

SOUTH WAIRARAPA DISTRICT COUNCIL

19 SEPTEMBER 2013

AGENDA ITEM C5

NAMING OF ACCESS TO INDUSTRIAL DEVELOPMENT, 20 BIDWILLS CUTTING ROAD, GREYTOWN

Purpose of Report

To obtain a decision on an application by the Greytown District Trust Lands Trust to name the access at 20 Bidwills Cutting Road, Greytown.

Recommendations

Officers recommend that the Council:

1. *Receive the information, and*
2. *Approve the name "Arbor Place".*

1. Background

The Greytown District Trust Lands Trust have applied to name the access to their industrial development at 20 Bidwills Cutting Road, Greytown. The access is private and built during the recent industrial development of the site. It currently serves a number of recently built industrial buildings with multiple commercial entities and more development is to come. Council is responsible for naming roads in the South Wairarapa District and has the authority to name the access.

2. Discussion

2.1 Application and Policy

The application fits within Council's Policy on Naming of Public Roads, Private Roads and Rights-of-Way (the Policy) as a Private Road. The Policy defines a Private Road as:

Any roadway, place or arcade laid out on private land by the owner thereof intended for the use of the public generally. Private roads are not maintained by the Council but shall be formally named for the reasons set out in Sections 1.0 and 2.0 of this Policy.

It is noted that the policy definition of "Private Road" differs from the Local Government Act 1974 definition. The access is not a private road under the Local Government Act 1974.

Pursuant to guideline 4.2 of the Policy, applicants are required to list three possible road names for Council's consideration and approval. The names are to be listed in order of preference with a brief statement of their significance. The Greytown District Trust Lands Trust have included the following three options (in order of preference):

- Bidwills Place
- Arbor Place
- Trustlands Place

No discussion of the proposed names significance was provided.

The preferred names and suffix are assessed against the Policy below.

2.2 Bidwills Place

There is an existing road in Kahutara named "Bidwills Road". Therefore "Bidwills Place" does not meet guideline 4.3.1 in the policy as set out below;

There must not be another road with the same name in the South Wairarapa District emergency services area; this includes same road names with a different suffix. However, existing roads with the same names as of the date of adoption of this Policy are allowed.

In addition, there is potential for confusion between "Bidwills Place" and "Bidwills Cutting Road".

2.3 Arbor Place

"Arbor Place" would tie in with Greytown being the home of the first Arbor Day celebration in New Zealand. The name follows guideline 4.3.3 in the policy which states that the name should have significant local content or meaning.

There are no other road names in the Wairarapa which include the word Arbor.

2.4 Trustlands Place

"Trustlands Place" is a relatively long name for a short access and as such is considered contrary to guideline 4.3.4, which requires the names to be in proportion with the road length. This is because it is difficult to display a long name for a short road on a map.

The closest sounding name to Trust Lands Place is Trustee Street in Masterton.

The Greytown District Trust Lands Trust has contributed significantly to the Greytown Community for a long period of time. This name could be

considered to have significant local content or meaning in accordance with guideline 4.3.3 in the Policy.

2.5 Preferred Suffix

The applicants preferred suffix is Place.

The access is defined as a Private Road in the Policy. Guideline 4.3.6 specifies that all private roads and rights-of-way serving more than four lots are to have the suffix "Lane" or "Way".

Lane is defined in the Policy as "*a narrow road*".

Way is defined in the Policy as "*a narrow road, often synonymous with lane*".

Place is defined in the Policy as "*a short, sometimes narrow road*".

This access is somewhat unique in that it has been built (generally) to meet the road standards of the District Plan.

Given the above, while not meeting Policy guideline 4.3.6, it is considered that the applicants preferred suffix is acceptable.

The applicants have advised that if Council is not agreeable to the suffix "Place", their preference would be "Way".

2.6 Financial Considerations

There are no financial implications for Council as pursuant to Section 4.2.6 of the Policy any costs associated with this road naming application are to be met by the applicant.

3. Long Term Plan – Community Outcomes

Either "Arbor Place" or "Trustlands Place" would add to the vibrancy of the Greytown community and at the same time acknowledge the history of the area. Furthermore, establishing an appropriate name for the access will help to ensure the businesses in the development can be located and function effectively.

4. Conclusion

Officers recommend that Council approves the applicants second preferred road name "Arbor Place".

