

Officer responsible Property Manager	Author Property Services Officer, Dave Falls
Corporate Plan Output: +	

The purpose of this report is to seek the Community Board's recommendation to the Council on the proposed acquisition of a road widening severance from 68 Essex Street together with the demolition of the existing garage in exchange for the transfer of adjoining surplus Council land.

Details of the property acquisition as follows:

1. Severance

Address:	68 Essex Street
Owner:	T P Hawkins
Legal Description:	Pt Lot 13 DP 234 Certificate of Title 19B/303
Total Area:	183m ²
Area of Severance:	14m ² (<i>see attached plan</i>) sheet 21
Zone:	B3B
Valuation:	Rateable value as at 1 September 1998: VI: \$28,000 LV: \$28,000 CV: \$56,000

Compensation for the loss of the 14m² severance including the loss of the garage and injurious affection has been assessed on the Council's behalf by George Anderson & Co as detailed in the public excluded section of this report.

2. Details of the Council Land Proposed for Exchange

History:	Following the Council purchase of the total property at 66 Essex Street in 1998 and its subsequent demolition, the designated road widening is being legalised as road leaving a residual area of land of 141m ² . As this area has limited redevelopment potential due to its size and shape; it is proposed it be amalgamated with the adjoining property at no. 68 Essex Street to accommodate the garage and parking area being lost to road widening.
Legal Description:	Pt Lot 13 DP 234
Area:	141m ²
Zone:	B3B

Valuation: Rateable value not available.

The current market value of the 141m² area has been assessed on the Council's behalf by George Anderson as detailed in the public excluded section of this report.

- 3. Proposed Settlement:** Agreement has been reached and settlement can be achieved on the Council acquisition of the 14m² road widening severance from 68 Essex Street in exchange for the 141m² of surplus Council land at 66 Essex Street with an equality of exchange payment by Mr T P Hawkins of the amount detailed in the public excluded section of this report.

In order for the exchange to comply with the provisions of section 230 of the Local Government Act 1974 it will be necessary to adopt the following resolution:

Resolution

The Christchurch City Council hereby resolves to dispose of the land described in the following schedule:

Schedule

All that parcel of land containing 141m² or thereabouts subject to survey being Pt Lot 13 DP 234 contained in CT 57/117.

- Recommendation:**
- (1) That the above resolution be adopted.
 - (2) That settlement be confirmed as outlined above and in accordance with the valuations embodied in the public excluded section of this report.

Chairman's

Recommendation: That the officer's recommendation be adopted.