

## Urgent decision: Howick Local Board

10 January 2017

Sue O’Gorman  
Relationship Manager

### Background

1. Auckland Council has road naming guidelines that set out the requirements and criteria of the Council for proposed road names. These requirements and criteria have been applied in this situation to ensure consistency of road naming for the Auckland Council. Copy of the report: *New Road Name Approval for the residential subdivision by Equinox Capital Ltd at 109 Adamson Road, Flat Bush – Stage 3* is attached.
2. The applicant has requested approval of the name ‘Pūhakehake Place’, for the new road created by way of Subdivision at 109 Adamson Road, Flat Bush while noting that ‘Maringi Place’ and ‘Earle Howe Close’ also meets the road naming criteria and an extension to Joseph Street. Local iwi groups have been consulted.

### Reason for urgency

3. This road/street naming is critical for Councils Key Account client Equinox Property Ltd, who applied to Council several months ago to name these new streets so they could market their subdivision in the New Year commencing in January 2017.
4. The next Howick Local Board Business meeting is scheduled for 20 February 2017 and therefore the urgent decision process is required to be used to approve the road names and so that the applicant can proceed with the development.

### Recommendation

That the Howick Local Board, pursuant to section 319(1)(j) of the Local Government Act 1974, approves:

- a) the road name ‘Pūhakehake Place’, proposed by the Applicant, for the new road created by way of Subdivision at 109 Adamson Road, Flat Bush while noting that ‘Maringi Place’ and ‘Earle Howe Close’ also meets the road naming criteria.
- b) extending the existing road name ‘Joseph Street’, as proposed by the applicant, for Roads 3 and 4 (on figure one: Location and Layout of new Road and Road extensions) which are extensions of the existing road ‘Joseph Street’.

### Authorised for release:

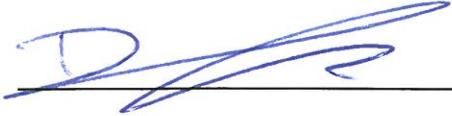


Signed by Sue O’Gorman  
Relationship Manager, Howick Local Board

Date

11/1/17

**Signatories**



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David Collings  
Chairperson, Howick Local Board

Date 11/1/17



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Katrina Bungard  
Deputy Chairperson, Howick Local Board

Date 11/1/17

**Attachments:**                    **New Road Name Approval for the residential subdivision by Equinox Capital Ltd at 109 Adamson Road, Flat Bush – Stage 3.**

# **New Road Name Approval for the residential subdivision by Equinox Capital Ltd at 109 Adamson Road , Flat Bush - Stage 3.**

File No.:

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## **Purpose**

1. The purpose of this report is to seek approval from the Howick Local Board, for a new road name for a road created by way of subdivision at 109 Adamson Road, Flat Bush - Stage 3.

## **Executive summary**

2. Auckland Council has road naming guidelines that set out the requirements and criteria of the Council for proposed road names. These requirements and criteria have been applied in this situation to ensure consistency of road naming for the Auckland Council.
3. The applicant has requested that as Roads 3 and 4 are extensions of existing road (Road naming completed as part of stage 1 and 2), the existing name is to be extended. Therefore, Roads 3 and 4 is an extension of Joseph Street and should be named Joseph Street.
4. Following assessment against the road naming criteria, the road name 'Taha Close' does not meet the Auckland Council road naming policy criteria as there is a Taha Road, Muriwai. The road names 'Pūhakehake Place', 'Maringi Place' and 'Earle Howe Close' were determined to meet the road naming policy criteria.
5. Local iwi groups were consulted and two local iwi groups responded. Both iwi groups, Ngai Tai Ki Tamaki and Ngati Tamaoho did not support the Applicant's proposed names (Earle Howe Close, Dallow Close, Little Joseph Close and Mackwood Close) and had suggested 'Pūhakehake Place', 'Taha Close' and 'Maringi Place'. These were accepted by the Applicant. All other local iwi groups did not respond to request for consultation made by the Applicant.
6. The name 'Pūhakehake Place' preferred by the Applicant and the names 'Maringi Place' and 'Earle Howe Close' are considered for approval by the Local Board.

