

1. DESIGNATED ROAD WIDENING – OPAWA EXPRESSWAY

Officer responsible Property Manager	Author Dave Falls, Property Services Officer, DDI 371-1580
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The purpose of this report is to obtain the Council's approval to commence the purchase of a further 10 total properties and 10 severances designated for the Opawa Expressway between 211 Opawa Road and 360 Port Hills Road.

Because the new road boundary will pass through or be within two metres of 10 of the affected houses it will be necessary to purchase whole properties and clear the existing dwellings from the sites. It may be possible to just acquire a severance from the remaining 10 properties. Approval is now sought to commence the purchase of some of these properties as funds permit after the approval of the 2001/02 budget.

The addresses of the properties affected are set out below. Plans showing the properties, designation and legal descriptions are tabled.

ADDRESSES OF THE PROPERTIES

211A, 211, 213, 215, 217, 219, 227, 229, 231, 233, 237, 249, 257, 273, 275, 279, Opawa Road, 2 Kennedy Place, 2 and 4 Curries Road and 360 Port Hills Road.

LEGAL DESCRIPTION

As shown on plans tabled.
Zone B4 – 211A-257 Opawa Road
All others – L1 Proposed City Plan

VALUATION

Compensation for the individual properties and severances inclusive of injurious affection will be assessed on the Council's behalf by independent valuation.

PROPOSED SETTLEMENT

Because of the number of properties involved and the need to strategically manage available financial resources it is proposed that the Property Manager be authorised to approve the necessary settlements on the following basis:

- (a) That the owners be offered the compensation assessed by an independent valuer appointed by the Council 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 settlements so achieved be reported to the Council for information at a subsequent meeting.
- (c) That, in the event that settlement cannot be achieved within the above parameters, the matter be referred to the Council with a separate recommendation.
- (d) The future use of any residual land after the completion of the expressway construction will be the subject of a further report.

Recommendation: That subject to funding approval in the 2001/02 budget, the Property Manager be authorised to effect the settlements within the parameters outlined above.