

12. WOOLSTON/BURWOOD EXPRESSWAY

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The purpose of this report is to update the City Services Committee on progress of the Woolston/Burwood Expressway.

STAGE 1A

The first section of stage one of the expressway was opened to traffic on the 21 August 2000. The new road between Travis Road and New Brighton Road is named Anzac Drive, and replaces Barkers Road in the ring route. Barkers Road has now been physically stopped to through traffic.

BRIDGE

The bridge construction has now been under way for seven months and is expected to be completed within budget. Problems were encountered during the driving of the southern pier casings with unexpected totara logs encountered below the ground. Overall this has caused a delay of approximately two months and concerns are held that these delays could be compounded when constructing the north side if similar conditions are encountered. We are currently looking at the feasibility of accelerating the works to meet the original completion date of February 2001.

STAGE 1B

The signals are now operating at the Wainoni Road intersection and traffic is using the new carriageway between Wainoni Road and Eureka Street. The landscaping works are currently being completed. The contract for the construction of the road between Hulverstone Drive and Eureka Street has been staged so that the final works tie in with the completion of the bridge construction. The contractor has nearly completed all the works except for the final stage.

TNZ and the CCC are jointly funding stage 1 of the works and current projections show that it is expected to be completed within budget.

STAGE 2

The proposed scheme for Stage 2 of the expressway between Eureka Street and Birch Street will be tabled at the meeting. Features of the scheme include: -

- A two lane carriageway between Eureka St and Birch Street.
- A new signalised intersection at Pages Road.
- Removal of the existing roundabout at Bexley Road/Pages Road and the installation of thresholds.
- An off road cycleway/footpath along the length of the new road.
- At grade pedestrian and cycle crossing facilities at Carisbrook Street and Birch Street.
- Road closures at Eureka Street, Carisbrook Street, Bexley Road (north end), Birch Street, and Brook Street, where they intersect with the new expressway. The legal stopping of Eureka Street and Carisbrook Street has been completed.

The CCC is funding Stage 2 of this project with a contribution being made to the project by TNZ. The Council has allocated budget for these works over the next three years. Estimates for the works necessary to complete the proposed scheme as tabled have been completed, and the project can be completed within the allocated budget. Some property purchases have been completed.

The proposed programme is:

2000/01	Property purchase	
	Process begins for legal road stopping	
	November 2000	Scheme released for public consultation process
2001/02	Property purchase and detailed design	
	October 2001	Pre registration of tenderers
	February 2002	Tender contract
	March 2002	Tender acceptance
2002/03	July 2002	Construction starts
	April 2003	Contract completion

There is a possibility the construction may be bought forward by six months, subject to TNZ funding being available. This is still to be confirmed by TNZ.

PROPERTY PURCHASE

To facilitate the above it will be necessary to acquire all or part of the following properties:

Address	Severance	
Pages Road 581	4m ²	
" 585	35m ²	
" 583	12m ²	
" 587	14m ²	
" 589	93m ²	
" 595		Total property – some recovery may be possible.
" 595A		" " "
" 599		" " "
" 599A		" " "
" 620		Total property – some recovery may be possible.
" 618		" " "
" 616		" " "
" 614B	34m ²	
" 604A & B		Total property.
" 598		Total property.
" 596	78m ²	
" 594	71m ²	
" 592	59m ²	
" 586	42m ²	
" 584	28m ²	
" 582	17m ²	
" 580	6m ²	

Address		Severance
Bexley Road	154	54m ²
"	157	109m ²
"	165	58m ²
"	189	Total property.
Brook Street	2m ²	32m ²
Carisbrook Street	110	Total property.

Legal Description: As shown on plans tabled.

Zone: Living 1 – proposed new City Plan.

Valuation: Compensation for the individual properties and severances inclusive of injurious affection will be assessed on the Council's behalf by independent valuation.

Proposed Settlement: Because of the number of properties involved and the need to strategically manage available financial resources it is proposed that the Property Manager be authorised to approve the necessary settlements on the following basis:

- (a) That the owners be offered the compensation assessed by the Council's valuer and, if the owners choose also to obtain their own valuation, compensation be negotiated and settled at a figure between the respective valuations and up to the maximum assessed by either valuer.
- (b) That settlements so achieved be reported to the Council for information at a subsequent meeting.
- (c) That, in the event that settlement cannot be achieved within the above parameters, the matter be referred to the Council with a separate recommendation.
- (d) The future use of any residual land after the completion of the expressway construction will be the subject of a further report.

The above process will enable the Property Unit to efficiently expedite the acquisition of a group of contiguous properties. The ability to conclude negotiations and effect immediate settlement is in the interests of the property owners, who do not want to be delayed by the four-week reporting cycle to the Council. There is also a considerable saving in staff time, which would otherwise be involved in preparing and submitting individual reports on the properties.

This established process was used successfully in the acquisition of road widening properties in Strickland Street, Lincoln Road and Edgeware Road.

APPROVALS REQUIRED

- Approval of the scheme in principle for public consultation.
- Approval to proceed with the legal road stopping of Bexley Road, Brook Street and Birch Street.
- Approval to proceed with the property purchases required for the scheme.

- Recommendation:**
1. That the scheme tabled for Stage 2 of the Woolston/Burwood expressway be approved in principle for public consultation.
 2. That the Committee recommend to Council that approval be given for the legal stopping of Bexley Road, Brook Street, and Birch Street, at their intersections with the Woolston/Burwood expressway.
 3. That the Committee recommend to Council that the Property Manager be authorised to effect the settlements as outlined above.

- Chairman's Recommendation:**
1. That the above recommendation be adopted.
 2. That efforts continue to accelerate the completion date by six months.