The name "Arbor" meets the guideline criteria in the road naming policy. The name has not been used in the Wairarapa before and gives recognition to local history in the area. The recommendation also complies with the community wellbeing outcomes in the Long Term Plan.

The applicants preferred choice, "Bidwills" does not meet the Policy and is therefore not recommended.

The applicant's third choice, "Trustlands" does not meet the Policy and is therefore not recommended.

Council could approve an alternative name which met the Policy criteria.

The applicants preferred suffix "Place" does not meet the Policy. However, in this case it is considered acceptable and Council Officers recommend it be approved.

5. Appendices

Appendix 1 – Location Map

Appendix 2 – Policy on Naming of Public Roads, Private Roads, and Rights-of-way

Appendix 3 – Road Naming Application

Contact Officer: Russell Hooper, Resource Management Planner

Reviewed By: Murray Buchanan, Group Manager Planning and Environment

Appendix 1 – Location Map of Access to be Named

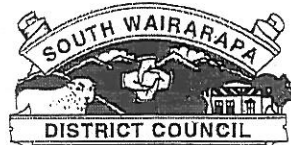


SH2

Approximate position of access

Bidwills Cutting Road

Appendix 2 – Policy on Naming of Public Roads, Private Roads, and Rights- of-way



South Wairarapa District Council

Application for Road or Right-of-Way Name

19 KITCHENER STREET
MARTINBOROUGH
PHONE: (06) 306 9611
FAX: (06) 306 9373

Please review Council's Policy on Naming of Public Roads, Private Roads and Rights-of-Way, (including the list of Suggested Suffixes) to help guide you in selecting a road name.

Please Enclose:

- A copy of the subdivision plan highlighting the road/s
- A location map
- Application fee of \$66.50 (inclusive GST)

APPLICATION DETAILS

Name of Applicant: _____

Address: _____

Phone Number: (work) _____ (Home) _____

Fax Number: _____ E-Mail: _____

ROAD NAME DETAILS – Council requests that you provide a preferred name and two alternatives

Road 1

First Choice _____

Second Choice _____

Third Choice _____

Road 2

First Choice _____

Second Choice _____

Third Choice _____

Road 3

First Choice _____

Second Choice _____

Third Choice _____

(If there is insufficient room on this form, a separate listing may be provided.)

Background details explaining the reasons for the preferred name/s: _____

LEGAL DESCRIPTION OF ROAD/S (please state if road is Private or to Vest in SWDC)

Legal Description of Road/s: _____

Private or Vested in SWDC? _____

FEES

Administration Fee: \$66.50 (inclusive GST)

Nameplate, Post & Bracket (including placement): \$263 each (inclusive GST)

Please note, for roads being named in conjunction with a new subdivision, the administration fee must accompany this application and the nameplate and post fees must be made before the RMA s224 certificate is prepared for issue.

To name an existing road that is not part of a new subdivision, Council requires that the administration fee accompany this application. Council will subsequently invoice the applicant for costs for nameplates, posts and brackets as necessary.

Signature: _____ Dated: _____

For more information, please call (06) 306-9611

Policy on Naming of Public Roads, Private Roads and Rights-of-Way

1.0 RATIONALE:

The South Wairarapa District Council is responsible for naming roads within its boundaries. A consistent and comprehensive approach is needed for naming of roads in the District. Roads are named to ensure ease of identification for the Council, the public and key services such as emergency, postal and utility services. The Council is empowered to name roads under Section 319A of the Local Government Act of 1974. The procedures under which the Council wishes to achieve the abovementioned objectives are defined below.

2.0 PURPOSE:

To set out guidelines and standards relating to the naming of public roads, private roads and rights-of-ways in the South Wairarapa District. The Council's policy will apply to new or unnamed roads, both public and private, including roads with existing names that may be locally, but not officially, recognized and will also apply to proposals to change the name of an officially named road. The policy also includes areas that require an official address for identification purposes such as private rights-of-way serving more than four lots. This policy is critical for correct addressing, which is used by emergency services, making our community safer.

3.0 DEFINITIONS (for purposes of this Policy only):

Road – A generic term that for the purposes of this policy only encompasses public roads, private roads and rights-of-ways that serve more than four lots.

Private Road – any roadway, place or arcade laid out on private land by the owner thereof intended for the use of the public generally. Private roads are not maintained by the Council but shall be formally named for the reasons set out in Sections 1.0 and 2.0 of this Policy.

