

2. YALDHURST ROAD (NORTONS-FOVANT)

RR 10211

Officer responsible City Streets Manager	Author Brendan Bisley, Project Engineer
Corporate Plan Output: New Assets	

The purpose of this report is to obtain the Council's approval to commence purchase of properties designated for road widening in Yaldhurst Road.

The Council has included the widening of Yaldhurst Road between Racecourse Road and Fovant Street in its 1999/00 and 2000/01 financial years.

The existing carriageway width will be widened to include cycle lanes, painted flush median, one west bound lane, two east bound lanes and parking (see attached scheme plan).

Before road works can commence 6 property severances need to be acquired. Provision has been made in the 1998/99 and 1999/00 years budget to purchase designated land.

The addresses of the properties affected and the size of the necessary severances are set out below. Detailed plans showing the severances and legal descriptions are attached.

Addresses: 282, 288, 290, 292, 300, 380/382
Legal Description: As shown on plans attached.
Zone: L1
Areas of Severance: 89m², 21m², 81m², 80m², 80m², 202m²

VALUATION

Compensation for the individual severances inclusive of injurious affection will be assessed on the Council's behalf by an independent valuer. The Property Unit has however supplied a preliminary estimate that settlement of the acquisitions should be achieved in the range of \$5,000-\$25,000 per property.

PROPERTY SETTLEMENT

Because of the number of properties and the relatively small sums involved in the acquisition of the individual severances, it is proposed that authority be delegated to the Property Manager 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 settlement so achieved be reported to the Council for information at a subsequent meeting.
- (c) In the event that settlement cannot be achieved within the above parameters, the matter be referred to the Council with a separate recommendation.
- (d) That any necessary total property purchases be referred to the Council with a separate recommendation.

The above process will enable the Property Unit to efficiently expedite the acquisition of a group of property severances. The ability to conclude negotiations and effect immediate settlements is in the interests of the property owners who are stimulated by not being delayed by the four-week reporting cycle to the Council and there is a considerable saving in the staff time which will be involved in preparing and submitting individual reports on the properties.

Recommendation: That the Council delegate authority to the Property Manager to approve settlements on the above properties on the basis outlined.