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**Emne:** Sv: Zoning plan 2103 “Walking trail Sletten-Revur” – notice of expropriation

**Til:** Mark Christensen <markchristensen@gmail.com>

**Sendt:** 24.08.2022 10:25:18

**Fra:** Helene Riisdal <hbr02@karmoy.kommune.no>

Hi,

Expropriation gives the local government the right to acquire land in private ownership even if its owners do not want to sell it. The use of this power is not taken lightly and is normally restricted to cases where the government needs to acquire land for public purposes. In this case, the municipality needs to acquire part of the property Gnr. 71 Bnr. 6 to implement the zoning plan 2103 - walking trail Sletten-Revur. The purpose of the zoning plan is to build and expand the existing walking trail so it can be used for outdoor recreation.

The municipality will always try to reach an agreement with the owners before proceeding with expropriation. The municipality's offer 29.12.2020 is based on the legal use of the area before it was set aside for outdoor recreational purpose. The price has also been checked by the Norwegian Environment Agency (E: Miljøverndirektoratet) who has granted the municipality a subsidy to secure the area for public outdoor recreation. We believe that the price is within a fair-marked- value.

Your remarks of 8.8 and 14.8 have been registered in the case and will be presented to the municipality's council. We will inform you of the council's decision and your right to appeal.

When it comes to the court's proceedings, the court can also rule on the validity of the council's decision.

I hope this answers your questions.



Best regards

Helene Riisdal

Legal counselor

E-Mail: hbr02@karmoy.kommune.no

Phone: 976 63 865

Rådhuset, postboks 167, 4291 Kopervik | <https://www.karmoy.kommune.no>



**Fra:** Mark Christensen <markchristensen@gmail.com>

**Sendt:** søndag 14. august 2022 22:48

**Til:** Helene Riisdal <hbr02@karmoy.kommune.no>

**Emne:** Re: Zoning plan 2103 "Walking trail Sletten-Revur" – notice of expropriation

For clarification, what you are telling me is that the council of the Karmoy Kommune decided they wanted to purchase my property at the price that they chose to pay for it.

I refused the offer of the council of the Karmoy Kommune.

Now, you, Helene Riisdal, acting as the legal counselor of the council of Karmoy Kommune, are informing me that this same council will take a vote to decide whether to approve the expropriation of my land because I refused their offer of purchase.

You are telling me that the expropriation is going to happen.

You're telling me that I have no legal recourse against the council of Karmoy Kommune taking my land by force, under the guise of an expropriation law.

That the only thing the court will decide is whether or not I will receive any compensation for the forceful taking of my land by the Karmoy Kommune.

Is that correct?

The council of the Karmoy Kommune is using the law of expropriation to take by force private property from one who refuses to sell it.

This land has been in my family for generations. My uncles and aunts have repeatedly refused the Kommune's request to purchase the land.

Approximately twenty-five years ago, I was contacted by the Karmoy Kommune with a request to purchase the land. I refused the request.

Now, the council has decided (or will decide) to disregard the rights I have as the private property owner and will take it by force.

Is that correct?

Throughout this entire process, I request to be notified and to receive all correspondence, documentation and any other materials that I am entitled to by law, including any and all information that would be available to any legal council that may have represented me.

If I am unable to obtain a lawyer's services, in no way is that to be interpreted as any type of my approval to sell or have my personal property taken.

Again, I strongly object in every possible way to the sale and/or expropriation of my private property.

Regards,  
Mark Christensen

On Fri, Aug 12, 2022, 07:49 Helene Riisdal <[hbr02@karmoy.kommune.no](mailto:hbr02@karmoy.kommune.no)> wrote:

Hi, I am sorry I haven't been able to respond to your e-mail earlier. I can confirm that we have received your remarks from 16.7.2022.

All the other 16 owners of gnr. 71, bnr. 6 has accepted the municipality's offer to buy part of the land the municipality needs. I, therefore, ask if there is anything we can do to reach an agreement in this case?

I have attached some maps that show your property and the area the municipality needs to acquire. Before the zone plan, the area was set aside for agricultural- nature - and outdoor purposes. The area the municipality wishes to buy is not suitable for residential development. Some of the areas in the east may however be suitable for residential development. In that case, I would argue that a public walking trail could have a positive effect on the value of these areas.

If you don't want to agree to the sale we respect your decision to decline the offer. The municipality will then continue the process of applying for expropriation.

