

Memorandum

20 November 2019

To: Chris Makoare, Chairperson – Maungakiekie-Tāmaki Local Board; Debbie Burrows, Deputy Chairperson – Maungakiekie-Tāmaki Local Board; Nina Siers, Relationship Manager – Maungakiekie-Tāmaki and Puketāpapa Local Boards

cc: Christie McFadyen, Senior Local Board Advisor – Maungakiekie-Tāmaki Local Board; Elizabeth Salter, Technical Officer – Resource Consents

Subject: Urgent decision request of the Maungakiekie-Tāmaki Local Board

From: Mal Ahmu, Local Board Advisor – Maungakiekie-Tāmaki Local Board

Purpose

1. To initially seek the local board relationship manager's authorisation to commence the urgent decision-making process and if granted, seek formal approval from the chair and deputy chair (or any person acting in these roles) to use the process to make an urgent decision.
2. The decision required, and the supporting report, are attached to this memo. The urgent decision being sought needs to be authorised by the chair and deputy chair (or any person acting in these roles) by signing this memo. Both this memo and the report will be reported as an information item at the next business meeting if the urgent decision-making process proceeds.

Reason for the urgency

3. Local Boards have decision-making authority over the naming of roads as outlined in The 10-Year Budget 2018-2028.
4. Due to the election period, Maungakiekie-Tāmaki Local Board's first business meeting for the 2019-2022 electoral term is on 3 December 2019.
5. The applicant and developer, Wilshire Group Limited are seeking the local board's decision on a replacement road name for the road known as 'COAL 2' within their Ryburn Road subdivision, due to iwi group, Te Ākitai Waiohua objecting the use of the previously approved name 'Honetana Lane'.
6. The objection from Te Ākitai Waiohua iwi was received by the applicant, but this information was not passed onto council, and was only brought to the attention of staff after the road naming urgent decision had already been approved by the local board.
7. The applicant confirms that no other objections from iwi have since been received for any of the other previously approved names, or the new name options proposed now.
8. This residential development is forecasted to be completed in April/May 2020.
9. Wilshire Group requires road names to obtain titles from council and settlement for the purchase of new houses. The Christmas and New Year period, as well as the long lead time required for the production of the street signs, could delay this process unless a road name is provided before the 3 December business meeting. Additionally, securing development funding from banks is difficult; the Wilshire Group has advised that they will need to have access to all its settlement proceeds as early as possible, to limit financial risk.

10. The chair and deputy chair previously approved an urgent decision to name three new roads at 13 Ryburn Road, Mt Wellington (Stage 3A), in accordance with section 319(1)(j) of the Local Government Act 1974 (resource consent references BUN60337606 and SUB60337608).

Decision sought from the chair and deputy chair (or any person acting in these roles)

That the Maungakiekie-Tāmaki Local Board:

- a) agree, pursuant to standing order 1.10.4, to revoke the following part-resolution of the Maungakiekie-Tamaki Local Board urgent decision road naming request on 4 November 2019, a) ii):
 - ii) COAL 2: Honetana Lane
- b) approve the replacement name (**local board to insert chosen name and road type**) for the new road known as ‘COAL 2’, created by way of subdivision at 13 Ryburn Road, Mt Wellington (Stage 3A), in accordance with section 319(1)(j) of the Local Government Act 1974 (resource consent references BUN60337606 and SUB60337608).

Context

- 11. 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 across the Auckland region.
- 12. The Applicant has proposed the following names for consideration by the Local Board as replacement name options for COAL 2:

Table 1: COAL 2 Proposed Road Names		
Proposed Name	Road Type	Name suggested by
Kopiha	Lane	Wilshire Group Ltd
Hurupi	Lane	Wilshire Group Ltd
Tikumū	‘Place’ or ‘Lane’	Ngaati Whanaunga
Huanui	‘Place’ or ‘Lane’	Ngaati Whanaunga
Kikorangi	‘Place’ or ‘Lane’	Ngati Paoa
Kauahi	‘Place’ or ‘Lane’	Ngati Paoa
Tuahine	‘Place’ or ‘Lane’	Ngati Paoa

