

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

Held at St Chads Church, Meadowbank, 9th May 2017 at 7.30pm.

Apologies: Amanda Nicholas, Kevin Kevany, SK Thurai

Chair Tim welcomed Aaron Smail and Dylan from Summerset Retirement Villages.

Minutes from Previous Meeting: Approved. Moved: Tim Seconded: Oliver

Matters Arising from Previous Matters

- Murdoch Dryden will be at the 4th July meeting.
- Consultation for Stage 4 of the GI to Tamaki pathway will open at the end of June beginning of July.
- On Thursday 8th June, 7pm there will be a meeting at the Outdoor Boating Club regarding Stage 4 of the GI to Tamaki pathway and the Ngapipi/Tamaki Drive intersection.
- Under GI to Tamaki Pathway it should have read Brian Hood, General Manager of the Outdoor Boating Club spoke to a PowerPoint presentation.
- There was also a spelling error – it should have read “community facility first” not fist as shown in the minutes.
- Under Transport Subcommittee update the second sentence should have read: Many of these have had or are having some progress made on them not “

Aaron Smail and Dylan from Somerset Group Holdings presented to those present on the Retirement Village planned for Parsons Paddock, St Johns Road.

It had been a year, almost to the day, since they had last presented to the RA.

- Resource Consent will be lodged in the next 10 days.
- Summerset operate nationwide, they are 20 years' old, the 3rd largest operator in the country and the 2nd largest developers
- There are currently 4,200 residents in their villages
- They employ more than 1000 people and expect to build 450 units annually
- Currently only 12% of people over 75 live in retirement villages.
- The residents have given them a 95% satisfaction rate.

Benefits

- Provides a place for senior citizens to remain within their community.

- The village will create additional employment, expenditure & income in the area.
- Residents like to get involved in the community.
- Residents benefit as it promotes independent living in a safe supported environment.
- Provides a continuum of care from independent living, to supported living, care apartments, rest home & hospital care.

- Summerset have a 127-year lease on the 2.5 hectare site which includes a small part of St Johns bush & Summerset have also bought the properties at 55 & 57 Rippon Crescent.
- There is a demand for a quality village in this location.
- Most of the residents will come from within a 5km radius.
- There will be 7 buildings on the site:
 - The building on the eastern side is 3 levels high & has been pulled back from the boundary so as not to impinge on the light on the neighbours.
 - The building on Ripon Crescent will be 2 levels high.
 - The care wing on the western side will be 5 levels high.
 - The main building will be 6 levels.
 - The building that will be 7 levels will sit lower due to the slope of the ground.
- There will be 236 apartments, 60 care apartments, 16 dementia apartments, 108 rest home beds and 32 care beds (hospital),.
- 2 levels of carparking with 240 basement carparks. There will be approximately 16 apartments with 2 carparks & 1 carpark for all the other apartments. There will also be limited onsite parking for employees.
- The resident trips per day will be approximately half of what there might be if the development was normal residential units.
- There will be 3 entries, 1 for residents and visitors from St Johns Road, a service entry from St Johns Road separate from the resident's entry (both of these with left turn only exits), and an entry/exit from Ripon Crescent also with a left turn only exit.
- 3rd party architects have been used for all building designs.
- Summerset have asked for Auckland Council to publicly notify resource consent although they didn't have to do this and this should happen in approximately 25 days' time.
- Unitary plan height control is exceeded on the size closest to St Johns College and Summerset don't believe this will be an issue as St Johns College were aware of the plans when they granted the lease.
- High quality contractors will be employed.
- Hours of work, noise, dust, vibration & traffic movements will be controlled under the resource consent.

- Construction contracts will be in strict terms & will be managed to best practice.
- Development will take place over 5 years:
 - Stage 1 – earthworks & basement
 - Stage 2 – St Johns Road
 - Stage 3 – West apartments
 - Stage 4 – East Apartments
 - Stage 5 – Ripon Crescent
- Summerset will tidy up the part of the St Johns bush that they have acquired as there are weeds & trees that need replacing.
- The pohutukawa trees along St Johns Road will be retained but some monkey apple trees will be removed & replaced with pohutukawas.

Transport Subcommittee

The subcommittee list of most important issues was put up and those present were asked to rank them in the degree of importance.

Future Events

Our AGM is on the 26th June.

Orakei Local Board Update

There is a 3 to 4 storey Housing New Zealand development going up in Purewa Road. This is double the number of units originally planned.

Meeting closed at 7.30pm.

Next Meeting will be at St Chads, 7.30pm on Tuesday July 4th 2017