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New Road Name Approval for a Road and a Accessway Created by way of Subdivision at 985 Mount Eden Road, Three Kings

File No.: CP2016/14320

Purpose

1. The purpose of this report is to seek approval from the Puketāpapa Local Board to name a new road to vest and a private accessway, created by way of a subdivision at 985 Mount Eden Road, Three Kings (Council reference: R/SUB/2015/3398).

Executive summary

2. Auckland Council has road naming guidelines which set out the requirements and criteria of the Council for naming a new road and a private accessway serving more than 5 dwellings. These requirements and criteria have been applied in this situation to ensure consistency of road naming for Auckland Council.
3. Following assessment against the road naming criteria, the name 'Kimiora Street' for the new road and name 'Hollowstone Way' for the private accessway (the applicant's preferred names), were determined to meet the road naming policy criteria.
4. Fletcher Residential Limited (the applicant) approached 8 local iwi groups, of which some have provided a list of names that have meaningful Maori identity. Of the names offered by Te Akitai Waiohūa's contribution and the support of Ngāti Tamaoho, Ngāti Maru and Ngaitai ki Tamaki, the applicant has suggested 'Kimiora Street' as the name of the road, and 'Hollowstone Way' as the name for the private accessway.
5. On the 4 December 2015 the applicant sent correspondence to local iwi groups (Ngāti Whātua Ōrākei, Ngāti Tamaoho Trust, Ngāti Tai Ki Tamaki, Ngāti Maru, Ngāti Te Ata, Te Kawerau a Maki and Te Akitai Waiohūa Iwi Authority). No objections or comments to the name proposed were received.
6. The road name 'Kimiora Street' and accessway name 'Hollowstone Way', proposed by the applicant, are recommended for approval to the Local Board.

Recommendation/s

That pursuant to section 319(1)(j) of the Local Government Act 1974, Puketāpapa Local Board consider for approval the new road name 'Kimiora Street' and accessway name 'Hollowstone Way' proposed by the applicant, for the new road and the accessway created by way of a subdivision at 985 Mount Eden Road, Three Kings.

Comments

7. The site is located, by way of subdivision, at 985 Mount Eden Road, Three Kings, and is legally described as Lot 1 DP 37020.
8. Auckland Council granted a land use resource consent (R/LUC/2015/415) on 27 March 2015 for the construction of 78 residential units with associated plaza area, basement garaging, car parking, infrastructure works and two new roads to vest. A subdivision consent was approved on 8 March 2016 to subdivide around the proposed buildings approved under the land use consent. As part of the subdivision consent, a new road will be created to be vested in Auckland Council and a private accessway will be constructed to service the dwellings proposed. This road naming application relates to road and accessway are identified in figure one. They would, respectively, be constructed at the North-South and East-West local roads, linking Mount Eden Road with the existing Haul Road located to the north of the development site.

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9. The Auckland Council Road Naming Guidelines allows that where a new road or accessway need to be named as a result of a subdivision or development, the subdivider/developer shall be given the opportunity of suggesting their preferred new road names for the Local Board’s approval. The applicant has the preferred names ‘Kimiora Street’ and ‘Hollowstone Way’ for the road and the accessway, and have suggested ‘Waharoa Street’ and ‘Hauhauterangi Street’, and ‘Besser Way’ and ‘Connelly Way’ as the alternative options.



Figure one: Location of proposed road.

Decision Making

10. The Auckland Council, by way of the Auckland Council Long Term Plan (2012 – 2022), allocated the responsibility for the naming of new roads, pursuant to section 319(1)(j) of the Local Government Act 1974, to Local Boards.

Assessment

11. The applicants proposed road names have been assessed against the criteria set out in the Auckland Council road naming guidelines. All names adhere to the general principles and objectives. The significance of the proposed names are outlined in the table below.

