

OPEN MINUTE ITEM ATTACHMENTS

**Extraordinary meeting of the
Nelson City Council**

**Monday 2 July 2018
Commencing at 2.00 p.m.
Council Chamber**

Civic House

110 Trafalgar Street, Nelson

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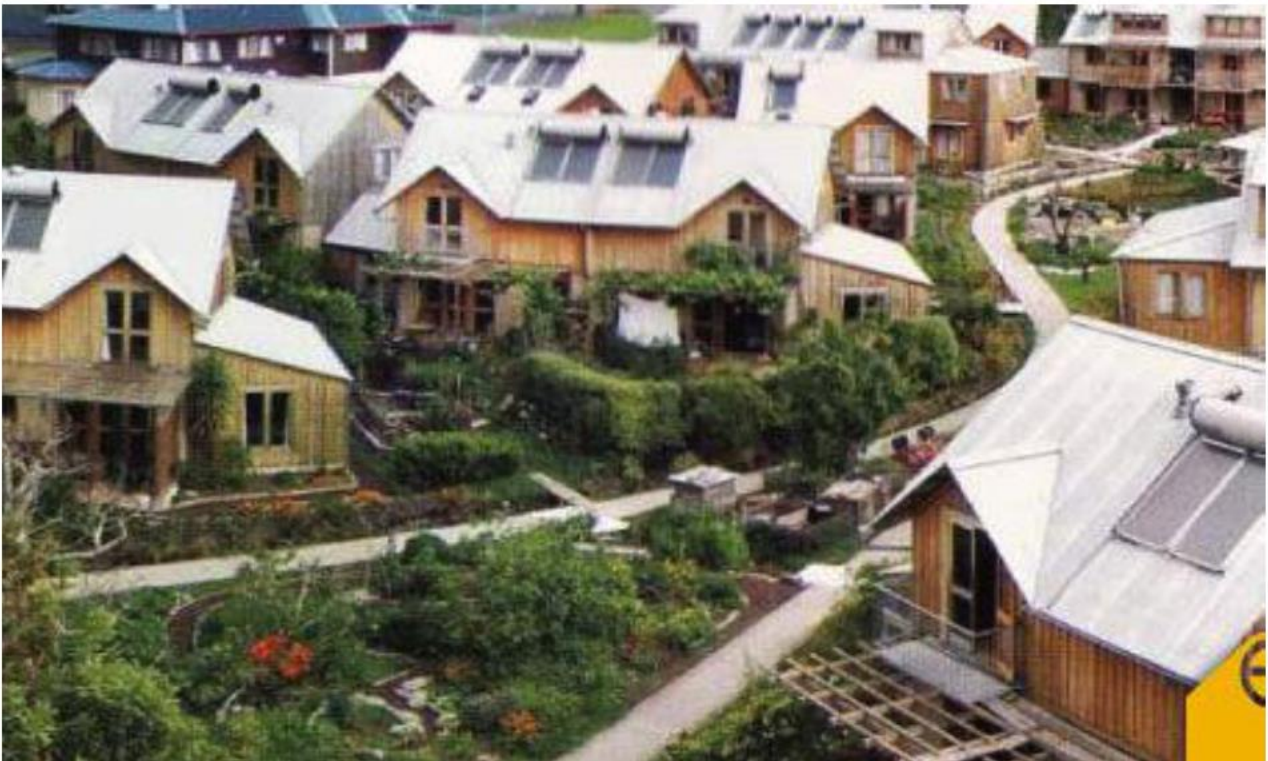
4.1 Jace Hobbs from Nelson Co-housing Group

A. A2000562 Jace Hobbs Co-housing Presentation Council 02Jul2018

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Public forum Jace Hobbs, Nelson Co-housing Group
Council 02 July 2018 presentation

CO-HOUSING NELSON



Your place in the Sun, Just got a whole
lot Brighter.

Nelson, NZ Cohousing Cooperative

Nelson and Cohousing – a perfect match

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community look like in Nelson?

A cohousing neighbourhood is a cluster of self-contained, private homes with some common facilities and shared neighbourhood life.

