

1. PROPOSED ROAD STOPPING – DISRAELI STREET

Officer responsible Property Manager	Author Dave Falls, Property Services Officer, DDI 941-8580
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The purpose of this report is to seek the Council's approval to commence the public process for stopping of the redundant part of Disraeli Street (legal road) shown as sections 1-5 on the attached plan, following the completion of the Disraeli Street deviation at its intersection with Selwyn Street. This report was considered by the Spreydon/Heathcote Community Board at its meeting held on 28 January 2003.

BACKGROUND

The Disraeli Street deviation at its intersection with Selwyn Street was completed in April 2002. The redundant area of old road is currently grassed down and crossed by sealed accessways to several adjoining properties. In addition, the area is encumbered by numerous services easements and therefore unsuitable for intensive landscaping or development.

The options for the Council are to either:

- (a) Retain the status quo.
- (b) Remove the "road status" through stopping procedures under the Local Government Act and sell the stopped road sections in accordance with section 345 of the Local Government Act 1974.

The Council has received a request from Mr Cowper, the owner of the former Oddfellows Lodge on the north-west corner of the intersection of Disraeli Street and Selwyn Streets, to purchase the redundant portion of Disraeli Street fronting his property shown as sections 1 and 2. Officers understand that, subject to Mr Cowper obtaining all necessary planning and building consents, he intends using sections 1 and 2 to provide car parks for his proposed coffee roasting business and a small expresso café, following the relocation of those businesses from their current location. Mr Cowper has indicated that he intends enhancing the old buildings built in 1876 and 1926 with sympathetic alterations to retain the original claddings and character to ensure the premises become somewhat of a landmark in the area.

Preliminary negotiations have been conducted for the sale of sections 1 and 2 to Mr Cowper subject to the completion of the road stopping. Negotiations with the other adjoining owners have yet to be initiated. Should the Council adopt the following in principle resolution, the formal road stopping process pursuant to Section 345 of the Local Government Act 1974 will commence with a full report to the Council's March meeting.

The City Streets Unit has no use for this land, the advantages in proceeding as recommended are that the proposal:

- Generates capital revenue for the Council, estimated at \$45,000 for sections 1 and 2 only.
- Reduces the Council's ongoing operating costs, ie lawn mowing and spraying.
- Encourages local business and economic growth.
- Results in heritage retention and preservation, through facilitating and encouraging a sympathetic purchaser and development proposal.

It was **decided** that, before referring this matter to the Council, the Board hold a site meeting with Mr Chen immediately prior to its Combined Committee meeting to be held on 17 February 2003.