REGULATORY HEARINGS COMMITTEE
Komiti Whakariterite Kōrero

RH3
Thursday, 25 May 2017
Council Chambers
Barkes Corner, Tauranga
1.30pm
Notice of Meeting No RH3
Te Karere

Regulatory Hearings Committee
Komiti Whakariterite Korero

Thursday, 25 May 2017
Council Chambers
Barkes Corner
1.30pm

Councillors:  His Worship the Mayor G Webber (Chairperson)
              P Mackay
              M Murray-Benge
              M Williams

Media
Staff

Miriam Taris
Chief Executive Officer
Western Bay of Plenty District Council

Agenda approved for distribution:

Rachael Davie
Group Manager Policy, Planning and Regulatory Services

Western Bay of Plenty District Council
Te Kaunihera a rohe mai i nga Kuri-a-Wharei ki Otamarakau ki te Uru
www.westernbay.govt.nz
Quorum:

The quorum for this meeting is two members.

Role:

Subject to compliance with Council strategies, policies, plans and legislation:
• To carry out quasi-judicial decision-making on statutory and regulatory matters, and to ensure the proper exercise of statutory and regulatory functions
• To administer and determine applications relating to:
  - Animal Enforcement Notices
  - Regulatory Hearings (Building and Health)
  - Building Consent Objections
  - Stock Dripping Applications
  - Bylaw Administration and enforcement
  - Notified Planning Hearings and Resource Consents
• To monitor and review the Chief Executive Officer's management of policy decisions and programmes for which the Committee is responsible under delegated authority
• To make decisions on matters not delegated to the Chief Executive Officer
• To exercise all decision-making powers of Council within the Committee's delegated functions and in accordance with its role and to monitor performance of the delegated functions
• To monitor matters relating to consents functions as decided under delegated authority and make decisions on matters not delegated

Pursuant to the Resource Management Act 1991 to receive reports on appeals to the Environment Court on Committee or Commissioner decisions made in relation to Resource Management Act matters and to provide guidance to staff authorised to negotiate and settle appeals on Council's behalf

Chairperson Delegations:

• Pursuant to the Resource Management Act 1991 should there be insufficient time for staff to consult with the Committee on appeals to the Environment Court (in relation to decisions from the Regulatory Hearings Committee or Independent Commissioner decisions), the authority to provide guidance be delegated to the Chairperson and Deputy Chairperson with a report back to the Committee at the next scheduled meeting.
• The power to appoint hearings panels of appropriately qualified members and/or Independent Hearings Commissioners to hear and decide on specific applications should there be insufficient time for the Committee to meet to establish a Hearings Panel provided there be a report back to the Committee at the next scheduled meeting.
• Pursuant to the provisions of the Sale and Supply of Alcohol Act 2012 the power to appoint from the District Licensing Committee list of members a quorum of appropriately qualified members to hear and decide on specific applications.

General Delegations:

All delegated decision-making powers in respect to the following functions:
  a) Resource Management
• Decisions on subdivisions and other non-notified applications for discretionary or non-complying activities recommended for refusal or otherwise referred to the Committee by the Group Manager Policy, Planning and Regulatory Services
• Hearings of and decisions on notified applications to which there have been objections
• Conditions of approval, extensions
• Changes or cancellation of consent
• Conditions of surrender of consents
• Hearings of and decisions on objections to decisions and conditions of resource consents in relation to applications decided under staff delegated authority
• Hearings of and decisions on notices of requirement

b) Animal Enforcement Notices, including:
• Objection to classification as probationary owner
• Objection to disqualification
• Objection to classification as a dangerous dog
• Objection to abatement notice – barking dogs
• Application for return of dog
• Application for release of dog retained for threatening public safety

c) Stock Droving and Speed Restriction Applications under the relevant bylaws

d) Regulatory Hearings (Building and Health)

Joint Hearings

• The power to conduct Joint Hearings with other local authorities where considered necessary in accordance with the provisions of the First Schedule of the Resource Management Act and as mutually approved by Council and the relevant other authority(ies).
• The power to appoint members and/or Commissioners to Joint Hearings Committees.
• Subject to the provisions of the Act Joint Hearings within the Western Bay of Plenty District shall be conducted in accordance with operational protocols and procedures approved by the Regulatory Hearings Committee from time to time.

Hearing Panels

The power to appoint hearings panels of appropriately qualified members and/or Independent Hearings Commissioners to hear and decide on specific applications as directed by the Committee.

