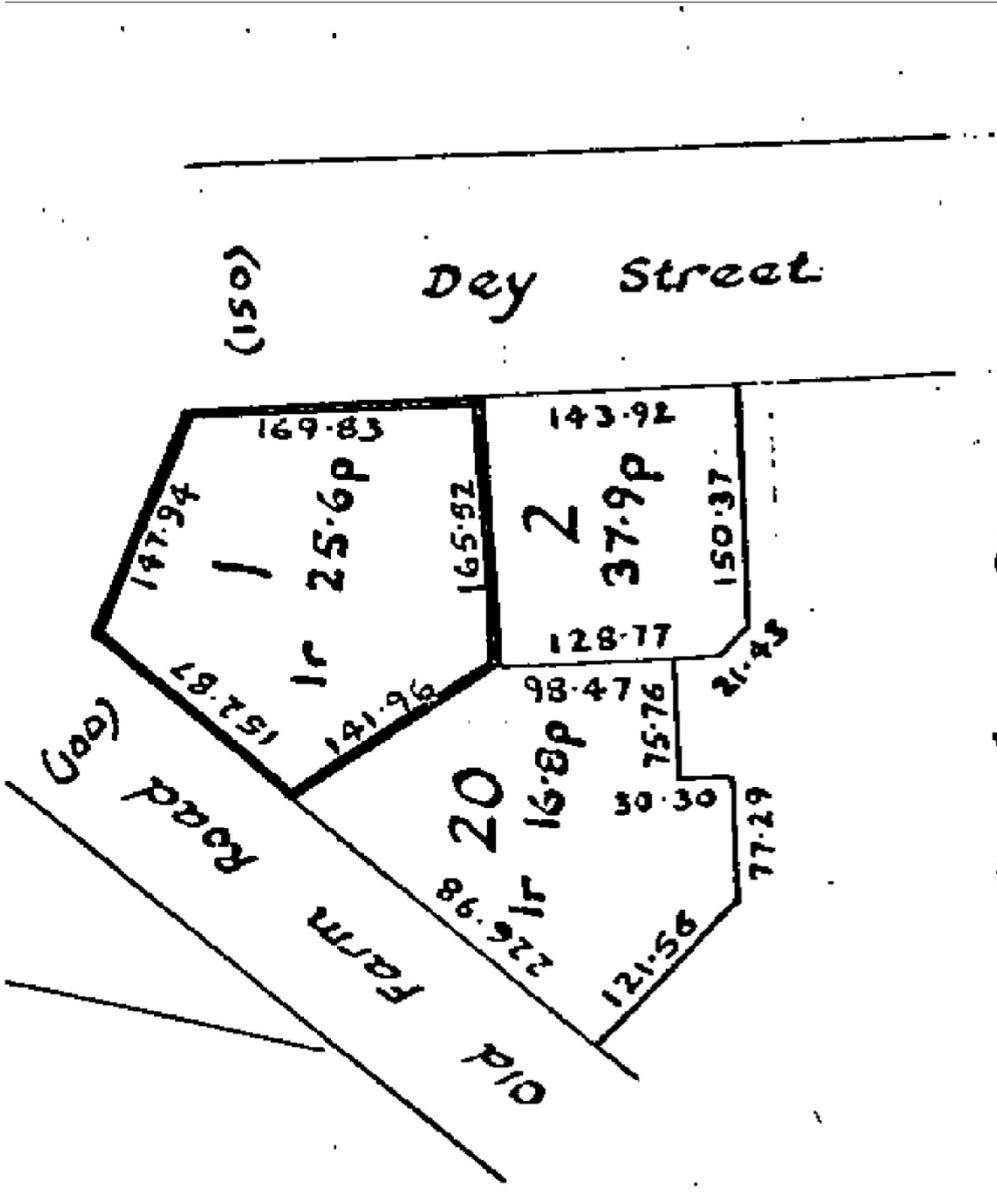
Subject to a party wall right over part marked A on DPS 74569 specified in Easement Certificate B381205 - 25.11.1996 at 1.15 pm

Appurtenant hereto is a right of way and a party wall right specified in Easement Certificate B381205 - 25.11.1996 at 1.15 pm

Transaction Id
Client Reference 145000

Search Copy Dated 26/09/17 11:45 am, Page 1 of 2
Register Only

Identifier SA9A/388



Transaction Id
Client Reference 145000

Search Copy Dated 26/09/17 11:45 am, Page 2 of 2
Register Only



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier SA9A/389
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	959 square metres more or less
Legal Description	LOT 2 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

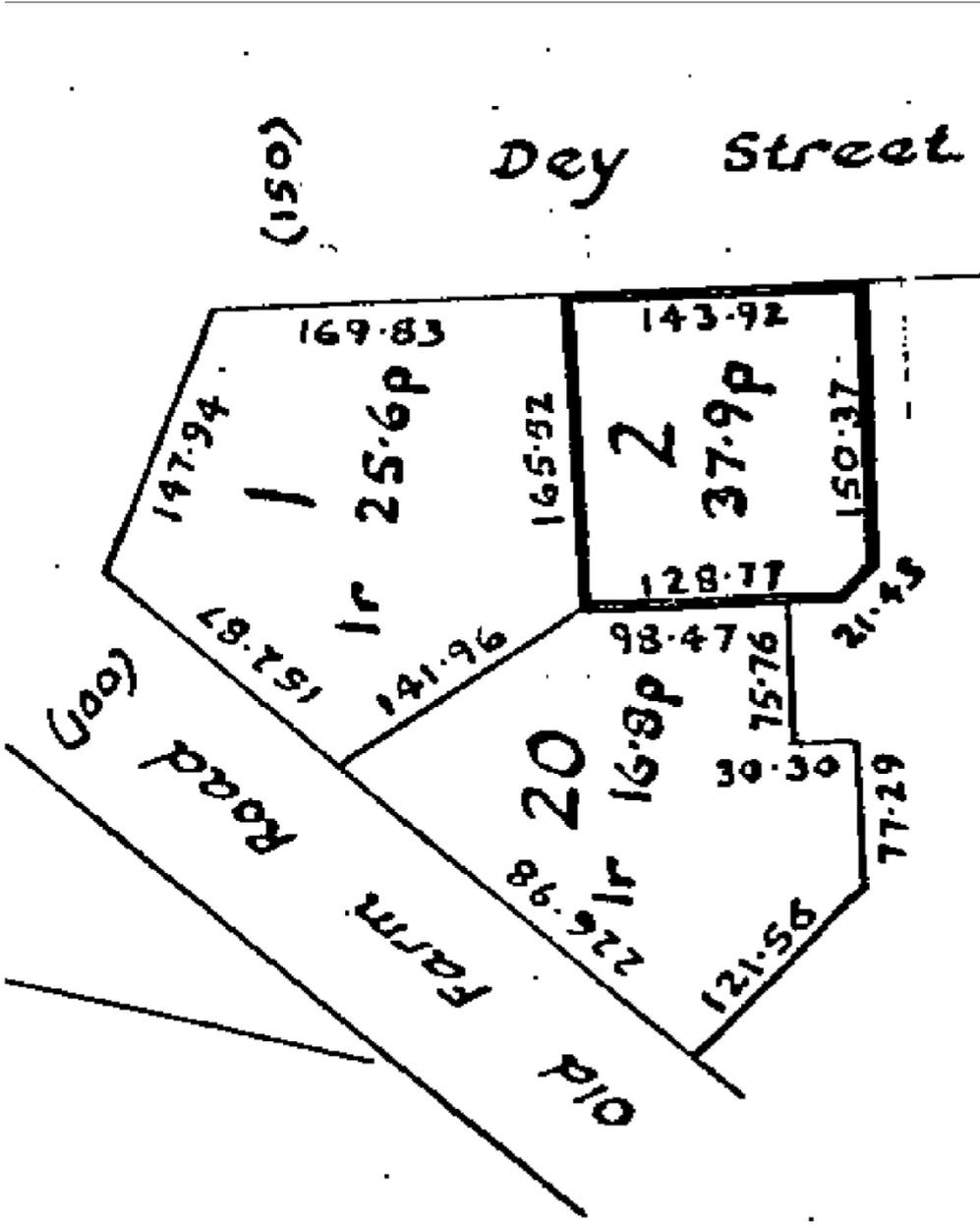
Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B346218 - 29.5.1996 AT 3.15 PM

Transaction Id
Client Reference 145000

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Register Only

Identifier SA9A/389



Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier **SA9A/390**
Land Registration District **South Auckland**
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	617 square metres more or less
Legal Description	Lot 8 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B338089

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier SA9A/391
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	665 square metres more or less
Legal Description	LOT 9 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

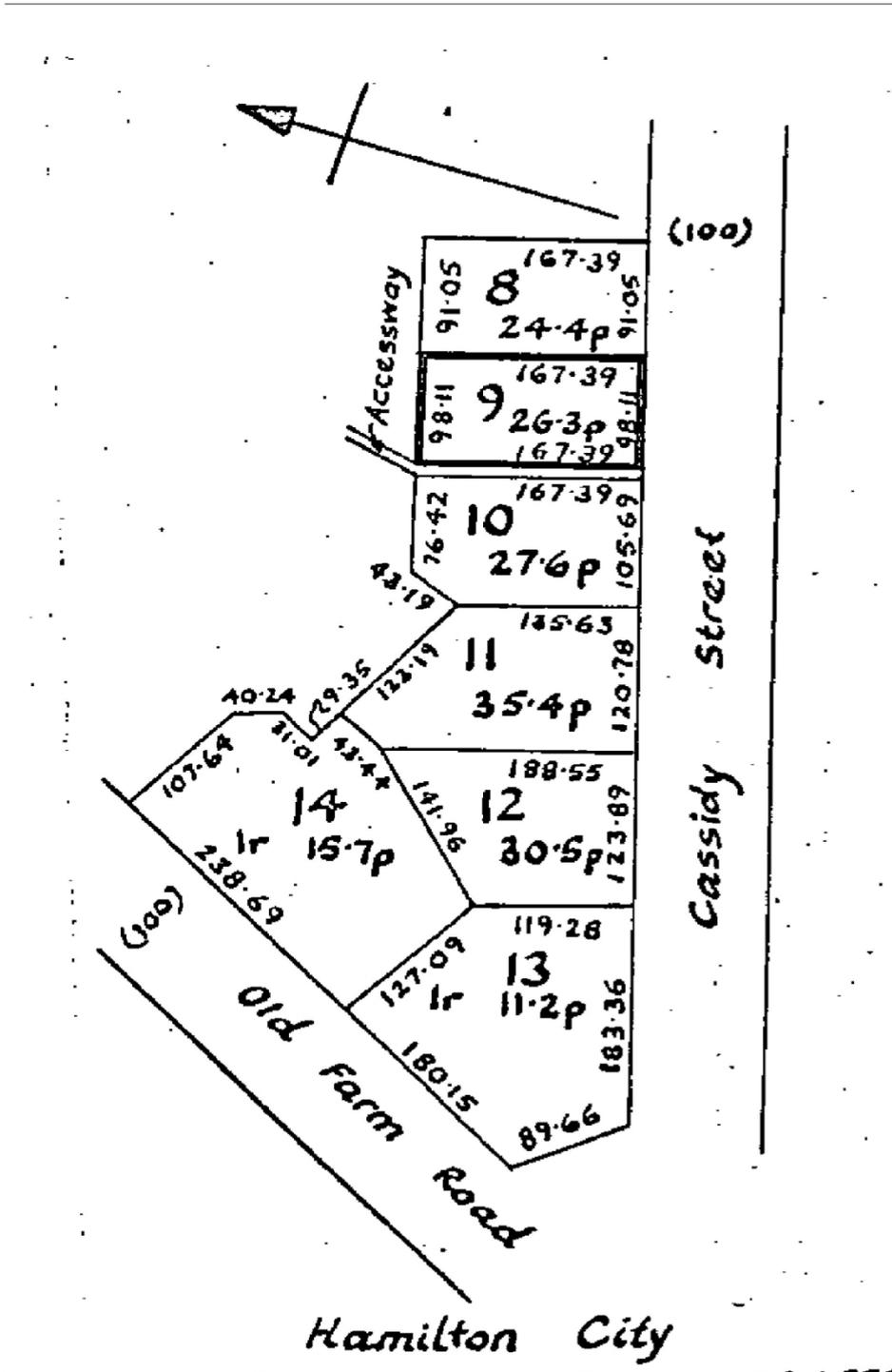
Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B346218 - 29.5.1996 at 3.15 pm

