Agenda - UCOL meeting

**26 November 2020 7.30-9.30pm**

at Numberworks, 90 Crawford St, Dunedin

and via Zoom - MeetingID: 9016 25 9016 Password 25 25 25

<https://otago.zoom.us/j/9016259016?pwd=ZGZQRnM2L2tsai90eENKRExQUEtJQT09>

*Chair and note-taker:*  Anne and Jan

*Present:*

*Apologies:* Pauline, Liz,Maria and Juan, Gay

7.30 Appreciations:

7.35 Report back: info from Mantric Catherine

7.40 Sunday’s induction … and structure of future ones Roz

7.50 Working Bee – Saturday 29 Nov? Rainer

8pm Kitchen update Roz

8.05 Meeting with Planners to discuss resource consent requirements

(please read info below) (Maria)

8.20 Sale of A2 Frances/Directors

 (info below copied from Anne’s prior email)

8.40 Long Term Maintenance Plan Approval Min

8.55 Toiora Cohousing Agreement Warren

9.28 Next month’s chair and notetaker will be …

*Open Forum (if time)*

 *Renters/Boarders/Flatmates update*

**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 retaking 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."

**ACTIONS REQUIRED**

Tim to issue an instruction for Alva St driveway width.

Somebody to organize a meeting with the DCC transport person on site to discuss Montpelier St driveway.

Somebody to inform the DCC of the other items that are slightly different than the RC.

 **This is some background information for tonight's dicsussion of "sale of A2":**

The directors discussed what to do with A2 and were divided as to the best way forward.

We have 4 options to decide between regarding the sale of A2.

1. Sell it to the DCC and avoid all this trouble. (Alex's preference)

2. If we want to sell it ourselves, put out a public tender/deadline sale as suggested by Anthony Hamel, and have a group decision/vote on who to sell it to.  Has the advantage of establishing the true market price.  Has the disadvantage of not sticking to the waiting list promise.

3. If we want to keep the waiting list promise, then Alex would say we need to sell it to the brothers who put their money in and kept it in, Anne and Catherine would disagree.

4. Sell it to the Denleys on the rationale that they first put their money in before the person(s) in 3.  Alex says, "I think this is just us deciding who to sell to rather than faithfully following the procedure.  In which case I think we're better to dispense with the waiting list entirely and go with 2, which would still let us decide on the Denleys if we felt that was the right option."

*Further information*: The market valuation done by Shane from Paterson Valuation came in at $625,000 - which is well under cost. (Cost for A2 is at least $654,000 +cost of appliances + cost of painting + cost of wall unit - DCC was going to pay $675,000 *excluding* GST, so in effect more like $776,000) Two market appraisals from different real estate agents came in $700-800K. The valuation made no mention of Passivhaus esign, nor district hot water scheme.

**The Waiting List process, as explained to those who went on to it:**

**Process for those wishing to go on the UCOL Waiting List for a unit.**

1 Go to Urban Cohousing Otepoti Ltd email list.

2 Attend an induction workshop.

3 Pay one-off fee of $100 per person to UCOL. Contact Anne Thomsom (027 4675488).

4 Read resources listed below – cohousing book, [highstreethousing.nz](http://highstreethousing.nz/) website, other, e.g. radio podcast.

5 Sign Introduction to Urban Cohousing Otepoti Ltd Organising Agreement, and pay a fully refundable fee of $5,000.00 per unit into UCOL account to get onto the UCOL Waiting List. This money will ordinarily be held until completion of the build project, unless an offered unit is accepted and the money will be transferred as laid out under 12.

6 Attend meetings, workshops, working bees, dream a little, become involved and start participating in the project, have fun, get to know your neighbours as you wish.

7 Spend time with a UCOL buddy/contact person, asking questions, discussing hesitations and clarifying your own individual needs. Co-ordinator Rosemary Smith (021 335153).

8 Agree to read the child protection policy and sign the declaration regarding child protection.

9 Ensure a Will and an Enduring Power of Attorney are in place.

10 Participate in ongoing decision-making and planning/build work, but not in financial decisions.

11 The Waiting List will show the date of the deposit, all contact details of the member and the preferred unit type. The order of priority on the Waiting List is in the order of deposits. If a unit becomes available it is to be offered to members on the Waiting List in order of priority, regardless of their preferred unit type. If a member does not take the unit, they retain the same priority on the Waiting List.

12 If a unit is offered and accepted during the building period, the $5,000.00 will be  transferred into shares of UCOL. Sign the High Street Cohousing Agreement, Sale and Purchase Agreements, and other documentation and make payments as required.

Any person who is deemed a property developer for the purposes of the Income Tax Act 1994 shall advise UCOL of such status before becoming a signatory to the Agreement and shall be prohibited from owning a sufficiently large share in UCOL that would deem any other Member to be a property developer by virtue of the definition of ‘associated persons’ given in the Income Tax Act 1994.

13 Receive unit title on payment of remaining balance once build is complete.

14 Move into your new eco-home and neighbourhood!