- 13. All 15 relevant local iwi groups were written to (via email) and invited to comment. Ngaati Whanaunga and Ngāti Paoa both suggested a list of names.
- 14. Ngāi Tai – Taiaomaurikura, Te Ahiwaru – Makaurau Marae Māori Trust, and Te Ākitai Waiohūa all responded in support for Ngaati Whanaunga’s suggested names. Ngā Maunga Whakahii o Kaipara responded to defer to Ngāti Paoa and Ngāti Whātua responded to defer to those Mana Whenua Entities directly engaged with this development.
- 15. Any of the seven replacement road name options would be acceptable for the local board to approve for use in this location, having been assessed to ensure that they meet Auckland Council’s Road Naming Guidelines and the National Addressing Standards for road naming. All technical standards are met, and the names are not duplicated anywhere else in the region.

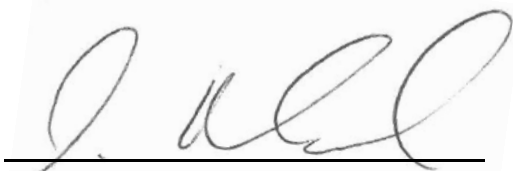
Approval to use the urgent decision-making process



Signed by Nina Siers
Relationship Manager, Maungakiekie-Tāmaki Local Board

Date: 20 November 2019

Approval to use the urgent decision-making process



Chris Makoare
Chairperson, Maungakiekie-Tāmaki Local Board

Date: 21 November 2019



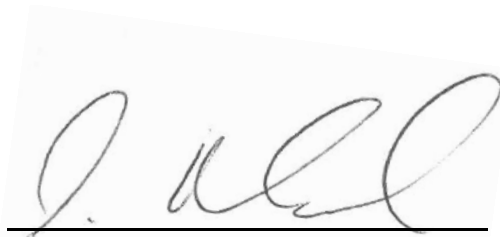
Debbie Burrows
Deputy Chairperson, Maungakiekie-Tāmaki Local Board

Date: 21 November 2019

Maungakiekie-Tāmaki Local board Resolution/s

That the Maungakiekie-Tāmaki Local Board:

- a) agree, pursuant to standing order 1.10.4, to revoke the following part-resolution of the Maungakiekie-Tāmaki Local Board urgent decision road naming request on 4 November 2019, a) ii):
 - iii) COAL 2: Honetana Lane
- b) approve the replacement name Kikorangi Lane for the new road known as 'COAL 2', created by way of subdivision at 13 Ryburn Road, Mt Wellington (Stage 3A), in accordance with section 319(1)(j) of the Local Government Act 1974 (resource consent references BUN60337606 and SUB60337608).



Chris Makoare
Chairperson, Maungakiekie-Tāmaki Local Board

Date: 21 November 2019



Debbie Burrows
Deputy Chairperson, Maungakiekie-Tāmaki Local Board

Date: 21 November 2019

Part-revoke a Road Name Approval Resolution from 4 November 2019 in order to Approve a Replacement Road Name at 13 Ryburn Road, Mt Wellington (Stage 3A)

Te take mō te pūrongo

Purpose of the report

1. To request that the Maungakiekie-Tāmaki Local Board revoke part of a resolution made on 4 November 2019 and to approve one replacement road name for the new private road known as 'COAL 2' within the subdivision development at 13 Ryburn Road, Mt Wellington (Stage 3A).

Whakarāpopototanga matua

Executive summary

2. Auckland Council has road naming guidelines that set out the requirements and criteria of council for proposed road names. These requirements and criteria have been applied in this situation to ensure consistency of road naming across the Auckland Region.
3. Wilshire Group Limited (the Applicant) request a replacement road name for the road known as 'COAL 2' within their Ryburn Road subdivision due to iwi group Te Ākitai Waiohua objecting to use of the previously approved name 'Honetana Lane'.
4. The objection from Te Ākitai Waiohua iwi was received by the Applicant, but this information was not passed onto council, and was only brought to the attention of staff after a road naming report had already been submitted to the local board.
5. The Applicant confirms that no other objections from iwi have since been received for any of the other previously approved names, or the options proposed now.
6. An urgent decision is requested because delaying until the next local board business meeting in December could cause serious financial issues for the Applicant.
7. Any of the seven replacement road name options would be acceptable for the local board to approve for use in this location, having been assessed to ensure that they meet Auckland Council's Road Naming Guidelines and the National Addressing Standards for road naming. All technical standards are met and the names are not duplicated anywhere else in the region. Mana Whenua were also consulted.
8. The Applicant has proposed the following names for consideration by the local board as replacement name options for COAL 2:

