

**Wanaka Community Board  
12 April 2018**

**Report for Agenda Item: 5**

**Department: Planning & Development**

**Road Naming Application – Alpine Estates application to name three roads within the development**

**Purpose**

The purpose of this report is to consider an application from Alpine Estates to name three new roads located within the development which is accessed directly from Cardrona Valley Road. The names proposed will set a theme for this subdivision of early Scottish settlers in the Otago Region in general as opposed to having a specific connection with the Wanaka area.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the application for the new road names :
  - Ledgerwood Drive
  - McDonald Street
  - Wallace Place

Prepared by:



Warren Vermaas  
Land Development Engineer

4/04/2018

Reviewed and Authorised by:



David Wallace  
Manager, Resource  
Management Engineering

4/04/2018

## Background

- 1 An application has been received to name three new roads associated with the development taking place on the land legally described as Lot 2 DP 498936. The names proposed will set a theme for this development of early Scottish Settlers in the general Otago Region as opposed to having a direct connection with the Wanaka area.
- 2 Attachment A contains the location of the subdivision and a plan of the proposed roads to be named.
- 3 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). This report puts these road names to the Wanaka Community Board for a decision. The names are not considered to be 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 A** – Ledgerwood Drive

**Alternative Choices** : *McGlashon Drive , Deans Drive*

**Road One** – McDonald Street

**Alternative Choice**: Connery Street, Rennie Street

**Road Three** – Wallace Place

**Alternative Choice**: McGregor Place

- 5 The applicant has chosen the above names in recognition of the early Scottish Settlers in the general Otago Region. Justification for these names is attached to this report. We have considered this application against the Road Naming Policy and note the following.
- 6 Section 5.3B states that the name of a notable person or event from early history should ideally have a local association with the area. In this application under consideration, the notable people being proposed have an association with the Otago Region as a whole and not with Wanaka specifically.

## Options

- 7 Option 1 - Do Nothing.

*Advantages:*

- 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.

*Disadvantages:*

- 11 Titles for this subdivision cannot be issued

Option 2 – Approve or partially approve the application.

*Advantages:*

- 12 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:*

- 13 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.

14 Option 3 – Decline the application as applied for.

*Advantages:*

- 15 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:*

- 16 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.

- 17 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***

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

- The naming of these new roads 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**

- 19 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.
- 20 The recommended option considered above mitigates the risk OR011A by -  
Treating the risk - putting measures in place which directly impact the risk.

### **Financial Implications**

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

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

- 22 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."*

- 23 Road name applications in the Wanaka Area that fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.
- 24 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**

- 25 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**

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

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

**Attachments**

- A Location Map – Road Layout Alpine Estates, Wanaka
- B Council's Road Naming Policy 2016.
- C Road name justification