

3. ROAD WIDENING OPAWA ROAD

Officer responsible Property Manager, Rob Dally	Author Property Asset Officer, Bill Pollett
Corporate Plan Output: City Housing, Tenancy	

The purpose of this report is to inform the Community Services Committee of the effect Transit New Zealand's proposed widening of Opawa Road and more particularly the intersection improvements at Garlands Road will have on the Council's housing complex at 203 Opawa Road.

BACKGROUND

Ten relocatable housing units for the elderly were built in 1979 by trade training apprentices on vacant land owned by the City Council to be used for the Opawa Expressway. The land which was designated for road widening had been purchased early under the hardship provisions of the Public Works Act.

City Housing has leased the land from City Streets at a peppercorn rental.

Transit New Zealand now wish to purchase that part of the land required for stage 1 which involves the intersection improvements at Opawa Road / Garlands Road. Stage 2 which will involve the widening of Opawa Road is not yet finally programmed by Transit New Zealand and will follow at a later date as further property purchases will be involved.

Stage 1 of the roading will require the removal of one block of two units. The adjoining property at 201 Opawa Road also affected by stage 1 and owned by the Council contains an aged bungalow which is being tenanted by City Housing. The tenant has been relocated to another suitable property and it is now intended to remove the bungalow from the site. All Council tenants have been kept informed as details have become available from Transit New Zealand.

PROPOSAL

It is intended to shift the two units at 203 Opawa Road affected by stage 1 of the roading to the rear of the adjoining site at 201 Opawa Road once it has been cleared and then to also provide a carpark at the front for up to ten cars. Associated site works and landscaping would be carried out at the same time.

To facilitate this shift it has been provisionally agreed with the two tenants of units 1 and 2, one of whom is in her 90's, to pay for their accommodation in a suitable motel until their units are ready to be reoccupied. All costs associated with their shift would also be met by City Housing. It is anticipated that a small amount of disruption will be caused to some tenants, however every endeavour will be taken to minimise any event.

ADDITIONAL INFORMATION

Please refer to documents Appendix 1 and Appendix 2.

The buildings are on land currently zoned Industrial 1, however, B4 is proposed on the new City Plan.

Of the ten units, two to be relocated have had a resource consent applied for and it is our understanding that this will require an independent Commissioners approval given that it is Council owned land.

The existing land and that land required for the two relocated units and new car park is owned by City Streets Unit and will continue to be leased. All tenants administered by Housing and also on the widening area were given the statutory notice of vacation and have responded. It appears vacant possession will be obtained other than the two Elderly Persons Housing Units at 203 Opawa Road that we need retained.

Quotation for re-housing the two tenants into a motel unit were obtained at a cost of \$50 per night per person per unit if used for over a week. It is anticipated that three full working weeks would be required to complete the proposed project, a cost of accommodation of approximately \$2,100.

Valuers for both Transit New Zealand and the Christchurch City Council have not reported back as yet as to disruption and market values relating to this venture, however, if available it will be tabled at this meeting.

Recommendation: That additional funding of \$87,800 be approved to relocate the block of two units at Opawa Courts and to provide for the additional parking, siteworks and landscaping. This funding is to come from the Housing Development Fund at no cost on rates.

That officers continue to negotiate with Transit New Zealand to achieve appropriate compensation.

Chairman's

Recommendation: That the above recommendation be adopted.