Table 1: COAL 2 Proposed Road Names		
Proposed Name	Road Type	Name suggested by
Kopiha	Lane	Wilshire Group Ltd
Hurupi	Lane	Wilshire Group Ltd
Tikumu	'Place' or 'Lane'	Ngaati Whanaunga
Huanui	'Place' or 'Lane'	Ngaati Whanaunga
Kikorangi	'Place' or 'Lane'	Ngāti Paoa
Kauahi	'Place' or 'Lane'	Ngāti Paoa
Tuahine	'Place' or 'Lane'	Ngāti Paoa

Ngā tūtohunga Recommendation/s

That the Maungakiekie-Tāmaki Local Board:

- a) agree, pursuant to standing order 1.10.4, to revoke the following part-resolution of the Maungakiekie-Tāmaki Local Board urgent decision road naming request on 4 November 2019, a) ii):
 - ii) COAL 2: Honetana Lane
- b) approve the replacement name (**local board to insert chosen name and road type**) for the new road known as 'COAL 2', created by way of subdivision at 13 Ryburn Road, Mt Wellington (Stage 3A), in accordance with section 319(1)(j) of the Local Government Act 1974 (resource consent references BUN60337606 and SUB60337608).

Horopaki Context

9. **Overview:** A road naming report for the Wilshire Group Limited (Ltd) subdivision at 13 Ryburn Road, Mt Wellington (Stage 3A) was presented to the local board under the urgent decision process and approved on 4 November 2019.
10. Since that approval, new information has come to light requiring one of the road names contained in that report to be replaced.
11. Te Ākitai Waiohua objected to use of the previously approved name 'Honetana Lane'. This information was not made available to staff at the time the report was presented to the local board.
12. The Applicant advised that the exclusion of Te Ākitai Waiohua's email from the application, noting their objection, was due to an oversight on their part. Wilshire Group Ltd apologises for this oversight and requests a replacement name for 'Honetana Lane'.
13. The Applicant has confirmed that no other objections have since been received for any of the other approved names, or the replacement names proposed now.
14. Site and location plans of the subject development can be found in **Attachments A and B** respectively.
15. **Urgent decision reasoning:** Applicant Wilshire Group Ltd request replacement road name approval under the urgent decision-making process due to the risk of serious financial implications from any delays to their development completion programme.
16. The development is forecast to be completed in April/May 2020, but with the Christmas and New Year period, as well as the long lead time required for the production of street signs, any further delays to decision-making on this road name could affect the issuance of titles from Land Information New Zealand (LINZ) and settlement for the purchase of the new houses.
17. The Applicant advises that securing development funding from the banks has been difficult and that they will need to have access to all settlement proceeds as early as possible in order to repay creditors. Settlements are eagerly awaited by new owners, and any delays for them, or late payments to creditors, will have serious financial and brand repercussion for Wilshire Group.
18. The following background information is a repeat of the information contained in the previous report, to provide context and details about the subject development.
19. **Site History:** The subject development, known as 'The Richmond Development' is located within the volcanic field of Tāmaki Makaurau, characterised by basalt rock, scoria cones and lava flows.

20. The development occupies the site of Te Apunga o Tainui (McLennan Hills); four small scoria cones each with a central crater. Lava flows from historical eruptions from these craters underlie the entire Panama Road peninsula, with the toe of the flows forming the coast of the Tāmaki Estuary from Ōtāhuhu north to the Panmure basin tuff ring. To the north the flows reached the southern base of Hamlins Hill.
21. 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. The Richmond Development will build on this history through master-planning and architectural and landscape details. With a proposed 600 plus homes to be developed over the next three to five years, the Applicant hopes that the final outcome will see the area to be a thriving residential community.
22. **Development Details:** To date, 167 dwellings have been completed across two stages, and the remainder of the site is to be developed over the next three to five years.
23. As part of the development stages, resource consent BUN60337606 and SUB60337608 was issued 10 September 2019 for the construction of 66 new dwellings and three private commonly owned access lots (COALs), which are the subject of this road naming report.
24. In accordance with the National Addressing Standards for road naming (the AS/NZS 4819-2011 standard), the COALs require road names because they serve more than 5 lots.