Other

The Committee may delegate any of its functions, duties or powers to a subcommittee or joint committee subject to the restrictions on its delegations and provided that any sub delegation to subcommittees or joint committees includes a statement of purpose and specification of task.

The Committee may, without confirmation by Council, exercise or perform any function, power or duty in like manner, and with the same effect, as the Council could itself have exercised or performed them.
Agenda for Meeting No. RH3

Present
In Attendance
Apologies

RH3.1  Road Names - Kaimai  6-10
Attached is a report from the Environmental Consents Manager dated 12 May 2017.

RH3.2  Recommendatory Report from the Waihi Beach Community Board April 2017 - New Road Name  12-14
Attached is a report from the Democracy Advisor dated 2 May 2017.

RH3.3  Recommendatory Report from the Te Puke Community Board May 2017 - New Road Names  15-21
Attached is a report from the Democracy Advisor dated 5 May 2017.

RH3.4  Recommendatory Report from the Omokoroa Community Board May 2017 - New Road Names  22-38
Attached is a report from the Democracy Advisor dated 10 May 2017.
Western Bay of Plenty District Council

Regulatory Hearings Committee

Road Names: Kaimai

Executive Summary

This report requests approval from the Regulatory Hearings Committee for the naming of two roads yet to be vested in Council arising from multi-lot subdivisions granted consent in Minden and Pyes Pa.

As there is no Community Board available to this area there is no recommendation passed up to the Regulatory Hearings Committee as occurs elsewhere in the district. This report is presented to the Regulatory Hearings Committee directly for a decision.

Recommendation

1. THAT the Environmental Consents Manager’s report dated 12 May 2017 and titled "Road Names: Kaimai", be received.

2. That pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee approves the name for the following road to vest:

"Betty May Dr"

3. That pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee approves the name for the following road to vest:

"Minden Hill Ln"

4. THAT all costs incurred for the installation of the sign shall be with the consent holders/land owner(s).
Christopher Watt
Environmental Consents Manager

Checked and Approved for Release to Regulatory Hearings Committee for Determination

Rachael Davie
Group Manager, Policy Planning and Regulatory services
Detail Report

1. Proposal

The purpose of this report is to name two roads yet to be vested in Council arising from multi-lot subdivision consents granted by the Council.

1.1 Betty May Drive, Pyes Pa

The purpose of this report is to consider the road name in relation to a new subdivision (Subdivision consent reference S/B/10258) creating 19 additional lots at 1312 Pyes Pa Road, Pyes Pa. The new road is yet to be vested into Council as no application has been made to Council for a certificate pursuant to Section 224(c) of the Resource Management Act 1991.

Council has engaged with the consent holder and their agent (S&L Consultants) with regard to the naming of the proposed new road; a condition of consent from the subdivision approval.

Council staff have considered the names put forward and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region.

The proposed road name is: “Betty May Dr”.

Betty May is the mother-in-law to the developer who is of Ngai Te Rangi Iwi descent and also a descendant of the Faulkner family, an early pioneering family in the area. John Faulkner was one of the first coastal traders between Tauranga and Auckland, owned the first trading stores and married into Ngai Te Rangi iwi.
1.2 Minden Hill Lane, Minden

The purpose of this report is to consider the road name in relation to a new subdivision (Subdivision consent reference S/B/11762) also creating 19 additional lots off 240E Minden Road, Minden. The new road is yet to be vested into Council as no application has been made to Council for a certificate pursuant to Section 224(c) of the Resource Management Act 1991.

Council engaged with the developer (Mr Keith Godsell) with the naming of the proposed new road.

Council staff have considered the names and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region.

Proposed road name: “Minden Hills Ln”.

The reason for this name is its relationship to the access of Minden hill.

2. Reason for Inclusion in Agenda

Decision Making

3. Consultation

Staff have consulted with the relevant consent holders, and accept that there is clear requirement by Land Information New Zealand, and benefit to the public, for the roads to be named. The additional reason for naming the roads is for clarification for emergency services, mapping, postal services and other agencies.

National road-naming standards require a maximum name length of 13 characters. In addition, there is a need to avoid potential for confusion with similar road names in nearby districts.

As part of the road naming process, the proposed road names were checked for any
conflict or duplication with the neighbouring Tauranga City Council, Whakatane District Council, Hauraki District Council and Rotorua District Council. No conflicts were advised.