Public Road – Any road open to public travel that is under the jurisdiction of and maintained by the Council.

Rights-of-Way (Private Way) - An easement, a privilege to pass over the land of another, whereby the holder of the easement acquires a reasonable and usual enjoyment of the property, (normally the right to pass and re-pass) and the owner of the land retains the benefits and privileges of ownership consistent with the right of way easement. Rights-of-ways are not maintained by the Council but those rights-of-ways that serve more than four lots shall be formally named for the reasons set out in Sections 1.0 and 2.0 of this Policy.

Suggested Suffixes – Terms such as “road”, “street”, “lane” etc. are to be used in circumstances appropriate to the physical situation, with the following suffix definitions acting as a guide:

Avenue	A wide straight road planted with trees on either side
Boulevard	A wide, main road, often planted with rows of trees
Circle	A street surrounding a circular or oval shaped space
Common	A street with a reserve or public open space along one side
Court	A short enclosed road, i.e. a cul-de-sac
Crescent	A crescent shaped street, generally with both ends intersecting the same street
Crest	A road running along the top or summit of a hill
Cul-de-sac	A short enclosed road
Drive	An especially scenic road or a main connecting route in a subdivision
Glade	A tree covered street or passage between streets
Green	As for Common, but not necessarily bounded by a reserve
Grove	A road that often features a group of trees standing together
Heights	A road traversing high ground
Lane	A narrow road
Lookout	A road leading to or having a view of fine natural scenery
Parade	A public promenade or road
Place	A short, sometimes narrow road
Ridge	A road along the top of a hill
Rise	A road going to a higher place of position
Road	A route between places, general usage
Row	A road with a line of professional buildings on either side
Street	A road that usually has houses on both sides
Track	A narrow country street that may end in pedestrian access
View	A road commanding a wide panoramic view across the surrounding areas
Way	A narrow road, often synonymous with lane

4.0 GUIDELINES:

4.1 GENERAL

- 4.1.1 The naming of roads provides a unique address to enable a property to be identified for power, telephone, mail and emergency services.
- 4.1.2 The Council is responsible for naming roads.
- 4.1.3 The Council will actively promote the formal naming of existing unnamed (or informally named) public or private roads and any rights-of-ways that serve more than four lots.
- 4.1.4 All approved road and rights-of-way names, both public and private, will be recorded in the Council’s GIS system and flagged as a public road, private road or rights-of-way.
- 4.1.5 This Policy will be reviewed and amended from time to time.

4.2 PROCEDURE FOR NAMING ROADS

- 4.2.1 Applications for naming all roads that are created or extended as part of a subdivision are required to be submitted as part of the resource consent process.
- 4.2.2 To assist Council in assigning a name, an application for subdivision consent where a road or rights-of-way serving more than four lots is proposed shall include three possible road names to Council for consideration and approval. The names should be listed in order of preference with a brief statement of their significance. The applicant must also submit a concept/survey plan identifying the road, and pay the appropriate fee.
- 4.2.3 Once Council receives the application, it will check the suitability of the preferred and alternative names against its Policy.
- 4.2.4 The Council will approve, amend or decline the name by way of a formal resolution adopted by Council.
- 4.2.5 Council will advise the applicant in writing of the decision.
- 4.2.6 Council will ensure that the road naming process is completed and the signs are installed at no cost to Council before the Section 224C certificate is prepared for issue. Performance bonds will not be accepted.
- 4.2.7 Applications for naming of existing roads are required to be submitted to the Council's Chief Executive Officer. The Council will consider and make a decision on the road name application and will follow steps 4.2.3 to 4.2.5.
- 4.2.8 The Council also requires to be consulted for naming of existing private roads and rights-of-way to ensure that a current or proposed name complies with Council policy and the various agencies to be informed are appropriately advised.
- 4.2.9 Applications for private road and rights-of-way names are to be submitted to the Council on a standard form that is available from the Council office after consideration by officers. Such applications will be submitted to the Council for the adoption of a name, or names.
- 4.2.10 Immediately after Council approves the name of any road, the Council will advise Land Information NZ, Quotable Value, Council's rating and GIS departments and all emergency services in the area of the name of the road.