Transaction Id
Client Reference 145000

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Identifier SA9A/391



Item

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Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier SA9A/392
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	698 square metres more or less
Legal Description	LOT 10 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

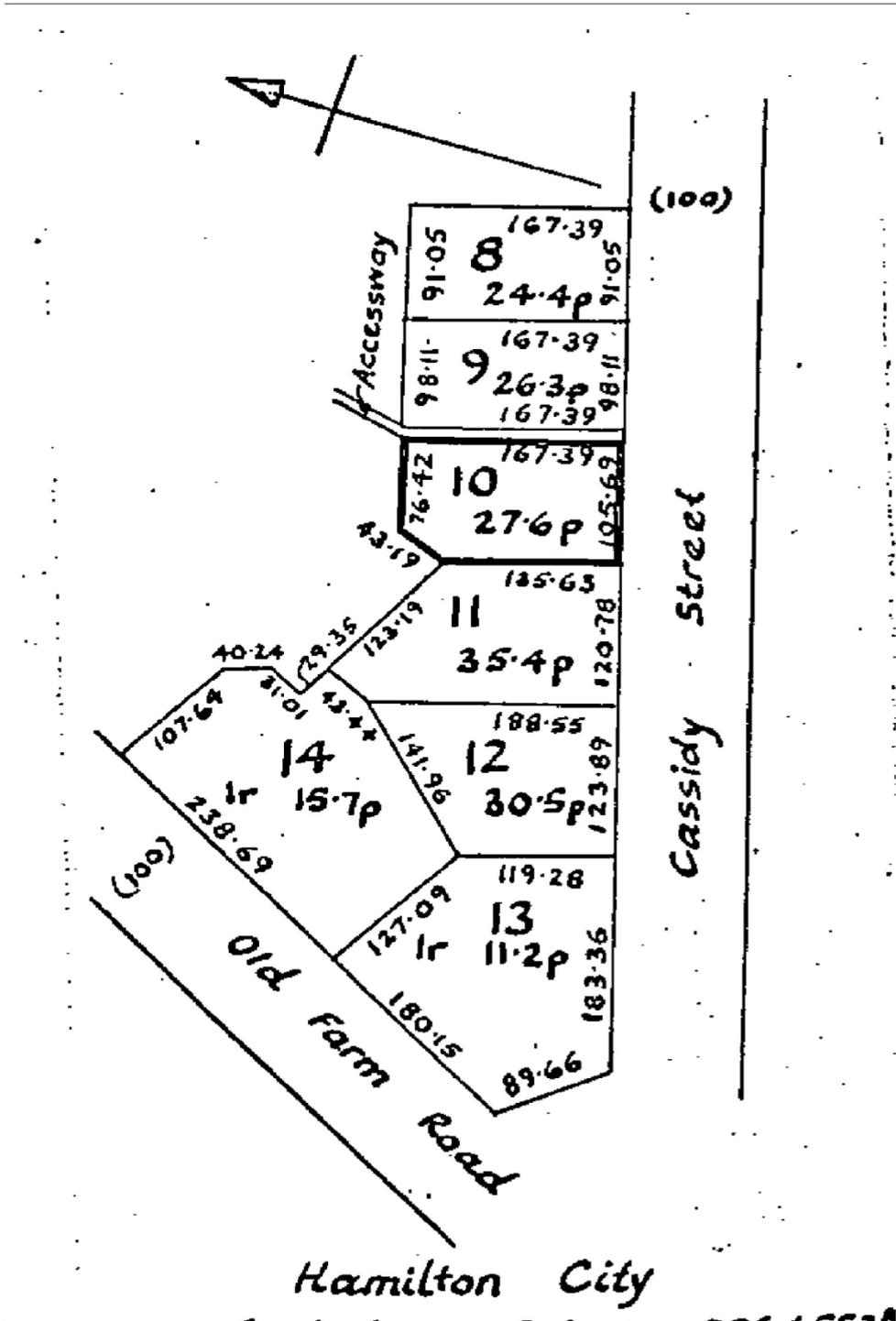
Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B346217 - 29.5.1996 at 3.15 pm

Transaction Id
Client Reference 145000

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Identifier SA9A/392



Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier SA9A/393
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	895 square metres more or less
Legal Description	LOT 11 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

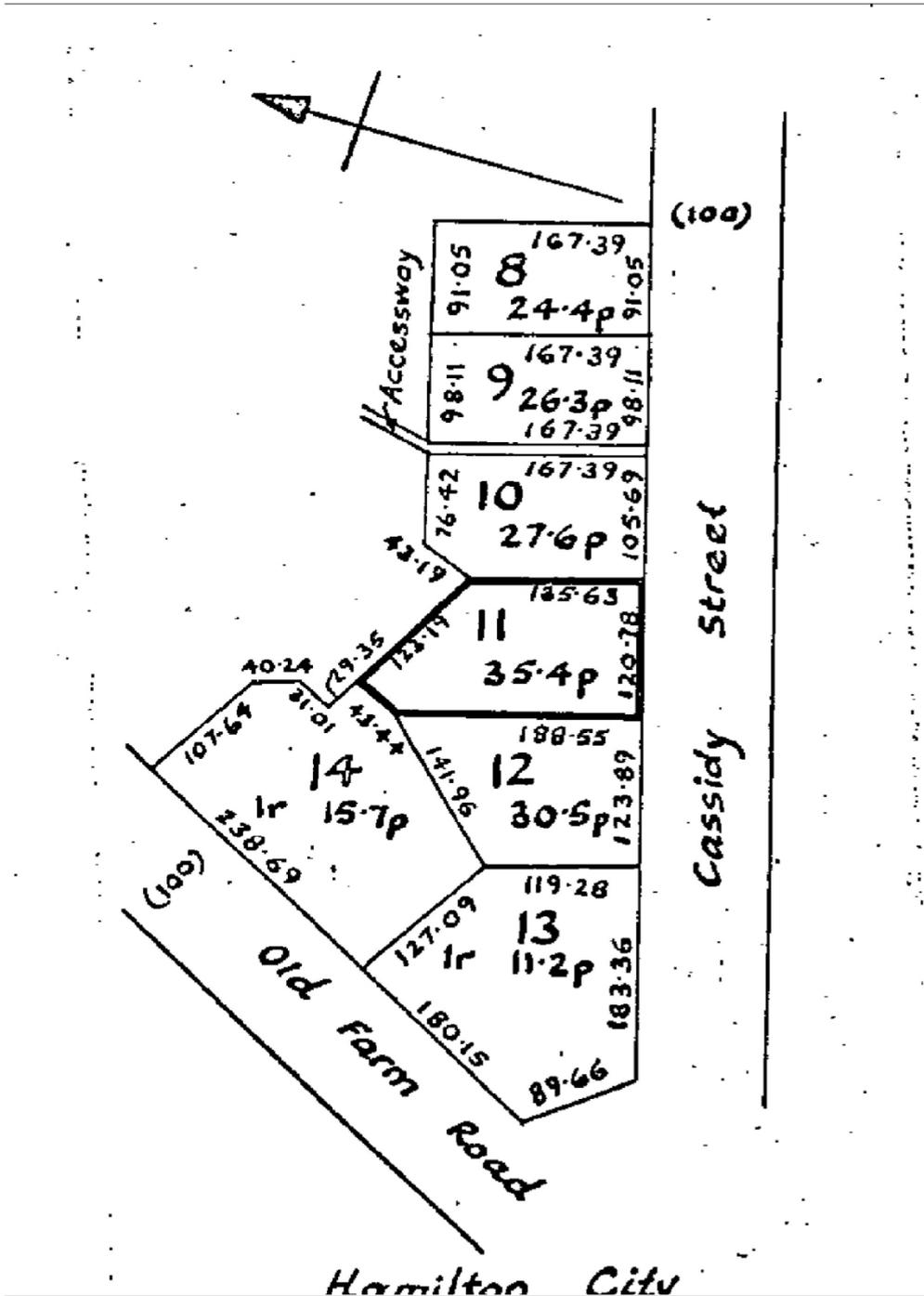
Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B346217 - 29.5.1996 at 3.15 pm

Transaction Id
Client Reference 145000

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Identifier SA9A/393



Item

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Transaction Id
Client Reference 145000

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Register Only



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier SA9A/394
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	771 square metres more or less
Legal Description	LOT 12 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

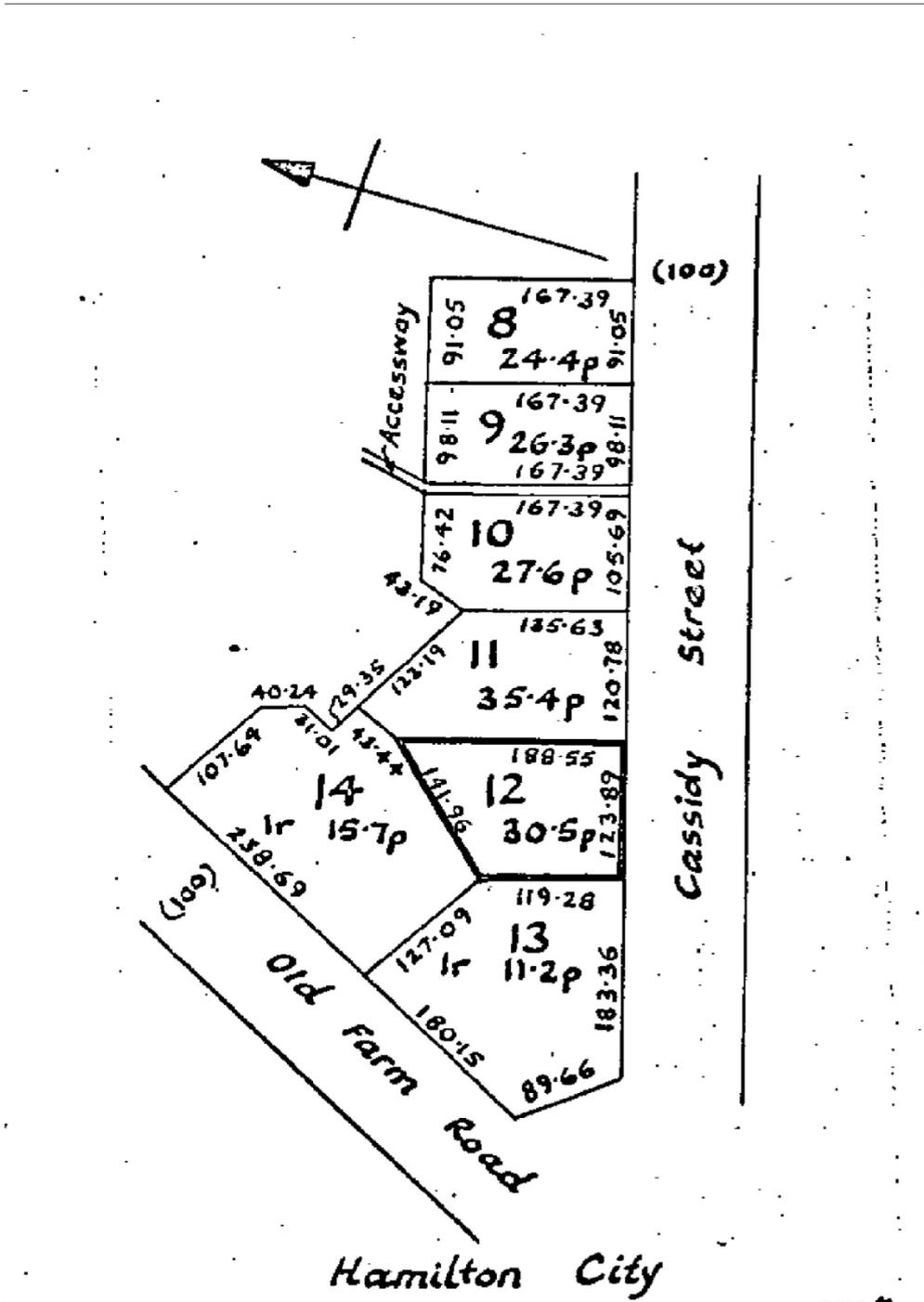
Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B346217 - 29.5.1996 at 3.15 pm

Transaction Id
Client Reference 145000

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Identifier SA9A/394



Item

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Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier SA9A/395
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	1295 square metres more or less
Legal Description	LOT 13 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE B346217 - 29.5.1996 AT 3.15 PM

