



**Wanaka Community Board  
12 April 2018**

**Report for Agenda Item: 6**

**Department: Planning & Development**

**Road Naming Application - Willowridge Developments Limited application to name three new roads within the Stage 3 and 4 Luggate Park Development**

**Purpose**

The purpose of this report is to consider an application from Willowridge Developments Limited to name three new roads located off Alice Burn Drive within the Stage 3 and 4 Luggate Park Development, Wanaka.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the application for the new road name:  
*Alice Burn Drive*
3. Either **approve, approve in part** or **decline** the application for the following new road names:

***Cooper Crescent / McIntosh Crescent / O'Sullivan Crescent***

***Willys Way / Micks Way / Grattan Way***

Prepared by:

A handwritten signature in blue ink, appearing to read "C. Jones".

Cameron Jones  
Land Development Engineer

4/04/2017

Reviewed and Authorised by:

A handwritten signature in blue ink, appearing to read "David Wallace".

David Wallace  
Manager, Resource Manager  
Engineering  
Planning and Development

4/04/2018

## Background

- 1 An application has been received to name three new roads associated with the Stage 3 & 4 Luggate Park Development in Wanaka. The site is located at land legally described as Lot 1 DP 462959 and Lot 501 DP 375230.
- 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 of previous item). 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** – Alice Burn Drive

**No Alternatives have been proposed**

**Road Two** – Cooper Crescent

**Alternative Choice:** McIntosh Crescent and O'Sullivan Crescent

**Road Three** – Willys Way

**Alternative Choice:** Micks Way and Grattan Way

- 5 The applicant has chosen the name Alice Burn Drive as Road 1 is a continuation of the existing Alice Burn Drive.
- 6 Cooper was chosen as a tribute to Jim and Ron Cooper. Jim Cooper lived opposite Upper Clutha and worked from Upper Clutha Transport (UCT). Ron operated a shearing gang from the village, drove for UCT and was also in the fire brigade for many years.
- 7 McIntosh Crescent was chosen for Peter McIntosh, one of the original owners of the Luggate flour mill.
- 8 O'Sullivan Crescent was chosen for Michael O'Sullivan, who won land in Luggate in a card game while sailing to World War I. His sons built the crib which is still located on the subdivision's site.
- 9 Willys Way was chosen for Willy Wilson, who died around 2 years ago and was a local character according to the applicant.
- 10 Micks Way and Grattan Way were chosen for members of the O'Sullivan family, which has an association with the land dating back to the early 20<sup>th</sup> century.

## **Road Naming Policy**

11 We have considered the names against the Road Naming Policy and note the following:

- As Alice Burn Drive is a continuation of an existing road, it should be adopted as the name of Road One.
- The background offered in relation to Cooper Crescent, McIntosh Crescent, O'Sullivan Crescent, Willys Way, Micks Way and Grattan Way is outside the provisions of the Road Naming Policy.

12 These names (other than Alice Burn Drive) are 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 **notable** 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.

13 It is not clear that the persons suggested are notable so it is considered prudent for the Wanaka Community Board to make a decision regarding these road names. The names do not need to meet the road naming policy and can be accepted if considered appropriate by the Board.

## **Options**

14 Option 1 – Do Nothing.

15 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.

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

17 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:*

18 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:*

19 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:*

20 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 which comply with the Policy.

*Disadvantages:*

21 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.

22 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**

23 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**

24 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.