4. Funding & Budget Implications

<table>
<thead>
<tr>
<th>Budget Funding Information</th>
<th>Relevant Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>There are no financial or budget implications with the road naming process and sign costs are otherwise covered by the consent holder/developer. Generally, on vested roads the maintenance of the road sign falls to Council through its maintenance partner Westlink.</td>
</tr>
</tbody>
</table>

5. Conclusion

Staff recommend that the road names as presented be approved.
Summary

The Regulatory Hearings Committee is required to consider the recommendation and resolve accordingly. The following options are available to the Regulatory Hearings Committee and where appropriate the preferred option has been recommended.

Please note the following is a recommendation only.

The Regulatory Hearings Committee to resolve to:

(a) adopt as recommended
(b) to modify
(c) refer to another Committee
(d) to decline (giving reasons) and refer back to the Waihi Beach Community Board

Recommendation from the Waihi Beach Community Board - 24 April 2017

WB4.9 New Road Name – Waihi Beach

The Board considered a report from the Environmental Consents Manager dated 18 April 2017. The Board noted an amendment to the report on Page 4 first sentence in the Purpose and Summary of the Report should read Ocean Breeze Drive (not Ocean Beach Drive).

Resolved: Members Sole / Parsons

1. THAT the Environmental Consent Manager’s report dated 18 April 2017 and titled “New Road Name – Waihi Beach” be received.

2. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the new road to vest in Council arising out of subdivision consent S/B/11665:
"Honiss Lane"

Staff Comments – Environmental Consents Manager

Staff support the road name identified in the recommendation.

Recommendation

1. THAT the report from the Democracy Advisor dated 2 May 2017 and titled Recommendatory Report from the Waihi Beach Community Board April 2017 – New Road Name be received.

2. THAT the report relates to an issue that is considered to be of low significance in terms of Council’s Significance and Engagement Policy.

3. THAT pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the new road to vest in Council arising out of subdivision consent S/B/11665:

   "Honiss Lane"

Aileen Alty
Democracy Advisor
1. **Research and Further information**

The purpose of this report is to consider the proposed road name in relation to a subdivision consent (Council Reference S/B/11665) currently into Stage 2 of development.

This stage proposes 10 additional lots to be created off Ocean Breeze Drive, Waihi Beach. The new road was vested into Council at time of title with the Section 224(c) Resource Management Act 1991 certificate being granted by Council on 10 August 2015.

This road is now required to have its name legalised.

Council has engaged with the consent holder’s representative (Mr Tony Houghton) with the naming of the new road conditioned to vest under the subdivision consent.

The proposed road name “*Honiss Lane*”.

The reason for this name is that this is the last name of the owner of the land and developer (Mr Kevin Honiss) whom undertook the subdivision.

As required, Council staff have researched and considered the name and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. No conflict was found.

![Map of Waihi Beach area showing the new road](image)

2. **Statutory Compliance**

As discussed, there is a clear requirement for a vested road to be named. The reason for naming the road is for clarification for emergency services, mapping, postal services and other agencies.
There is also a need to avoid potential for confusion with similar road names in nearby districts.

As part of the road naming process, the proposed road name was checked for any conflict or duplication with the neighbouring Tauranga City Council, Whakatane District Council, Hauraki District Council and Rotorua District Council.

No duplication was found with the proposed name.

**Funding/Budget Implications**

<table>
<thead>
<tr>
<th>Budget Funding Information</th>
<th>Relevant Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>$500</td>
<td>There are generally no financial or budget implications with a road naming process with sign costs otherwise covered by an applicant/ developer.</td>
</tr>
<tr>
<td></td>
<td>On vested roads maintenance of the road sign falls to Westlink.</td>
</tr>
</tbody>
</table>

### 3. Other Considerations

There are no other matters arising from this application that need to be considered by the Waihi Beach Community Board.

### 4. Consultation and Communication

There is no statutory obligation for the land owners or the Council, to discuss or engage with the wider community on road names.

No additional consultation was undertaken other than that as advised in the background discussions earlier in this report.
Western Bay of Plenty District Council

Regulatory Hearings Committee

Recommendatory Report from the Te Puke Community Board – May 2017
New Road Names

Summary

The Regulatory Hearings Committee is required to consider the recommendation and resolve accordingly. The following options are available to the Regulatory Hearings Committee and where appropriate the preferred option has been recommended.

Please note the following is a recommendation only.