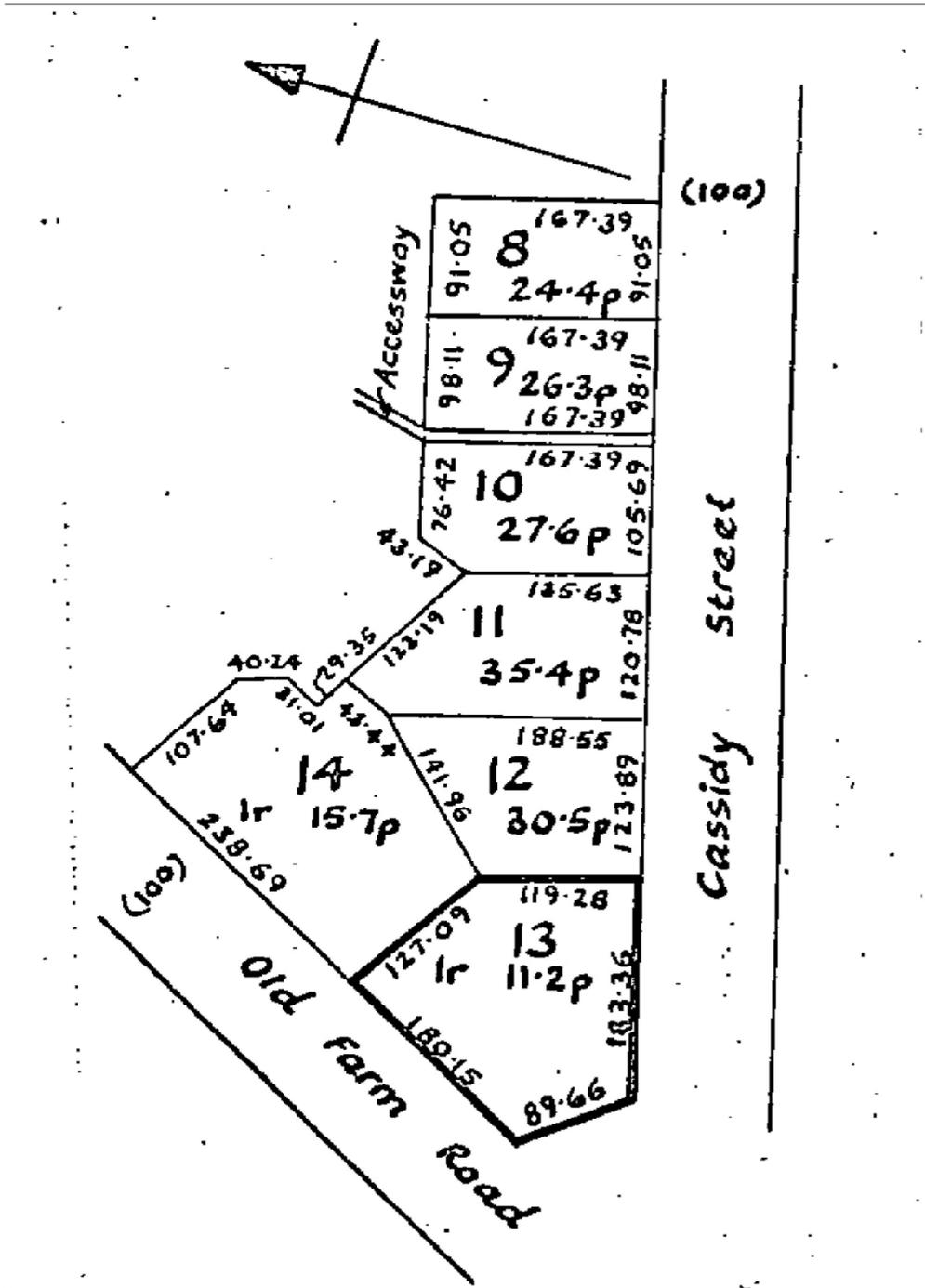
Appurtenant hereto is a party wall right specified in Easement Certificate B383323 - 5.12.1996 at 11.30 am

Subject to a party wall right over part marked B on DPS 74523 specified in Easement Certificate B383323 - 5.12.1996 at 11.30 am

Transaction Id
Client Reference 145000

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Identifier SA9A/395



Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

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Identifier SA9A/396
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate Fee Simple
Area 1409 square metres more or less
Legal Description Lot 14 Deposited Plan South Auckland
6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE B346217 - 29.5.1996 AT 3.15 PM

Subject to a party wall right over part marked A on DPS 74523 specified in Easement Certificate B383323 - 5.12.1996 at 11.30 am

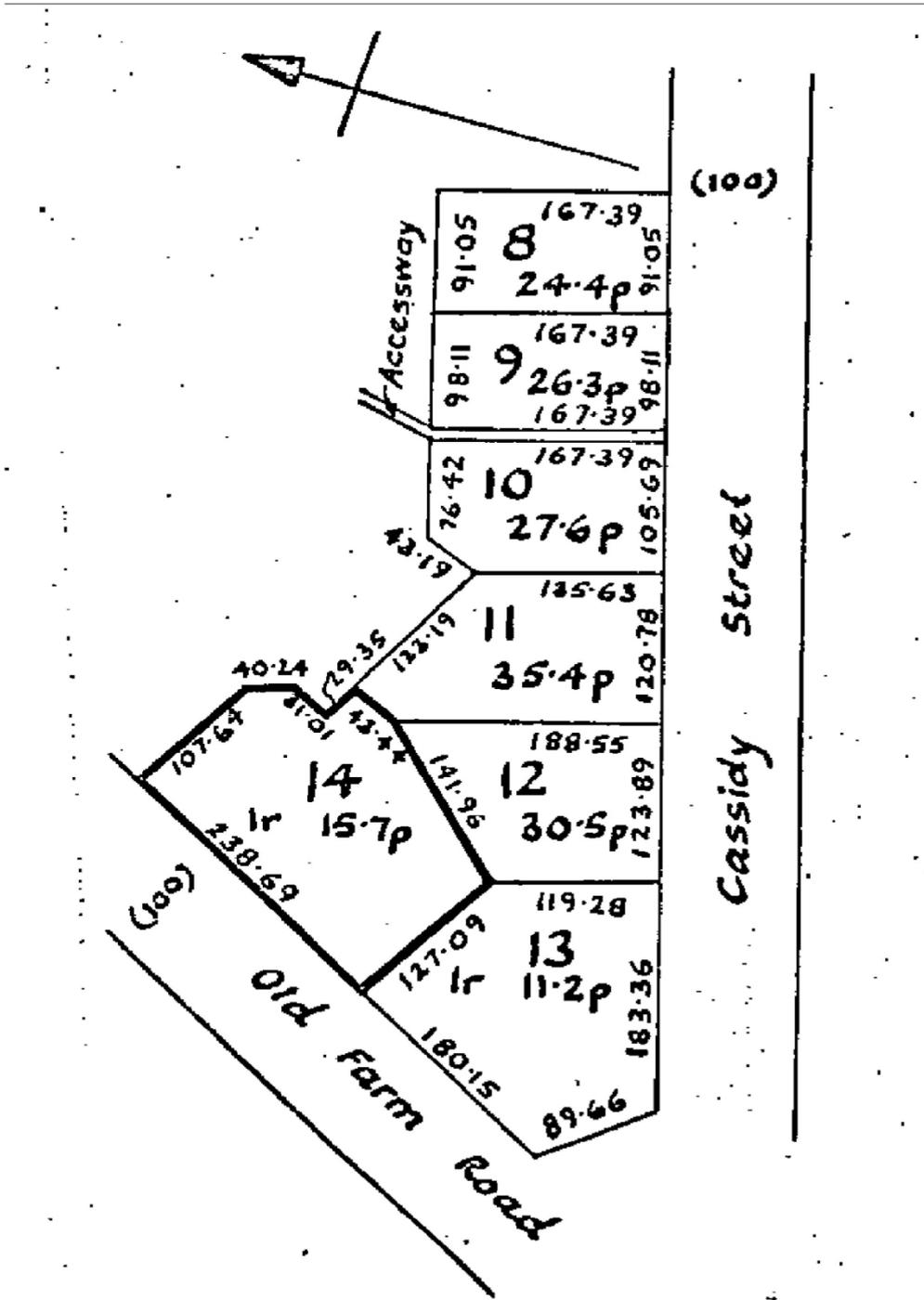
Appurtenant hereto is a party wall right specified in Easement Certificate B383323 - 5.12.1996 at 11.30 am

Transaction Id
Client Reference 145000

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Register Only

Identifier

SA9A/396



Item

Attachment 3

Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier **SA9A/397**
Land Registration District **South Auckland**
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	850 square metres more or less
Legal Description	LOT 15 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B346217 - 29.5.1996 at 3.15 pm

Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier **SA9A/398**
Land Registration District **South Auckland**
Date Issued 27 June 1968

Prior References
SA1758/31

Estate Fee Simple
Area 964 square metres more or less
Legal Description Lot 16 Deposited Plan South Auckland
6553

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B338089

Subject to Section 59 Land Act 1948

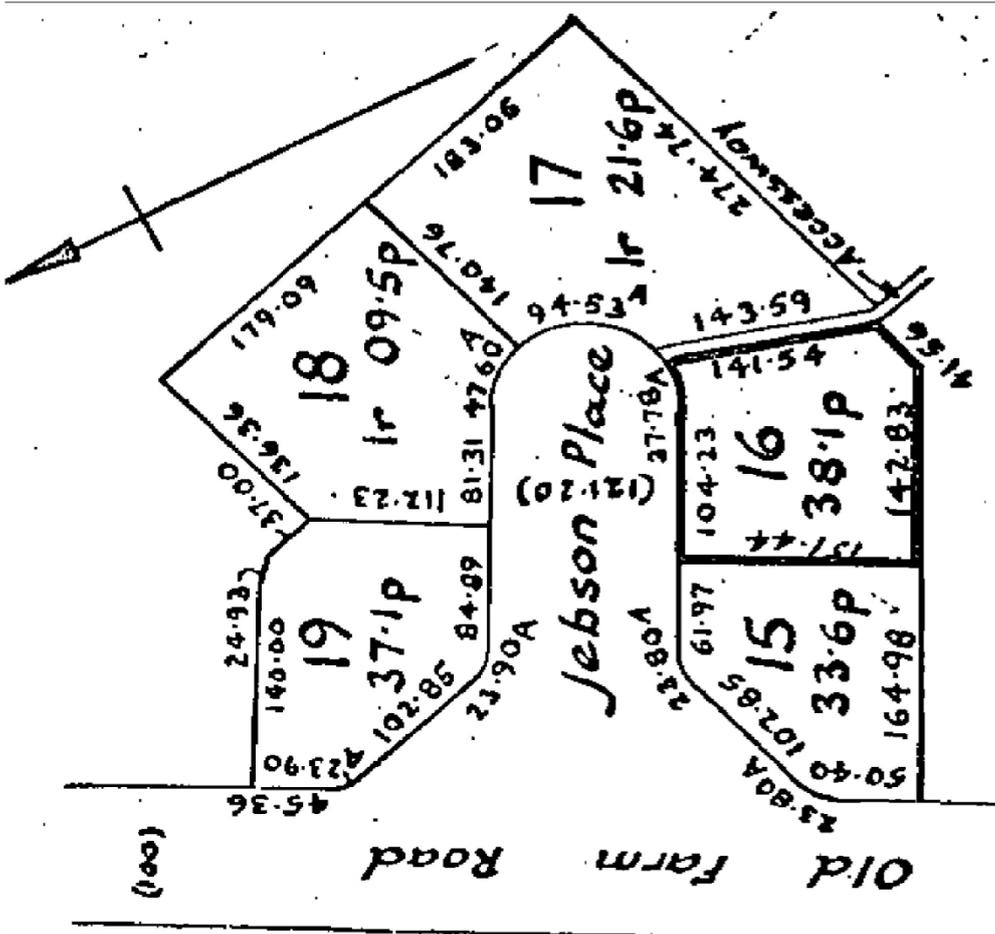
Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Transaction Id
Client Reference 145000

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Identifier SA9A/398



Item

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Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

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Identifier SA9A/399
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	1558 square metres more or less
Legal Description	LOT 17 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

