
For Action

MEMO TO: Gayatri Devi - Resource Consent Administrator

COPY TO:

FROM: Lynda Pearson - Local Board Democracy Advisor

DATE: 15 December 2014

MEETING: Howick Local Board Meeting of 8/12/2014

Please note for your action / information the following decision arising from the meeting named above:

HW/2014/199 **New Road Names Approval for the subdivision by Todd Property Ormiston Town Centre Ltd at 226R Ormiston Road, Flat Bush**

FILE REF CP2014/27215

AGENDA ITEM NO. 16

Resolution number HW/2014/199

MOVED by Deputy Chairperson AJ White, seconded by Member SA Udy:

That the Howick Local Board, pursuant to section 319(1)(j) of the Local Government Act 1974, approves the road names 'Pencaitland Drive', 'Daubeny Road', 'Bellingham Road', 'Korukoru Road', 'Mahy Place', 'William Ralph Road', 'Hapori Lane', 'Whenua Road', 'Mary Ann Road', 'Bonnette Road', 'Horo Road', 'Kamana Street' and 'Tia Road'. These will serve for the new roads created by way of subdivision at 226R Ormiston Road, Flat Bush, noting that these names meet the relevant road naming criteria.

CARRIED

SPECIFIC ACTIONS REQUIRED:

Please note the placement of the road names have changed order. Mahy Road and William Ralph Place.

16 December 2014

Resource Co-ordination Partnership Ltd
PO Box 6696
Wellesley Street
Auckland

Attention: Timothy Dougherty

Dear Sir

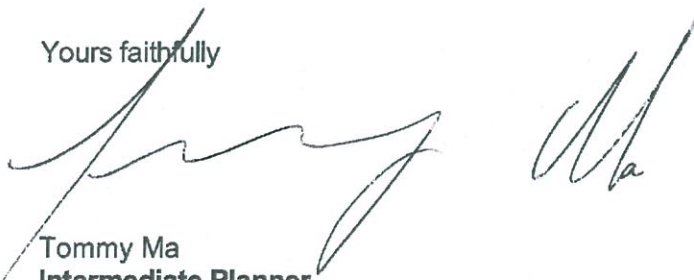
Proposal: 41717
Site: 226R Ormiston Road, Flat Bush
Applicant: Todd Property Ormiston Town Centre Ltd

I wish to advise that the names 'Pencaitland Drive', 'Daubeny Road', 'Bellingham Road', 'Korukoru Road', 'Mahy Place', 'William Ralph Road', 'Hapori Lane', 'Whenua Road', 'Mary Ann Road', 'Bonnette Road', 'Horo Road', 'Kamana Street' and 'Tia Road' have been approved for use within the above subdivision.

We will arrange for the supply and installation of the name blades & posts prior to the release of the section 224c certificate.

Please direct all enquiries to Tommy Ma, the Intermediate Planner, on 09 301 0101 ext 418437 and quote reference number 41717.

Yours faithfully



Tommy Ma
Intermediate Planner
SOUTHERN RESOURCE CONSENTS & COMPLIANCE



Ormiston
town centre

STREET NAMES V1





I hereby give notice that an ordinary meeting of the Howick Local Board will be held on:

Date: Monday, 8 December 2014
Time: 6.00pm
Meeting Room: Howick Local Board Meeting Room
Venue: Pakuranga Library Complex
7 Aylesbury Street
Pakuranga

Howick Local Board OPEN AGENDA

MEMBERSHIP

Chairperson	David Collings
Deputy Chairperson	Adele White
Members	Garry Boles
	Katrina Bungard
	Jim Donald
	Lucy Schwaner
	John Spiller
	Steve Udy
	Bob Wichman

(Quorum 5 members)

Lynda Pearson
Local Board Democracy Advisor

28 November 2014

Contact Telephone: (09) 572 0151
Email: lynda.pearson@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

New Road Names Approval for the subdivision by Todd Property Ormiston Town Centre Ltd at 226R Ormiston Road, Flat Bush

 File No.: CP2014/27215

Purpose

1. The purpose of this report is to seek approval from the Howick Local Board for twelve new road names and an extension to one existing road (Pencaitland Drive) created by way of subdivision at 226R Ormiston Road, Flat Bush.