The municipality has notified all of the landowners of the expropriation. The deadline for submitting remarks was set to 1.8.2022. The next step is that a case will be presented to the municipality council which will decide whether expropriation is to be carried out. If the council decides to expropriate, the next step will be that the municipality brings the case before the court which will determine the compensation. I recommend that you get in touch with a Norwegian lawyer that can advise you on the case. The municipality will cover your necessary legal expenses cf. The Expropriation Act § 15 (N: Oreigningslova 1959) and Act relating to compensation and expropriation § 54 (N: Skjønnsprosessloven 1917).

If something is unclear, do not hesitate to contact me.



Best regards

Helene Riisdal  
Legal counselor  
E-Mail: [hbr02@karmoy.kommune.no](mailto:hbr02@karmoy.kommune.no)  
phone: 976 63 865

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**Fra:** Mark Christensen <[markchristensen@gmail.com](mailto:markchristensen@gmail.com)>  
**Sendt:** lørdag 16. juli 2022 16:22  
**Til:** Helene Riisdal <[hbr02@karmoy.kommune.no](mailto:hbr02@karmoy.kommune.no)>  
**Emne:** Re: Zoning plan 2103 "Walking trail Sletten-Revur" – notice of expropriation

And for the official record. I reject your offer. I reject your immoral and what should be illegal theft of the private property of citizens

A government is supposed to serve its citizens and protect the individual rights of life and property.

You are doing the opposite. You are depriving citizens of their private property by requiring that we either agree to your offer of purchase or you will steal our land if we don't.

This is government corruption at its worst.

You are oppressors and thieves.

Make ot noted that I reject your offer and your expropriation (theft) of our private property. By moving forward with this, you are demonstrating that you're nothing but a totalitarian government.

I demand that you inform of every step of this legal process that yhe law requires. I want to be notified in every single manner that I am entitled to.

I demand to receive every notification and right that I have in thos process.

I demand that I receive these notifications in the time I am supposed to receive them.

I demand to be notified of what processes have been put in place, for me to fight this, now that the covid pandemic has made travel dangerous.

I am acting as my own legal professional and lawyer, and I demand all information, notifications and rights that the law affords me acting in this manner.

Mark Christensen  
July 16, 2022

On Sat, Jul 16, 2022, 11:10 Mark Christensen <[markchristensen@gmail.com](mailto:markchristensen@gmail.com)> wrote:

Speak the truth. Your government is going to steal our land. This is not a business deal between two consenting parties. This is an overly inflated government of mafioso criminals who take whatever they want from people for whatever price they want.

You consider the citizens of a country to be the slaves of the government.

You are parasites and a sickness. Every single one of you.

Fascists. Every one of you.

You are disgusting excuses for human beings.

On Sat, Jul 16, 2022, 00:19 Karl Christensen <[karl@legacyoneheating.net](mailto:karl@legacyoneheating.net)> wrote:

----- Forwarded message -----

From: **Helene Riisdal** <[hbr02@karmoy.kommune.no](mailto:hbr02@karmoy.kommune.no)>

Date: Fri, Jul 8, 2022 at 2:25 PM

Subject: Zoning plan 2103 "Walking trail Sletten-Revur" – notice of expropriation

To: Karl Christensen <[karl@legacyoneheating.net](mailto:karl@legacyoneheating.net)>

Hi,

The zoning plan (2103) for the walking trail "Sletten-Revur", Veavågen was approved by Karmøy municipality June 2 2020. In order to implement the zoning plan it is necessary for Karmøy Kommune (E: Karmøy municipality) to acquire part of your property Gnr.71, Bnr.6 at Veavågen, Norway. The municipality has written to all the landowners with an offer to buy part of the property. Most of the owners have agreed to a voluntary purchase agreement in accordance to the municipality offer. Unfortunately, it has not been possible to achieve a voluntary purchase agreement with all landowners. The municipality has

therefore considered it necessary to notify of expropriation. The notice is attached to this e-mail.

For those who have accepted the municipality's offer, a purchase agreement will be sent to you for signing within the end of August. If case goes to court and the compensation is set higher than the municipalitie`s offer, the municipality will offer you the same m2 price. This provides that the municipality decides to overtake the area.

Kind regards  
Helene Riisdal



Med vennlig hilsen

Helene Riisdal  
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