

FOR SUBMISSION TO LOCAL BOARD

Richmond

Street Naming Strategy and Stage 1 Proposed Names

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Development Overview

Richmond is a new terrace home development at 33 Panama Road, Mt Wellington, developed by Wilshire Group. It is to be developed in 7 stages over the next 3-5 years.

Roads in stage 1 were approved under the original Resource Consent – R/LUC/2013/1686. There is an subdivision consent for Stage 1 - R/SUB/2014/4318.

Site History

Located within the volcanic field of Tamaki Makaurau, characterised by basaltic rock, scoria cones and lava flows. The Richmond development occupies the site of Te Apunga o Tainui (McLennan Hills), four small scoria cones each with a central crater. Lava flows from eruptions from these craters underlie all the Panama Road peninsula, with the toe of the flows forming the coast of the Tamaki Estuary from Otahuhu north to the Pamure basin tuff ring. To the north the flows reached the southern base of Hamlins Hill.

Complete quarrying of the scoria cones over the past decades has resulted in the flat site present today. Natural springs within the scoria cones supplied water to subsequent land uses (freezing works, greenhouses), and are present today.

Richmond will build on this history through the master-planning and architectural and landscape details. With a proposed 600+ homes to be developed over the next 3-5 years the final outcome will see the area be a thriving residential community.

Naming Strategy

There will be many streets and lanes that will required naming throughout Richmond. To enable enough choice to meet Council, NZ Post and LINZ requirements, and to ensure that we have enough variety to create authenticity we propose using more than one “theme” to follow. We also believe it is important for the names to be relevant to the site, be easy to pronounce and write.

We have explored the following areas:

Historic significance to the site – including past owners & Maori history

People – residents of the wider area (links to local schools, league club and other people that have positively contributed to Auckland and/or the local area)

Plant varieties – native plants and ferns and nursery plant varieties

Volcanic – rock types, terms relating to volcanoes

Location – the site is both close to the Tamaki estuary and has the natural spring and soak hole and had fertile soils that were used for pre European gardens.

Some of these themes have been used in recent developments such as Stonefields who use many volcanic and rock types and there are no “available” names so we have discarded these ideas.

Names Considered for Recommendation:

Historic significance to the site – including past owners & Maori history

Tahuhu Pepene	Tāhuhu', a Maori ancestor Tāhuhu-nui-a-Rangi who settled the area Ihaka of Te Waiohua and members of his family, including his father Pepene, were interned in the military camp at the base of Te Apunga o Tainui McLennan Hills and the death of Pepene and two of Ihaka's daughters in custody.
Whale	Ivan Whale was the owner of the quarry that existed on the site from 1940's – 1980's
Windross	Graham Windross was the owner of the nursery site that moved to the property in 1990.

Unavailable as used elsewhere in Auckland:

Fairburn	<i>WT Fairburn owned a significant block of land including this site back in 1836</i>
McLennan	<i>Named after Edward McLennan, local farmer and landowner and a member of Parliament.</i>
Tainui	<i>Te Apunga o Tainui refers to the prow of the Tainui canoe, which was portaged between the Tamaki River and the Manukau Harbour at Otahuhu.</i>

Location – the site is both close to the Tamaki estuary and has the natural spring and soak hole and had fertile soils that were used for pre European gardens.

Mangahoe	Definition - stream of canoe paddles. This in reference of Te Apunga o Tainui refers to the prow of the Tainui canoe
Puia	Definition – volcano. This is in reference to the 4 volcanic cones that once existed on this land.
Mahinga	Definition - garden, cultivation. This is in reference to the fertile soils that once were on the site.
Komanawa	Definition - Spring (of water). This is in reference to the natural spring that still exists on the land.

Plant varieties – native plants and ferns and nursery plant varieties

The site was used for a nursery in modern times but research shows that the fertile and free draining soil was attractive for pre-European Maori gardening as well.

Kaimanu New Zealand passionfruit, *Passiflora tetrandra* - native tendril climber with alternating, pointed, shiny leaves, white flowers smaller than the garden passionfruit and orange-coloured, pear-shaped fruit.

