

Our vision is to create an urban cohousing neighbourhood, which promotes social and environmental sustainability, based on respect and shared responsibilities:

- Through robust eco-design and layout establish a cohesive community, which fosters wellbeing, diversity and the right use of resources.*
- Develop and foster a thriving living environment, which uses clear communication, decision-making and conflict resolution guidelines that promote tolerance, safety, respect and co-operation*

Notes from UCOL meeting
26 November 2020 7.30-9pm
at NumberWorks'nWords and via Zoom

Chair Anne *Notetaker* Jan
Present *Present:* Mike and Roz, Warren, Sue T, Miriam and Donald, Rainer and Marianne, Min, Frances and Sandy, Sander, Claire, Catherine
Zoom: Antony, Tim, Sara
Apologies Gay, Jess and James, Pauline, Liz, Maria and Juan

Appreciations Sander and Karen and Rainer and Marianne for the successful sales of their homes with settlements in early March and mid February respectively
For those who helped out and attended on Sundays, especially Warren for his wonderful comment about how he waited 4 years to get into Earthsong, and most importantly, thanks to Warren for all the work he has done on the agreement for us.

Minute 1 We ask the A2 working group to investigate the steps involved in putting A2 to tender or deadline sale for people who have attended an induction. We advise the DCC that we are undertaking this process in the light of their public comment that they intend to sell.
16 Green 3 Blue 2 Orange

Minute 2 We approve the long term maintenance plan to be attached to the Body Corp rules.
All Green

3 mins **Mactrac/Mantric** Catherine has given dimensions of her unit. They can do a 12- 15% discount depending on how many of us want curtain rails that last are high standard, and can cope with tilt and turn. Standard colour is white but they can be powder coated. People may want to do curtains and tracks separately.

5 mins **Sunday's Induction Workshop.** First induction since construction. We need to have a system to contact people. Informal feedback from people who attended found it informative and welcoming. It seemed to have a good buzz. Anne will follow up with email.

15mins **Working Bee:**
Saturday 28 November 10am will be a weeding session with entry through Montpellier gate.
Tues 1 December, 6pm will be a shifting session with Tim/Rainer able to be there and organise access. The foreman has said there are really tall weeds around the common house area which need to be cleared.
Also we want the stuff stored in the dining room to be removed so that they can lay the carpet into our dining room (as part of their contract). On Wednesday the container had a wall in the

container, so much of it can be stored on the garden shed side of it – probably also good idea to have a sort out of what we don't want any longer. The builders may allow us to use the big skip on site. Hall Brothers is a place that we could possibly take stuff we don't want. Rummage at Green Island Tip or [Free Cycle](#) may be a possibility. Some of the doors could be repurposed into benches. Juan's garage sale may be the best place if we can continue to store until then. No decisions need to be made immediately as long as we can move them out of the dining room

20 mins **Kitchen Update:** Ron McLachlan has no benches but deep fryer, grill, bane marie (water bath). He said we need to go to Karatane to choose which things we wish to take.

Southern Hospitality have given revised quote of \$42,750 plus installation. Investigation for what type of cooktop we want needs to be done and this will affect the benches required. Kitchen group may take this on board – possibly finding a kitchen that caters for 60 and looking at what they're doing. The noise of an extractor fan required by a commercial cooker should also be considered.

7 mins **ACTIONS REQUIRED for Resource Consent** (as per info from Maria)

Tim to issue an instruction for Alva St driveway width and meet with the DCC transport person on site to discuss Montpelier St driveway. Time also to inform the DCC of the other items that are slightly different than the RC.

Different people within the DCC need to be contacted, and each should get a "heads up" about what the issue will be in their area of the expertise.

Tim reiterated that each issue is a minor one and the planners didn't signal any problems when they signed off on the first part of the constructions so they shouldn't create a problem now.

38 minutes **Sale of A2 appeared in ODT** with the DCC responding that they would be selling as soon as possible.

If we want to sell it ourselves we need to go to the bank first. Stephen Edge at Kiwibank said in principle he did not have any problems, providing that should the new owner not be able to make the sale, then DCC will still be obligated. Antony Hamel recommended that we put the unit up for tender.

A working group will be set up to discuss this: Min, Catherine and Donald.

Discussion about the merits of tender vs DCC.

Doing our own tender allows us to choose the demographic that we prefer if we get multiple offers.

Minute: We ask the A2 working group to investigate the steps involved in putting A2 to tender or deadline sale for people who have attended an induction. We advise the DCC that we are undertaking this process in the light of their public comment that they intend to sell.

16G 3B 20

2 minutes **Long Term Maintenance Plan**

Minute: We approve the long term maintenance plan to be attached to the Body Corp rules.

All Green

9.12pm Meeting transformed to discussion on Toiora Cohousing Agreement

25

minutes

Next meeting is Thurs 3 December at NumberWorks'nWords

Resource Consent Requirements:

The following is a summary of our meeting with Conrad (planner) to discuss our Resource Consent requirements.

The Meeting happened on Wednesday the 25 November at midday.

Present: Conrad Andeson, Stefan Box, Rainer, Alex, Maria

- Parts of the exterior finish of High and Alva blocks to the road are different than the original proposal (painted cement board rather than timber). This needs to be informed to the Urban Planning at DC (there was an amendment to the BC).
- The yard to High Street is 2.95m rather than 3m. which was required. This is minor and it might not cause any issue but we need to inform the council.
- Maximum height of retaining walls (the resource consent says 2.25m), some retaining walls are slightly higher (High St/Green belt corner). This might be considered minor but we need to keep in mind that this was not what was permitted.
- The width of the drive from Montpellier St (i.e. less than 5m). The situation is that the parking at the west (next to greenbelt) is less than the recommended 5m. Driveway to access is less than 5m and parking to the east is closer to 6. According to the RC, the driveway entrance needs to be 5m... So the planner recommended that we call for a meeting on site with the DCC transport person and explain the situation to see if they accept the current situation. We also need to build a small edge at the street boundary to indicate where the parking is, leaving an opening for the driveway only. Parking at the east has a retaining wall so it is clear but larger than expected...
- The width of the driveway in Alva St needs to be wider. The drawings currently show this as less than 5 m wide. We need to amend the drawing and instruct the builders (through a variation) to ensure that this is 5m wide. This will require butting the driveway to the retaining wall and removing an existing heritage fence post that is on the way at the boundary. The width of the driveway (5m) allows it to have (just) enough space for the Hot water heat pump tank platform to share the space. So we see no problems but a variation will be needed for the width. **TIM TO ISSUE AN INSTRUCTION/DRAWING ASAP.**
- Earthworks. We are ok as we are doing less than permitted.
- Fence. No issues with RC so this can happen in parallel to fulfil our commitment with Heritage NZ.

It was the planner's advice that we address the above ASAP to avoid delays.

In his words: "There are a couple of matters which don't align with the resource consent. However, the resource consent only requires the development to be "generally in accordance", rather than exactly as per the resource consent. To ensure that matters don't cause a delayed at the 11th hour, I suggest that there is engagement with Council."