

**Wānaka Community Board
20 February 2020**

Report for Agenda Item | Rīpoata moto e Rāraki take : 1

Department: Planning and Development

Title | Taitara Renaming of one private road originally 267 Studholme Road to Heaton Park Drive

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to consider an application from Kevin King to rename one private, existing road from 267 Studholme Road to Heaton Park Drive, Wānaka.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wānaka Community Board:

1. **Note** the contents of this report;
2. Either **Approve** or decline the application for the following new road name:
 - i. **Heaton Park Drive.**

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7/02/2020

Reviewed and Authorised by:



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7/02/2020

CONTEXT | HOROPAKI

1. An application ([Attachment A](#)) has been received to name a private road off Studholme Road which contains lots 1-13, 267 Studholme Road and 269 Studholme Road, Wānaka. The site is located at land legally described as Lots 1 – 13 DP 350624 and Lot 1 DP 23151.
2. [Attachment B](#) contains the location for the existing road.
3. The options put forward for by the applicant for the road name are outside the provisions of the Council's Road Naming Policy. This report puts these road names to the Wānaka Community Board for a decision. The names are 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:

Heaton Park Drive

Alternative choices – Heaton Park Rise and Heaton Park Road.

Road Naming Policy

5. We have considered the names against the road naming policy and note the following:
 - a. From the information provided, it is not clear that the name choice Heaton Park Drive and its alternative choices meet with policy points 5.3e Personal name for special service or 5.3b Historical Person or Event.
 - b. The applicant provided background for first name choice (see [Attachment A](#)): Heaton Park Drive – The said subdivision is known as Heaton Park and has been since it was created 12 years ago. To save confusion Heaton Park Drive appears appropriate. Heaton is a family name of the original developer but has not been put forward by the developer. The area is now widely known as Heaton Park.
 - c. While the person in question developed the subdivision, it is not clear that the family name suggested is notable.
 - d. 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.
 - e. While it is usually not considered acceptable to name a road after a developer, in this case the road is pre-existing (i.e. not part of a new subdivision) in the area and the subdivision is currently locally known as Heaton Park. To avoid confusion, the Wānaka Community Board may be inclined to allow this road name in this instance.

Options

Option 1 – Do Nothing

6. The road is currently unnamed and properties are found by referring to the original site address 267 and 269 Studholme Road. No changes would be required to Council records and road signs.

Option 2 – Approve the application.

Advantages:

7. The newly approved road name can be formalised immediately post meeting and staff can proceed with updating the Council records and other outside parties with new addressing and signs.
8. The new road name satisfies the local residents, as per the Affected Party Approval received from all affected (Appendix C).
9. Clarification for emergency services and postal services resulting in quicker services for the affected residences. As there has been confusion in the past, resulting in an ambulance not being able to locate a residence at 267 Studholme Road in reasonable time.

Disadvantages:

10. This may be considered as a precedent naming after a developer. However, in this case the road already exists and is not part of a new subdivision and all existing residents are requesting the name be approved. The area is also commonly known as Heaton Park, so the name would appear to be a simple recognition of this to avoid confusion.

Option 3 – Decline the application as applied for.

11. If the application is declined, the Council records and road signs will remain the same.
12. The client 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 which comply with the policy.

Recommendation

13. 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 Wānaka area outside of the policy sits with the Wānaka Community Board.

Significance and Engagement

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

- The naming of this existing 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 Wānaka 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

15. 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.

16. The recommended option considered above mitigates the risk OR011A by -Treating the risk - putting measures in place which directly impact the risk.

Financial Implications

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

Council Policies, Strategies and Bylaws

18. 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."

19. Road name applications in the Wānaka Area that fall outside the Council's Road Naming Policy are considered by the Wānaka Community Board.

20. This matter is included in the Ten-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

21. 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.
- 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

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

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

Attachments

- A Applicant's supporting information for Heaton Park Drive
- B Location Map – 267 Studholme Road
- C Affected Party Approvals