

22. EXCHANGE OF LAND FOR RESERVE

Officer responsible Parks & Waterways Manager	Author Property Services Officer, Bill Morgan, DDI 371-1581
Corporate Plan Output: New Reserves	

The purpose of this report is to advise the details of a proposed exchange of land to facilitate improved access to Bowenvale Park.

BACKGROUND

Bowenvale Park was acquired by the Council by subdivision in 1989 and lies on the eastern slopes of Bowenvale Valley with its main access being from Bowenvale Avenue in the valley floor. Currently no access exists to the park from Huntsbury Hill and an opportunity has now been created through the proposed exchange of land to acquire a pedestrian accessway to the park from Major Aitken Drive. Bowenvale Valley is a popular walking and cycle track to the Summit Road through Mt Vernon and the proposed exchange will allow the route to be extended to provide access from Major Aitken Drive as well as providing the local residents with direct access to the park which is currently not available to them.

PROPOSAL

The parcels of land concerned are depicted on the attached plan SO20280 whereby it is proposed to exchange section 1 on the plan which is land currently owned and held by the Council in fee simple for section 2 which is part of the property situated at 80 Major Aitken Drive. The acquisition of section 1 by the owners of 80 Major Aitken Drive will permit them to provide a parking and turning bay within their driveway which is not currently available to them because of the contour of the section while section 2 to be acquired from the owners will provide a narrow but accessible link from the drive to Bowenvale Park. As indicated the land to be acquired from the Council by the owner of the adjoining property is held in fee simple and to give effect to the proposed exchange it will be necessary for the Council to pass a resolution in accordance with section 105 of the Public Works Act 1981.

VALUATION

To assess the equality of exchange payable by the transaction, the Council engaged the services of Ford Baker, registered public valuers, who have advised that the respective parcels are of equal value. The details of the assessment are included in the public excluded section of this report.

COSTS

The only costs associated with the proposal are legal and survey and agreement has been reached with the owner to contribute a half share towards the survey costs.

The above report was before the Spreydon/Heathcote Community Board at its meeting on 30 January 2001. The Board concurred with the land exchange proposal.

Recommendation: That the Council resolve pursuant to section 105 of the Public Works Act 1981 to exchange section 2 SO20280 containing 48m² for section 1 SO20280 containing 62m² subject to the terms and conditions contained in the public excluded section of this report.

Chairman's Recommendation: That the above recommendation be adopted.