Tātaritanga me ngā tohutohu

Analysis and advice

25. The Auckland Council Road Naming Guidelines allow 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/s for the Local Board's approval.
26. Auckland Council's road naming criteria typically require that road names reflect one of the following local themes, with the use of Maori names being actively encouraged:
 - a historical or ancestral linkage to an area;
 - a particular landscape, environmental or biodiversity theme or feature; or
 - an existing (or introduced) thematic identity in the area.
27. **Themes:** for the names approved through the urgent decision process on 4 November 2019, and the replacement names suggested now, the Applicant has used a combination of the following themes:
 - the growing of food in the local fertile volcanic soils of the area,
 - the previous use of the land as a plant nursery, and
 - the Tāmaki Estuary as a source of fish and shellfish, particularly cockles
28. **Names suggested by Ngaati Whanaunga** were chosen to reference the previous use of the land as a plant nursery.
29. **Names suggested by Ngāti Paoa include the following theme:** "One of the stories still talked about in the Panama Rd area is that of the Ngāti Paoa Kuia Hune Honetana. It is said that she would take her tamariki & mokopuna to the end of Panama Rd to look across at Mokoia Pā. She would wail to her tūpuna who were killed when the Ngāpuhi overtook Mokoia Pā with devastating consequence for Ngāti Paoa. She would say that when the smoke cleared a bright coloured rainbow formed and took the tūpuna spirits to their resting place. Her mokopuna still talk of and relate this story today. With this in mind we would offer the following names for use on the roads in Richmond development, based on this story by tāngata whenua of the area."
30. The replacement name options and meanings are presented in the tables below:

Proposed Names	Meaning (as described by applicant/iwi)
Kopiha Lane	Māori word meaning: <i>(noun) kumara storage pit.</i> To reference the growing of food in the fertile soil. Suggested by Wilshire Group Ltd
Hurupi Lane	Māori word meaning: <i>(noun) fresh growth (of plants).</i> To reference the growing of food in the fertile soil. Suggested by Wilshire Group Ltd
Tikumū	Māori word meaning: <i>(noun) common mountain daisy, cotton plant.</i> Alternative meaning: <i>(noun) to be timid, timorous, diffident, reticent, hesitating.</i> Suggested by Ngaati Whanaunga to reference the previous use of the land that was a plant nursery. Note: Ngaati Whanaunga suggested the name 'Tikumū' in their memo (Attachment C). Ngaati Whanaunga has confirmed to staff that this name was spelt incorrectly and should instead be 'Tikumū'. This name has been updated in the report
Huanui	Māori word meaning: <i>(noun) road, highway, path, pathway, street</i> Suggested by Ngaati Whanaunga as the lane leads to a proposed pocket park.
Kikorangi	Māori word meaning: <i>(stative) be blue in colour.</i> Suggested by Ngāti Paoa
Kauahi	Māori word meaning: <i>Smoke</i> Suggested by Ngāti Paoa
Tuahine	Māori word meaning: <i>Quarry</i> Suggested by Ngāti Paoa