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

**Financial Implications**

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

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

27 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."*

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

29 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**

30 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**

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

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

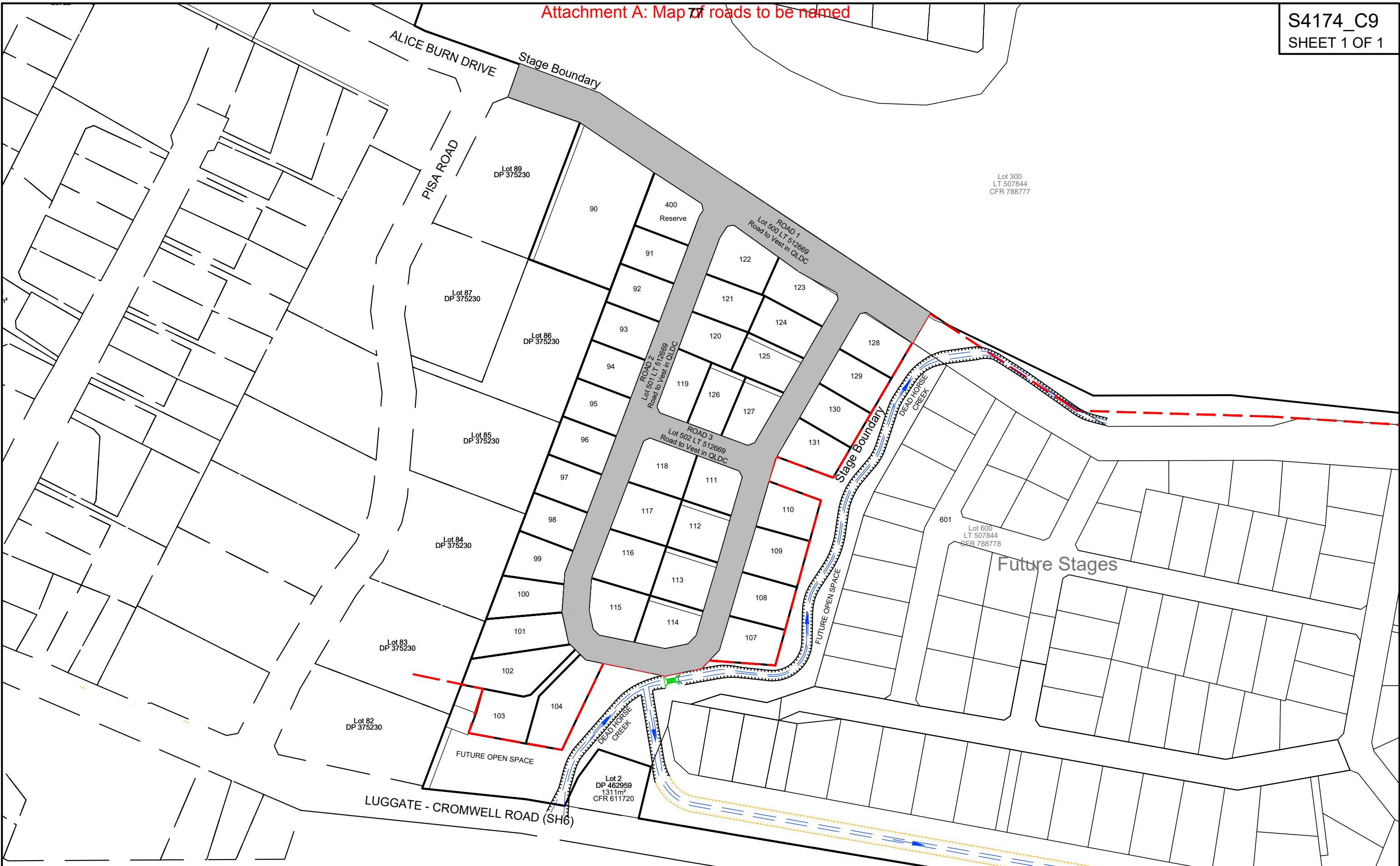
## **Attachments**

- A Location Map – Luggate Park Stages 3&4 Road Naming Plan
- B Council's Road Naming Policy 2016 (Appended to previous item)









**SOUTHERN LAND**  
SURVEYING | PLANNING | LAND DEVELOPMENT

REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	22/03/18

**LUGGATE PARK  
STAGES 3&4  
ROAD NAMING PLAN**

PREPARED FOR  
**WILLOWRIDGE DEVELOPMENTS LTD**

SCALE: 1:2000 @ A3  
DATUM & LEVEL: Lindis Peak 2000  
LEVEL IN TERMS OF XXXX  
ORIGIN OIT XI DP XXXXX RL = XXXXX

SURVEYED VW	DATE XX/XX/XX	CHECKED AHB	DATE 22/03/18
DRAWN AHB	DATE 22/03/18	APPROVED AHB	DATE 22/03/18

DRAWING REFERENCE: S4174\_C9  
REVISION: A

Level 2 Brownston House, 21 Brownston St., Wanaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz  
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND  
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

DRAWING REFERENCE: S4174\_C9  
REVISION: A