- **Community** – instead of the alienation and isolation many experience in suburbia.
- **Sustainability** – through design and efficiency: own less *stuff*, but have access to the space and facilities of a larger property!
- **Affordability** – economies of scale reduce building costs; ownership and rental models to suit every budget.

Who benefits from cohousing?

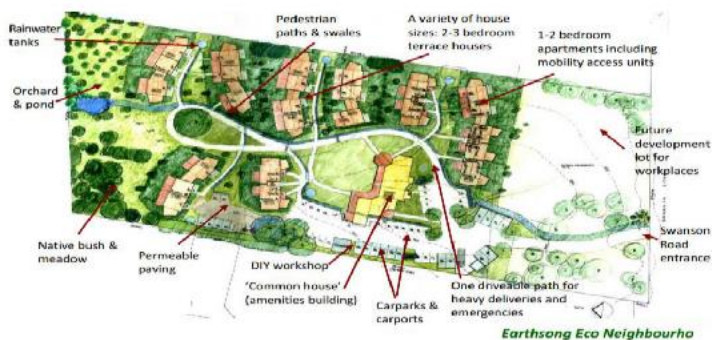
The short answer is, everyone who wants a home that is more than just a roof over one's head, that provides a sense of security and comfort, that encourages trust and empathy with the neighbours, and is genuinely affordable for everyone from young families to superannuitants.

- **Young families:** small children are safe in a car-free environment, with playmates in the immediate neighbourhood; there are opportunities for shared child-minding and interactions between children and adults of all ages; they are recipients of life skills passed on naturally from their elders in the neighbourhood; some rental units may be available for those who cannot take on a mortgage, or would prefer to live on one income; like all residents, they take part in the design and management of their community.
- **Older families, teenagers:** older children have access to more outdoor space and common rooms than their families could otherwise afford, and without having to move house; teenagers benefit from informal relationships with older people; they take part in the management of their community as they feel ready to do so.
- **“Empty-nesters”:** many at this stage of life make major changes which are unsettling and expensive. In cohousing, it may be possible to move to a smaller unit in the same neighbourhood and still have somewhere for family and visitors to stay. At this age, many are at the peak of their careers or exploring new interests – they have time and space to do so with reduced maintenance responsibilities at home.
- **Retirees, Superannuitants:** this can be a very lonely and vulnerable time of life. It is well known that seniors thrive when surrounded by younger people who love and respect them, and value their knowledge and life skills. Some seniors are financially secure, but many are living in unsatisfactory accommodation with no security. For them, the ideal solution is an

affordable rental option, with secure tenure in a cohousing neighbourhood where they are respected and valued.

Nelson Cohousing Cooperative

We plan to establish cohousing in Nelson based on the models of Earthsong in Auckland and Peterborough Housing Cooperative in Christchurch.



Earthsong

Sketch plan of Earthsong Eco-neighbourhood, completed in 2008.



Peterborough – post-earthquake re-build

Peterborough was extensively damaged by the 2011 earthquake and all the houses will be demolished.

We will rebuild as a purpose designed pocket neighbourhood in 2017, 14 eco-dwellings plus an education centre with guest rooms.

Our principles are:

Inclusiveness The Cohousing Cooperative will: be multi-generational; include a wide socio-economic range; include people with diverse interests; attract those who are committed to their community; foster commitment to future generations; foster an attitude of service.

and

Affordability

This model offers a unique way for those of modest means to own a home. The combined buying power of a group building project reduces the cost of any one home. In addition, by sharing the cost of expensive amenities households have significantly higher comfort and utility.

A design concept for Nelson Cohousing



- **A cluster of small dwellings on one section.** Clusters of 8 to 12 dwellings work well socially, but economies of scale allow for more amenities to be built by a larger community. The ultimate size of Nelson cohousing will be determined by its intending residents.
- **Different-sized dwellings** to accommodate

different family sizes and age groups.

- Each dwelling has a small **private outdoor area**.



- **Common space and amenities** such as commercial kitchen, dining room, children's play area, music/entertainment room, laundry, workshop, office, storage space and guest room, as finance and land allow.



Making it happen!

The Leadership Team so far:

- Jenn Singleton
- Jace Hobbs - jace.hobbs@gmail.com
- Duane Franklet
- Denyse Kinraid

We would love you to join us.