Powhiwhi A native climbing plant with twining stems and alternating, triangular to heart-shaped leaves on long stalks. The white or pink flowers are large and funnel-shaped.

The following names were chosen due to their history of being good nursery plants that could have been grown on this site during its time as a plant nursery.

Aloe Aloe vera is a plant species of the genus Aloe. It grows wild in tropical climates around the world and is cultivated for agricultural and medicinal uses

Zinnia Zinnia is a genus of plants of the sunflower tribe within the daisy family

Alyssum A species of flowering plants

Bellis Bellis is a genus of flowering plants in the sunflower family

People with ties to the wider area:

Curtis Sir Barry Curtis, a student at Otahuhu College who went on to be Mayor for Manukau.

Waka Nathan Waka Nathan - Rugby Union player/All Black. Ex student of Otahuhu College

Owen Boscawen Owen Boscawen was an Otahuhu College student and went on to be a well-regarded principle of Otahuhu School for many years and very looked up to in the community.

Lange David Lange was born and raised in Otahuhu, attending schools including Otahuhu College. He went onto be Prime Minister of NZ

Wiki Ruban Wiki is a local boy, lived on or near Panama Road growing up, Ruben was a member of the local league team at Mt Richmond and went on to be a NZ Kiwis Captain from 2003 – 2005.

Naming Matrix – Stage 1

As mentioned we wish to use several different themes to ensure that we have a good range of street and lane names when the development is completed. To do this we have set up a naming matrix where we will select a range of names across the themes for each stage.

Road Naming Matrix

Richmond

Panama Road, Mt Wellington

Reason	Road 1 (A1)	Road 2 (B2)	Road 3 (C2 & 3)	Road 4 (C5)	Lane 1 (D1)	Lane 2 (D2)	Backup Names
Historic significance for area	Tahuu	Pepene	Whale	Windross			
Location (Te Reo)		Mangahoe	Puia		Mahinga	Komanawa	Ngauranga, Mangaore
People					Wiki	Waka Nathan	Lange, Kirwan, Curtis
Native Plants/Ferns	Kaimanu	Aloe	Powhiwhi	Alyssum	Bellis	Zinnia	

Recommended for Stage 1. Note that names not used in this stage will be moved into future naming matrix for the development

Road and Laneway Descriptions - Stage 1

- Road 1 (A1)
To be vested to Council this is one of 3 main roads into development. This is a new road off Panama Road. 9 lots in Stage 1 will use this as their address, with a further homes in Stages 2, 3 and 6
- Road 2 (B2)
To be vested to Council this is one of 3 main roads into development. This is a new road off Hillside Road. 16 lots in Stage 1 will use this as their address, with a further homes in Stages 2, 3 and 6
- Road 3 (C2 & C3)
To be vested to Council this road is in Stage 1 only. This is a new road off A1. 21 homes will use this as their address.
- Road 3 (C5)
To be vested to Council this road is in Stage 1 only. 22 lots will use this as their address.
- Lane 1 (D1)
A private lane/road that will be owned by the Residents Association. This is a new road off A1. 21 homes will use this as their address.
- Lane 2 (D2)
A private lane that will be owned by the Residents Association. This is a new laneway off Road C3 and Road B2. 7 homes will use this as their address.