Preference	Proposed road name	The significance of the proposed road name.
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First	Kimiora Street	<p>‘Kimi’ means ‘to seek/search’; ‘ora’ means ‘vitality/sustenance’. The overall meaning is to seek vitality/sustenance. This is considered a relevant name as the new development is likely to bring liveliness/nourishment to the area. In addition to this Hero Potini, the Chair Te Taiao Roopuu of Ngaati Tamaoho Trust, has stated that this name has special significance to Ngaati Tamaoho because of prior whanau connections to the area. ‘Kimiora’ was proposed by Ngaati Tamaoho and is supported by Ngai Tai Ki Tamaki and Ngati Maru.</p> <p>The proposed use of ‘Street’ accurately reflects the type of road being named.</p> <p>The name has been accepted by Land Information New Zealand and New Zealand Post.</p>
Alternative suggestion	Waharoa Street	<p>‘Waharoa’ means ‘Entrance, Gateway, Main Gateway’. This name is considered to be appropriate as the Three Kings SHA is the first stage of the wider Three Kings Development, and from Mt Eden Road forms the entranceway into the development. ‘Waharoa’ was proposed by Te Akitai o Waiohū.</p> <p>The proposed use of ‘Street’ accurately reflects the type of road being named.</p> <p>The name has been accepted by Land Information New Zealand and New Zealand Post.</p>
Alternative suggestions	Hauhauterangi Street	<p>‘Hauhauterangi’ was the Priest of the Tainui waka and refers to the name of the waters of the area. This name is linked to Riukiuta ‘Big King’. This name is considered to be appropriate due to its cultural significance to the area. ‘Hauhauterangi’ was proposed by Ngati Te Ata.</p> <p>The proposed use of ‘Street’ accurately reflects the type of road being named.</p> <p>The name has been accepted by Land Information New Zealand and New Zealand Post.</p>

Preference	Proposed name for the accessway	The significance of the proposed road name.
First	Hollowstone Way	<p>Winstone commenced the manufacture of ‘Hollowstone’ concrete blocks in New Zealand’s first concrete masonry manufacturing plant, in the north-east section of site where the development is located. This name is considered to be appropriate as it reflects the heritage of the area.</p>

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		<p>The proposed use of 'Way' accurately reflects the type of road being named.</p> <p>The name has been accepted by Land Information New Zealand and New Zealand Post.</p>
Alternative suggestion	Besser Way	<p>Winstone commenced the manufacture of Hollowstone concrete blocks in New Zealand's first concrete masonry manufacturing plant, in the north-east section of site where the development is located. These hollowstone concrete blocks were made using a Besser Vibrapac machine. This name is considered to be appropriate as it reflects the heritage of the area.</p> <p>The proposed use of 'Way' accurately reflects the type of road being named.</p> <p>The name has been accepted by Land Information New Zealand and New Zealand Post.</p>
Alternative suggestions	Connelly Way	<p>Winstone Ltd purchased the site in 1922 from William Connelly who had acquired the fee simple in May 1884. This name is considered to be appropriate as it reflects the heritage of the area.</p> <p>The proposed use of 'Way' accurately reflects the type of road being named.</p> <p>The name has been accepted by Land Information New Zealand and New Zealand Post.</p>

12. As the applicant's preferred names (Kimiora Street and Hollowstone Way) meets the criteria, it is recommended for the board's consideration.

Consideration

Significance of Decision

13. The decision sought from the Puketāpapa Local Board for this report does not trigger any significant policy and is not considered to have any immediate impact on the community

Māori impact statement

14. The decision sought from the Puketāpapa Local Board on this report is linked to the Auckland Plan Outcome: 'A Maori identity that is Auckland's point of difference in the world'. The use of Maori names for roads, buildings and other public places is an opportunity to publicly demonstrate Maori identity.
15. The proposed names 'Kimiora Street' and 'Hollowstone Way' were selected from the list of the names provided by Te Akitai Waiohua, Ngati Tamamaoho, Ngati Maru, Ngatitai ki Tamaki, and Ngati Te Ata.
16. The Applicant has consulted the 8 local iwi listed for the Puketāpapa Local Board Area, advising of the proposed street names and asking for comments and alternative options. No objection was raised or alternative names suggested by any of the 8 local iwi contacted.

Consultation

17. The applicant has spoken with the local iwi groups and has consequently included evidence of meaningful consultation with the names Kimiora Street and Hollowstone Way.

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18. New Zealand Post and Land Information New Zealand (LINZ) have commented that the proposed names 'Kimiora Street' and 'Hollowstone Way' meet their criteria and standards.

Financial and Resourcing Implications

19. The cost of processing the approval of the proposed names is recoverable in accordance with Council's Administrative Charges. The applicant is responsible for the installation of the road name signage as part of the subdivision.

Legal and Legislative Implications

20. The decision sought from the Puketāpapa Local Board for this report is not considered to have any legal or legislative implications

Implementation

21. The Resource Consent Project Management Team is involved in ensuring that appropriate road name signage will be installed accordingly once an approval is obtained for the new road name.

Attachments

There are no attachments for this report.

Signatories

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