

**Wanaka Community Board
22 June 2017**

Report for Agenda Item: 8

Department: Planning & Development

Road Naming Application – Willowridge Developments Limited application to name one new road within the Stage 2B Luggate Development

Purpose

The purpose of this report is to consider an application from Willowridge Developments Limited to name one new road located off Pisa Road within the Stage 2B Luggate Development, Wanaka.

Recommendation

That the Wanaka Community Board:

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

Jackson Rise

Prepared by:



Warren Vermaas
Resource Management
Engineer

13/06/2017

Reviewed and Authorised by:



Tony Avery
General Manager,
Planning and Development

13/06/2017

Background

- 1 An application has been received to name a new road associated with the Stage 2B Luggate Development in Wanaka. The site is located at land legally described as Lot 501 DP 375230 and the road is located on land legally described as Lot 100 and easement over Lot 300 LT 507844.
- 2 Attachment A contains the location of the subdivision and a plan of the proposed roads to be named.

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

Comment

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

Road One –Jackson Rise

No alternatives have been proposed.

- 5 The applicant has chosen the name Jackson Rise as a tribute to Jackson James Aitchison who was tragically killed in a single car accident along Ballantyne Road on 10th October 2016, aged 17 years. Jackson lived in Luggate with his grandparents Rob and Carol who are long-time locals in the area. Jackson died on his final day of school and was about to start a new job with Willowridge Company, Central Machine Hire, who are building this subdivision.

Road Naming Policy

- 6 We have considered the names against the road naming policy and note the following:

- The background offered in relation to Jackson Rise is outside the provisions of the Road Naming policy.

- 7 Jackson Rise is contrary to 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 person from early history who should have 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 to have a road named after them to has made a noteworthy contribution to that local area.

Options

Option 1 – Do Nothing.

- 8 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.

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

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

Option 2 – Decline the application as applied for.

Advantages:

- 11 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:

- 12 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.
- 13 This report recommends **Option 1** 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

- 14 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

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

20 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

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 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.

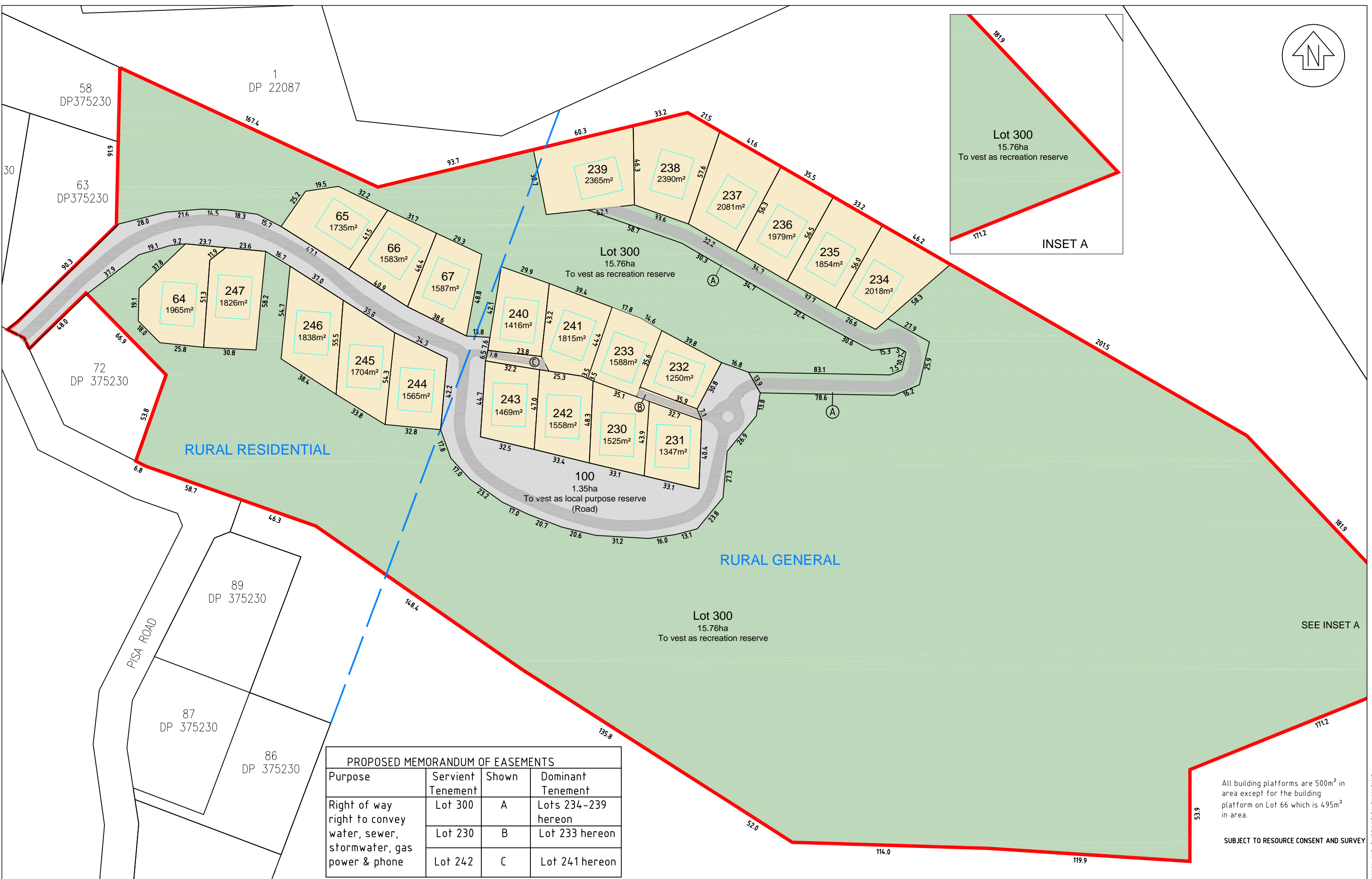
Consultation: Community Views and Preferences