## **Recommendation/s**

That the Howick Local Board, pursuant to section 319(1)(j) of the Local Government Act 1974, considers for approval:

- a) the road name 'Pūhakehake Place', proposed by the Applicant, for the new road created by way of Subdivision at 109 Adamson Road, Flat Bush while noting that 'Maringi Place' and 'Earle Howe Close' also meets the road naming criteria.
- b) extending the existing road name 'Joseph Street', as proposed by the applicant, for Roads 3 and 4 (on figure one: Location and Layout of new Road and Road extensions) which are extensions of the existing road 'Joseph Street'.

## **Comments**

7. The Auckland Council Road Naming Guidelines allowed that where a new road needs 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 name for Council's approval.
8. The residential subdivision (Stage 3) will be serviced by newly extended part of Joseph Street, (Roads 3 and 4). The development will require the new road (Road 8) to be vested in Council. In this case, approval is being sought for road name (Road 8) and the continuation of the existing legal road (Joseph Street) within the subdivision.
9. The Applicant has proposed the following names for consideration for the road created as part of the development at 109 Adamson Road, Flat Bush.

Preference	Proposed New Road Name	Meaning
Preferred Name	Pūhakehake Place	Pūhakehake Place is offered in memory of those that have gone before us both Ngāi Tai tūpuna and previous residents of the area and for Ngāi Tai, tears of the heart for the land lost by means beyond our control.
First Alternative	Maringi Place	Maringi is to be split, flowing or pouring - This is referenced to the flowing tears but also used by Maori in reference to the flows of streams from the mountains to rivers and to oceans.
Second Alternative	Earle Howe Close	Earle Howe was a long term resident of Adamson Road and his name was suggested by his son David Howe who is also been a long term resident. He also had a distinguished career in Maori and Pakeha bi-culturalism and also a author of numerous books.



Figure One: Location and Layout of new Road and Road extensions

## Decision Making

- 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 Applicant's proposed road names have been assessed against the criteria set out in the Auckland Council road naming guidelines.
12. The continuation of the existing legal road (Joseph Street) is considered appropriate as the numbering of the sites is from the northern end towards the east for Arrowsmith Drive and similarly, from the northern end towards the south for Joseph Street and Manawatore Way. Therefore, there will be no requirement for the roads to be re-numbered as a result of the proposed subdivision.
13. The proposed suffix "Place" was chosen by the local iwi as it represents memories and the shape of the roadway lends itself to a tahā, a calabash in which their ancestors carried water and so, it is appropriate that this is a tahā that carries their tears and their memories. Therefore, it is appropriate in this circumstance, as the road to be vested is a short enclosed roadway.  

Unfortunately, the name Taha could not be accepted as there is another road within the Auckland region that is similar being Taha Road, Muriwai. Therefore, the Applicant has submitted 'Earle Howe Close' as a third alternative name for the new road.
14. As the Applicant's preferred name ('Pūhakehake Place') meets the criteria, it is recommended for consideration for approval while noting that the alternate names proposed by the applicant ('Maringi Place' and 'Earle Howe Close') are also appropriate as they comply with all the criteria of the road naming guidelines.

## **Consideration**

### **Significance of Decision**

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

### **Maori impact statement**

16. The decision sought from the Howick 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.

### **Consultation**

17. The applicant has emailed all the eleven relevant iwi groups. Ngai Tai Ki Tamaki and Ngati Tamaoho responded proposing three alternative names (Pūhakehake, Maitringi and Taha) as they did not approve of the Applicant's proposed names. All other local Iwi groups did not respond.
18. New Zealand Post indicated they had no concerns with the proposed names.

### **Financial and Resourcing Implications**

19. The cost of processing the approval of the proposed new road name and any installation of road name signage is recoverable in accordance with Council's Administrative Charges.

### **Legal and Legislative Implications**

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

## Implementation

21. The Resource Consenting 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

Authors	Toakase Akoteu-Tongotongo, Planner	
Authorisers	Rob Hunter, Acting General Manager Resource Consents Sue O’Gorman, Local Board Relationship Manager	