

**6. LAND EXCHANGE AT 177-183 MONCKS SPUR ROAD
FOR RESERVOIR SITE AND RESERVE**

RR 10212

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Corporate Plan Output: Supply of Water	

The purpose of this report is to seek the Council's approval to undertake a land swap for the purpose of improving the proposed Moncks Spur reservoir site to provide an adjacent reserve with improved road frontage.

At the Council meeting of August 13 1998 the Council considered a report (RR 8178), and adopted the following recommendations regarding purchase of land for a reservoir site for the Mount Pleasant Cost Share Area for water supply.

1. That the purchase of 183 Moncks Spur Road being lots 1&2 DP 19708 be approved at the settlement figure included in the public excluded section of this report (clause 26).
2. That part of the site be developed for water supply purposes and the value of that portion be a cost on the Mount Pleasant water supply cost share area.
3. That other Council uses, or resale after boundary adjustments, be investigated for the remaining portion of land.

Recommendations 1 and 2 have now been completed and the object of this report is to complete recommendation 3.

The Parks unit of the Council has expressed an interest in developing the remaining portion of land as a reserve. At the same time, the owners of the adjacent land being lot 2 DP 15455 CT 537/131 have expressed an interest in undertaking a land swap which would provide the reserve with a longer road frontage and at the same time provide an improved building site for the owners of CT 537/131.

The attached plan shows diagrammatically the proposed land swap and indicates the resulting reserve layout and reservoir location. The proposal is for the owners of CT 537/131 to give the Council 634m² of land on the lower portion of their property in exchange for 409m² of land plus land required for a ROW. The proposal also includes sharing professional services associated with any land exchange and resulting subdivision between the owners of CT 537/131 and the Council. A valuation has been obtained from a registered valuer regarding the proposal, and the resulting report has concluded that the values of land being exchanged together with the agreed work being carried out by each party are equivalent.

Recommendation: That negotiations with the owners of CT 537/131 be concluded to swap approximately 634m² of land from CT 537/131 for approximately 409m² plus land for a ROW belonging to the Council and that the sharing of professional services and the exchange of land be considered to be of equivalent value.