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

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

Attachments

- A Location Map – Stage 2B Luggate Road Name Plan
- B Road naming policy (attached to item 6)



PROPOSED MEMORANDUM OF EASEMENTS			
Purpose	Servient Tenement	Shown	Dominant Tenement
Right of way right to convey water, sewer, stormwater, gas power & phone	Lot 300	A	Lots 234-239 hereon
	Lot 230	B	Lot 233 hereon
	Lot 242	C	Lot 241 hereon

All building platforms are 500m² in area except for the building platform on Lot 66 which is 4.95m² in area.

SUBJECT TO RESOURCE CONSENT AND SURVEY

CLARK FORTUNE McDONALD & ASSOCIATES
 REGISTERED LAND SURVEYORS LAND DEVELOPMENT & RESOURCE MANAGEMENT CONSULTANTS
 309 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
 21 Renice Crescent, P.O. Box 550, Wanaka
 Tel. (03)443-4448, Fax (03)443-4445, Email admin@cfma.co.nz
 Level C1, Meridian Mall, P.O. Box 5960, Dunedin
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Iss.	Date	Revision Details	By	Ver.	App.
Rev.	Date	Revision Details	By	Ver.	App.
A	25.11.08	Add ROW B & C	CCH		
B	26.11.08	Adjusted ROW A to suit new access alignment	SW		