31. **Assessment:** The names proposed by the Applicant have been assessed to ensure that they meet Auckland Council's Road Naming Guidelines and the National Addressing Standards for road naming. All technical standards are met and the names are not duplicated anywhere else in the region, therefore it is up to the local board to decide upon the thematic suitability of the names within the local context.
32. **Confirmation:** Land Information New Zealand (LINZ) has confirmed that all of the proposed names are acceptable and not duplicated elsewhere in the region.
33. **Road type:** Either 'Place' or 'Lane' would be acceptable road types for the new private road (COAL) replacement name, suiting the form and layout of the road, as per the Auckland Council Road Naming Guidelines.
34. **Iwi Consultation:** All 15 relevant local iwi groups were written to (via email) as part of the original road naming application and invited to comment.
35. **Ngaati Whanaunga** suggested 15 names: two of those are still available for use now as a replacement name, as shown in the table above.
36. **Ngāi Tai – Taiaomaurikura, Te Ahiwaru – Makaurau Marae Maori Trust, and Te Ākitai Waiohua** all responded in support for Ngaati Whanaunga's suggested names
37. **Ngāti Paoa** suggested seven names: three of those are still available for use now as a replacement name, as shown in the table above.
38. **Ngā Maunga Whakahii o Kaipara** responded to defer to Ngāti Paoa's choices,
39. **Ngāti Whātua** responded to defer to the groups more directly involved with this development.

Tauākī whakaaweawe āhuarangi

Climate impact statement

26. The naming of roads has no effect on climate change. Relevant environmental issues have been considered under the provisions of the Resource Management Act 1991 and the associated approved resource consent for the development.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera

Council group impacts and views

40. The decision sought for this report has no identified impacts on other parts of the council group. The views of council controlled organisations were not required for the preparation of the report's advice.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe

Local impacts and local board views

41. The decision sought for this report does not trigger any significant policy and is not considered to have any immediate local impact beyond those outlined in this report.

Tauākī whakaaweawe Māori Māori impact statement

42. The review sought from the Maungakiekie-Tāmaki Local Board on this report is linked to the Auckland Plan Outcome “A Māori identity that is Auckland’s point of difference in the world”. The use of Māori names for roads, buildings and other public places is an opportunity to publicly demonstrate Maori identity. All the names proposed in this report are Maori road name options.
43. Several Māori road name options have been suggested.

Ngā ritenga ā-pūtea Financial implications

44. The applicant has responsibility for ensuring that appropriate signage will be installed accordingly once approval is obtained for the new road names.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

45. There are no significant risks to council as road naming is a routine part of the subdivision development process, with consultation being a key part of the process.

Ngā koringa ā-muri Next steps

46. Approved road names are notified to Land Information New Zealand which records them on its New Zealand wide land information database which includes street addresses issued by councils.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Site plan for 13 Ryburn Road, Mt Wellington (Stage 3A)	
B	Location plan for 13 Ryburn Road, Mt Wellington (Stage 3A)	
C	Te Ākitai Waiohū objection email	