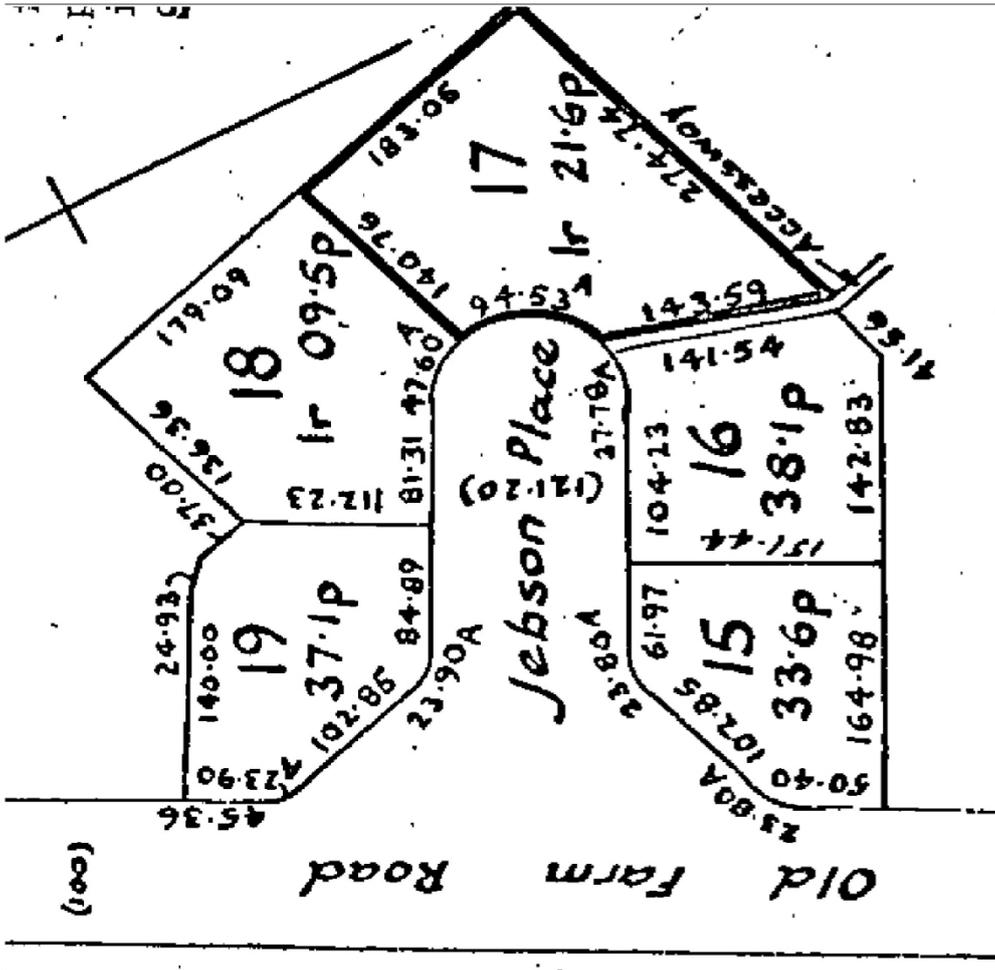
Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B346217 - 29.5.1996 AT 3.15 PM

Transaction Id
Client Reference 145000

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Identifier SA9A/399



Item

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Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier SA9A/400
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1758/31

Estate	Fee Simple
Area	1252 square metres more or less
Legal Description	LOT 18 Deposited Plan South Auckland 6553

Proprietors
Housing New Zealand Limited

Interests

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B346217 - 19.5.1996 AT 3.15 PM

Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier **SA9A/401**
Land Registration District **South Auckland**
Date Issued 27 June 1968

Prior References
SA1758/31

Estate Fee Simple
Area 938 square metres more or less
Legal Description Lot 19 Deposited Plan South Auckland
6553

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B348182

Subject to Section 59 Land Act 1948

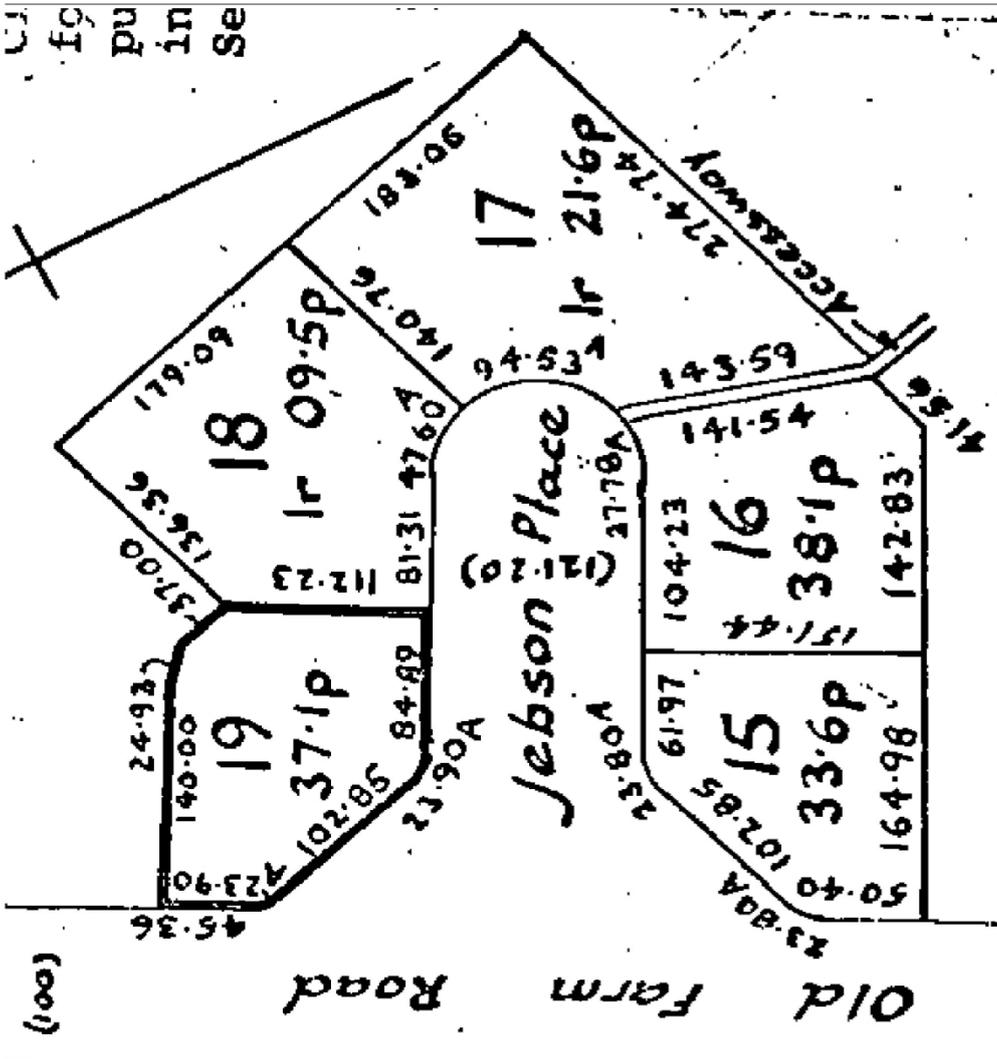
Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Transaction Id
Client Reference 145000

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Register Only

Identifier SA9A/401



Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier **SA9A/402**
Land Registration District **South Auckland**
Date Issued 27 June 1968

Prior References
SA1758/31

Estate Fee Simple
Area 1437 square metres more or less
Legal Description Lot 20 Deposited Plan South Auckland
6553

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B348182

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

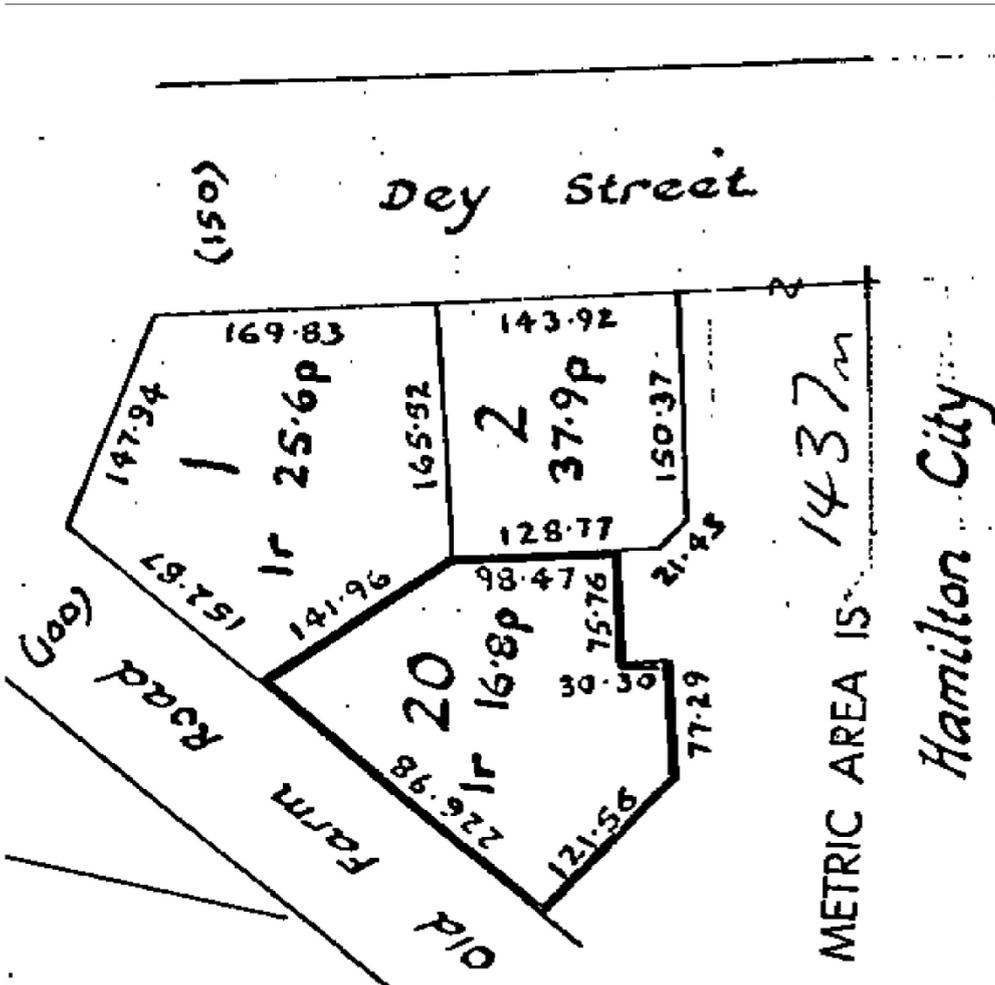
Appurtenant hereto is a party wall right specified in Easement Certificate B381205 - 25.11.1996 at 1.15 pm

Subject to a party wall right over part marked B and a right of way over part marked C on DPS 6553 specified in Easement Certificate B381205 - 25.11.1996 at 1.15 pm

Transaction Id
Client Reference 145000

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Register Only

Identifier SA9A/402



Item

Attachment 3

Transaction Id
Client Reference 145000

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Register Only



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier **SA9A/407**
Land Registration District **South Auckland**
Date Issued 27 June 1968

Prior References
SA1766/22

Estate Fee Simple
Area 1361 square metres more or less
Legal Description Lot 3 Deposited Plan South Auckland
6768