The Regulatory Hearings Committee to resolve to:

(a) adopt as recommended
(b) to modify
(c) refer to another Committee
(d) to decline (giving reasons) and refer back to the Te Puke Community Board

Recommendation from the Te Puke Community Board – 4 May 2017

TP4.7 New Road Names – Te Puke

The Board considered a report from the Environmental Consents Manager dated 18 April 2017.

Resolved: Members Miller / Spratt

1. THAT the Environmental Consent Manager’s report dated 18 April 2017 and titled “New Road Name – Te Puke” be received.

2. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the new private-way arising out of subdivision consent S/B/11856 at 17 No.1 Road, Te Puke:

“Kingfisher Ln”
3. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the new road to vest in Council arising out of subdivision consent S/B/12004 at 56-62 Macloughlin Drive, Te Puke:

"Massee Way"

4. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the existing private-way at 9 No.2 Road, Te Puke:

"Ernie's Way"

Staff Comments – Environmental Consents Manager

Staff support the road names identified in the recommendation.

Recommendation

1. THAT the report from the Democracy Advisor dated 2 May 2017 and titled Recommendatory Report from the Te Puke Community Board May 2017 – New Road Names be received.

2. THAT the report relates to an issue that is considered to be of low significance in terms of Council’s Significance and Engagement Policy.

3. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the new private-way arising out of subdivision consent S/B/11856 at 17 No.1 Road, Te Puke:

"Kingfisher Ln"

4. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the new road to vest in Council arising out of subdivision consent S/B/12004 at 56-62 Macloughlin Drive, Te Puke:

"Massee Way"

5. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the existing private-way at 9 No.2 Road, Te Puke:

"Ernie’s Way"
Date: 5 May 2017
Subject: Recommendatory Report from the Te Puke Community Board – May 2017
New Road Names

Aileen Alty
Democracy Advisor
1. Research and Further information

1.1 Private-way Name

The purpose of this report is to consider the proposed private-way name in relation to a subdivision consent (Council Reference S/B/11856) currently under development.

This subdivision proposes 12 lots to be created as a subdivision of 17 No.1 Road, Te Puke. The private-way is in a shared ownership and is not to be vested in Council. Certification under Section 224(c) Resource Management Act 1991 is yet to be applied for with the consent holder finalising construction and infrastructure works on the site.

Council has engaged with the consent holder (Mr Todd Whittaker) with the naming of the new private-way.

The proposed road name "Kingfisher Lti".

The reason for this name is that this reflects the presence of Kingfisher birds that have been sighted around the property.

As required, Council staff have researched and considered the name and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. No conflict was found.
1.2 Road to Vest Name

The purpose of this report is to consider the proposed road name in relation to a subdivision consent (Council Reference S/B/12004) currently under development.

This subdivision proposes 14 additional lots to be created as a subdivision off 56-62 Macloughlin Drive, Te Puke. The road to vest in Council will take the form of a cul-de-sac. Certification under Section 224(c) Resource Management Act 1991 is under consideration by the Council with the consent holder having finalised all on-site construction and infrastructure works on the site in accordance with the conditions of consent.

Council has engaged with the consent holder’s agent (Ms Lynne Symons, Beyond Surveyors (ex-Birch Surveyors)) with the naming of the new road to vest.

The proposed road name “Massee Way”.

The reason for this name is that this is the surname of the consent holder/developer, Mrs Janina Massee.

As required, Council staff have researched and considered the name and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. No conflict was found.
1.3 Private-way Name

The purpose of this report is to consider the naming of an existing private-way. The residents contacted Council requesting to name the private way to improve identification purposes.

The residents that own properties off the private-way all signed the request letter:

- Stuart & Gloria Gunn
- John & Julie Lewis
- Rosalind Somerville
- Sylvia and Doug Paton
- Rowan and Fiona Scott
- Alan & Adrienne Roberts

The proposed road name: **"Ernie’s Way."**

The name has been chosen from the “Rusk Family” (Ernie Rusk) given they were the original owners and developer (subdivision 7485 in 1997) of the area, and their daughter (Julie Lewis) still resides off the private way.

As required, Council staff have researched and considered the name and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. No conflict was found.

2. Statutory Compliance

As discussed, there is a clear requirement for a private-way and vested road to be named when there are a number of additional lots involved. Land Information New Zealand sets this at 5 or more lots. The reason for naming the roads is for clarification for emergency services, mapping, postal services and other agencies.
There is also a need to avoid potential for confusion with similar road/ private-way names in nearby districts.

