

5. DESIGNATED ROAD WIDENING – SHANDS ROAD

Officer responsible Property Manager	Author Dave Falls, Property Services Officer, DDI 941-1580
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The purpose of this report is to obtain the Council's approval to commence the purchase of two further severances for the widening of Shands Road in association with Transit New Zealand's widening of the Goulding Avenue to Main South Road section of Shands Road.

The addresses of the properties affected are set out below. The attached plans show the areas designated for the road widening as Sections 1 and 2 with Section 3 being an additional undesignated area desired as a sight line.

ADDRESSES OF THE PROPERTIES

18 and 24 Shands Road.

Legal Description

Pt Lot 4 DP 1480 CT 515/176

Pt Lot 6 DP 14080 CT 40C/462 and CT 515/179

PROPOSED VALUATION AND SETTLEMENT

In view of the number of properties being acquired by Transit New Zealand in Shands Road, it is proposed to delegate the negotiations for the purchase of the two severances required by the Council to their agent, subject to the Council's Property Manager being authorised to approve the necessary settlement on the following basis:

- (a) That the owners be offered the compensation assessed by an independent valuer appointed by the Transit agent 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.

Recommendation: That the Property Manager be authorised to effect the settlements within the parameters outlined above.