

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

Held at St Chad's Church, Meadowbank, 5th September 2017 at 7.30pm.

Apologies: Carmel Claridge (OLB)

Minutes from Previous Meeting: Approved.

Matters Arising: The incorrect date was on the minutes. This will be corrected and they will be reposted on the website.

The Eastern Songbird Project is now an Incorporated Society and is up and running.

Ockham Developments – Presentation by Kathy O'Sullivan (CEO) & Mark Todd – Director.

- Ockham Developments was formed in 2009 by Mark Todd & Ben Preston
- They are building an apartment development in Koa Street.
- 1 person households will become the largest demographic in the next 10 years.
- Ockham believes that density can be done well.
- The buildings they design & build will age gracefully.
- Their buildings encourage the development of community amongst the people who live in them.

Examples of Ockham Developments projects include:

- Wamaka Building, Wilkinson Road Ellerslie. They have retained all of these as rentals. Two buildings on 1,000 m² land.
- Ockham Building, Sandringham Road, Sandringham. $\frac{3}{4}$ has been retained as rentals.
- The Isaac, Surrey Crescent, Grey Lynn. 75 residential & two commercial units across three buildings. A range of configurations & roof lounges on each building.
- The Turing Building, Arika Street, Grey Lynn. 27 units across three floors.
- Station R, Fenton Street, Mt Eden. 37 units & one commercial unit over six floors.
- Hypatia, Khyber Pass Road, Newmarket. 60 units & two commercial units.
- Four of their last five developments have been opposite train stations.

The Koa Street Project

- Three stories: 3x studio apartments, 5x 1 bedroom & study, 1x 1 bedroom & 5x 2 bedroom apartments.
- There will be a basement carpark with 10 carpark spaces & four scooter park spaces.

- The development will also include a communal pool & BBQ area.
- Construction will commence Feb-March 2018, it will take 12 months to build and will come to the market mid-October 2017.
- Priced between \$500k-\$800k & size of the apartments will range between 45-60 square metres.
- It is the smallest project to date for Ockham & they are doing it to set an example and show what can be done in a Mixed Urban Housing zone, such as that around Tapaha Crescent. And to show how the supply of houses can be widened. It was noted that the average price of a house in Meadowbank last year was \$1.1m; while the average price of a new house in Meadowbank was \$ 2m.
- Ockham will not retain any of the Koa St development as rentals.
- They sought limited notification Resource Consent and it is on public record.

Updates on Other Developments

- **HNZ, Purewa Road** - this is still being processed.
- **SOTO, Meadowbank Road** – show home will be open soon.
- **Summerset Holdings, St Johns Road** – Resource Consent has been applied for with full notification.

Future Events

- **Purewa Valley Clean Up** – 17th September.
- **Meet the Candidates** – 15th September 7pm at the Selwyn College Theatre.
- **Purewa Cemetary** – Open Day 1st October from 10am to 3pm.

Transport Survey Results

The online survey we ran had around 150 responses. The priorities have been identified & we can understand how residents use transport. We will use the survey results to support advocacy & explore options for the 635 bus route.

Top 5 transport priorities have been identified as:

1. Bus to the train station.
2. Bus service on Panapa Drive/Norman Lesser Drive.
3. (and 4=) Access to Stage 2 of the GI Tamaki Drive Shared Path & Stage 4 (the route from Orakei to Tamaki Drive).
5. Integrating & connecting Meadowbank Town Centre.

75% of respondents said they would be happy to lose carparks at Meadowbank train station to allow for a bus service to the train station.

Updates from Orakei Local Board

- They have had a meeting with Auckland Transport about the Gowing Road link for the Glen Innes to Tamaki Drive Shared Path.
- Te Hapa Reserve feedback – this will be done onsite at the reserve on the 30th September from 10am. All welcome.
- It has been announced that work is going to be done on raising Tamaki Drive to prevent the flooding.
- Meadowbank Community Centre – Panuku is going to do a feasibility study on the future development of the centre.

Meeting closed at 9pm.

Next Meeting will be at St Chad's, 7.30pm on Tuesday October 3rd 2017