

Council Report

Te Rīpoata Kaunihera ā-rohe

Wānaka Community Board 15 August 2019

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

Department: Planning & Development

Title | Taitara Road Naming Application - Willowridge Developments Limited application to name road 16 within the 'Three Parks' Development

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to consider an application from Willowridge Developments Limited to name one new road located off Sir Tim Wallis Drive within 'Three Parks' Development, Wānaka.

RECOMMENDATION | NGĀ TŪTOHUNGA

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 name:
 - a. Road 16 – Grace Wright Drive or its alternatives: Appleton Drive or Munktells Drive.

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31/07/2019

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CONTEXT | HOROPAKI

- 1 An application ([Attachment A](#)) has been received to name one new road associated with a commercial subdivision (RM170836) located off Sir Tim Wallis Drive, Wānaka. The site is located at land legally described as Section 2 SO 519746, Wānaka.
- 2 [Attachment B](#) contains the location of the subdivision and a plan of the proposed road to be named.
- 3 The first option put forward for by the applicant for the road name is outside the provisions of the Council's Road Naming Policy (see [Attachment C](#)). This report puts this road name to the Wānaka Community Board for a decision. The name is not considered in poor taste or likely to cause offence.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 4 The applicant has put forward the following choices:

Road 16 – Grace Wright Drive

Alternative Choices: Appleton Drive and Munktells Drive

Road Naming Policy

- 5 We have considered the name against the road naming Policy and note the following:
- 6 The first name choice Grace Wright Drive does not meet with policy 5.1, as similar names exist in the district: Graces Terrace, Gracefield Lane.
- 7 First name choice also does not meet section 5.4 of the road naming policy: *"Names should be easy to spell"*. The spelling of Wright could easily be mistaken for Right.
- 8 The name Grace Wright Drive is not in accordance with the policy because the policy under point 5.3b requires the person who is being nominated to have a road named after them being a *'notable'* person from early history who should have had a local association with the area.
- 9 The applicant provided the below background for first name choice (see Attachment A): *"Road 16 - Grace Wright Drive - This road services the new primary school. Grace Wright was appointed as Head Teacher at Wānaka School (which had been renamed from Albert Town School) in 1888 and held that position until 1892. Miss Wright's attributes are described in Barbara Newton's book on Albert Town."*
- 10 While the person in question held the title of head teacher, this was only for four years. It is not clear that the person suggested is notable so it is considered prudent for the Wānaka Community Board to make a decision regarding this road name. The name does not need to meet the road naming policy and can be accepted if considered appropriate by the Board.

- 11 Alternative choices, Appleton Drive and Munktells Drive both comply with policy and objectives of QLDC Road Naming Policy dated 1 August 2016 and follow the Three Parks subdivision theme of tractors. These alternatives can be accepted by the Chief Executive, as delegated by Council, in accordance with the Road Naming Policy.
- 12 If the application for the first choice name is declined, the use of the second choice name can be ratified by the WCB or the Chief Executive as the second choice meets the Road Naming Policy.

Options

Option 1 – Do Nothing.

- 13 The road needs 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.
- 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 name, which is 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 the first name requested in the application and approve the second Choice – Appleton Drive as applied for

Advantages:

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

Disadvantages:

- 20 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.

- 21 This report recommends Option 3 for addressing the matter. As mentioned previously, the alternative names offered are not in use or likely to cause poor taste or offence. The discretion for approval of road names in the Wānaka area outside of the Policy sits with the Wānaka Community Board.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 22 This matter is of low significance, as determined by reference to the [Council's Significance and Engagement Policy](#) because
- a. The naming of this new road 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 Wānaka 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.
- 23 The persons who are affected by or interested in this matter are the applicants, the public and the Queenstown Lakes District Council.
- 24 No community consultation has been undertaken in association with this request.

> MĀORI CONSULTATION | IWI RŪNANGA

- 25 The Council has not consulted with local Iwi on this matter.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 26 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.
- 27 The approval of the recommended option will support the Council by allowing us to implement 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

28 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

29 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 Wānaka Area that fall outside the Council's Road Naming Policy are considered by the Wānaka Community Board.

30 The recommended option is consistent with the principles set out in the named policy/policies.

31 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.

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

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 outside the Road Naming Policy but within the terms of reference for the Wānaka 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.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	Applicants supporting information for road 16 – Grace Wright Drive
B	Location Map – Three Parks, Road Naming Plan
C	Council's Road Naming Policy 2016