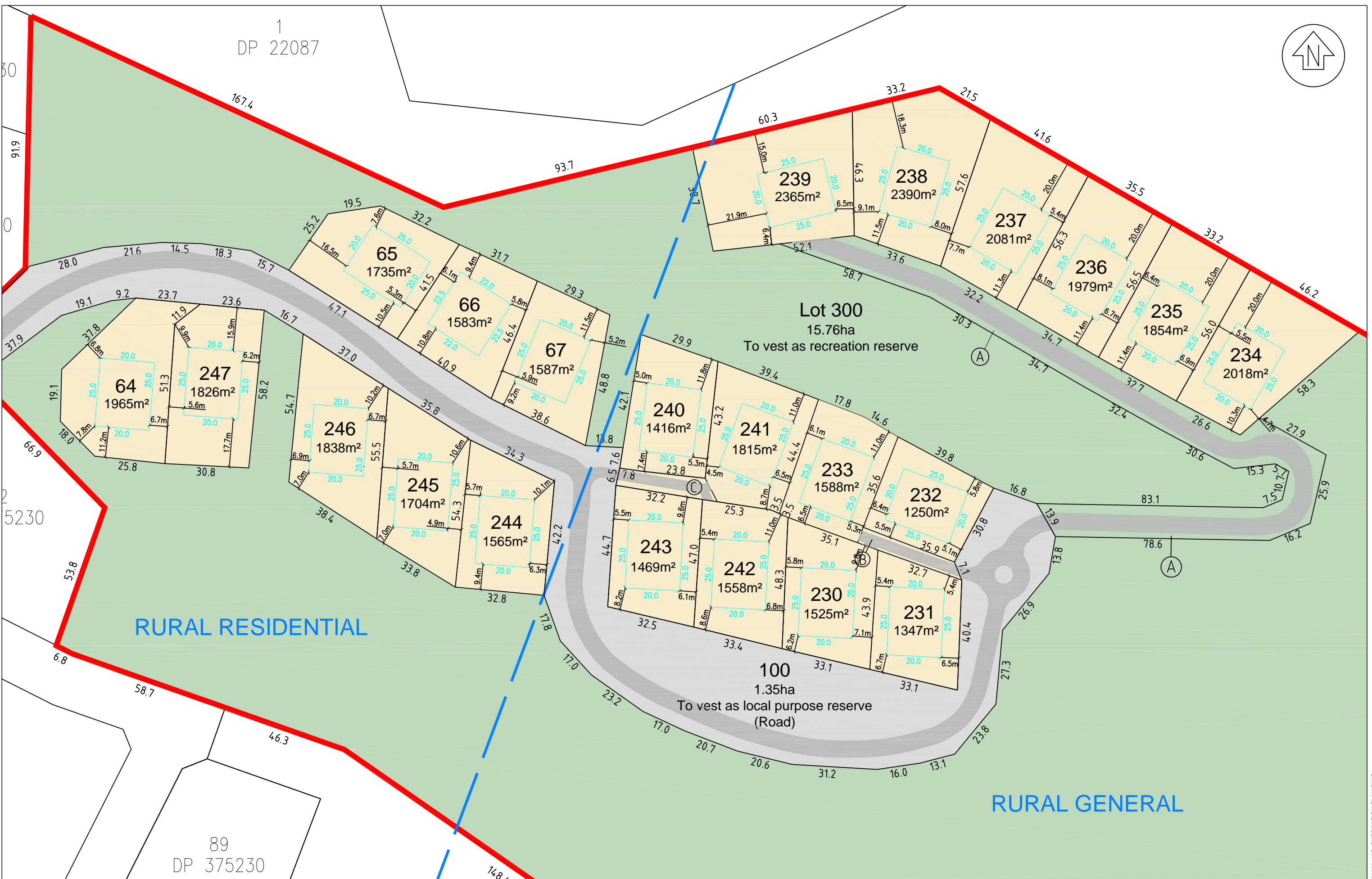
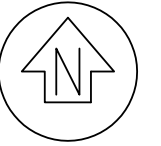
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Project: **STAGE 2B - LUGGATE**
 Client: **LUGGATE HOLDINGS LTD**

Surveyed	Signed	Date
Drawn	Signed	Date
ESMD	Signed	24.10.08
Designed	Signed	Date
Approved	Signed	Date

Drawing Title:
**LOTS 64-67, 230-247, 100 & 300
 BEING A SUBDIVISION OF
 LOT 501 DP 375230**

Job No. 9689	Drawing No. 09b
Scale 1:2000 @ A3	
Datum & Level	Rev. B



1
DP 22087

2
5230

RURAL RESIDENTIAL

RURAL GENERAL

89
DP 375230

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 REGISTERED LAND SURVEYORS LAND DEVELOPMENT & RESOURCE MANAGEMENT CONSULTANTS
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A	25.11.08	Add ROW B & C	CCH		
B	26.11.08	Adjusted ROW A to suit new access alignment	SW		

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SHEET 2 OF 2

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Scale 1:1250 @ A3	
Datum & Level	Rev. B

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