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B348182

Subject to Section 59 Land Act 1948

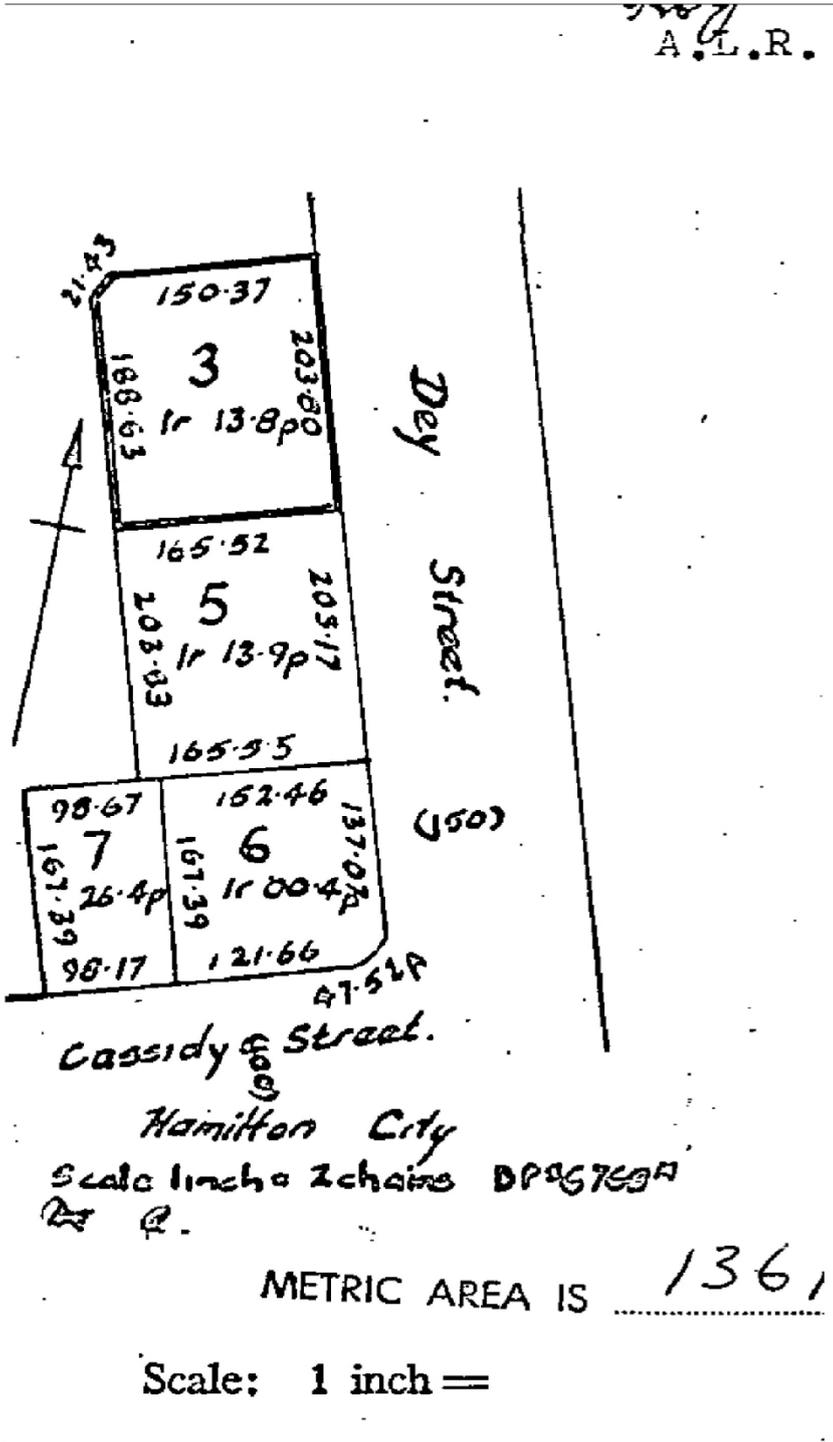
Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Transaction Id
Client Reference 145000

Search Copy Dated 26/09/17 11:46 am, Page 1 of 2
Register Only

Identifier SA9A/407



Item

Attachment 3



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier **SA9A/408**
Land Registration District **South Auckland**
Date Issued 27 June 1968

Prior References
SA1766/22

Estate Fee Simple
Area 1363 square metres more or less
Legal Description Lot 5 Deposited Plan South Auckland
6768

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B348182

Subject to Section 59 Land Act 1948

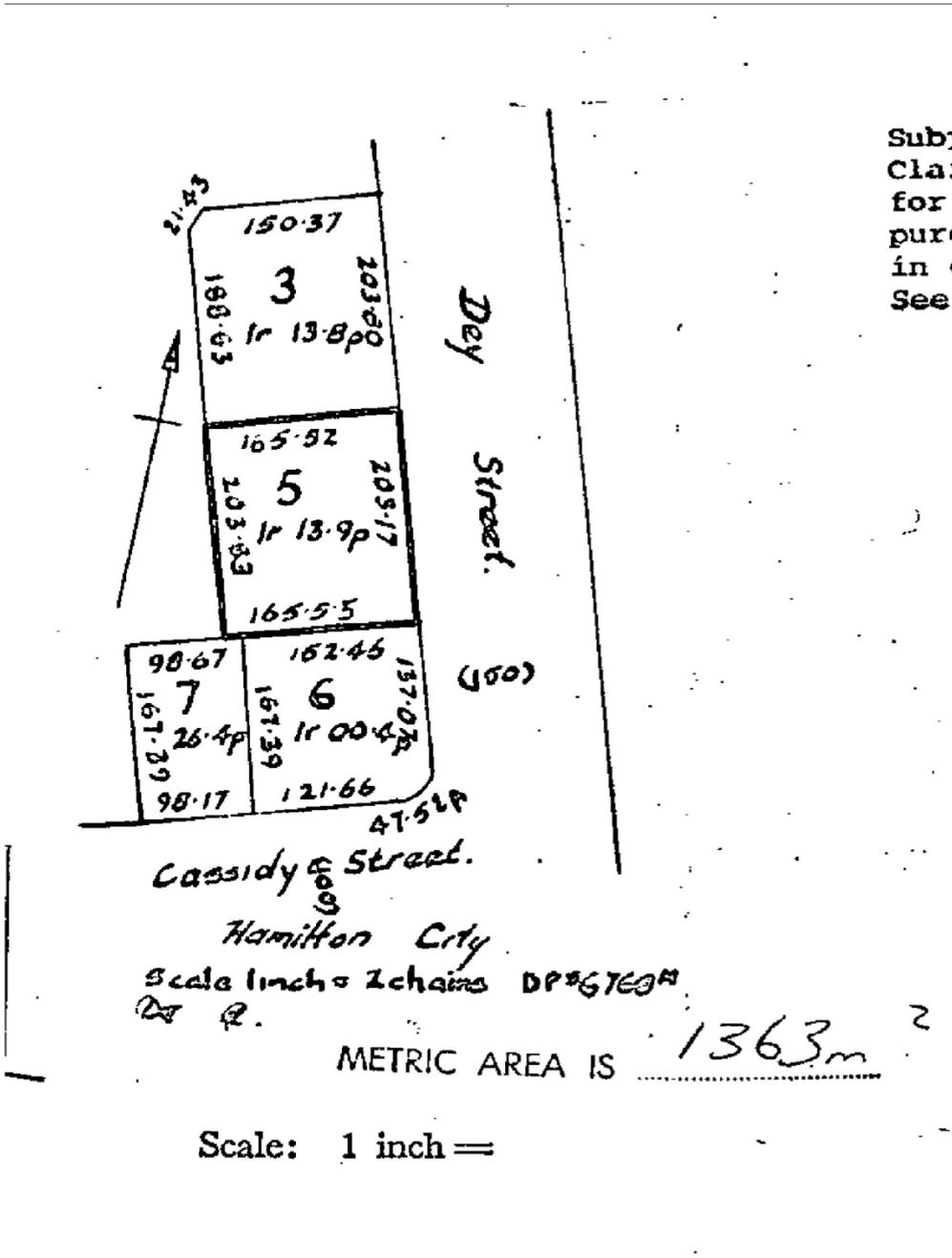
Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Transaction Id
Client Reference 145000

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Register Only

Identifier SA9A/408



Item

Attachment 3



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier SA9A/409
Land Registration District South Auckland
Date Issued 27 June 1968

Prior References
SA1766/22

Estate Fee Simple
Area 1022 square metres more or less
Legal Description Lot 6 Deposited Plan South Auckland
6768

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B348178

Subject to Section 59 Land Act 1948

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

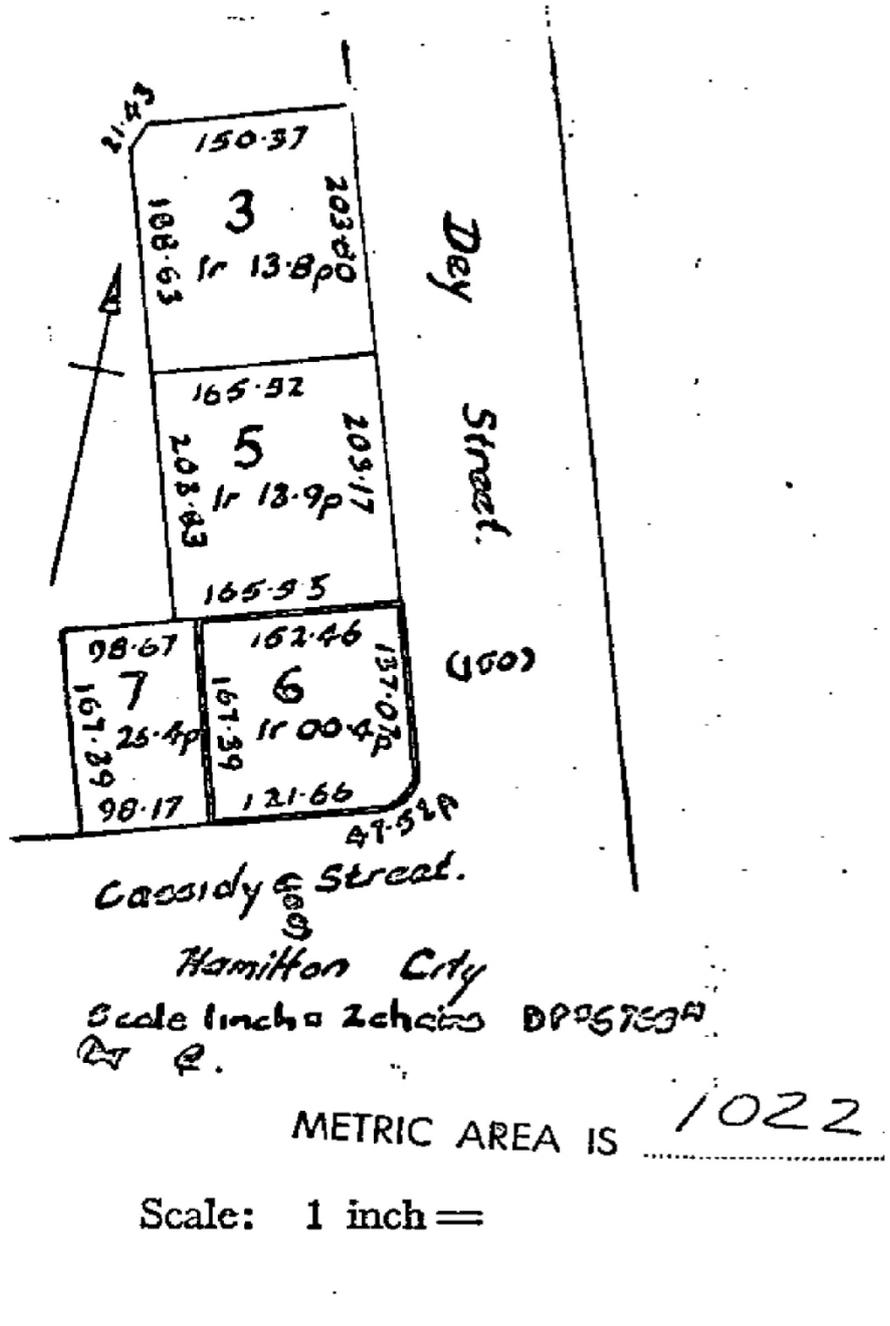
Transaction Id
Client Reference 145000

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Register Only

Identifier

SA9A/409

A.L.R.



