
New Road Name Approval for the residential subdivision by Pakenham Group Limited at 170 – 190 Walters Road and 543 – 587 Mill Road, Takanini

File No.: CP2017/05239

Purpose

1. The purpose of this report is to seek approval from the Papakura Local Board, for new road names for roads created through the Housing Accords and Special Housing Areas Act 2013 at 170 – 190 Walters Road and 543 – 587 Mill Road, Takanini.

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. Following assessment against the road naming criteria, the road names 'Castlepoint Avenue, Black Beech Crescent, Heartwood Street, Red Beech Road, Sapwood Crescent, Softwood Avenue, Silver Beech Street, Hardwood Drive, Hard Beech, Leatherwood Road, Kakabeak Way and Kanono Road' (applicant's preferred road names) and alternative names, Koroheke Crescent, Koropupu Street, Kanono Road, Toropapa Crescent, Makomako Avenue, Mikimiki Street, Mountain Tree Fern Drive, Gully Tree Fern Street, Soft Tree Fern Close, Twig Drive, Branch Crescent, Understory Street, Canopy Road, Heketara Crescent, Trunk Avenue, Griselinia Street, Hukihuki Drive, Grandifola Street, Pittosporum Close, Earlywood Road, Bark Road, Deciduous Way and Ngaeroa Road were determined to meet the road naming criteria.
4. It is noted that the following road names **Lancewood Close and Lemonwood Drive** (preferred road names) as well as the proposed alternatives Willow Avenue, Rangiora Avenue, Oak Road and Beech Way do not meet the road naming criteria as these names are already in use within the Auckland region.
5. Furthermore, consultation with New Zealand Post found that the following road names do not meet their addressing standards being Willow Avenue, Rangiora Avenue, Lancewood Close, Lemonwood Drive, Oak Road, Beech Way.
6. The road names 'Castlepoint Avenue, Black Beech Crescent, Heartwood Street, Red Beech Road, Sapwood Crescent, Softwood Avenue, Silver Beech Street, Hardwood Drive, Hard Beech, Leatherwood Road and Kakabeak Way' proposed by the Applicant and alternatives Koroheke Crescent, Koropupu Street, Kanono Road, Toropapa Crescent, Makomako Avenue, Mikimiki Street, Mountain Tree Fern Drive, Gully Tree Fern Street, Soft Tree Fern Close, Twig Drive, Oak Road, Branch Crescent, Understory Street, Canopy Road, Heketara Crescent, Trunk Avenue, Griselinia Street, Hukihuki Drive, Grandifola Street, Pittosporum Close, Earlywood Road, Bark Road, Deciduous Way and Ngaeroa Road are considered for approval by the Local Board.

Recommendation/s

That the Papakura Local Board, pursuant to section 319(1)(j) of the Local Government Act 1974, considers for approval, the road names **Castlepoint Avenue, Black Beech Crescent, Heartwood Street, Red Beech Road, Sapwood Crescent, Softwood Avenue, Silver Beech Street, Hardwood Road, Hard Beech, Leatherwood Road, Kakabeak Way and Kanono Road** proposed by the Applicant for the new road created by way of the Housing Accords and Special Housing Area Act 2013 at 170 – 190 Walters Road and 543 – 587 Mill Road, Takanini while noting that alternatives '**Koroheke Crescent, Koropupu Street, Kanono Road, Toropapa Crescent, Makomako Avenue,**

Mikimiki Street, Mountain Tree Fern Drive, Gully Tree Fern Street, Soft Tree Fern Close, Twig Drive, Oak Road, Branch Crescent, Understory Street, Canopy Road, Heketara Crescent, Trunk Avenue, Griselinia Street, Hukihuki Drive, Grandifolia Street, Pittosporum Close, Earlywood Road, Bark Road and Deciduous Way, Ngaeroa Road' were also determined to meet the road naming criteria.

Comments

- 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 the Local Board's approval.

Thirteen new roads and a Jointly Owned Access Lot are to be created to serve a residential subdivision of 265 lots. This development has been approved under the Housing Accord and Special Housing Area Act 2013 referenced SLC-65615 and PV17 by Council.



Figure One: Location and Layout of new Road

The Applicant has proposed the following names for consideration for the road created as part of the development at 170 – 190 Walters Road and 543 – 587 Mill Road, Takanini.

