

## **MINUTES OF INGLEWOOD COMMUNITY BOARD**

**FILE REFERENCE:** DP-14-02, DM6336784.  
**MEETING DATE:** Tuesday 15 April at 1.30pm.  
**VENUE:** Inglewood Library & Service Centre  
**MEMBERS PRESENT:** Mr Phillip Rowe (Chair), Mrs Jenny Bunn,  
Mr Donald McIntyre and Cr Marie Pearce.

**APOLOGIES:** Mr Kevin Rowan

**STAFF IN ATTENDANCE:** Mrs Jayne Beer and Mr Peter Handcock

**NON-MEMBERS PRESENT:** Councillors Grant Coward and Murray Chong

### **DEPUTATIONS**

Mr Mark Sheehan, tenant of 1 Tawa Street, Inglewood, spoke in relation to Item B1 and his concern about the removal of houses which would be a loss of heritage to the Inglewood community.

Mr Sean Worthington, tenant of 1616 Mountain Road, Inglewood, spoken in relation to Item B1 (DM6337291 copy attached).

### **PART A**

**MATTERS FINALLY DETERMINED BY THE INGLEWOOD COMMUNITY BOARD UNDER DELEGATED AUTHORITY AND REFERRED TO THE COUNCIL FOR INFORMATION AND RECORD**

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#### **1. Confirmation Of Minutes Of Previous Meeting**

*Resolved:*

That the minutes of the Inglewood Community Board meeting dated 20 January 2015 and 31 March 2015 and the proceedings of the said meeting, as previously circulated, be taken as read and confirmed as a true and accurate record.

### **PART B**

**ITEMS FOR FINAL DETERMINATION BY THE COUNCIL**

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#### **2. Property Rationalisation - Two Surplus Dwellings on PG Nops Scenic Reserve Situated at 1 Tawa Street and 1616 Mountain Road SH 3 - Inglewood**

File Reference: ID 29384, ID 27412. ECM 6321678

The matter for consideration by the Council is to approve, as part of the ongoing property rationalisation of noncore aging building assets, the removal

of the two dwellings and out buildings situated on the PG Nops Scenic Reserve.

Recommendation:

That having considered all matters raised in the report the Inglewood Community Board recommend the status quo remain (being option 2 of the report) and that:

- a. the houses be preserved for their heritage value to the Inglewood community; and
- b. the Monitoring Committee leave this report to lay on the table and request a supplementary report outlining a ten year management plan for these buildings.

### **3. Upland Road Legalisation**

File Reference: RT 12 Upland PID27350, 27353, 27357 ECM6325027

The matter for consideration by the Council involves the road legalisation of alignment of a section of Upland Road, Egmont Village involving the acquisition of land for road and severance, the stopping and disposal of surplus unformed legal road and severance.

Recommendation:

That having considered all matters raised in the report seek approval to:

1. Undertake and complete a negotiated agreement with affected owners to acquire and legalise an area of private land required for road, to accommodate the realignment of a section of Upland Road to bring that area of existing formed road situated on private land within confines of the new road alignment road corridor.
2. To stop and vest by title amalgamation unformed surplus legal road and severance acquired no longer with the adjoining land title(s) by way of exchange for road acquired, subject to payment of equality of exchange by the owner(s) where more road is acquired than taken for road, based on compensation independently assessed by a registered valuation pursuant to the provisions of the Public Works Act 1981.
3. Seek the Minister of Land Information's consent to undertake the required legalisation declaration actions set out in the schedule hereunder to the acquisition, vesting of legal road in Council, the stopping of unformed legal road, acquisition and vesting of severance in the affected adjoining owner(s), pursuant to the provisions of Sections 114 (1) 116 & 117 and 120 of the Public Works Act 1981.

The meeting closed at 1.35pm.

**Deputation by Sean Worthington, Tuesday 14<sup>th</sup> April re Proposal to remove dwellings on PG Nops Reserve.**

My name is Sean Worthington and I have lived in the house at 1616 Mountain Road for nearly 23 years. I received in the mail yesterday the information regarding the future of this property and have had less than 24 hours to put together this deputation.

My wife and I quickly found that the information re rent and net income in this document is incorrect and has been for some time. The rent at 1616 Mountain Road is \$230 weekly, not \$180 as stated, this brings the Net Annual income for this property to at least \$8,519-00. I say at least because the maintenance budget of \$2,000 being spent in a year would be questionable also. There has been a few large expenditures on this house in the last 23 years that we have lived here, the house has been painted exterior only twice, \$1000 was given towards work we completed in the kitchen dining area (which included electrical rewiring), we have had a new stove, and new cold water plumbing has also been done. The underfloor and partial ceiling insulation was completed with a government subsidy. The last major expenditure was the kitchen area re-vinyled and the materials supplied for the fence. There has also been a few emergency fixes over the years, probably about 3 or 4 not many as we do most maintenance except for plumbing and electrical. By our reckoning other than the exterior painting there would have been about \$10000 spent, and probably max \$40000 with the painting. I calculate it to being about \$1700 a year being spent on average over the 23 years.

So really the net annual income for the council is approx. \$8,800-00 for doing almost nothing, I think this could be better stated as an asset to the council to help provide funds for other important core business activities.

We have lived in this house for 23 years and have slowly been putting our own effort and money into improving this asset for the council. Unfortunately we do realise that the roof will need replacing soon but as we do not require a great deal of other maintenance costs I think this could easily be divided over the next few years in the \$1,700-00 above so will be not be a further cost to the council. In the last 6 months we have redecorated 3 bedrooms and upgraded the kitchen ceiling and lighting. We did this believing that we have the opportunity to live here for at least another 10 20 years before we get to old to keep the house maintenance up. When this house is passed onto the next people it will be in better condition than we received it and mainly due to our own hard work and money willingly given.

This house also has historical importance, being tied up with the PG Nops reserve and it's use over the years before we had moved in. There are not many houses in Inglewood of this style and size and I believe it is a wonderful example of "Bungalow" construction, we have kept any redecoration in the house in keeping with the style of the house.

I note that the report tells you that costly future maintenance will be required. A lot of this maintenance has already been done on this house, electrical wiring has pretty much all

been replaced, cold water plumbing has been updated, floor coverings are still in good condition or have recently been replaced. The roof as previously discussed is really the last expensive item needed doing for the next 20 years

The main choice the Council is looking at is removal, we wonder if the council has looked into the feasibility of removal? We live on the main highway, with powerlines between the house and the road, a height difference which would cause issues and a large tree between the house and the main entranceway which we have been told cannot be cut down due to its height and size. Previously many years ago this was looked into and was found to not be financially viable due to the above issues.

Also something to think about is the fact that there will be an empty section on the main entrance into Inglewood from South that will need to be kept tidy, I assume by mowing? Another cost added to maintenance while you are losing an income in the process

To sum my deputation up I would like to say to the Council you are trying to remove an asset that is creating revenue for the council to use wherever you see fit, a house that has 'Inglewood' history and a warm safe home for our family and future families to use. The facts you have provided in our paper work are incorrect and need updating to give the true value of this property. My wife and I would have liked further time to research your information and get advice. This deputation is written with our own information only and no knowledge (other than what we have read in the last 24 hours) so cannot say anything on the legal side of this issue. We would like you to rethink your plans for this house, taking into account we are happy to stay here for the next 20 years. Even working on only \$8000 a year – that's \$160,000 INCOME!