Item

Attachment 3



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier **SA9A/410**
Land Registration District **South Auckland**
Date Issued 27 June 1968

Prior References
SA1766/22

Estate Fee Simple
Area 668 square metres more or less
Legal Description Lot 7 Deposited Plan South Auckland
6768

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B348178

Subject to Section 59 Land Act 1948

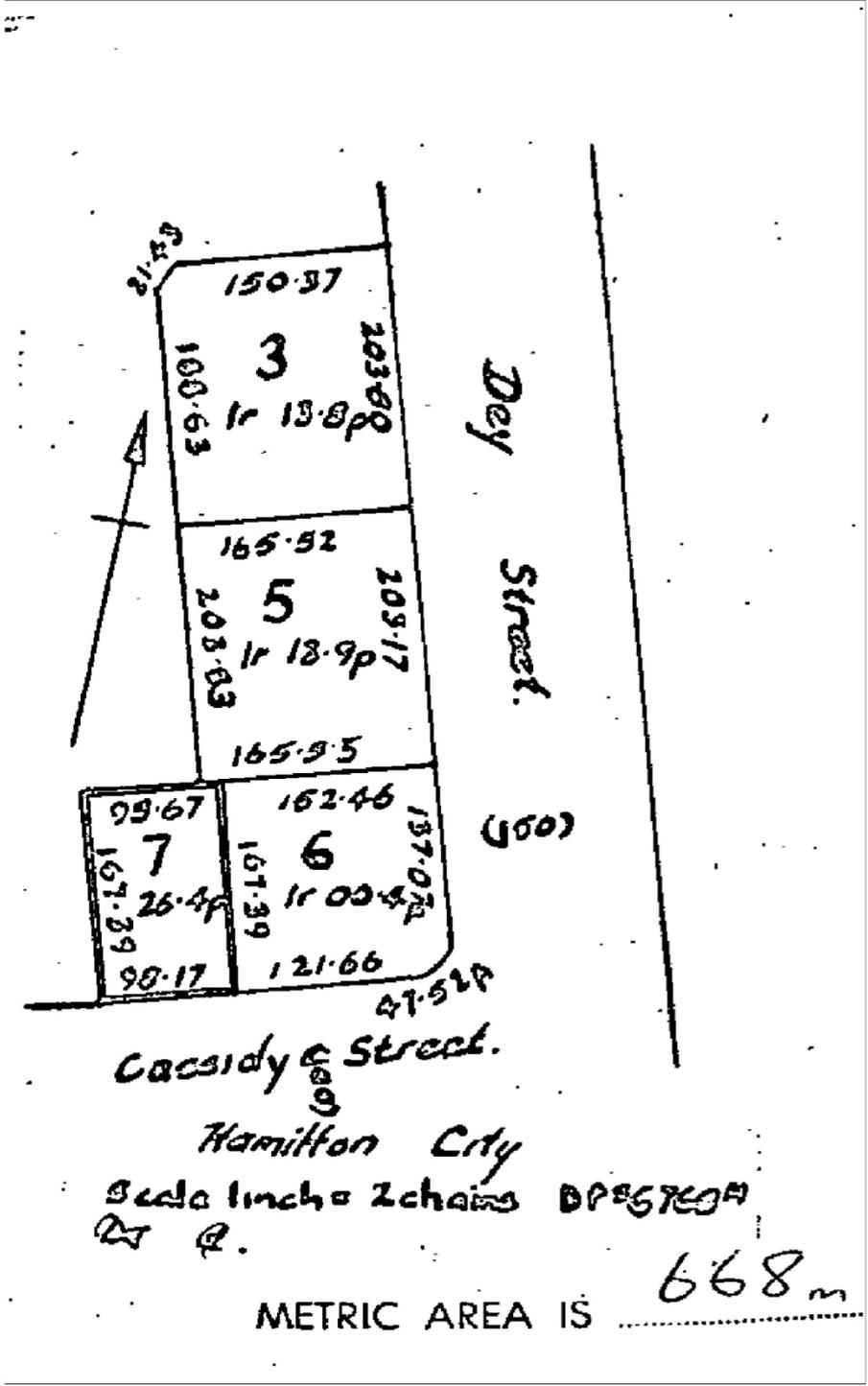
Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Transaction Id
Client Reference 145000

Search Copy Dated 26/09/17 11:46 am, Page 1 of 2
Register Only

Identifier SA9A/410





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier **SA9A/410**
Land Registration District **South Auckland**
Date Issued 27 June 1968

Prior References
SA1766/22

Estate Fee Simple
Area 668 square metres more or less
Legal Description Lot 7 Deposited Plan South Auckland
6768

Proprietors
Housing New Zealand Limited

Interests

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE B348178

Subject to Section 59 Land Act 1948

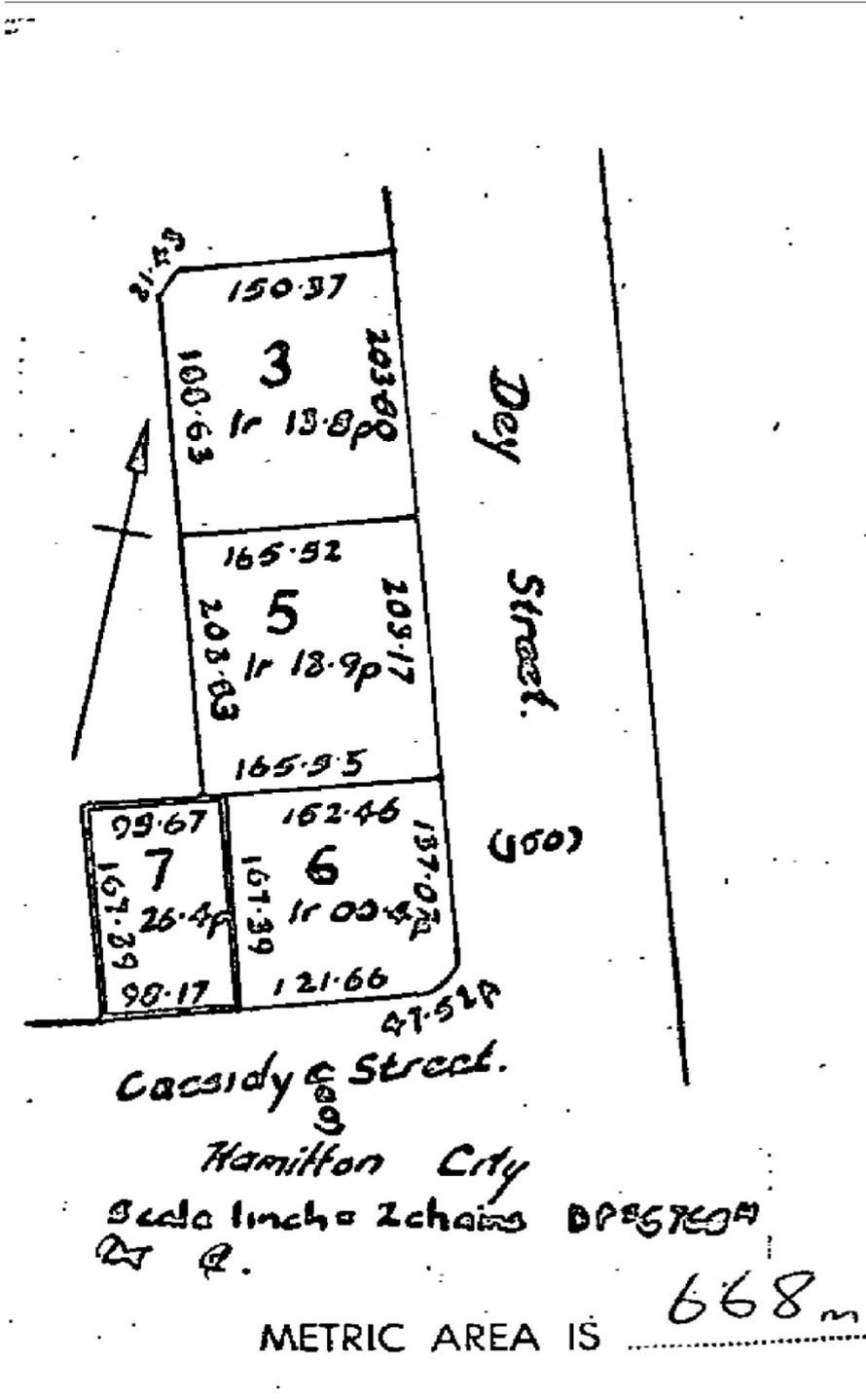
Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Transaction Id
Client Reference 145000

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Register Only

Identifier SA9A/410





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier SA68C/678
Land Registration District South Auckland
Date Issued 05 October 1999

Prior References
GZ S204846

Estate	Fee Simple
Area	708 square metres more or less
Legal Description	LOT 25 Deposited Plan South Auckland 6553

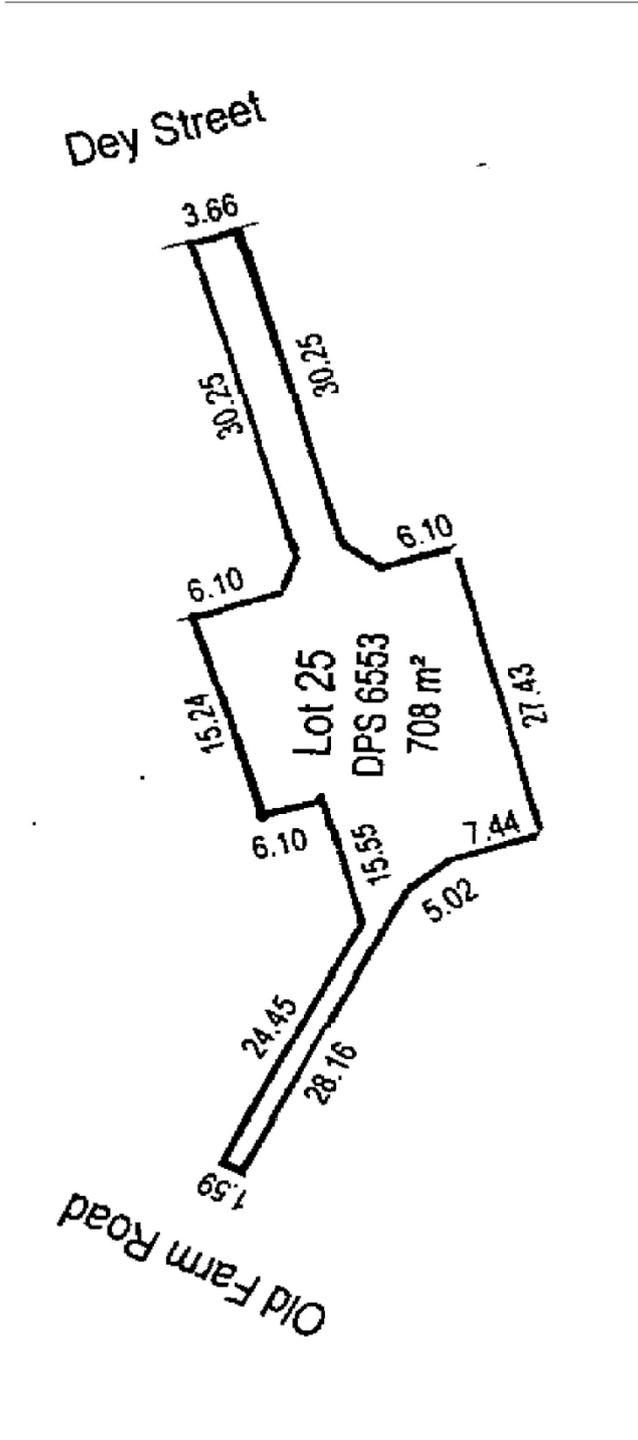
Proprietors
Housing New Zealand Limited

Interests
Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991

Transaction Id
Client Reference 145000

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Identifier SA68C/678



Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier SA68C/679
Land Registration District South Auckland
Date Issued 05 October 1999

Prior References
GZ S204846

Estate Fee Simple
Area 624 square metres more or less
Legal Description Lot 26 Deposited Plan South Auckland
6553