Executive Summary

2. The legacy Manukau City Council had an existing road naming policy which set out the requirements and criteria of the Council for proposed road names. These requirements and criteria are applied in this situation to ensure consistency of road naming in the Manukau area, until a policy is developed for the Auckland Council.
3. The road names 'Pencaitland Drive', 'Bellingham Road', 'Bonnette Road', 'Hapori Lane', 'Horo Road', 'Daubeny Road', 'Korukoru Road', 'Kamana Street', 'Tia Road', 'Ralph Place', 'Rawiri Road', 'Tukumaro Road', 'Ngamuka Road', 'Mary Ann Road', 'Whenua Road', 'Fay Road' and 'Mahy Road' were determined to meet the road naming policy criteria.
4. Ngai Tai Ki Tamaki was consulted on the 26th May 2014 however, despite repeated efforts; no response has been received from Ngai Tai Ki Tamaki to date.
5. The names 'Pencaitland Drive', 'Daubeny Road', 'Bellingham Road', 'Korukoru Road', 'Ralph Place', 'Mahy Road', 'Hapori Lane', 'Whenua Road', 'Mary Ann Road', 'Bonnette Road', 'Horo Road', 'Kamana Street' and 'Tia Road' proposed by the Applicant, are recommended for approval to the Local Board.

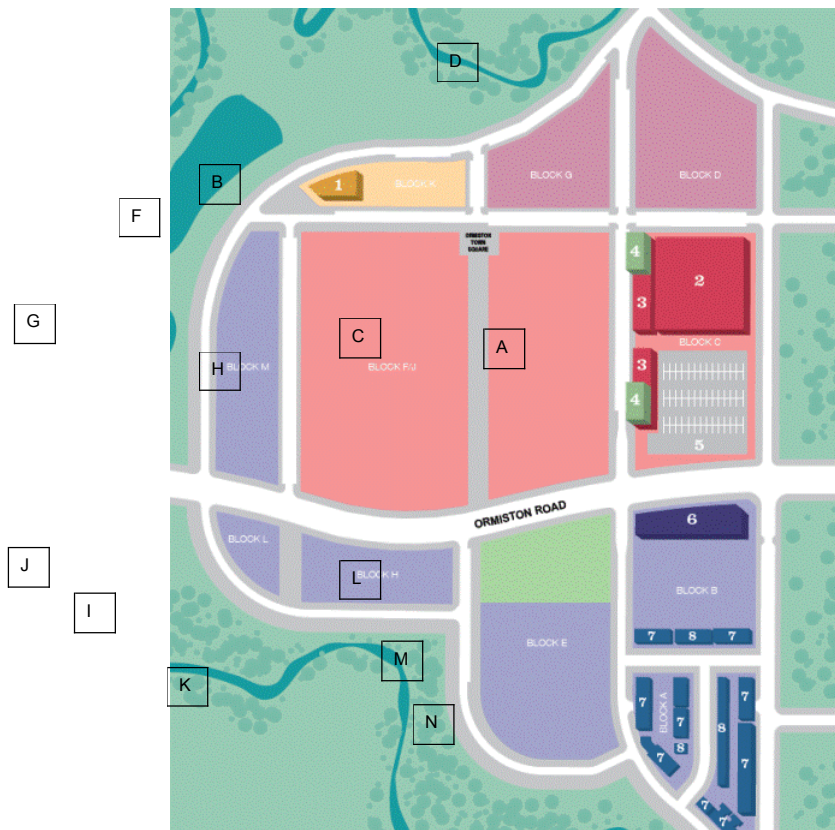
Recommendation/s

- a) That the Howick Local Board, pursuant to section 319(1)(j) of the Local Government Act 1974, considers for approval, the road names '**Pencaitland Drive**', '**Daubeny Road**', '**Bellingham Road**', '**Korukoru Road**', '**Ralph Place**', '**Mahy Road**', '**Hapori Lane**', '**Whenua Road**', '**Mary Ann Road**', '**Bonnette Road**', '**Horo Road**', '**Kamana Street**' and '**Tia Road**' proposed by the applicant. These will serve for the new roads created by way of subdivision at 226R Ormiston Road, Flat Bush, noting that these names meet the relevant road naming criteria.

Comments**Background**

Applicant: Todd Property Ormiston Town Centre Ltd
Site Address: 226R Ormiston Road, Flat Bush
Council's Reference: Resource Consent No. 41717

6. The legacy Manukau City Council Road Naming Policy 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 to suggest a new road name for Council's approval.
7. The residential subdivision will be serviced by new roads that come off Ormiston Road, Flat Bush. The development will require the creation of thirteen new roads to be vested in Council. In this case, road name approval is being sought for the thirteen new roads within the subdivision (Roads A – D and F – N), as shown below.



8. The Applicant has proposed the following names for consideration for the new roads created as part of the development at 226R Ormiston Road, Flat Bush.