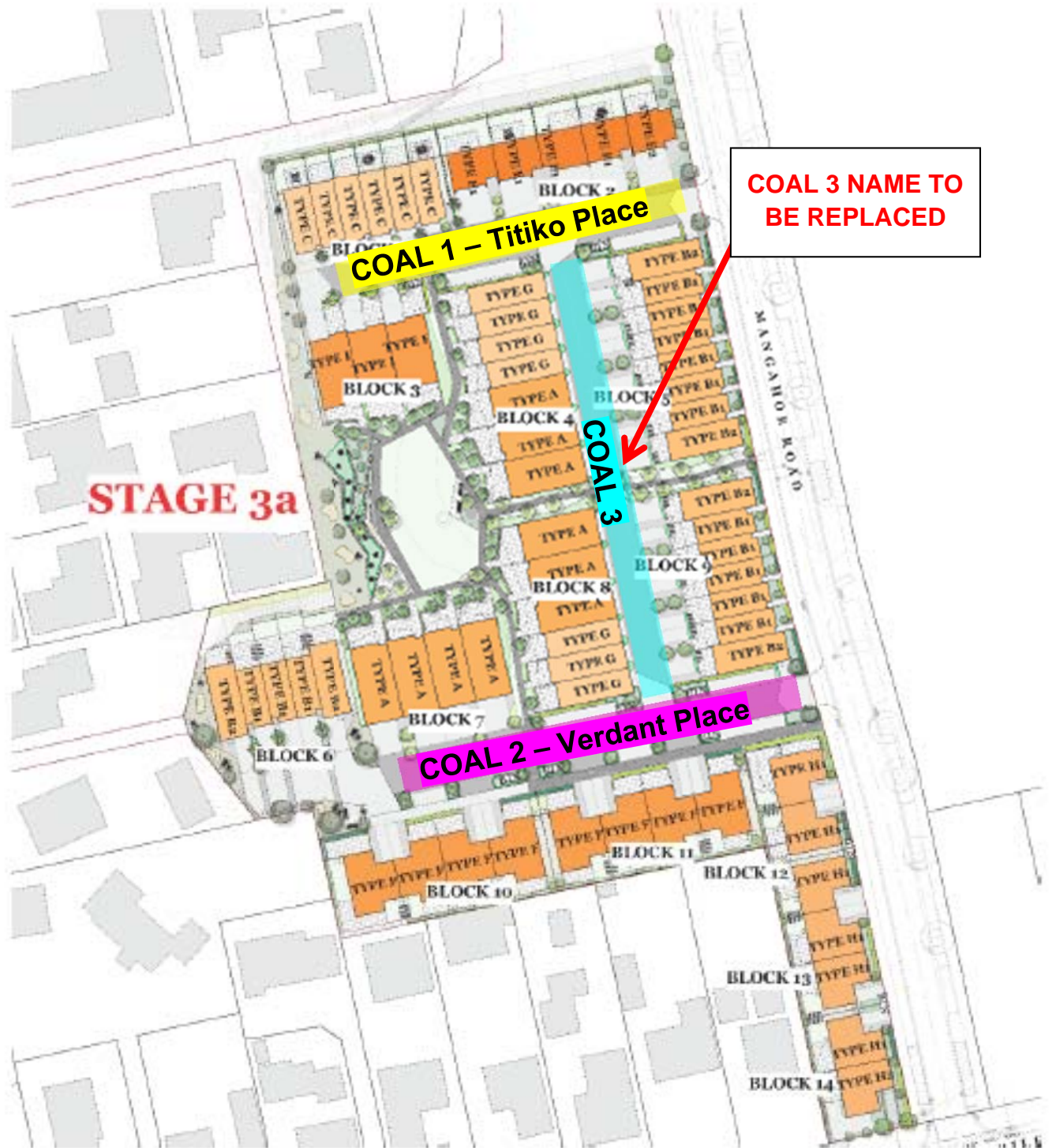
Ngā kaihaina Signatories

Authors	Elizabeth Salter – Technical Officer
Authorisers	Trevor Cullen – Team Leader Subdivision Nina Siers – Relationship Manager

Attachment A: Site Plan for 13 Ryburn Road, Mt Wellington
(Stage 3A).

