

# SOUTH WAIRARAPA DISTRICT COUNCIL

22 APRIL 2015

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## AGENDA ITEM D4

### NAMING OF RIGHT-OF-WAY, 14 COTTER STREET, GREYTOWN

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#### **Purpose of Report**

To obtain a decision on an application by Tania and Craig Candy to name the private right-of-way at 14 Cotter Street, Greytown.

#### **Recommendations**

Officers recommend that the Council:

1. *Receive the information.*
2. *Approve the name "Flax Mill Lane" pursuant to Section 319A of the Local Government Act 1974.*

## **1. Background**

Tania and Craig Candy have applied to name a right-of-way (ROW) at 14 Cotter Street, Greytown. The ROW was created by a subdivision carried out by the Candy's in 2008. A subsequent subdivision of 14 Cotter Street (approved in May 2014) will create a fifth user of the ROW.

In accordance with Councils policy on "*Naming of Public Roads, Private Roads, and Rights-of-Way*", a ROW serving more than four lots requires a name.

Council is responsible for naming roads in the South Wairarapa and has the authority to name the ROW pursuant to Section 319A of the Local Government Act.

## **2. Discussion**

### **2.1 Legal Implications**

The application complies with Council's Policy on Naming of Public Roads, Private Roads and Rights-of-Way (the Policy). ROWs are not maintained by Council but they are formally named by Council in accordance with the Policy.

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 Candys have included the following three options (in order of preference):

- Candy Lane
- Cotterville Lane
- Flax Mill Lane

Neil Montgomerie has kindly provided Council and the developers with historical information on the area and a number of possible names with historical significance. This information is attached at Appendix 2 of this report.

Cotterville and Flax Mill are two of the names suggested by Mr Montgomerie and have local historical significance. These two names are therefore considered to be the two most appropriate of the applicants preferred names.

Of Cotterville and Flax Mill, Flax Mill is recommended by Council Officers because Cotterville could be mistaken for, or confused with, Cotter. There are no other roads or ROWs named Flax Mill in the Wairarapa.

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". Flax Mill Lane would satisfy this guideline requirement.

## **2.2 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**

The proposed road name would add to the vibrancy of the Greytown community and at the same time acknowledges the history of the area. Furthermore, establishing an appropriate name for the ROW will help to ensure the area is more accessible and easy to get around for residents, visitors, and emergency services.

## **4. Conclusion**

Officers recommend that the Council approves the ROW is named Flax Mill Lane. While this is the applicant's third preferred option, it meets all 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.

## **5. Appendices**

Appendix 1 – Road Name Application.

Appendix 2 – Location Diagram.

Appendix 3 – Information Supplied by Neil Montgomerie.

Appendix 4 – Policy on Naming of Public Roads, Private Roads and Rights of Way.

Contact Officer: Russell Hooper, Resource Management Planner

Reviewed By: Murray Buchanan, Group Manager Planning and Environment

# **Appendix 1 - Road Name Application**

# Application for a New Road or Right of Way Name




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

The application must include:

- A copy of the subdivision plan highlighting the road(s) or Right of Way to be named.
- A map indicating the proposed location of any sign posts and the direction the sign should point.
- Application fee of \$115 (GST inclusive).

## 1 Applicant Details

Contact Name	Tania and Craig Candy	
Address	14 Cotter Street	
Telephone	027 223 1936	
Email	tania.candy@gmail.com	
Signature		Date
		17 / March / 2015

## 2 Road Details and Proposed Names

<b>Road 1</b>	<input type="checkbox"/> Vested in Council	<input checked="" type="checkbox"/> Private
Legal description		
First Choice	Candy Lane	
Second Choice	Cotterville Lane	
Third Choice	Flax Mill Lane	
<b>Road 2</b>	<input type="checkbox"/> Vested in Council	<input type="checkbox"/> Private
Legal description		
First Choice		
Second Choice		
Third Choice		
<b>Road 3</b>	<input type="checkbox"/> Vested in Council	<input type="checkbox"/> Private
Legal description		
First Choice		
Second Choice		
Third Choice		

### 3 Background Details

Provide reasons for the preferred names, referencing specific sections of the Road Naming Policy:

#### Road 1

1. Candy Lane - name of owners / developers.  
2. Cotterville Lane - The area around Cotter/Pierce/Balfour Streets was known as "Cotterville" as Pierce Cotter built staff cottages in this area. The small cottage near the south eastern end of Cotter Street is believed to be one to those cottages.  
3. Flax Mill Lane - On the land known as "Riverside" Pierce Cotter established a large flax mill. The old mill now a woolshed still remains in Monty's Lane. Attached an extract from the Wellington Independent 2 Oct 1869 - Pierce Cotter advertising for Flax Cutters for his Riverside Flax Mills Greytown.