Road	Ranking	Road Name	Road Type	Meaning
1	Preferred	Castlepoint	Avenue	Type of NZ native tree
	Backup 1	Willow	Avenue	Type of tree, some species native to NZ
	Backup 2	Rangiora	Avenue	Type of NZ native tree
2	Preferred	Black Beech	Street	Type of NZ native tree
	Backup 1	Koroheke	Street	Elderly of male status, acknowledging the ancient forests (lwi request)
	Backup 2	Branch	Street	Part of a tree extending from the trunk
3	Preferred	Heartwood	Street	Inner dense part of a tree trunk
	Backup 1	Koropupu	Street	Bubble up of natural springs (lwi request)
	Backup 2	Understory	Street	Layer of vegetation
4	Preferred	Red Beech	Road	Type of NZ native tree
	Backup 1	Canopy	Road	Top layer of trees
	Backup 2	Ngoki	Road	To crawl - acknowledge insects of forests (lwi suggestion)
5	Preferred	Sapwood	Crescent	Soft outer layers of recently formed wood
	Backup 1	Toropapa	Crescent	Type of NZ native shrub
	Backup 2	Heketara	Crescent	Type of NZ native tree
6	Preferred	Softwood	Avenue	Wood from a conifer
	Backup 1	Makomako	Avenue	Type of NZ native tree
	Backup 2	Trunk	Avenue	Stem of a tree
7	Preferred	Silver Beech	Street	Type of NZ native tree
	Backup 1	Mikimiki	Street	Type of NZ native shrub
	Backup 2	Griselinia	Street	Type of NZ native shrub
8	Preferred	Hardwood	Drive	Wood from a broadleaved tree
	Backup 1	Mountain Tree Fern	Drive	Type of NZ native tree
	Backup 2	Hukihuki	Drive	Type of NZ native shrub
9	Preferred	Hard Beech	Street	Type of NZ native tree
	Backup 1	Gully Tree Fern	Street	Type of NZ native tree
	Backup 2	Grandifolia	Street	Type of NZ native tree
10	Preferred	Lancewood	Close	Type of NZ native tree
	Backup 1	Soft Tree Fern	Close	Type of NZ native tree
	Backup 2	Pittosporum	Close	Type of NZ native tree
11	Preferred	Lemonwood	Drive	Type of NZ native tree
	Backup 1	Twig	Drive	Branch of a tree
	Backup 2	Para	Drive	King Fern once populous in forests (lwi suggestion)
12	Preferred	Leatherwood	Road	Type of NZ native tree
	Backup 1	Oak	Road	Type of tree, some species native to NZ
	Backup 2	Bark	Road	Tree trunk covering
13	Preferred	Kakabeak	Way	Type of NZ native shrub
JOAL	Backup 1	Beech	Way	Type of tree, some species native to NZ
	Backup 2	Deciduous	Way	Tree that sheds leaves annually
14	Preferred	Kanono	Road	Type of NZ native shrub
	Backup 1	Earlywood	Road	Part of a tree that is produced earlier in the growing season
	Backup 2	Ngaeroa	Road	Mosquito that populated swamp areas (lwi suggestion)

Decision Making

8. 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

9. The Applicant's proposed road names have been assessed against the criteria set out in the Auckland Council road naming guidelines;
10. All of the road names proposed meet the criteria of the road naming guidelines except for **Lancewood Close and Lemonwood Drive** (preferred road names) as well as the proposed alternatives Willow Avenue, Beech Way, Oak Road and Rangiora Avenue as these names are already in use within the Auckland region.
11. The suffixes used for each proposed road are consistent with the road type description.
12. The following preferred names 'Castlepoint Avenue, Black Beech Crescent, Heartwood, Red Beech Road, Sapwood Crescent, Softwood Avenue, Silver Beech Street, Hardwood Drive, Hard Beech, Leatherwood Road, Kakabeak Way and Kanono Road' meet the road naming criteria, it is recommended for consideration for approval while noting that the following alternate names are also appropriate as they comply with all the criteria of the road naming guidelines being Koroheke Crescent, Koropupu Street, Kanono Road, Toropapa Crescent, Makomako Avenue, Mikimiki Street, Mountain Tree Fern Drive, Gully Tree Fern Street, Soft Tree Fern Close, Twig Drive, Branch Crescent, Understory Street, Canopy Road, Heketara Crescent, Trunk Avenue, Griselinia Street, Hukihuki Drive, Grandifola Street, Pittosporum Close, Earlywood Road, Bark Road, Deciduous Way and Ngaeroa Road.

Consideration

Significance of Decision

13. The decision sought from the Papakura 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

14. The decision sought from the Papakura 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

15. All the road names were also sent to all iwi within the Papakura Local Board area by the Council and no comments were received.
16. Consultation has been undertaken with NZ Post and the following names do not meet their standards Willow Avenue, Rangiora Avenue, Lancewood Close, Lemonwood Drive, Oak Road, Beech Way.

Financial and Resourcing Implications

17. 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

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

Implementation

19. 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

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