

**Wānaka Community Board  
26 September 2019**

**Report for Agenda Item | Rīpoata moto e Rāraki take 2**

**Department: Planning & Development**

**Title | Taitara Road Naming Application – Exclusive Developments Ltd application to name roads 1 and 6 within the “Hikuwai” subdivision on Aubrey Road, Wanaka**

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

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The purpose of this report is to consider an application from Exclusive Developments Limited to name two new road within the “Hikuwai” Development located off Aubrey Road, Wanaka.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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That the Wānaka Community Board:

1. **Note** the contents of this report;
2. Either approve, approve in part or decline the application for the following new road names:
  - a. Road 1 – Joe Brown Drive or its alternatives; Browns Drive or Little Hikuwai Drive or make a new suggestion.
  - b. Road 2 – Radiata Avenue or its alternatives; Pine Avenue or Oregon Avenue or make a new suggestion.
  - c. Road 3 – Rua Street or its alternatives; Boulder Avenue or Pear Avenue or make a new suggestion.
  - d. Road 4 – Tahi Street or its alternatives; Fern Avenue or Hebe Avenue or make a new suggestion.
  - e. Road 5 – Toru Street or its alternatives; Oak Drive or Cottonwood Drive or make a new suggestion.
  - f. Road 6 – Jasmine Drive or its alternatives; Mint Drive or Blackberry Drive or make a new suggestion.
  - g. ROW 1 – Pounamu Lane or its alternatives; Greenstone Lane or Kea Lane or make a new suggestion.
  - h. ROW 2 – Quartz Lane or its alternatives; Granite Lane or Tui Lane or make a new suggestion.

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11/09/2019

Reviewed and Authorised by:



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11/09/2019

## CONTEXT | HOROPAKI

- 1 An application (Attachment A) has been received to name several new roads associated with 'Hikuwai' subdivision (RM170797) located off Aubrey Road, Wanaka. The site is located at land legally described as Part Lot 1 DP 27290 SO 374455, Wanaka.
- 2 Attachment B contains the location of the subdivision and a plan of the proposed road to be named.
- 3 The options put forward for by the applicant, six roads and two ROWs, are outside the provisions of the Council's Road Naming Policy (see Attachment C). This report puts the road names to the Wanaka Community Board for a decision.

## ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 4 The applicant has put forward the following choices:

Road 1: Joe Brown Drive

Alternative Choices: Browns Drive and Little Hikuwai Drive

Road 2: Radiata Avenue

Alternative Choices: Pine Avenue and Oregon Avenue

Road 3: Rua Street

Alternative Choices: Boulder Avenue and Pear Avenue

Road 4: Tahi Street

Alternative Choices: Fern Avenue and Hebe Avenue

Road 5: Toru Street

Alternative Choices: Oak Drive and Cottonwood Drive

Road 6: Jasmine Drive

Alternative Choices: Mint Drive and Blackberry Drive

ROW 1: Pounamu Lane

Alternative Choices: Greenstone Lane and Kea Lane

ROW 2: Quartz Lane

Alternative Choices: Granite Lane and Tui Lane

### **Road Naming Policy**

- 5 We have considered these names against the road naming Policy and note the following:
- 6 In relation to road 1: First and second name choices; Joe Brown and Browns do not meet with policy section. Although Joe Brown made a significant contribution to society, there does not appear to be direct link to the Wanaka district.
- 7 Third name choice, Little Hikuwai does not meet with section 3 of the policy: The name does not have 'significant local content or meaning' except for that it is named after the subdivision itself. It is also noted a similar name exists – Hikuwai Drive in Albert Town.
- 8 In relation to road 2: First name choice, Radiata may meet road naming policy as a significant feature of the area and particularly the subdivision site, as do the second and third name choices. Names not used elsewhere in the district.
- 9 In relation to roads 3, 4 and 5: First names choices Rua, Tahi and Toru do not necessarily meet the policy as it is not clear they have significant local content or meaning. Local Iwi have confirmed they have no issue with the use of these as road names. (See attachment D)
- 10 In relation to road 6: First name choice, Jasmine does not meet with section 3 of the policy as it is not clear if Jasmine is significant to the area as it has not been on the site for many years (is not yet planted) nor is it clear if this is a native species to the area.
- 11 Second and third name choices, Mint and Blackberry do not meet with section 3 of the policy: *'The name has significant local content or meaning.'* There was no evidence provided to support that these plant varieties have significant local content or meaning.
- 12 In relation to ROWs 1 and 2: First name choices, Pounamu and Quartz appear to be significant features of the area. As do the second name choices for both ROWs, Granite and Greenstone. Local Iwi has no issue with the use of the word Pounamu for road naming. Third names choices, Tui and Kea are already in use in this district.

