

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

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

- 1. Apologies:** Barry Stewart, Troy Churton (OLB)
- 2. Minutes from Previous Meeting: Approved. Moved:** Ian McLean  
**Seconded:** Kevin Kevany
- 3. Matters arising:** None that are not covered below.

**4. Development at 6-14 Meadowbank Road**

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

**Programme**

- Murdoch's previous presentation was 12 months ago.
- Resource Consent has been granted, after an involved process starting last year. The architects were changed as the developers weren't satisfied with the original designs.
- Work has started on No 6 Meadowbank Road, as a show home and tower to show the view from the site; marketing will start in September.
- It is hoped that work will start on the site in the first quarter of 2018. Construction period will be approx 20 months.

**Traffic management**

- The developers will do everything they can to minimise traffic disruptions & disruptions caused by the building.
- 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.

**Site and buildings**

- 6-14 Meadowbank Road is a challenging site, occupying 5,200 square metres, sloping to the north. There are 14 different neighbours involved with several different zoning rules under the new Unitary Plan. The site is zoned for town houses & apartments, up to 18 metres high. Some of the 8 houses that are there currently will be removed others will be demolished.
- There will be one six-storey block of 58 apartments (average size 120 square metres) and a separate block of town houses, with large green spaces.
- The apartment block will be the tallest building on Meadowbank Road. The bottom of the apartment building will be in stone; this structure is

being built into the ground as far as practicable. Levels 3&5 of the apartment building will have moveable privacy screens.

- Energy usage in buildings will be minimal, with high performance glass being used. It is not planned to incorporate solar panels into the design.
- There will be no community facilities.

### **Car parking and access**

- There will be a single driveway into and out of the development (there are five at present).
- The apartment building will have 110 underground car parks plus six visitors' car parks. The townhouses will have private garaging (two car parks each) plus two visitors' carparks. Parking will have base infrastructure for EV charging.

### **Indicative pricing**

- Majority of the units are expected to be in the \$1-2 m range. Seven units (10%) will be "affordable" as defined by the SHA Act 2013; upper floor penthouses will be more expensive. Body Corp fees are estimated to be in the range of \$3-3.5 k per unit.

The team was thanked for their informative presentation, and Q&A session.

## **5. Housing New Zealand – Puroto Street**

- With regard to the first part of the development, of 11 apartments on Purewa Road, the OLB have requested that the development goes to Auckland Council's Urban Design Panel for review. Engagement with HNZ has been tricky. We have sent a letter to HNZ and Auckland Council expressing a number of concerns over the development, notably around the proposed design.

## **6. Transport**

- Our Online Survey has been sent out via Mailchimp and promoted via our Facebook page and web page. There has been a good response; members and residents were encouraged to complete the survey.
- 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 currently has over 800 signatures.

## **7. Environmental Initiatives**

- The Eastern Bays Songbird Project is an initiative bordering on our area (north of the railway tracks in the Pourewa Valley) that is working towards the goal of a predator-free NZ. The inaugural meeting is being held on Thursday 10<sup>th</sup> August at the OBC. Further details available from MSJRA.

**8. Updates from Orakei Local Board.**

- Nothing to report.

**9. General Business**

- 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**