4.3 GUIDELINES FOR THE SELECTION OF NEW ROAD NAMES

- 4.3.1 There must not be another road with the same name in the South Wairarapa District emergency services area; this includes same road names with a different suffix. However, existing roads with the same names as of the date of adoption of this Policy are allowed.
- 4.3.2 Identical names with different spellings will not be accepted (e.g. Beach, Beech).
- 4.3.3 The name should have significant local content or meaning.
- 4.3.4 Names are to be selected in proportion to the length of the road. Long names on short cul-de-sac's can be difficult to display on a map.

- 4.3.5 The end name for the roadway should be the one that most accurately reflects the type of roadway that it is.
- 4.3.6 All private roads and rights-of-ways serving more than four lots are to have the suffix “Lane” or “Way”.
- 4.3.7 Where the road is a continuation of an existing named road, or will in the future link to an existing named road, then the current road name will automatically apply.
- 4.3.8 Names are entirely at the discretion of Council, whether for policy reasons or for other considerations.

4.4 CHANGING EXISTING ROAD NAMES

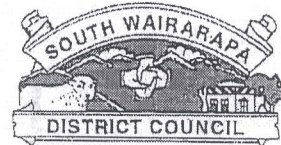
- 4.4.1 Where there is uncertainty about a road name, generally the most recently gazetted name will be the officially recognized name for the road.
- 4.4.2 A name change will only be made if the Council considers that the change will result in a clear benefit to the community. Reasons for changing road names may include:
 - To correct the spelling
 - To eliminate duplication in spelling or sound
 - To clarify a situation where more than one name is used for a road
 - To make geographical corrections
 - To assign different names to separate ends of a road with a permanently impassable section somewhere along the length
- 4.4.3 Where a road name is requested to be changed, a significant majority of residents and owners along the road must support the proposed change. However, the final decision to allow a road name to be changed and the new name of the road is always at the discretion of the Council.

4.5 SIGNAGE

- 4.5.1 If Council approves the name of a road as part of a subdivision, a standard Council road sign shall be created and erected at the applicant’s expense. This requirement will usually be a Section 224 condition of resource consent.
- 4.5.2 Street signs on private roads and rights-of-ways must have the word “Private” under the street name and the applicant is required to pay for the sign, its installation and maintenance.
- 4.5.3 Repair, maintenance or replacement of any road sign for a private road or rights-of-way will not be at Council’s expense.
- 4.5.4 Council will provide and erect nameplates and posts for existing public roads that are newly named (not part of a recent subdivision).
- 4.5.5 Council will maintain all road signs on public roads.
- 4.5.6 Where appropriate, and at the discretion of Council, when signage for a road that has a significant historic name is to be replaced, a sign plate may be erected that identifies the historic significance of the name.

Appendix 3 – Road Naming Application

South Wairarapa District Council Application for Road or Right-of-Way Name



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Please Enclose:

- A copy of the subdivision plan highlighting the road/s
- A location map
- Application fee of \$66.50 (inclusive GST)

APPLICATION DETAILS

Name of Applicant: GREYTOWN DISTRICT TRUST LANDS TRUST
Address: 124 MAIN STREET, GREYTOWN
PO BOX 16
GREYTOWN 5742
Phone Number: (work) 304 9071 (Home) —
Fax Number: — E-Mail: admin@greytowntrustlands.org.nz

ROAD NAME DETAILS – Council requests that you provide a preferred name and two alternatives

Road 1
First Choice BIDWILL PLACE
Second Choice ARBOR PLACE
Third Choice TRUSTLANDS PLACE

Road 2
First Choice _____
Second Choice _____
Third Choice _____

Road 3
First Choice _____
Second Choice _____
Third Choice _____

(If there is insufficient room on this form, a separate listing may be provided.)

Background details explaining the reasons for the preferred name/s: _____

LEGAL DESCRIPTION OF ROAD/S (please state if road is Private or to Vest in SWDC)

Legal Description of Road/s: Please refer to Roading
Plan already received by Council.

Private or Vested in SWDC? _____

FEES

Administration Fee: \$66.50 (inclusive GST)
Nameplate, Post & Bracket (including placement): \$263 each (inclusive GST)

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To name an existing road that is not part of a new subdivision, Council requires that the administration fee accompany this application. Council will subsequently invoice the applicant for costs for nameplates, posts and brackets as necessary.

Signature: [Signature] Dated: 05/09/2013.
FOR STUART ROBER,

For more information, please call (06) 306-9611

Note: Fees to be direct credited to
SWDC bank account on
Monday 9th September.