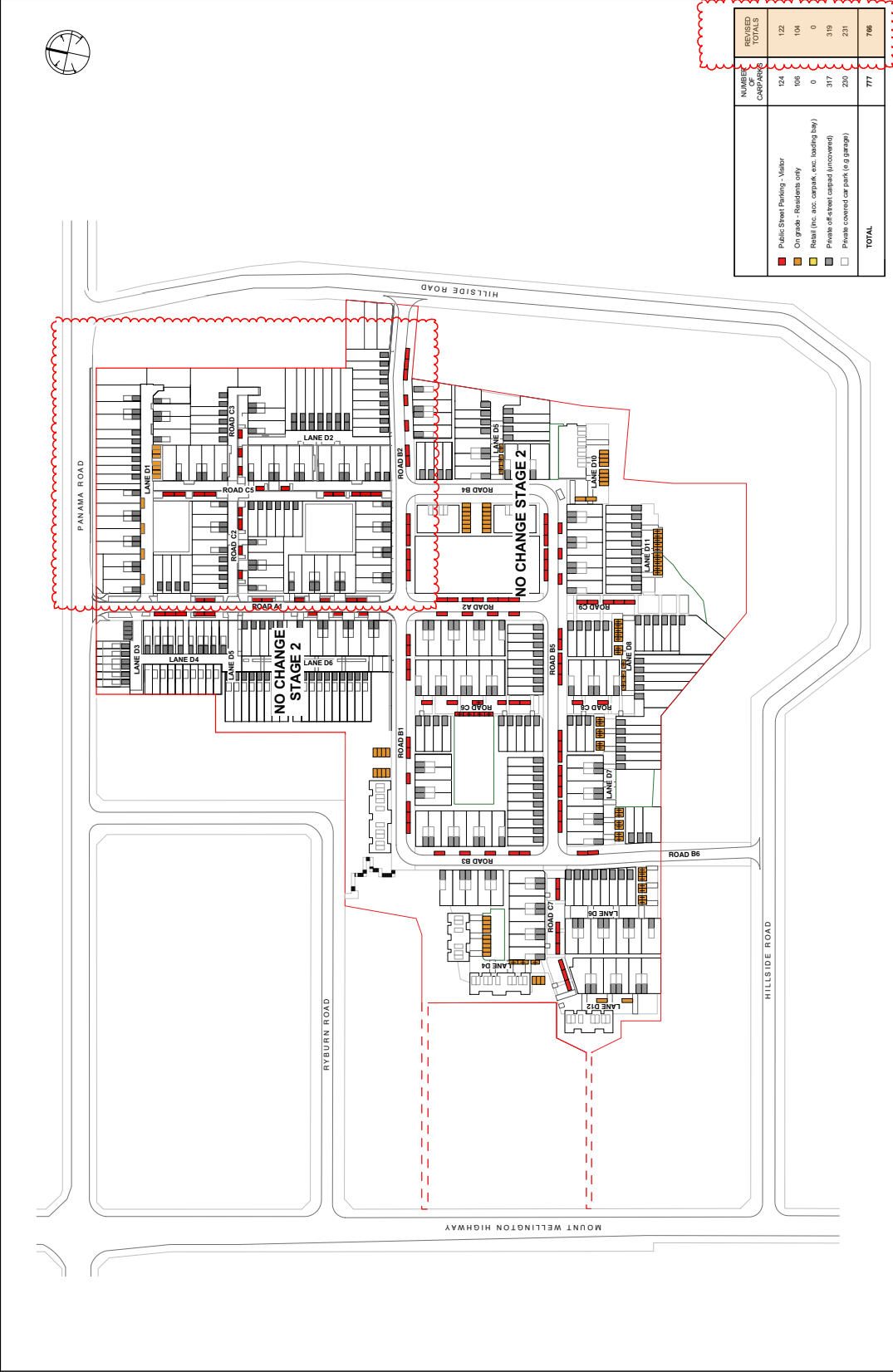
HILLSIDE ROAD - EXISTING

RICHMOND

PANAMA ROAD - EXISTING



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	NUMBER OF CARPARKS	REVISED TOTALS
Public Street Parking - Visitor	124	122
On grade - Residents only	106	104
Retail (inc. acc. carpark, exc. loading bay)	0	0
Private off-street carpark (uncovered)	317	319
Private covered car park (e.g. garage)	230	231
TOTAL	777	786

ARCHITECT BREWER DAVIDSON architecture · urban design PH +64 9 303 1821 www.brewerdavidson.co.nz	CLIENT Wiltshire Group Limited	PROJECT RICHMOND 31 Panama Road, Mt Wellington, Auckland	DRAWING TITLE Parking Strategy	DRAWING INFO. Date: 7/09/2016 Original Scale: (A3) 1:500	JOB No. 1550	DRAWING No. RC-310.1	REV. G

