

**Wanaka Community Board
24 May 2018****Report for Agenda Item 2****Department: Planning & Development****Road Naming Application- Universal Developments Limited application to name a new road within the 'The Heights' Development.****Purpose**

The purpose of this report is to consider an application from Universal Developments Limited to name one new road located off Aubrey Road within 'The Heights' Development, Wanaka.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report and in particular;
2. Either **approve**, **approve in part** or **decline** the application for the following new road name:
 - a. **Road four - Copeland Crescent or alternatives provided - McNeil Crescent or Guthrie Crescent**

Prepared by:



David Smart
Planning &
Development

16 May 2018

Reviewed and Authorised by:



David Wallace
Manager - Resource Management
Engineering, Subdivision &
Development Contributions

16 May 2018



Tony Avery
General Manager
Planning &
Development

16 May 2018

Background

- 1 An application has been received to name new roads associated with a 133 lot subdivision (RM161226) located off Aubrey Road, Wanaka. The site is located at land legally described as Lot 110 DP 347413, Wanaka.

- 2 The name provided for one of the two roads to be named meets the requirements of the Road Naming Policy and as such has been signed off by Officers internally. The other road and proposed name is the subject of this report.
- 3 **Attachment B** contains the location of the subdivision and a plan of the proposed road to be named.
- 4 The first choice put forward for by the applicant for the road names is outside the provisions of the Council's Road Naming Policy (see **Attachment C**). 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

- 5 The applicant has put forward the following road name (as labelled in **Attachment B**):
 - Road four – Copeland Crescent
Alternatives provided: McNeil Crescent and Guthrie Crescent

Road Naming Policy

- 6 We have considered the name against the road naming Policy and note the following:
 - The background offered in relation to Copeland Crescent (see **Attachment A**) results in a name outside the provisions of the Road Naming policy.
- 7 The name Copeland Crescent 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. Point 5.3e goes on to state that road naming after persons living or recently deceased should generally be avoided.
- 8 The person suggested may be notable however they are recently deceased so it is considered prudent for the Wanaka 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.

Options

- 9 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 10 Option 1 – Do Nothing.
 - 11 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.
 - 12 Roads need to be named for practical addressing purposes so residents can be located in an emergency and have mail and service connections.

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

14 Option 2 – Approve or partially approve the application.

Advantages:

15 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:

16 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.

17 Option 3 – Decline the application as applied for.

Advantages:

18 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:

19 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.

20 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

21 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

- 22 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.
- 23 The recommended option considered above mitigates the risk OR011A by - Treating the risk - putting measures in place which directly impact the risk.

Financial Implications

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

Council Policies, Strategies and Bylaws

- 25 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."

- 26 Road name applications in the Wanaka Area that fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.
- 27 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

- 28 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

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

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

Attachments

- A Applicants supporting information for road four - Copeland Crescent
- B Location Map – The Heights, Road Naming Plan
- C Council's Road Naming Policy 2016.