

Christchurch City Council

Memorandum

Date: 11 JUNE 2015

From: ANGUS SMITH, MANAGER PROPERTY CONSULTANCY

To: MAYOR, COUNCILLORS AND EXECUTIVE LEADERSHIP TEAM

Cc: BURWOOD-PEGASUS COMMUNITY BOARD

Subject: Temporary storage of red-zone housing at former QEII Park

The purpose of this memo is to inform you:

1. Of a request from the Community Housing Trust (CHT) who is seeking a license from the Council to temporarily relocate up to eight red-zone houses onto vacant land at former QEII Park, in North New Brighton, for a period of up to six months.
2. That this initiative will be supported and implemented under a staff delegation held by the Property Consultancy Manager.

Background

CHT is a not-for-profit organisation set up post-earthquake to help alleviate some of the pressures surrounding affordable housing in Christchurch.

One of the Trust's initiatives is the relocation of structurally sound red-zone houses onto sections of land owned by families seeking an affordable first home.

CHT has passed its deadline for relocation of the currently red-zoned houses, and has since been advised by CERA that it must relocate them by 24 June 2015, or the houses will be demolished. While there is a possibility that CERA might extend the deadline further, in which case the QEII site would not be required, at this stage it would seem unlikely.

The Trust has recently approached the Council and indicated that it does not have anywhere to store the houses until building consents have been issued. There is a very real risk that the project could fall through unless the Trust can find a temporary storage site for the houses.

The Trust requires land to temporarily relocate up to eight houses for a period of up to six months, after which time the land will be remediated by CHT and the houses permanently relocated to the buyers privately owned land parcels.

The attached images show aerial and ground views of the proposed site at former QEII Park, which is currently vacant, located away from residential areas, and not particularly visible. Access to the site would be via Robin Tait Drive.

Adjacent to the site is a SCIRT-operated laydown area used to store machinery and temporarily stockpile materials. SCIRT have been consulted and agree that temporary storage of the houses would not affect operations. To avoid issues during the relocation SCIRT and CHT have been provided with each other's contact details.

CHT would temporarily erect high fencing around the site for security purposes once the houses were relocated.

Staff support using the proposed site at former QEII Park, as its use will be short term, low impact, and help CHT to deliver sustainable, affordable red-zone housing to the east of Christchurch.

A handwritten signature in black ink, appearing to read 'Angus Smith', is positioned above the printed name and title.

Angus Smith
Manager Property Consultancy

Appendix

Aerial and ground views of the proposed temporary storage site at former QEII Park in North New Brighton:



