

3. HAWDON STREET (COLERIDGE – KINGSLEY)

Officer responsible Property Manager	Author Property Services Officer, Stephen Cribb RO-007-001-51
Corporate Plan Output: Property Purchase	

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

The Council has included the widening of Hawdon Street between Coleridge Street and Kingsley Street in the 2000/01 financial year.

The existing carriageway width will be widened to 10 metres to include parking ([see attached scheme plan](#)). The first stage of reconstructing Hawdon Street between Brougham Street and Coleridge Street has been completed and this is the second stage of the project.

Before road works can commence 12 property severances need to be acquired by 30 November 2000. Any property severances that have not been purchased by then will have "no stopping restrictions" imposed in the new design. Provision has been made in this year's budget to purchase designated land.

The addresses of the properties affected and the size of the necessary severances are set out below.

Addresses: 32, 43,47,49,57, 60-62, 64-66 & 67 Hawdon Street
70, 72 & 74 Buchan Street
100 Wordsworth Street

Legal Description: As shown on plans attached.

Zone: L1.
58m², 21m², 42m², 20m², 52m², 42m², 69m²,
27m², 27m², 27m², 50m² & 43m²

Valuation: Compensation for the individual severances inclusive of injurious affection will be assessed on the Council's behalf by an independent valuer. The valuer has however supplied a preliminary estimate that settlement of the acquisitions should be achieved in the range of \$5,000-\$16,000 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 independent 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.