#### Road 2

#### Road 3

#### Notes:

- Fees can be paid by cash, cheque, or by direct deposit to 02-0680-0027337-00 with the reference "roadname" where possible.
- The application will be considered by the full Council at their next available meeting. Applicants will be informed of the Council's decision in writing.
- The Council will then arrange nameplates, posts, brackets and installation, and will invoice the applicant for all costs.
- Re-naming an existing road requires community consultation and a recommendation from the relevant Community Board and is a separate process to naming a new road or Right of Way.

# **Appendix 2 - Location Diagram**

# Location Diagram





**Appendix 3 - Information  
Provided by Neil  
Montgomerie**

[Excerpt from an email provided by Neil Montgomerie]

Hello Russell

Thank you for the opportunity to provide some input in the naming of the right of way at 14 Cotter Street, Greytown.

As you will be aware both Cotter Street and adjoining Pierce Street were named after Pierce Cotter an early settler and owner of large amounts of land surrounding Greytown [some 4,000 acres]. The area to the west of Cotter [towards Woodside] and to the south of Pierce and Balfour Streets [towards Tahereunika] was part of the Cotter land holdings. The area towards Woodside was known as Riverside and part of this land was bought by my grandfather after the death of John Cotter, Pierce's son. The Montgomerie family continued to farm the land as "Riverside" and used the woolbrand "PC - Riverside".

I think it would be fitting if the new street had a connection to the Cotter family and I offer the following suggestions [whether it is a Lane or Way etc I leave up to the developer to decide]:

1/ Flax Mill or Flaxmill

On the land known as "Riverside" Pierce Cotter established a large flax mill. The old mill now a woolshed still remains in Monty's Lane. Attached an extract from the Wellington Independent 2 Oct 1869 - Pierce Cotter advertising for Flax Cutters for his Riverside Flax Mills Greytown.

2/ Cotterville

The area around Cotter/Pierce/Balfour Streets was known as "Cotterville" as Pierce Cotter built staff cottages in this area. The small cottage near the south eastern end of Cotter Street is believed to be one of those cottages.

3/ Margaret

4/ Brennan

5/ Hosford

Pierce Cotter's wife was Margaret Brennan. She died at "Riverside" on 13 September 1888. Pierce also died at "Riverside" 28 June 1894 and was survived by daughter Mary Ellen and son John. The couple's other children - James, Thomas & Pierce had died earlier but all had married and had children.

Pierce's parents were Richard Cotter and Mary Ellen Hosford.

The Cotter Family held a reunion at Easter weekend in 1991 to celebrate the 150 years since the marriage of Pierce Cotter to Margaret Brennan on 17 May 1841. I have a copy of the booklet produced if anyone is interested in viewing it. There is also a small article about the naming of Cotter Street - Chapter 3, page 14 in Gareth Winter's book "Street Wise - How the streets of Carterton, Greytown, Featherston and Martinborough got their names."

I trust the above information is useful when considering a name for the new road.

Yours sincerely

*Neil Montgomerie-Crowe*

*60 Wilkie Street, RD 1*

*Greytown 5794*

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## TO FLAX CUTTERS.

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*green*  
*four* TENDERS are required at the Riverside Flax Mills, Greytown, for cutting 15 tons of flax per week, for 12 months, not less than *four* feet long.

*the* tenders will be received up till noon on Thursday, the 7th day of October next.

*Further* particulars may be obtained on application to

PIERCE COTTER,  
Riverside Flax Mills.  
Greytown.

October 2nd, 1869.

Wellington Independent

2 Oct 1869.

page 1.

**Appendix 4 - Policy on  
Naming of Public Roads,  
Private Roads and Rights of  
Way**

# 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. The applicant shall also provide any history relating to the existing street name. The road name change report shall be presented to the relevant Community Board for comment prior to the Council meeting. 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.