As part of the road naming process, the proposed road/ private-way names were checked for any conflict or duplication with the neighbouring Tauranga City Council, Whakatane District Council, Hauraki District Council and Rotorua District Council.

No duplication was found with the proposed names.

### Funding/Budget Implications

<table>
<thead>
<tr>
<th>Budget Funding Information</th>
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<tbody>
<tr>
<td>$300</td>
<td>There are generally no financial or budget implications with a road naming process with sign costs otherwise covered by an applicant/ developer.</td>
</tr>
<tr>
<td></td>
<td>On vested roads maintenance of the road sign falls to Westlink.</td>
</tr>
<tr>
<td></td>
<td><em>On private-ways maintenance costs fall to the private-way/ access lot owners</em></td>
</tr>
</tbody>
</table>

3. **Other Considerations**

There are no other matters arising from this application that need to be considered by the Te Puke Community Board.

4. **Consultation and Communication**

There is no statutory obligation for the land owners or the Council, to discuss or engage with the wider community on road names.

No additional consultation was undertaken other than that as advised in the background discussions earlier in this report.
Summary

The Regulatory Hearings Committee is required to consider the recommendation and resolve accordingly. The following options are available to the Regulatory Hearings Committee and where appropriate the preferred option has been recommended.

Please note the following is a recommendation only.

The Regulatory Hearings Committee to resolve to:

(a) adopt as recommended
(b) to modify
(c) refer to another Committee
(d) to decline (giving reasons) and refer back to the Omokoroa Community Board

Recommendation from the Omokoroa Community Board –

OM4.6 New Road Names – Omokoroa

The Board considered a report from the Acting Group Manager, Policy, Planning and Regulatory Services dated 20 April 2017 as circulated with the agenda and a tabled report highlighting minor amendments.

Resolved: Members Grainger / T Sage

1. THAT the Environmental Consent Manager’s report dated 20 April 2017 and titled “New Road Names – Omokoroa” be received.

Resolved: Councillors Palmer / Murray-Benge

2. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road names for the new roads to vest in Council and private-way names
23

Date 10 May 2017
Subject recommendatory Report from the Omokoroa Community Board – May 2017 New Road Names

arising from the staged subdivision consent S/B/11048 for Omokoroa Developments Limited:

- Proposed road name 1: "Bert Wall Dr"
- Proposed road name 2: "Josephine Pl"
- Proposed road name 3: "Winspear Pl"
- Proposed right-of-way name 4: "Edmondson Ln"
- Proposed right-of-way name 5: "Selina Way"

3. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the new road to vest in Council arising out of subdivision consent S/B/11911 for Abron Group at 262 Omokoroa Road, Omokoroa:

- Proposed road name: "Richardson Road"

4. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road names for the new roads to vest in Council arising out of subdivision consent S/B/11810 at Kayelene Place, Omokoroa:

- Proposed road name 1: "Charlotte Dr"
- Proposed road name 2: "Madeleine Cl"

5. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road names for the new roads to vest in Council and private-ways arising out of the subdivision consent S/B/11976 for Neil Construction Limited on Omokoroa Road, Omokoroa:

- Proposed road name 1 & 2: "Flounder Dr"
- Proposed road name 3: "Kahawai Place"
- Proposed road name 4: "Stingray Drive"
- Proposed road name 5: "Parore Drive"
- Proposed road name 6: "Herring Place"
- Proposed road name 7: "Koheru Place"
- Proposed road name 8: "Oyster Place"
- Proposed road name 9: "Triplefin Ave"
- Proposed road name 10: "Snapper Cres"
- Proposed private-way 11: "Terakihi Lane"

6. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road names for the new roads to vest in Council and private-ways arising out of the subdivision consent S/B/11984 for the Special Housing Area, "Kaimai Views" on Omokoroa Road, Omokoroa:
Date: 10 May 2017
Subject: recommendatory Report from the Omokoroa Community Board – May 2017 New Road Names

- Proposed road name 1: "Settler Ave"
- Proposed road name 2: "Pioneer Cres"
- Proposed road name 3: "Wai Huri Pl"
- Proposed road name 4: "Wairere Cres"
- Proposed road name 5: "Eliza Place"
- Proposed road name 6: "Sentinel Ave"
- Proposed road name 7: "Ash Lane"
- Proposed road name 8: "Kauri Lane"
- Proposed road name 9: "Carriage Close"
- Proposed private-way 10: "Cascade Way"
- Proposed private-way 11: "Moss Lane"
- Proposed private-way 12: "Bridle Way"
- Proposed private-way 13: "Heartwood Ave"
- Proposed private-way 14: "Westbrook Cres"
- Proposed private-way 15: "Tramway Pl"

7. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the vested road out of the Mason subdivision consent S/B/11724 on Kayelene Place, Omokoroa:

- Proposed road name: "Tui Glen"

Staff Comments – Environmental Consents Manager

Staff support the road names identified in the recommendation.