### **Option 1 – Do Nothing.**

#### *Disadvantages:*

- 13 The road needs to be named before the applicant can apply for 223 and 224c and have the titles issued for the subdivision. This is a resource consent condition that the applicant must comply with by way of application to Council.
- 14 Roads need to be named for practical addressing purposes so residents can be located in an emergency and have mail and service connections.

- 15 There are no advantages to doing nothing and the disadvantage is that the new road names cannot be finalised.

Option 2 – Approve or partially approve the application.

*Advantages:*

- 16 The road names, which are approved, can be formalised immediately post meeting and staff can proceed with updating the Council records and other outside parties with new addressing.

*Disadvantages:*

- 17 A partial approval will require the applicant to return to either staff or the Community Board with new names, prolonging the processing of the application.

Option 3 – Decline road name suggestions deemed not suitable by the Wanaka Community Board and approve suitable road names. If no names are suitable, Wanaka Community Board to make road name suggestion.

*Advantages:*

- 18 Any name that does not meet the road naming policy and that may cause confusion will not be in use.
- 19 A more appropriate name can be used.

## **CONSULTATION PROCESS | HĀTEPE MATAPAKI:**

### **> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA**

- 20 This matter is of low significance, as determined by reference to the [Council's Significance and Engagement Policy](#) because
- a. The naming of these new roads will not have a large impact on the environment, culture and people of the district.
  - b. The background offered for the road names is outside existing policy and the application has been brought to the Wanaka Community Board for consideration.
  - c. There is no impact on the Council's capability and capacity in respect to the objectives set out in the Financial Strategy, Ten Year Plan and the Annual Plan.
  - d. The decision does not relate to the sale or transfer of shareholding of any of the Council's strategic assets.
- 21 The persons who are affected by or interested in this matter are the applicants, the public and the Queenstown Lakes District Council.
- 22 No community consultation has been undertaken in association with this request.

## > MĀORI CONSULTATION | IWI RŪNANGA

- 23 The Council has not consulted with local Iwi on this matter. However, the applicant has consulted with local Iwi with regards to this road naming application. (Attachment D)

## 24 RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

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- 25 This matter related to the operational risk OR011A, as documented in the [QLDC Risk Register](#). This matter relates to this risk as it refers to the Council's need to deal with Land Information Memorandum and requests for service using Council records. These rely on location address information being available on our system, TechOne, which is also used for reporting and performance monitoring of our contractors and for dealing with requests from ratepayers. This risk has been assessed as having a moderate inherent risk rating.
- 26 The approval of the recommended option will support the Council by allowing implementation of additional controls for this risk. This shall be achieved by treating the risk - putting measures in place which directly impact the risk.

## FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

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- 27 There are no operational and capital expenditure requirements or other budget or cost implications resulting from the decision.

## COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

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- 28 The following Council policies, strategies and bylaws were considered:
- The Council's Road Naming Policy 2016 was considered in association with this application. The Policy objective notes that:  
"The Queenstown Lakes District Council is responsible for naming roads within its boundaries. Roads are named to reflect the identity of the local area and to ensure ease of identification for the Council, the public and key services such as emergency, postal and courier services."
  - Road name applications in the Wanaka Area that fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.
- 29 The recommended option is consistent with the principles set out in the named policy/policies.
- 30 This matter is included in the 10-Year Plan/Annual Plan. Road naming is a regulatory function which relates to Section 319 A of the Local Government Act.

## LEGAL CONSIDERATIONS AND STATUTORY RESPONSIBILITIES | KA TURE WHAIWHAKAARO, ME KĀ TAKOHAKA WAETURE

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- 31 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing the Council to allocate site addresses to development occurring in this area;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is outside the Road Naming Policy but within the terms of reference for the Wanaka Community Board; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

## **LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA**

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32 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing the Council to allocate site addresses to development occurring in this area;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

## **ATTACHMENTS | NGĀ TĀPIRIHANGA**

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A	Road Naming Application
B	Location and subdivision plans
C	QLDC Road Naming Policy dated 1 August 2016 (NOTE: Attached as Attachment D, item 1)
D	Consultation with local Iwi - correspondence