

**Wanaka Community Board**  
**22 June 2017**

**Report for Agenda Item: 7**

**Department: Planning & Development**

**Road Naming Application – Willowridge Developments Limited application to name three new roads within the Three Parks Development**

**Purpose**

The purpose of this report is to consider an application from Willowridge Developments Limited to name three new roads located off Sir Tim Wallis Drive, Wanaka.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the application for the new road names:  
***McCormick Street and Deering Street***
3. **Decline** the application for the new road name ***Umbers Street***.

Prepared by:



Warren Vermaas  
Resource Management  
Engineer

22/05/2017

Reviewed and Authorised by:



David Wallace  
Manager, Resource  
Management Engineering  
Planning and Development  
16/06/2017

**Background**

- 1 An application has been received to name three new roads associated with a 35 lot subdivision (RM160074/RM160610) located off Sir Tim Wallis Drive, Wanaka. The site is located at land legally described as Lot 999 DP 489349
- 2 Attachment A contains the location of the subdivision and a plan of the proposed roads to be named.

- 3 Some of the options put forward for by the applicant for the road names are outside the provisions of the Council's Road Naming Policy (see Attachment B to item 6). This report puts these road names to the Wanaka Community Board for a decision. The names are not considered in poor taste or likely to cause offence.

### **Comment**

- 4 The applicant has put forward the following choices (as labelled in Attachment A):

**Road One** – Umbers Street

***No alternatives have been proposed.***

**Road Two** – McCormick Street

**Alternative choices:** Leyland Street and Shuttleworth Street

**Road Three** – Deering Street

**Alternative choices:** Farmall Street and McDonald Street

- 5 The applicant has chosen the name Umbers Street as a tribute to the Umbers family which is a long standing local family. Bryan Umbers was a garage proprietor for many years and was a long-standing member of the volunteer fire brigade.
- 6 McCormick and Deering were famous American inventors. In 1908 the firms of McCormick Harvesting Machine Company and the Deering Harvester Company were merged to form International Harvester. International Harvester marketed its tractors under the Farmall and McCormick-Deering brands for many years and became the largest selling brand of tractors in the world.

### **Road Naming Policy**

- 7 We have considered the names against the road naming policy and note the following:
  - The background offered in relation to Umbers, McCormick and Deering is outside the provisions of the Road Naming policy.
  - There is currently no established theme in this subdivision for road naming purposes.
- 8 Umbers Street is contrary to the policy which states under point 5.3b that the person who is being nominated to have a road named after them needs to be a person from early history who has had a local association with the area. Point 5.3e goes on to state that road naming after persons living or recently deceased should be avoided unless the person who is being nominated has made a noteworthy contribution to that local area.
- 9 McCormick and Deering do not meet the policy per se. However these names are associated with farming activities which was an historic use of this site and are not offensive.

## Options

10 Option 1 – Do Nothing.

11 The roads need to be named before the applicant can 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.

12 Roads need to be named for practical addressing purposes so residents can be located in an emergency and have mail and service connections.

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

14 Option 2 – Approve or partially approve the application.

### *Advantages:*

15 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:*

16 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 the application as applied for.

### *Advantages:*

17 If the application is declined, the applicant will need to return to the Council with alternative names. This could be considered an advantage if the applicant returns to Council with revised road names that comply with the policy.

### *Disadvantages:*

18 The road naming will be postponed, which will affect the applicant as they will be delayed in progressing with erection of signage, allocation of addressing and finalising the matter.

19 This report recommends **Option 2** for addressing the matter. As mentioned previously, the names offered are not in use or likely to cause poor taste or offence. The discretion for approval of road names in the Wanaka area outside of the policy sits with the Wanaka Community Board.

## Significance and Engagement

20 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 Wanaka Community Board 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**

- 21 This matter related to the operational risk OR011A, 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.
- 22 The recommended option considered above mitigates the risk OR011A by - Treating the risk - putting measures in place which directly impact the risk.

## **Financial Implications**

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

## **Council Policies, Strategies and Bylaws**

- 24 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."*

- 25 Road name applications in the Wanaka area that fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.
- 26 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**

- 27 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 Wanaka Community Board.
- 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**

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

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

### **Attachments**

- A Location Map – Road Name Plan
- B Road Naming Policy (attached to item 6)





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Client & Location:

**Willowridge Developments Ltd**  
**Three Parks Stage B1b**  
**Wanaka**

Purpose & Drawing Title:

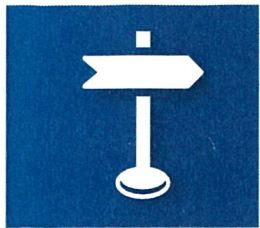
**Road Naming Plan**  
**RM 160074 / RM 160610**  
**DP500684**

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# APPLICATION FOR ROAD NAME/S



Application Guide and Form



## GENERAL INFORMATION

An applicant requesting to use Maori names for roads will be directed to consult with the IWI prior to seeking Council approval ([refer to Road Naming Policy](#)). Upon receipt of the application, staff will consult with the IWI to ensure consultation has occurred.

A list of road name suggestions is available from QLDC. This list has been compiled by local historic groups and the Council believes they are appropriate names.

### Have you enclosed:



A copy of the subdivision plan highlighting the road/s



A location map



Application fee of \$56.25 per road name (Please give three suggestions for each Road)

QLDC  
04 MAY 2017  
QUEENSTOWN



## APPLICANT DETAILS

Name of Applicant: Willowridge Developments Limited

Postal Address: PO Box 170, Dunedin

Post code:  
9013

Phone Numbers: Work: 03 474 9911

Home:

Mobile: 021 969 15

Email Address: alison@willowridge.co.nz



## ROAD NAME DETAILS // The Council has requested you must provide three choices for each name

First Choice	Second Choice	Third Choice
Umbers Street		
McCormick Street	Leyland Street	Shuttleworth Street
Deering Street	Farmall Street	McDonald Street



## LEGAL DESCRIPTION OF ROAD/S // please state if it is Private or to Vest in QLDC

Legal Description of Road/s  
Lot 996 DP500684

Background details explaining the reasons for the preferred name/s:

Road 19 - Umbers Street

Named after a long standing local family - the Umbers. Bryan Umbers was a garage proprietor for many years on the corner of Helwick and Ardmore Street. Next door his brother (Bernie) started up Wanaka Hardware, one of Wanaka's first hardware stores. Bryan was also a very long standing member of the volunteer fire brigade. He died very recently. His son Grant put forward this nomination to us.

Road 21 - McCormick Street  
Road 18 - Deering Street

The theme of Three Parks street names (apart from local identities where appropriate) is names from tractors and agricultural equipment manufacturers for those brands of tractors used in the Upper Clutha area.

Three Parks itself was for many years (after European occupation) a farm and the tractor names will be reflective of the type of machines used on that farm and will acknowledge the agricultural history of the site.

McCormick and Deering were famous American inventors. In 1908 the firms of McCormick Harvesting Machine Company and the Deering Harvester Company were merged to form International Harvester.

International Harvester marketed its tractors under the Farmall and McCormick-Deering brands for many years and became the largest selling brand of tractors in the world.

## SIGNATURE

Signature:

Date: 2/5/17



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