Recommendation:

1. THAT the report from the Democracy Advisor dated 10 May 2017 and titled Recommendatory Report from the Omokoroa Community Board May 2017 – New Road Names be received.

2. THAT the report relates to an issue that is considered to be of low significance in terms of Council’s Significance and Engagement Policy.

3. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the new roads to vest in Council and private-way names arising from the staged subdivision consent S/B/11048 for Omokoroa Developments Limited:

- Proposed road name 1: "Bert Wall Dr"
- Proposed road name 2: "Josephine Pl"
4. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the new road to vest in Council arising out of subdivision consent S/B/11911 for Abron Group at 262 Omokoroa Road, Omokoroa:

- Proposed road name: "Richardson Road"

5. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road names for the new roads to vest in Council arising out of subdivision consent S/B/11810 at Kayelene Place, Omokoroa:

- Proposed road name 1: "Charlotte Dr"
- Proposed road name 2: "Madeleine Cl"

6. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road names for the new roads to vest in Council and private-ways arising out of the subdivision consent S/B/11976 for Neil Construction Limited on Omokoroa Road, Omokoroa:

- Proposed road name 1 & 2: "Flounder Dr"
- Proposed road name 3: "Kahawai Place"
- Proposed road name 4: "Stingray Drive"
- Proposed road name 5: "Herring Place"
- Proposed road name 6: "Koheru Place"
- Proposed road name 7: "Oyster Place"
- Proposed road name 8: "Triplefin Ave"
- Proposed road name 9: "Snapper Cres"
- Proposed road name 10: "Terakihi Lane"

7. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road names for the new roads to vest in Council and private-ways arising out of the subdivision consent S/B/11984 for the Special Housing Area, "Kaimai Views" on Omokoroa Road, Omokoroa:

- Proposed road name 1: "Settler Ave"
- Proposed road name 2: "Pioneer Cres"
- Proposed road name 3: "Wai Huri Pl"
- Proposed road name 4: "Wairere Cres"
- Proposed road name 5: "Eliza Place"
- Proposed road name 6: "Sentinel Ave"
**Proposed road names:**

- Proposed road name 7: "Ash Lane"
- Proposed road name 8: "Kauri Lane"
- Proposed road name 9: "Carriage Close"
- Proposed private-way 10: "Cascade Way"
- Proposed private-way 11: "Moss Lane"
- Proposed private-way 12: "Bridle Way"
- Proposed private-way 13: "Heartwood Ave"
- Proposed private-way 14: "Westbrook Cres"
- Proposed private-way 15: "Tramway Pl"

8. THAT it be recommended to the Regulatory Hearings Committee that pursuant to Section 319 and 319a of the Local Government Act 1974, the Regulatory Hearings Committee adopt the following road name for the vested road out of the Mason subdivision consent S/B/11724 on Kayelene Place, Omokoroa:

- Proposed road name: "Tui Glen"
1. Research and Further information

1.1 S/B/11048 - Omokoroa Developments Limited

The purpose of this report is to consider the proposed roads to vest and private-way names in relation to a subdivision consent (Council Reference S/B/11048) currently under development and of which some 40 lots have already been constructed.

This subdivision proposes up to 157 lots over a number of stages, of which these proposed roads are extended off Bert Wall Drive, Omokoroa.

The private-ways will be in shared ownership and are not to be vested in Council. The roads will be vested in Council.

Certification under Section 224(c) Resource Management Act 1991 is yet to be applied for with the consent holder finalising construction and infrastructure works on the site.

Council has engaged with the consent holder over the proposed names.

- Proposed road name 1: "Bert Wall Dr"
  The reason for this name is that this is an extension of the existing spine road for the subdivision.

- Proposed road name 2: "Josephine Pl"
  The reason for this name is that this is the name of one of the Crapp family's daughters; an original settler in the area.

