

28. LAND EXCHANGE – ROYDVALE AVENUE

Officer responsible Property Manager	Author Property Services Officer, Stephen Cribb
Corporate Plan Output: Parks Unit Capital output: New Assets (Fixed Assets)	

The purpose of this report is to obtain the Council’s approval to an exchange of land pursuant to Section 107 of the Public Works Act 1981.

BACKGROUND

Negotiations have concluded based on the following details:

Abros Developments Limited have undertaken a subdivision of their land in Roydvale Avenue as shown on the **following** plan. Lot 11 is to vest in the Christchurch City Council as a Recreation Reserve. The Council owns Lot 12 for a flood retention basin with a six metre wide access off Roydvale Avenue adjoining Lot 3 DP 96597.

Abros Developments Limited have requested that the access to Lot 12 be resited to a position that adjoins the northern boundary of Lot 11. The Council’s valuer has assessed the equal area exchange proposal is of equivalent value and there are advantages to both the Council and the developer, in that the new access position will now be adjoining the reserve and not bisecting the commercial frontage along Roydvale Avenue.

PROPOSED SETTLEMENT

Agreement has been reached and the Council shall in exchange for the 483m² accessway land shown as “B”, transfer, pursuant to Section 107 of the Public Works Act 1981, 483m² accessway land shown as “A” for no consideration to Abros Developments Limited, provided the developer meets all legal and survey costs on this matter.

Recommendation: That the above settlement be confirmed.

THE COMMUNITY ADVOCATE COMMENTS:

“Some time ago the opportunity for an enhancement of the existing residual lake site (formerly Ashbys pit), and other reserve land, was considered without resolution. It would seem appropriate that future options for the creation of a small reserve area should now be reviewed in the light of this transfer.”

Chairman’s

- Recommendation:**
1. That the foregoing recommendation be adopted.
 2. That officers report on the options for development of the reserve area (lot 11) and the future need, or otherwise, for the flood retention basin (lot 12), including any option for adding to the reserve area (lot 11).