

**Wanaka Community Board
14 September 2016**

Report for Agenda Item: 6

Department: Planning & Development

Proposed alternative road name application for road currently named “Spring Blossom Drive”

Purpose

The purpose of this report is to consider the proposed name “Mountain View Drive” which falls outside of the current road naming policy.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the application for the alternative road name:

Spring Blossom Drive amended to Mountain View Drive

Prepared by:



Warren Vermaas
RM Engineer – Queenstown
Lakes District Council

6/09/2016

Reviewed and Authorised by:



David Wallace
Manager – RM Engineering
Queenstown Lakes District
Council

7/09/2016

Background

- 1 Grandview Developments originally applied to name the private roads within their development in Wanaka as **Ledgerwood Drive** and **Olgas Way** in August 2015. The affected parties were advised of this application but were only advised of the first choice names and not advised of the second choice names being proposed which included **Spring Blossom Drive**. **Ledgerwood Drive** and **Olgas Way** were presented to the Property Subcommittee (PSC) in November 2015. The PSC declined these names opting in both cases to select the second choice names proposed namely **Spring Blossom Drive** and **Parkview Street**.

- 2 The residents along these roads were notified of the selected names in March 2016 and were advised of their new addresses. In April 2016 a number of these residents complained about the selection of **Spring Blossom Drive** on the basis that they had not been previously advised of the proposed second choice name that had ultimately been selected. **Parkview Street** has been accepted by residents.
- 3 The residents have since refused to use the selected name and addresses assigned to them along **Spring Blossom Drive**, which now creates confusion.

Comment

- 4 Since this situation has been brought to our attention, a detailed consultation process has been undertaken with the residents who live along the currently named Spring Blossom Drive. This has resulted in an agreed proposed new name selection to replace Spring Blossom Drive. The proposed new name is **Mountain View Drive**. The second and third preferred road name options are Middle Peak Drive and Pisa Range Drive.
- 5 A signed Affected Party Approvals (APA) has been received by all of the resident representatives (i.e. body corp representatives) which reflects residents' acceptance of all of the names proposed, including those previously accepted and those considered to be in accord with the Council's Road Naming Policy.
- 6 These approvals now confirm that all of the residents are aware of the proposed names for all of the roads and private lanes within the subdivision, accepted names and have signalled their acceptance of these proposed names by having their representatives sign the APA.

Options

- 7 Option 1 - Accept the proposed name change to Mountain View Drive

Advantages: The residents along this road will adopt the new addresses assigned and accepted by them and eliminate possible confusion.

Disadvantages: None anticipated

- 8 Option 2 - Decline the proposed name Mountain View Drive

Advantages: None evident

Disadvantages: The current resident discontent will remain and the residents will continue to refuse to use the addresses assigned to them.

- 9 This report recommends **Option 1** for addressing the matter because it will address the current resident discontent and will ensure that the new addresses are used.

Significance and Engagement

- 10 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy, because:

- The naming of this new road will not have a large impact on the environment, culture and people of the district.
- The background offered for the road names is outside existing policy and the application has been brought to the Subcommittee for consideration.
- 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.
- The decision does not relate to the sale or transfer of shareholding of any of the Council's strategic assets.

Risk

- 11 This matter related to the operational risk OR011A, non-financial data or records, as documented in the Council's risk register. The risk is classed as moderate. 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.
- 12 The recommended option considered above mitigates the risk OR011A by - Treating the risk - putting measures in place which directly impact the risk.

Financial Implications

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

Council Policies, Strategies and Bylaws

- 14 The Council's Road Naming Policy 2005 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."

- 15 Road names applications in Wanaka which fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.
- 16 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 1974.

Local Government Act 2002 Purpose Provisions

- 17 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 10-Year Plan and Annual Plan.
- Is outside the Road Naming Policy but within the terms of reference for the Property Subcommittee.
- 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.

Consultation: Community Views and Preferences

18 The persons who are affected by or interested in this matter are the applicants, residents and the Queenstown Lakes District Council.

19 No community consultation has been undertaken in association with this request.

Attachments

- A Location Map and map of roads
- B Affected Party Approval from Body Corporate

Attachment A – Site Plan



Road Naming Application Affected Parties Approval Form

Name of Applicant : Rob MacDonald

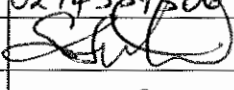
Details of the Proposal :

Application is being made to rename the road on Lot 16 DP 491094. The proposed names for this road are found below in the preferred order :

Road Number	Proposed Names First Preferred option	Second Preferred Option	Third Preferred Option
1	Mountain View Drive	Middle Peak Drive	Pisa Range Drive
2	Villa Lane		
3	Cottage Lane		
4	Iron View Lane	This name has been previously accepted and adopted	
5	Park View Street	This name has been previously accepted and adopted	

I/We hereby give written approval for the Road Name Application and confirm the approval of the named choices in the preferred order as indicated as above, and I/We further confirm that I/We understand that this will require the changing of my postal address to reflect the chosen option from the list above.

Affected Person(s) List :

Affected Parties	Information to be Filled out
Lot xxxx DP xxxxx	GARTH MITCHELL
Name of Party :	HERITAGE VENUE BODY CORP.
Contact Phone / Email address :	0274329800 garth.mitchell@silverfernforms.co.nz
Signature	 (CHAIRMAN)
Date :	21-7-16
	ON BEHALF 21 OWNERS.

Affected Parties	Information to be Filled out
Lot xxxx DP xxxxx	
Name of Party :	
Contact Phone / Email address :	
Signature	
Date :	

Affected Parties	Information to be Filled out
Lot xxxx DP xxxxx	
Name of Party :	
Contact Phone / Email address :	
Signature	