**Master
Plan**





STAGE 3a

COAL 1 - Titiko Place

COAL 3

COAL 2 - Verdant Place

COAL 3 NAME TO BE REPLACED

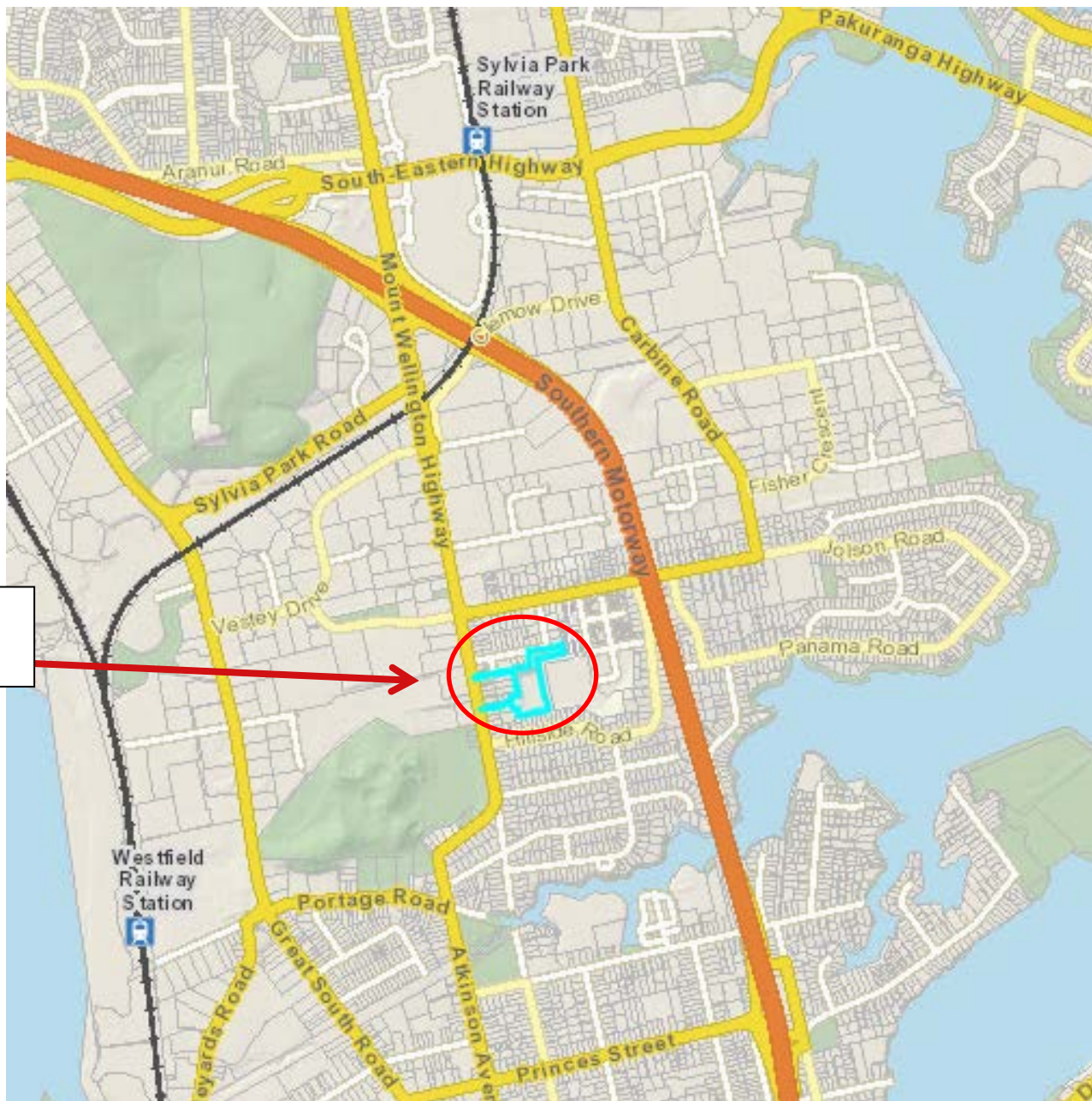
MANGAHOE ROAD

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14

TYPE A
TYPE B1
TYPE B2
TYPE G
TYPE H

Attachment B: Location plan for 13 Ryburn Road, Mount Wellington (Stage 3A).

Site location





**13 Ryburn
Road, Mount
Wellington
(Stage 3A).**

Attachment C – Objection email from Te Ākitai Waiohua Iwi

From: Jeff [mailto:jeff-lee@xtra.co.nz]
Sent: Thursday, 10 October 2019 6:24 a.m.
To: Olivia Walraven
Cc: Simone Horrobin; Nigel Denny
Subject: Re: Richmond 3A - Proposed Street Naming

Morena Olivia,

Thank you for your email .

We have no problem with generic names,so in this instance and no disrespect to the Ngati Paoa Kuia,Honetana we do not support this name being put forward .

Ngaa Mihi Nui

Jeff Lee
Kaitiaki
Te Ākitai Waiohua Iwi Authority
PO Box 59 185
Mangere Bridge
Auckland 2151
Email: jeff-lee@xtra.co.nz
Mobile: 0272026158

On 9/10/2019, at 2:52 PM, Olivia Walraven <olivia.w@wilshiregroup.co.nz> wrote:

Hi Jeff,

Just a quick question, another Iwi has come back with a few suggested names. Most are generic so expect no issues there, but I particularly wanted to run the first one by you.
Can you please provide feedback?

Honetana	In honour of our Ngati Paoa Kuia
Kikorangi	Blue
Kowhai	Yellow
Paraone	Brown
Kakariki	Green
Kauahi	Smoke
Tuahine	Quarry

Kind regards,

Olivia Walraven
Project Coordinator

021 186 2927
olivia.w@wilshiregroup.co.nz