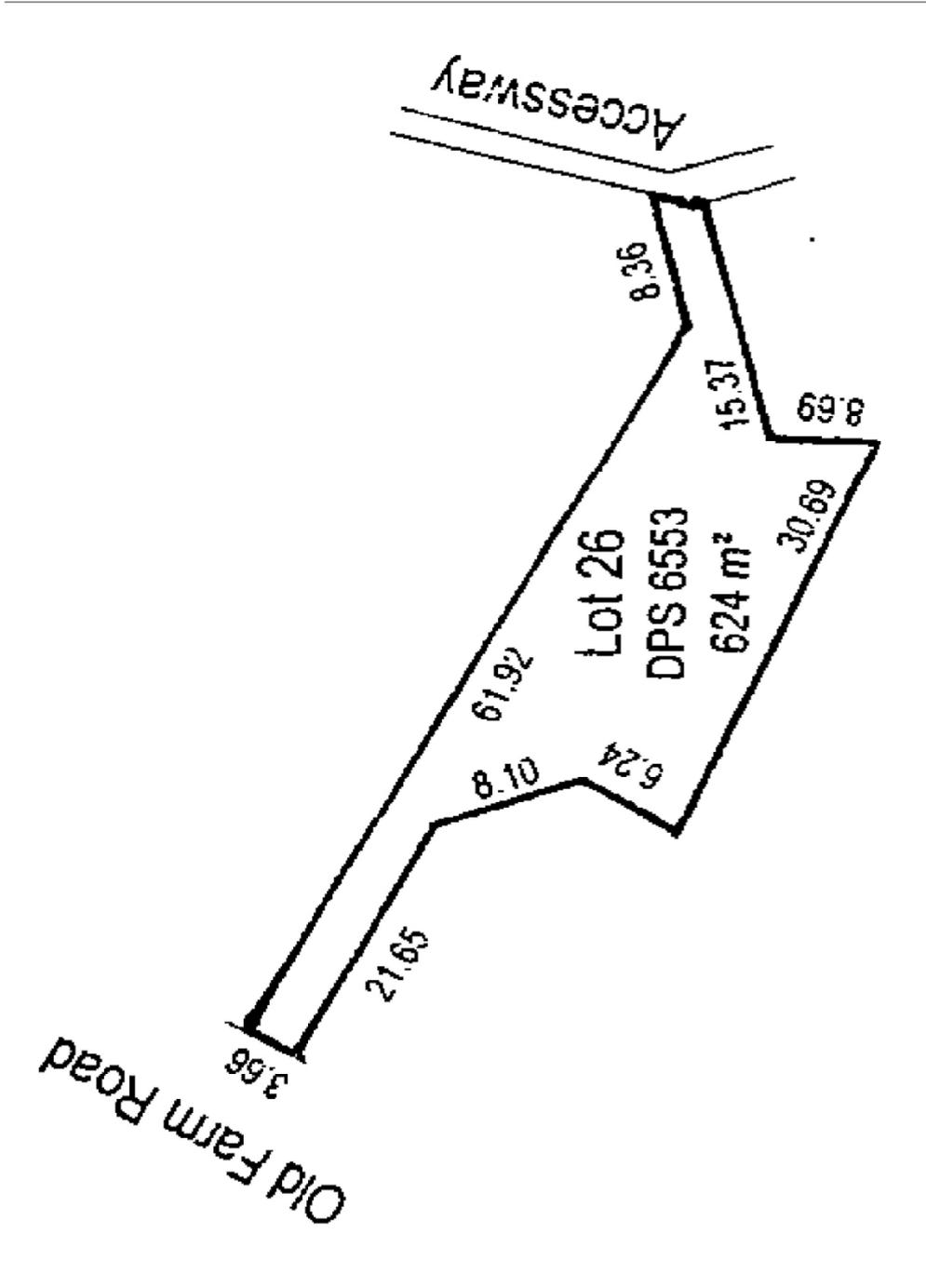
Proprietors
Housing New Zealand Limited

Interests
Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991

Transaction Id
Client Reference 145000

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Identifier SA68C/679



Transaction Id
Client Reference 145000

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier **SA69A/944**
Land Registration District **South Auckland**
Date Issued 03 May 2000

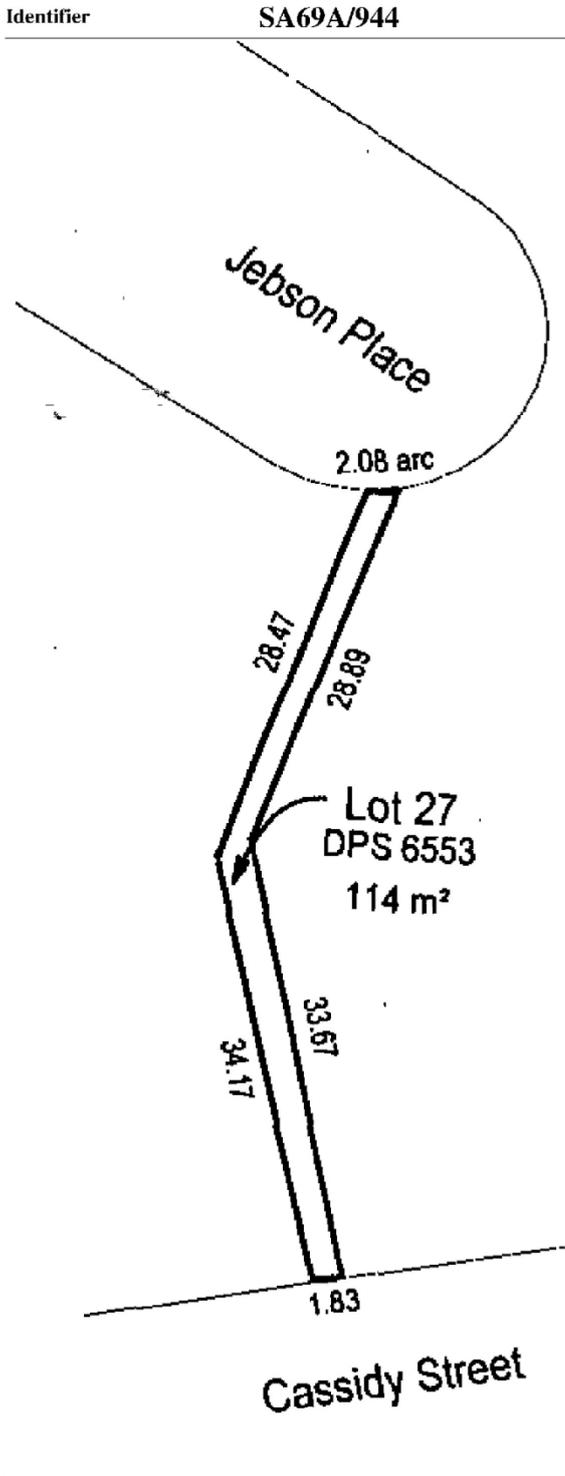
Estate Fee Simple
Area 114 square metres more or less
Legal Description Lot 27 Deposited Plan South Auckland
6553

Proprietors
Housing New Zealand Limited

Interests

Transaction Id
Client Reference 145000

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Transaction Id
Client Reference 145000

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Attachment 3

Item

**Appendix C:
Preliminary Design Concept Plans**



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JEBSON PLACE

CONCEPT DESIGN - AERIAL PERSPECTIVE

design	ChowHill	scale	@A3	Concept
drawn	ChowHill	approved	SM	project no.
check	SM			17702
				revision
				1
				September 2017



0 50m



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JEBSON PLACE

CONCEPT DESIGN - PLAN VIEW

design ChowHill
drawn ChowHill
check SM

scale 1:1250 @A3
approved SM

Concept
project no.
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revision
1
September 2017



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JEBSON PLACE

**CONCEPT DESIGN -
INDICATIVE PERSPECTIVE VIEWS**

design	ChowHill	scale	@A3	Concept	
drawn	ChowHill	approved	SM	project no.	revision
check	SM			17702	1
					September 2017



OLD FARM ROAD STREET VIEWS

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JEBSON PLACE

EXISTING CONTEXT - OLD FARM ROAD

design	ChowHill	scale	@A3	Concept
drawn	ChowHill	approved	SM	project no.
check	SM			17702
				revision
				1
				September 2017



CASSIDY STREET VIEWS

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JEBSON PLACE

EXISTING CONTEXT -
CASSIDY STREET VIEWS

design	ChowHill	scale	@A3	Concept
drawn	ChowHill	approved	SM	project no.
check	SM			17702
				revision
				1
				September 2017

**Appendix D:
New Zealand Urban Design Protocol
Assessment by Chow Hill**

Item

Attachment 3



Application for Establishment of a Special Housing Area

Jebson Place Residential Development,
Hamilton East, Hamilton

URBAN DESIGN ASSESSMENT

For Waikato Raupatu Lands Trust.

September 2017

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Document Control Record

Client:	Waikato-Rauapatu Lands Trust
Project:	Jebson Place Residential Development, Hamilton East, Hamilton
CH Project Number:	17702
Document:	Urban Design Assessment

Issue and Revision Record

Originator:	Stuart Mackie
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1 Introduction

Chow: Hill was engaged to provide design input for the redevelopment of the Jebson Place site. This urban design assessment has been undertaken by Stuart Mackie of Chow: Hill, based on the design thinking to date. The purpose of this document is to consider the site and the initial thinking against a range of urban design criteria. Specifically, the topics identified by the New Zealand Urban Design Protocol have been used as a measure.

2 Project Assessment

2.1 Assessment Criteria

The New Zealand Urban Design Protocol identifies the following seven key urban design qualities that contribute to the urban design performance of a place:

- **Context:** seeing buildings, places and spaces as part of whole towns and cities
- **Character:** reflecting and enhancing the distinctive character, heritage and identity of our urban environment
- **Choice:** ensuring diversity and choice for people
- **Connections:** enhancing how different networks link together for people
- **Creativity:** encouraging innovative and imaginative solutions
- **Custodianship:** ensuring design is environmentally sustainable, safe and healthy
- **Collaboration:** communicating and sharing knowledge across sectors, professions and with communities.

These constitute one set of benchmarks which can be used to assess the urban design performance of either an existing or proposed place. This is the approach taken in this assessment. It is noted too that the range of criteria has parallels with Hamilton City's Vista Design Guide Document. The following table highlights the alignment of the NZ Urban Design Protocol (NZUDP) and the main topics captured within Vista. Both documents advocate good practice urban design outcomes, that are relatively consistent whatever criteria are used.

Table 1 Comparison of the NZ Urban Design protocol Criteria with Hamilton City Vista Design Guide Topics.

NZ Urban Design Protocol	Vista – Hamilton City Design Guide
Context	Sense of Place (Character, Identity, Heritage, Context & Culture)
Character	
Choice	Lifestyle (Mixed Use, Diversity, 24-hour, Adaptable & Lively)
Connections	Access (Streets, Connections, Walking, Buses and Entry)
Creativity	Design Quality (Function, Vision, Fit, Expression, Proportion and Inspiration)
Custodianship	Public Spaces (Design, Safety, Climate, & Public / Private Activity)
Collaboration	Sustainable Environments (Energy, Water, Adaptive, Efficient & Green)

3 Assessment Against the NZUDP

The following commentary relates the NZUDP criteria to the opportunity of the site and the vision of the concept design scheme proposed for it.

3.1 Context

Quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city. For example, a building is connected to its street, the street to its neighbourhood, the neighbourhood to its city, and the city to its region. Urban design has a strong spatial dimension and optimises relationships between buildings, places, spaces, activities and networks. It also recognises that towns and cities are part of a constantly evolving relationship between people, land, culture and the wider environment.

Quality urban design (from NZUDP):	Proposed Development - Comment
<ul style="list-style-type: none"> • <i>takes a long term view</i> 	<p>To date, the site has supported state housing that outlived its usefulness and has now been demolished. The proposed scheme is about providing a comprehensive development that will serve future generations.</p>
<ul style="list-style-type: none"> • <i>recognises and builds on landscape context and character</i> 	<p>The site sits on the edge of an established neighbourhood. Although there are some period dwellings of varying eras, the key characteristic of the area is the green quality of the streets and front gardens.</p> <p>The redevelopment of the site can respond to this through new elements of streetscape and the manner in which front gardens and boundaries are treated. The consideration of frontage can also extend to the treatment of building facades to the public realm. Buildings and gardens should relate positively to the streetscape.</p>
<ul style="list-style-type: none"> • <i>results in buildings and places that are adapted to local climatic conditions</i> 	<p>The overall layout of land uses on the site needs to take orientation into consideration. In more urban settings, the urban layout can achieve a certain amount in terms of solar aspect. Beyond this, the design of dwellings and private gardens should take solar gain into account.</p>
<ul style="list-style-type: none"> • <i>examines each project in relation to its setting and ensures that each development fits in with and enhances its surroundings</i> 	<p>The proposed design can be unique and tied into the geometric and contextual characteristics of the site.</p>
<ul style="list-style-type: none"> • <i>understands the social, cultural and economic context as well as physical elements and relationships</i> 	<p>The proposed design is aimed at improving the numbers and mix of affordable houses in the locality. In addition, the aim is for the scheme to reflect the local cultural considerations in its focus on community and outward expression of buildings and landscape.</p>
<ul style="list-style-type: none"> • <i>considers the impact on the health of the population who live and work there</i> 	<p>In part, the project is about replacing older housing stock that was difficult to heat and keep dry. A concern for the new dwellings will be to create healthy environments that are affordable to live in.</p>
<ul style="list-style-type: none"> • <i>celebrates cultural identity and recognises the heritage values of a place</i> 	<p>Landscape elements within the project, associated with the streetscape, offer the opportunity to relate to cultural identity. Similarly, building designs in both the layout and expression may also communicate cultural values and architectural heritage.</p>
<ul style="list-style-type: none"> • <i>ensures incremental development contributes to an agreed and coherent overall result.</i> 	<p>The proposed scheme is likely to be developed in stages. However, the intent is to develop an overall site plan and architectural suite of buildings. This will ensure that all parts of the scheme contribute to an overall vision.</p>

3.2 Character

Quality urban design reflects and enhances the distinctive character and culture of our urban environment, and recognises that character is dynamic and evolving, not static. It ensures new buildings and spaces are unique, are appropriate to their location and compliment their historic identity, adding value to our towns and cities by increasing tourism, investment and community pride.

