

Notice of Meeting:

I hereby give notice that an ordinary Meeting of the Council will be held on:

Date: Thursday 15 March 2018
Time: 9.30am
Meeting Room: Council Chamber
Venue: Municipal Building, Garden Place, Hamilton

Richard Briggs
Chief Executive

Council OPEN LATE AGENDA

Membership

Chairperson	Mayor A King
Deputy Chairperson	Deputy Mayor M Gallagher
Members	Cr M Bunting
	Cr J R Casson
	Cr S Henry
	Cr D Macpherson
	Cr G Mallett
	Cr A O'Leary
	Cr R Pascoe
	Cr P Southgate
	Cr G Taylor
	Cr L Tooman
	Cr R Hamilton

Quorum: A majority of members (including vacancies)

Meeting Frequency: Monthly – or as required

Lee-Ann Jordan
Governance Manager

14 March 2018

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Council Report

Item 14

Committee: Council
Author: Luke O'Dwyer
Position: Economic Growth and Planning Unit Manager
Date: 15 March 2018
Authoriser: Blair Bowcott
Position: Executive Director Special Projects
Report Name: Rotokauri North Proposed Special Housing Area Update

Report Status	<i>Open</i>
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Purpose

1. To inform the Council of progress on advancing the proposed Special Housing Area at Rotokauri North.

Staff Recommendation

2. That the Council:
 - a) receives the report;
 - b) approves the Chief Executive to work with the applicant of the proposed Rotokauri North Special Housing Area to finalise the evaluation of the expression of interest, including infrastructure funding matters; and
 - c) notes, that upon completion of the matters contained in recommendation b), will receive a report at the next appropriate Council meeting.

Executive Summary

3. Green Seed Consultants Ltd submitted an expression of interest for a Special Housing Area (SHA) at Rotokauri North on 24 August 2017.
4. The application covers an area of approximately 133 hectares and is located to the south of Te Kowhai Road within the future urban zone of the Operative District Plan.
5. The anticipated housing yield for the project is between 1,450 and 1,800 dwellings. Attachment 1 includes a concept masterplan for the project.
6. Council staff and representatives for the applicant have been working collaboratively to masterplan the project and to identify the infrastructure needed to support the development.
7. Given the scale and complexity of the project, combined with the fact that the housing yield would advance urban development in an area of the city not identified in our current Hamilton Urban Growth Strategy or draft 2018-28 Long Term Plan as a priority growth cell, it is important that detailed analysis of infrastructure funding matters be completed before reporting the matter to Council for recommendation to the Minister.

8. The negotiation and finalisation of infrastructure necessary to enable the SHA and the consequential funding of this infrastructure has yet to be completed. It is anticipated that these funding issues will be progressed within the next month as part of a Heads of Agreement, with a more detailed Private Development Agreement to be completed in due course.
9. To support the negotiation of the Heads of Agreement and infrastructure matters, staff will arrange a detailed Elected Member briefing as soon as practicable.
10. Following the briefing and any feedback received from Elected Members staff will progress the negotiations with applicant and report to the appropriate Council meeting.

Attachments

Attachment 1 - Rotokauri North Special Housing Area Masterplan

Rotokauri North Special Housing Area

February 2018
Green Seed Consultants Ltd

ROKOKAURI NORTH SHA REFINED MASTERPLAN (Figure 4)

