

**Minutes of the Members Meeting of the Meadowbank St Johns Resident's Association.**

**Held at St Chad's Church, Meadowbank, 1<sup>st</sup> August 2017 at 7.30pm.**

**Apologies:** Barry Stewart, Troy Churton (OLB)

**Minutes from Previous Meeting: Approved. Moved:** Ian McLean **Seconded:** Kevin Kevany

**Development at 6-14 Meadowbank Road**

Presentation by developers Murdoch Dryden (Shareholder & Developer), Cary Bowkett (Shareholder & Project Manager) & architect Dean Mackenzie

- It has been 12 months since Murdoch was here.
- Consent has come through. Work has started on No 6 Meadowbank Road, doing a show home & tower to show the view.
- There are 4 partners in the development & they have a lot of experience.
- They started with one architect but changed architects as they weren't in love the original plan.
- November 2016 Resources Consent was lodge
- It is a challenging & large site.
- There are 14 different neighbours involved with alot of different zoning rules under the new unitary plan.
- Obtaining Resource Consent was a challenging process & it is only recently been issued.
- It is hoped that marketing of the development will start in September.
- It is hoped that work will start on the site in the 1<sup>st</sup> quarter of 2018.
- They will do everything they can to minimise traffic disruptions & disruptions caused by the building.
- It will be up to 6 stories in one place.
- 5200sqm site. Some of the 8 houses that are there currently will be removed others will be demolished.
- The site is zoned for town houses & apartments, up to 18 metres high.
- There will be 1 large block of 58 apartments over 6 levels & then town houses with a large green space. The apartment block will be the tallest building on Meadowbank Road.
- All traffic will come & go through one point, not the 6 that are there at the moment.
- There will be underground parking.
- The bottom of the apartment building will be in stone. The building is being pushed into the ground as far as they can.
- Level 3& 5, on the apartment building will have moveable privacy screens.

- Construction period will be approx 20 months. They are look at various options to reduce parking congestion around the area. One of the options is to bus the construction workers in for the period.
- There will be 6 visitors carpark.
- 110 carparks in main building. Townhouses have private garaging 2 carparks per house plus 2 visitor carparks per pavilion (townhouse).
- Parking will have base infrastructure for EV charging.
- Energy usage in buildings will be minimal. There will be high performance glass.
- 120sqm average unit sizes. 10% will be affordable as per the SHA act. 7 units in all.
- Majority of the units will be in the \$1m - \$2, dollar range.
- There will be no community facilities.
- Body Corp fees, they are estimated to be in the range of \$3 - \$3.5k per unit.
- No solar panels incorporated into the design.

### **Housing NZ – Puroto Street**

- 11 apartments on Purewa Road. OLB have requested that the development goes to the council design office. Engagement with Housing NZ has been tricky. RA has sent a letter to HNZ expressing our concerns over the development.

### **Transport**

- Transport Survey has gone out. There has been a good response. Please remember to do the survey if you haven't already done so. Link can be found on our website and facebook page. (Tim is this correct?????)
- We are supporting Richard Roxborough's petition to have the bus service extended to the Meadowbank Train Station. The petition is being presented to AT on the 9<sup>th</sup> August. It is currently sitting at 800 signatures.

### **Environmental Initiatives**

- Eastern Bays Songbird Project – they are part of the initiatives working towards NZ being predator free by 2025. The inaugural meeting is being held on Thursday 10<sup>th</sup> August.

### **Updates from Orakei Local Board.**

- Nothing to report.

### **General Updates**

- We are still looking for volunteers to help with events and the newsletter. If you are interested please contact us on [mbsjra@gmail.com](mailto:mbsjra@gmail.com).

**Meeting closed at 8.45pm.**

**Next Meeting will be at St Chad's, 7.30pm on Tuesday September 5<sup>th</sup> 2017**