Quality urban design (from NZUDP):	Proposed Development - Comment
<ul style="list-style-type: none"> • <i>reflects the unique identity of each town, city and neighbourhood and strengthens the positive characteristics that make each place distinctive</i> 	<p>The proposed scheme can enhance the overall street grain of the neighbourhood. In addition, by acknowledging the value of green space and architectural form in the area, the scheme can add to the distinctiveness of this part of Hamilton.</p>
<ul style="list-style-type: none"> • <i>protects and manages our heritage, including buildings, places and landscapes</i> 	<p>The proposed scheme will not include the retention of existing buildings. However, there is the opportunity to retain some existing trees within the overall site design.</p>
<ul style="list-style-type: none"> • <i>protects and enhances distinctive landforms, water bodies and indigenous plants and animals</i> 	<p>This is not specifically relevant to this site. However, by putting strong emphasis on landscape design, the role of indigenous plants can be supported, as well as plants that support insect and bird life.</p>
<ul style="list-style-type: none"> • <i>creates locally appropriate and inspiring architecture, spaces and places</i> 	<p>There is the potential for the comprehensive design and development of the site to result in a distinctive place with its own collective identity.</p>
<ul style="list-style-type: none"> • <i>reflects and celebrates our unique New Zealand culture and identity and celebrates our multi-cultural society.</i> 	<p>In addition to the above, the proposed scheme should also allow for the identity of the individual to be expressed.</p>

3.3 Choice

Quality urban design fosters diversity and offers people choice in the urban form of our towns and cities, and choice in densities, building types, transport options, and activities. Flexible and adaptable design provides for unforeseen uses, and creates resilient and robust towns and cities.

Quality urban design (from NZUDP):	Proposed Development - Comment
<ul style="list-style-type: none"> • ensures urban environments provide opportunities for all, especially the disadvantaged 	The dwellings are anticipated to be largely single storey. This offers the opportunity to incorporate features into dwellings that support accessibility for all.
<ul style="list-style-type: none"> • allows people to choose different sustainable lifestyle options, locations, modes of transport, types of buildings and forms of tenure 	The comprehensive approach being taken allows for the scheme to offer a range of different choices for people. In addition, the site is convenient for access to neighbourhood amenities and public transport.
<ul style="list-style-type: none"> • encourages a diversity of activities within mixed use developments and neighbourhoods 	The scheme adds to the variety of dwelling types and values within the neighbourhood.
<ul style="list-style-type: none"> • supports designs which are flexible and adaptable and which will remain useful over the long term 	The proposed dwellings designs re intended to facilitate the design of garages that can be added easily at a later date. It may also be possible to add other rooms in particular parts of the dwellings.
<ul style="list-style-type: none"> • ensures public spaces are accessible by everybody, including people with disabilities. 	The scheme is aimed at providing an inclusive and affordable development. As part of this consideration, the aim will be to provide public space and streetscape that works for wall ages and abilities.

3.4 Connections

Good connections enhance choice, support social cohesion, make places lively and safe, and facilitate contact among people. Quality urban design recognises how all networks - streets, railways, walking and cycling routes, services, infrastructure, and communication networks - connect and support healthy neighbourhoods, towns and cities. Places with good connections between activities and with careful placement of facilities benefit from reduced travel times and lower environmental impacts. Where physical layouts and activity patterns are easily understood, residents and visitors can navigate around the city easily.

Quality urban design (from NZUDP):	Proposed Development - Comment
<ul style="list-style-type: none"> creates safe, attractive and secure pathways and links between centres, landmarks and neighbourhoods 	The proposed scheme will extend the current street network in the area, both for pedestrians and vehicular traffic. Associated with this, buildings are intended to front public spaces and support safe, overlooked public environments.
<ul style="list-style-type: none"> facilitates green networks that link public and private open space 	The site is on the edge of an older residential area within Hamilton. This is characterised by its green and leafy character and the intent is to reflect this in the quality of the streets and gardens, particularly along frontages.
<ul style="list-style-type: none"> places a high priority on walking, cycling and public transport 	The site is well located to take advantage of local public transportation. It is also in a good walking distance from local amenities and the local centre a kilometre to the east along Clyde Street.
<ul style="list-style-type: none"> anticipates travel demands and provides a sustainable choice of integrated transport modes 	The residential development on the site will accommodate car parking. However, as mentioned, there is local public transportation and the relatively flat nature of Hamilton East and the wider city lends itself to cycle traffic.
<ul style="list-style-type: none"> improves accessibility to public services and facilities. 	The proposed scheme offers the chance to provide shared open space on the site as a community amenity.
<ul style="list-style-type: none"> treats streets and other thoroughfares as positive spaces with multiple functions 	The street spaces associated with the scheme will be aimed at conveying the "Garden City" quality of the wider neighbourhood. Street space will be aimed at being an attractive environment for people, where vehicle traffic will be encouraged to move at slow speeds.
<ul style="list-style-type: none"> provides formal and informal opportunities for social and cultural interaction 	The scheme is intended to provide community space within the street environment. In addition, house designs offer the chance for residents to have a strong connection with the street.
<ul style="list-style-type: none"> facilitates access to services and efficient movement of goods and people 	This will be supported by the simple and effective movement patterns through the site.
<ul style="list-style-type: none"> provides environments that encourage people to become more physically active. 	The site supports walking and cycling and is close to local sports facilities to the east.

3.5 Creativity

Quality urban design encourages creative and innovative approaches. Creativity adds richness and diversity, and turns a functional place into a memorable place. Creativity facilitates new ways of thinking, and willingness to think through problems afresh, to experiment and rewrite rules, to harness new technology, and to visualise new futures. Creative urban design supports a dynamic urban cultural life and fosters strong urban identities.

Quality urban design (from NZUDP):	Proposed Development
emphasises innovative and imaginative solutions	The scheme poses a challenge in providing affordable housing solutions in a low rise setting on a triangular site. Such limitations generally result in schemes which need to be more innovative in their broad thinking and detailed design.
<ul style="list-style-type: none"> combines processes and design responses that enhance the experience we have of urban environments 	The proposed scheme will be the result of design response to the setting and also from the different client organisations that have together supported and promoted the redevelopment of the site, for the benefit of the community.
<ul style="list-style-type: none"> incorporates art and artists in the design process at an early stage to contribute to creative approaches 	The scheme is anticipated to provide the opportunity to incorporate artwork into the landscape design and potentially the frontages of dwellings.
<ul style="list-style-type: none"> values public art that is integrated into a building, space or place 	As above, there is the potential for this to occur.
<ul style="list-style-type: none"> builds a strong and distinctive local identity 	A number of alternative design options have been considered for the scheme. The current preferred direction was selected because it was considered to offer the best opportunity to best demonstrate a clear local identity.
<ul style="list-style-type: none"> utilises new technology 	The development has been arranged and configured to support the possibility for solar energy collection. In addition, the ambition of making the development affordable in terms of running costs could be supported by the adoption of new energy management and monitoring technologies.
<ul style="list-style-type: none"> incorporates different cultural perspectives. 	By supporting the interaction of residents of any background, the scheme will provide for the opportunity for different cultural perspectives to be expressed.

3.6 Custodianship

Quality urban design reduces the environmental impacts of our towns and cities through environmentally sustainable and responsive design solutions. Custodianship recognises the lifetime costs of buildings and infrastructure, and aims to hand on places to the next generation in as good or better condition. Stewardship of our towns includes the concept of kaitiakitanga. It creates enjoyable, safe public spaces, a quality environment that is cared for, and a sense of ownership and responsibility in all residents and visitors

Quality urban design (from NZUDP):	Proposed Development
<ul style="list-style-type: none"> protects landscapes, ecological systems and cultural heritage values 	Where possible, existing trees will be retained and incorporated into the overall site design. In addition, a focus on a strong landscape design will support aspects flora and fauna, including insect and bird life.
<ul style="list-style-type: none"> manages the use of resources carefully, through environmentally responsive and sustainable design solutions 	Sustainable design solutions utilise resources efficiently. As a brown-field development, the scheme will take the land forward for future generations. The affordable nature of the scheme will also ensure that dwellings are designed to be efficient and minimise wastage in their construction and design.
<ul style="list-style-type: none"> manages land wisely 	The land is being developed in a comprehensive manner.
<ul style="list-style-type: none"> utilises 'green' technology in the design and construction of buildings and infrastructure 	There is the opportunity for the buildings to adopt the latest thinking about building design techniques and technologies.
<ul style="list-style-type: none"> incorporates renewable energy sources and passive solar gain 	The proposed concept designs have arranged dwellings to take advantage of passive solar gain. Beyond this, there may be the opportunity to also incorporate more active systems.
<ul style="list-style-type: none"> creates buildings, spaces, places and transport networks that are safer, with less crime and fear of crime 	CPTED issues have been an underlying consideration of the design of the scheme. Essentially the project is a perimeter block scheme with layering of space from public to private, thereby supporting overlooking and stewardship.
<ul style="list-style-type: none"> avoids or mitigates the effects of natural and man-made hazards 	The scheme has been designed with a bold edge of 2 storey dwellings fronting Wairere Drive to the east. This edge of buildings matches the scale of the road with a relatively urban form. This allows the low-rise inner portion of the scheme to adopt a more garden focussed outcome that is separated from Wairere Drive.
<ul style="list-style-type: none"> considers the on-going care and maintenance of buildings, spaces, places and networks 	Management and maintenance aspects are already being examined.
<ul style="list-style-type: none"> uses design to improve the environmental performance of infrastructure 	As one example, the intent is to use filtration units within the road reserves to treat stormwater run off before it is released into the stormwater network. These units will also support soft landscaping, including tree planting.
<ul style="list-style-type: none"> considers the impact of design on people's health. 	The aim is to develop affordable housing that is healthy to live in.

3.7 Collaboration

Towns and cities are designed incrementally as we make decisions on individual projects. Quality urban design requires good communication and co-ordinated actions from all decision-makers: central government, local government, professionals, transport operators, developers and users. To improve our urban design capability we need integrated training, adequately funded research and shared examples of best practice.

Quality urban design (from NZUDP):	Proposed Development
<ul style="list-style-type: none"> • supports a common vision that can be achieved over time 	The proposed scheme supports aims of providing affordable housing in locations that are appropriate for the ongoing viability of the city.
<ul style="list-style-type: none"> • depends on leadership at many levels 	The scheme has succeeded to date due to the support and leadership of the HNZA and TGH, with the support of HCC at different steps.
<ul style="list-style-type: none"> • uses a collaborative approach to design that acknowledges the contributions of many different disciplines and perspectives 	The scheme relies on the collaboration of the client team, design team and the range of different agencies that will facilitate and support a positive outcome.
<ul style="list-style-type: none"> • involves communities in meaningful decision-making processes 	The scheme will be designed to meet the needs of the community. The redevelopment of the site itself will also have a positive effect on the wider area and its residents.
<ul style="list-style-type: none"> • acknowledges and celebrates examples of good practice 	The scheme is being designed based on the knowledge and experience of the clients and design team. Consequently, good practice will be ingrained within the scheme at the urban, landscape, architectural and management stages of the project.
<ul style="list-style-type: none"> • recognises the importance of training in urban design and research at national, regional and local levels. 	As above, the scheme is the product of wide exposure to urban design learning by the team involved.

4 Conclusion

The proposed concepts for the site are about the regeneration of a brown-field piece of land that has experienced significant change. The previous housing stock on the land was no longer fit for purpose and the development of Wairere Drive has changed the context within which the property sits.

The qualities of good urban design outcomes identified by the New Zealand Urban Design Protocol are representative of the familiar range of issues that result in the best places. This review of the scheme indicates that the proposals are addressing these aims, particularly where they are most relevant to a residential development of this scale.

In overall terms, it is considered that the proposed concept designs will result in a positive urban design outcome with respect to the NZUDP and by any other measure of urban design success.

Stuart Mackie

Chow: Hill
September 2017