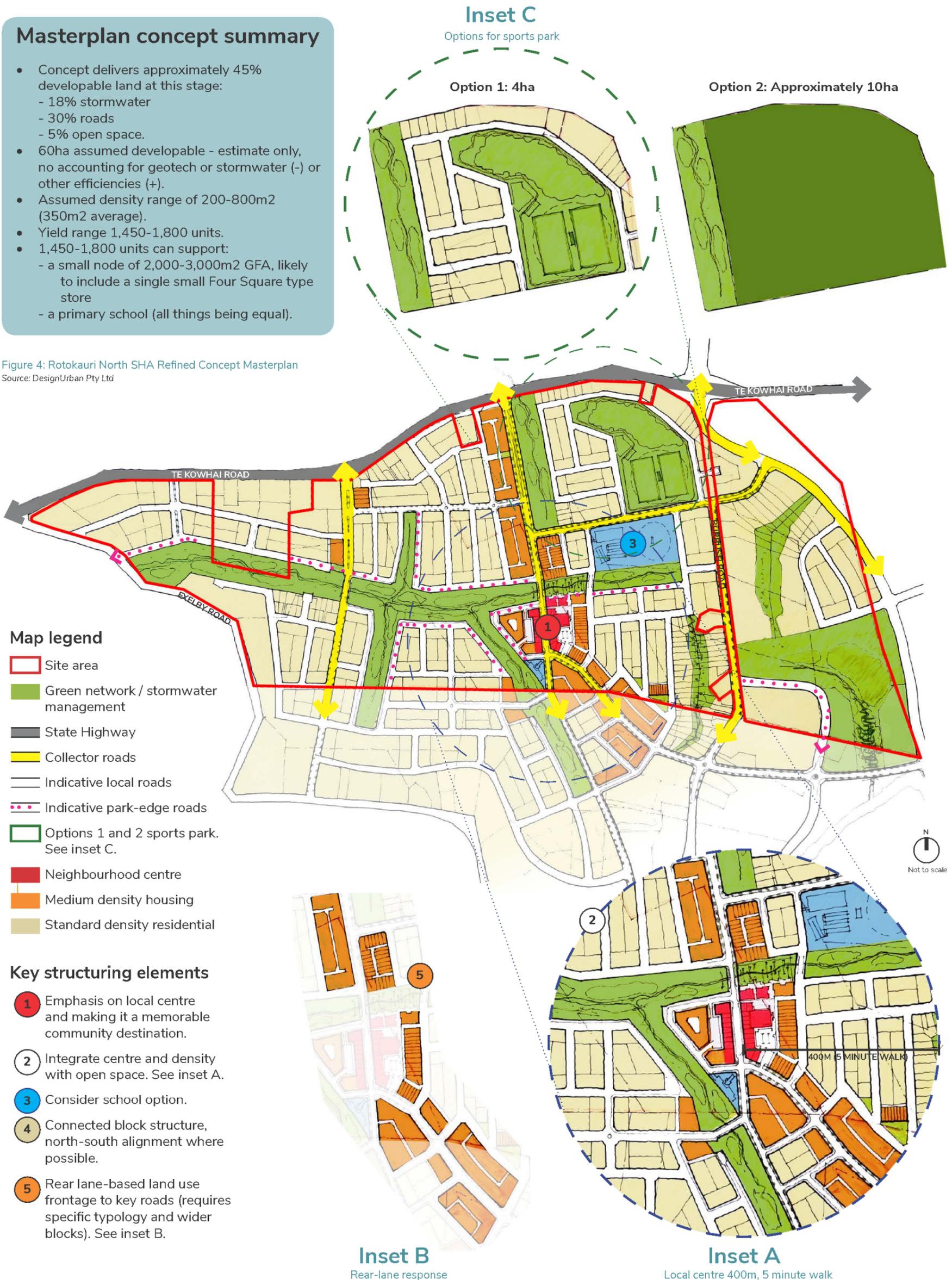
Item 14

Attachment 1

Masterplan concept summary

- Concept delivers approximately 45% developable land at this stage:
 - 18% stormwater
 - 30% roads
 - 5% open space.
- 60ha assumed developable - estimate only, no accounting for geotech or stormwater (-) or other efficiencies (+).
- Assumed density range of 200-800m² (350m² average).
- Yield range 1,450-1,800 units.
- 1,450-1,800 units can support:
 - a small node of 2,000-3,000m² GFA, likely to include a single small Four Square type store
 - a primary school (all things being equal).

Figure 4: Rotokauri North SHA Refined Concept Masterplan
Source: DesignUrban Pty Ltd



Map legend

- Site area
- Green network / stormwater management
- State Highway
- Collector roads
- Indicative local roads
- Indicative park-edge roads
- Options 1 and 2 sports park. See inset C.
- Neighbourhood centre
- Medium density housing
- Standard density residential

Key structuring elements

- 1 Emphasis on local centre and making it a memorable community destination.
- 2 Integrate centre and density with open space. See inset A.
- 3 Consider school option.
- 4 Connected block structure, north-south alignment where possible.
- 5 Rear lane-based land use frontage to key roads (requires specific typology and wider blocks). See inset B.