# AVCC committee meeting December 7 2021

18 A Adams Terrace, 7pm-9pm

Present: Roland Sapsford, Richard Skinner, Lisa, Jaqui Tutt, Madeleine Rashbrooke, Sarah Jane Parton

Apologies: Heather Mackay, Phaedra Brice-Chen , Bridget Stocker, Mattie Timmer

## Financial report

Richard presented a brief overview of our financial situation, noting:

* Cash position: $124k in the bank
* Net profit of $4.4k for the month of December
* Hall hire income of $2k for the month of December

Also noted we’ve just received the grant funding from WCC for the funding round to mid-2022.

Our report to the WCC for our major grant is due, and the officers are happy for the report to be submitted in the new year.

## Community Centre operations

Lisa summarised the conversations that she and Roland have been having with the staff. She noted that Phillippa has finished her contract and has done a handover to Roland. Christmas shut down dates have been agreed and will be from mid-morning on 20 December 2021 to 13 January 2021. Danni will be starting back on 12 January to review ermails and in the office from the 13th, and will be focusing on the 2022 Aro Fair.

### Covid-19 operations at orange

The Aro Vally Community Centre is not classified as a WCC-run facility and as we operate it, we get to decide whether we want to require vaccine passes. WCC, the building owner, strongly recommends that we do, and this requirement may strengthen in the future, Strathmore and Newtown (the other non-WCC run community centres) have decided to implement vaccine passes for their facilities.

Most of our regular Hall users are requiring passes from people coming to their classes. But two classes are running without passes.

**Decision:** We will introduce vaccine pass requirements from when the Hall reopens in mid January 2022, and have that in place until the community centre closes for renovation. We will review the situation when the refurbished hall reopens. This decision will be communicated by email to hall users, and via email newsletter to the wider community,

### Hall renovation

Construction will start from 1 April 2022. This will fit well with the Fair on 12 March and Danni’s last day before she goes on parental leave around 1 week after the fair has happenned.

The renovation will involve the Hall being jacked up and moved, without needing a crane. Some trade vehicles will be allowed to be parked in the space between the long side of the Hall and the preschool playground fence. The contractors will attempt to maintain access through the compound at all times, except if there are Health and Safety requirements, and even then it would only be for limited periods, and signalled well in advance.

The constructors will try to keep construction off the basketball court, especially as not surfaced for vehicle movements.

They are hoping to finish work in November 2022.

In terms of staffing, the timing of the renovation could work with advertising for a community developer in the New Year. The idea is for the new community developer to overlap with Danni, and then work on development projects and any residual administration through the renovation.

Separately to the renovation of the Hall, there are also plans for the current AVCC office (the old CAB office). The plans will push the wall out to include the current verandah area within the building. Only relatively minor changes are planned (they were scaled back due to costs), but they will make the space more useful compared to the current three very small rooms. The WCC has committed to the project, but it still needs to go through a consenting process.

**Action**: **Roland** to send around the plans for the office renovation.

We will need to communicate the plans and construction process with community before work starts. This will be via the website, social media, and a stand at the Fair.

## District Plan

### Debrief on community meeting

The meeting on Sunday 5 December was attended by about 40 people, plus committee and WCC councillors. It was not a General Meeting.

It was generally considered to have had a good vibe and to have been very constructive. The most common questions were around sunlight and affordability, and there was considerable enthusiasm for council-built housing. A number of people also mentioned that the Valley was already one of the most dense suburbs in the city.

A variety of people had their say, including several multi-landlords and developer-builders. The latter were also concerned that the rules and their impact on good quality living environments in the Valley.

Specific suggestions included opportunities to intensify the Pukehinau council housing site as it is in a sunny location but doesn’t make the most of its site, and trying to take lessons from high density housing from overseas esp Berlin.

The three Lambton Ward councillors had all attended, with Iona Pannett and Tamatha Paul presenting information in their roles as chair and deputy chair of the Planning Committee. Cr Paul is also an Aro Valley resident. Nicola Young sat in the audience. Iona was described as being ‘deliberately diplomatic and neutral’ as befitted her role.

Tamatha talked a lot about public housing, and suggested a second meeting to make plan for the Valley. She noted she is studying a Master’s degree in planning. Nicola said that she was an advocate for character, and said she was very opposed to development that damaged character.

All of the councillors emphasised that this is just the first round of consultation on the District Plan.

Meeting attendees were keen to make submissions. Roland put up an outline of the minimum required on the screen to reassure attendees that they didn’t need to fill in the submission form and/or have read the whole draft District Plan document and noted that the AVCC would also make a submission drawing on the discussion at the meeting.

**Action: Roland** to send meeting attendees information on how to submit.

**Decision:** The AVCC will make a submission on behalf of the community which will be reflective of the meeting and our constitution.

The gist of our submission will be that we support Aro Valley providing more housing in ways that also protect and enhance the Valley. Intensification needs to take place where it won’t have huge impact on others, and the way the Valley works, needs to address specifics of locations e.g. hills and recognise the value of what exists in the Valley. It will explain that we are looking for a plan that is a plan, rather than simply a removal of existing rules.

## Meetings

**Decision**: The first meeting of 2022 to be at Jaqui’s house at 25 Epuni St on Tuesday 25 January at 7pm. Meetings will be on the last Tuesday of the month thereafter from 7-9pm.

We discussed coopting other committee members to fill the vacancies. We also discussed the question of recognition of mana whenua as potential members of the AVCC. This would require an amendment to the AVCC Constitution, which limits membership to residents, property owners, and people who work in a paid or voluntary capacity in the Valley.

## Valley Voice

We discussed bringing back the Valley Voice from its current hiatus. It would be desirable to be able to produe a new edition of Valley Voice that was timed to match the arrival back in the Valley of the students after the summer. The need to possibly pay somebody to do layout and coordination was discussed.

Initial topics for the first 2022 edition of the Valley Voice might be the hall renovation, the upcoming Aro Fair, and the District Plan.

**Action: Roland** to add the Valley Voice to the agenda for the first meeting of 2022.

The meeting closed at 9pm.

Next committee meeting Tuesday 22 February venue TBC.