9. These road names were submitted as part of this development:

Proposed Names	Road	Explanation
Pencaitland Drive	A	Being an extension of an existing road
Daubeny Road	B	The name of the previous owner of the land before the Ormiston family
Bellingham Road	C	Maria Bellingham was listed as one of the country's oldest colonists. The Bellingham family purchased their first farm in East Tamaki in 1860 and it remained in the family until the 1970's
Korukoru Road	D	"Korukoru" is the Maori word for a flower of the scarlet-flowered beech mistletoe or a wild turkey
Ralph Place	F	The Ralph family purchased 80 acres on Ormiston Road in 1864. The farm remained in the family until 1977. William Ralph was one of the first farmers of the area.
Mahy Road	G	The surname of a famous New Zealand book author (Margaret Mahy)
Hapori Lane	H	"Hapori" is the Maori word for section of a kinship group, family, society and community.
Whenua Road	I	"Whenua" is the Maori name for Land
Mary Ann Road	J	Mrs Ormiston
Bonnette Road	K	Last name of the great granddaughter of Mary Ann and Thomas Ormiston
Horo Road	L	"Horo" is the Maori word for hall
Kamana Street	M	"Kamana" is a Australasian created grebe
Tia Road	N	"Tia" has multiple definitions in Maori. In this case, "Tia" is used as the Maori name for deer given that Thomas Ormiston Jr. was a keen deer hunter and shot one of each type of deer in New Zealand
Alternative Names		Explanation
Rawiri Road		The name of a Maori employee from a Piako flax harvesting company in the area from 1890.
Tukumaro Road		The name of a Maori employee from a Piako flax harvesting company in the area from 1890.
Ngamuka Road		The name of a Maori employee from a Piako flax harvesting

		company in the area from 1890.
Zena Lane		The name of one of Thomas and Mary Ann Ormiston's grandchildren
Firmount Road		The name of the farmland the Ralph family purchased in the 1860's
Fay Road		Fay Sperry was the person who built the original Ormiston bridge
Sperry Road		Fay Sperry was the person who built the original Ormiston bridge

10. The proposed respective suffixes are considered appropriate given nature of the new roads.

Decision Making

11. 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

12. The Applicant's proposed road names have been assessed against the following criteria set out in the legacy Manukau City Council road naming policy;

Manukau City Council Road Naming Policy Assessment
(a) <i>Not a duplication of names already in current usage in the Auckland region either in spelling or pronunciation;</i>
(b) <i>Brief, melodious and easily and readily pronounced;</i>
(c) <i>Avoids cartographic problems as the length of the name matches the length of the new road;</i>
(d) <i>Being associated with the nature of the environment or have historic or local significance</i>
(e) <i>Being a descriptive;</i>
(f) <i>Not of possessive form;</i>
(g) <i>Has appropriate association with other names in the area;</i>
(h) <i>Not in poor taste or likely to cause offence and;</i>
(i) <i>Suffix for road name is suitable for road layout</i>

13. Seventeen of the twenty proposed road names are consistent with the legacy road naming policy.
14. It is considered that "Zena Lane" can be easily mistaken with "Xena Way" in Henderson. "Firmount Road" is pronounced similar to "Vermont Place" and "Vermont Street", both of which are located in Ponsonby. "Sperry Road" is a duplication of "Sperry Place" in Mangere.
15. It is considered that the remaining seventeen road names are appropriate as they comply with all the criteria of the road naming policy.

Consideration

Significance of Decision

16. 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

17. The decision sought from the Howick Local Board on this report does not adversely affect Maori communities as the naming of roads is not linked to one of Council's strategic priorities for Maori.
18. Notwithstanding this, the Applicant has initiated consultation with the local iwi to provide them with the opportunity to comment on the proposed road names and offer alternative road names to be put forward for approval if they wish to do so.

Consultation

19. The Applicant undertook consultation with Ngai Tai Ki Tamaki as mana whenua of the area on 26th May 2014. Unfortunately despite repeated efforts Ngai Tai Ki Tamaki has yet to provide feedback regarding the road names proposed by the Applicant.
20. New Zealand Post has been consulted and indicated no issues with the road names proposed with the exception of Sperry Place. Indicating that there is a Sperry Place in Mangere and is likely to cause postal problems.

Financial and Resourcing Implications

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

Legal and Legislative Implications

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

Implementation

23. The Southern 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 names.

Attachments

There are no attachments for this report.

Signatories

Authors	Gayatri Devi - Resource Consent Administrator
Authorisers	Heather Harris - Manager Resource Consents Teresa Turner - Relationship Manager