

11. ROAD WIDENING OPAWA ROAD

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Corporate Plan Output: City Housing, Tenancy	

The purpose of this report is to inform the Community Board 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 located 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 earlier under the hardship provisions of the Public Works Act.

City Housing has leased the land from the City Streets Unit 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 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. A report detailing all associated costs and requesting approval to meet unbudgeted expenditure will be submitted to the Community Services Committee at its meeting on 11 September 2000. It is anticipated that a small amount of disruption will be caused to some tenants, however every endeavour will be taken to minimise any effect.

Any further disruption to the complex will be left until it is known when stage 2 of the roading is to commence and the most desirable outcome for the tenants is ascertained. A further report will be forwarded to the Board at that time.

Recommendation: That the information be received.