

**Wānaka Community Board
4 November 2021**

Report for Agenda Item | Rīpoata moto e Rāraki take : 4

Department: Planning and Development

Title | Taitara Universal Developments Limited application to name one vested road – ‘Longview Drive’

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to consider an application from Universal Developments Limited to name one new road to be vested by Queenstown Lakes District Council to Longview Drive.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wānaka Community Board:

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

Prepared by:



Charlie Evans
Senior Planning Support
Planning and Development

21/10/2021

Reviewed and Authorised by:



David Wallace
Manager RM Engineering Subdivision
and Development Contributions
Planning and Development

21/10/2021

CONTEXT | HOROPAKI

- 1 An application has been received to name a new road to be vested off Cemetery Road which contains Lot 2 DP 343855 Cemetery Road, RD 2, Wānaka. The site is located at land legally described as Lot 2 DP 343855.
- 2 Attachment A contains correspondence with the applicant regarding road names.
- 3 Attachment B contains the Location Map and Road Plan.
- 4 The option put forward for by the applicant for the road name is outside the provisions of the Council's Road Naming Policy. This report puts this road name to the Wānaka Community Board for a decision. The name is not used elsewhere in the district, nor is it considered in poor taste or likely to cause offence.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 5 The applicant has put forward the following choices:
 - a. Longview Drive (preferred option)
 - b. Grandview Road (option 2)
 - c. Lake Hawea Drive (option 3)

Road Naming Policy

- 6 We have considered the name against the Road Naming Policy and note the following.
 - a. From the information provided, the name does not strictly-speaking meet the policy because it does not meet any of the below criteria as per the attached policy –
 - i. The name has significant local content or meaning. The name should reflect one of the following:

- a) Common or established theme

Where more than one road is being created in a subdivision, a common theme is recommended for the names. If a naming theme is already established in a suburb, the names for that suburb should remain consistent with that theme.

- b) Historical Person or Event

The name of a notable person or event from early history should ideally have a local association with the area.

- c) Significant feature

It is appropriate to name a road after a significant feature in the area (for example, geographical feature, landscape, flora, or fauna). Naming after features which do not exist in the area should be avoided (for example, naming after native trees or plants that are not evident in the area or views that cannot be identified).

d) Traditional or appropriate Maori name

If the name suggested is a Maori name, then the name will have to be checked by the applicant with Southern and Otago Runanga to ensure that it is not offensive to manawhenua and Maori and is appropriate, spelt correctly and interpreted correctly. There is no formal requirement to check a Maori name, however a Maori road or street name will not be considered unless the following have been consulted with:

- Aukaha (Otago Iwi)
- Te Ao Marama Incorporated (Southern Iwi)

It is also a courtesy to consult with local whanau.

e) Personal name for special service

This can be for conservation, sport, community service or other sphere of activity with local association which can be duly recognised. Naming after persons living or recently deceased should generally be avoided and will not be considered unless that person has made a noteworthy contribution to that locality.

- The name is not used elsewhere in the district, nor is it considered in poor taste or likely to cause offence.
- Other significant subdivisions in the area, also have a main road in the subdivision named after the subdivision name i.e. Northlake Drive, Hikuwai Drive.
- The applicant has provided background for the name choice (see Attachment A): The road is the main road running through the development and aligns with the name of the development 'Longview'. The name is easy to spell and pronounce. The name associates with the surrounding greater topography in that the outlook from the development provides for long, uninterrupted outlooks or 'views' which is considered reasonable.
- It is considered that the proposed name is logical and appropriate and ties an identifiable legal road name with the development.

Options7 Option 1 – Approve the application.*Advantages:*

- The newly approved road name can be formalised and staff can proceed with updating the Council records and other outside parties with new addressing and signs.

Disadvantages:

- None identified.

- 8 **Option 2** – Decline the application as applied for.
- If the application is declined, the developer will need to submit new road names before continuing with development.

Recommendation

- 9 This report recommends **Option 1** for addressing the matter. As mentioned previously, the name offered is 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.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

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

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

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 13 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.
- 14 The recommended option considered above mitigates the risk OR011A by -Treating the risk - putting measures in place which directly impact the risk.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

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

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

16 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."

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

18 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 | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

19 Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act because it will allow the Council to allocate site addresses to development occurring in this area.

20 The recommended option:

- 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 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.

ATTACHMENTS | NGĀ TĀPIRIHANGA

- A Correspondence with applicant regarding road names
- B Location Map and Road Plan

From: Luc Waite <luc@southernland.co.nz>
Sent: Thursday, 21 October 2021 10:13 AM
To: Engineering Approval Applications; Charlie Evans
Subject: RE: [# U4266] Road Naming Application Acknowledgement - Universal Developments Limited (RN210022 & RN210023)

Hi Charlie,

Thanks for your call.

Options 2 and 3 for Longview Drive are:

Option 2: Grandview Road

Option 3: Lake Hawea Drive

Thanks,

Luc Waite

Director

BSurv (hons) MS+SNZ CSNZ



**SOUTHERN
LAND**

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From: Luc Waite
Sent: Wednesday, 29 September 2021 11:46 AM
To: Engineering Approval Applications <Engineeringapprovals@qldc.govt.nz>
Subject: RE: [# U4266] Road Naming Application Acknowledgement - Universal Developments Limited (RN210022 & RN210023)

Hi Charlie,

Thanks for your email.

The Developer would like to have the road name for road 1 (Longview Drive) to be presented to the Community Board for approval.

The road is the main road running through one of the largest developments in the district and aligns with the name of the development 'Longview'. It is considered that the proposed name is logical and appropriate within this significant suburb and ties an identifiable legal road name with the development.

There are no other identical or similar road names in the district. The name is easy to spell and pronounce. The name associates with the surrounding greater topography in that the outlook from the development provides for long, uninterrupted outlooks or 'views'.

Thanks,

Luc Waite

Director

BSurv (hons) MS+SNZ CSNZ



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From: Engineering Approval Applications <Engineeringapprovals@qldc.govt.nz>

Sent: Monday, 27 September 2021 11:22 AM

To: Luc Waite <luc@southernland.co.nz>

Subject: Road Naming Application Acknowledgement - Universal Developments Limited (RN210022 & RN210023)

Good morning Luc,

Thank you for your road naming application.

Your application has been received. Please note we have split it into two applications, however the total fee due is the same amount as it would have been for one application.

I have discussed the application with the Manager of Engineering and can you please advise how road name number one meets the policy as it is not a name off the approved list?

Please find attached a copy of the initial fee invoices for your client.

Kind Regards

Charlie

Charlie Evans | Senior Planning Support | Planning & Development

Queenstown Lakes District Council

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charlie.evans@qldc.govt.nz



QUEENSTOWN
LAKES DISTRICT
COUNCIL

From: Luc Waite <luc@southernland.co.nz>

Sent: Monday, 20 September 2021 2:12 PM

To: Engineering Approval Applications <Engineeringapprovals@qldc.govt.nz>; Charlie Evans <Charlie.Evans@qldc.govt.nz>

Subject: [# U4266] Longview road naming application (SH210005)

Hi Charlie,

Please see our application for road names at Longview attached.

Please let me know if you have any queries.

Cheers,

Luc Waite

Director

BSurv (hons) MS+SNZ CSNZ



E luc@southernland.co.nz

P 03 443 5577 M 021 667 663

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QLDC Services Map



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