- Proposed road name 3: "Winspear Pl"
  The reason for this name is in 1876, the Reverend Joseph Tice Gellibrand, wife Selina Hannah and family friend Elizabeth Winspear chose to live in Omokoroa. The name acknowledges an early settler.

- Proposed right-of-way name 4: "Edmondson Ln"
  The reason for this name is that right-of-way is named after one of the early headmasters of the Omokoroa Point School.

- Proposed right-of-way name 5: "Selina Way"
  Reason for this name is in 1876, the Reverend Joseph Tice Gellibrand, wife Selina Hannah and family friend Elizabeth Winspear, chose to live in Omokoroa. The name acknowledges an early settler.
As required, Council staff have researched and considered the names and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. No conflicts were found.
1.2 S/B/11911 – Abron Group

The purpose of this report is to consider the proposed road name in relation to a subdivision consent (Council Reference S/B/11911) currently under development. This subdivision proposes 26 additional lots as a "Medium Density" subdivision located on the previous site known as 262 Omokoroa Road, abutting the Omokoroa Sports Ground (Western Ave).

The road to vest in Council will take the form of a cul-de-sac. Certification under Section 224(c) Resource Management Act 1991 is yet to be made to Council with consideration by the consent holder underway on the site. Council has engaged with the consent holder (Howard Scott, Abron Group) and their agent, Lysaght Consultants regarding the naming of the new road to vest.

- Proposed road name: "Reserve Road"

The reason for this name is that this development abuts the adjacent reserve land (Omokoroa Sports Ground).

Other options put forward by the developer are:

- Proposed road name: "Richardson Rd"

  The reason for this name is to recognise the Richardson family involvement in the area.

- Proposed road name: "Tice Road"

  This name acknowledges the Reverend Joseph Tice Gellibrand who bought Omokoroa, then known as the Tawhitinui Block, from its Māori owners in 1877. The Gellibrands, who had previously lived in Tasmania, moved to New Zealand in 1876. Although they arrived in Dunedin it was only a short time before the cold of winter chased them north. After a brief stay in Auckland they decided to make Tauranga their permanent home.

As required, Council staff have researched and considered the names and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. No conflicts were found.
1.3 S/B/11810 – Kayelene Place

The purpose of this report is to consider the proposed road names in relation to a subdivision consent (Council Reference S/B/11810) which created 35 additional lots off Kayelene Place, Omokoroa.

The roads are vested in Council with the certification under Section 224(c) Resource Management Act 1991 being granted by Council on 26 August 2016. The road naming is retrospective.

Council has engaged with the consent holder (Mr Albie Mulder) regarding the naming of the new vested roads.

- Proposed road name 1: "Charlotte Dr"
  The reason for this name is that this is named after a family member.

- Proposed road name 2: "Madeleine Close"
  The reason for this name is that this is named after a family member.

As required, Council staff have researched and considered the names and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. No conflicts were found.
1.4 **S/B/11976 – Neil Construction Limited**

The purpose of this report is to consider the naming of roads to be vested, and one private-way, in relation to a subdivision consent (Council Reference S/B/11976) which created 192 additional lots off Omokoroa Road, Omokoroa. The development is expected to be completed in 5 stages over 5 years. Earthworks and construction has commenced on Stage 1.

The roads are to be vested in Council with the private-way under shared ownership. Certification under Section 224(c) Resource Management Act 1991 is yet to be made with on-site construction still underway. The desire is to have road names in place before properties are offered for sale.

Council has engaged with the consent holder (Ms Lynne Jurisich, Neil Construction Limited) regarding the naming of the new roads and private-way.

- Proposed road name 1: “Kingfish Dr”
- Proposed road name 2: “Flounder Dr”
- Proposed road name 3: “Kahawai Place”
- Proposed road name 4: “Stingray Drive”
- Proposed road name 5: “Parore Drive”
Proposed road name 6: “Herring Place”
Proposed road name 7: “Koheru Place”
Proposed road name 8: “Oyster Place”
Proposed road name 9: “Triplefin Av”
Proposed road name 10: “Snapper Cres”
Proposed private-way 11: “Terakihi Lane”

As required, Council staff have researched and considered the names and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. There are no conflicts identified with current names.

Nevertheless, we note there is a potential conflict between "Kingfish Drive" proposed for road name '2' with a "Kingfisher Ln", a private-way proposed under a subdivision in Te Puke also currently seeking a name.

In this instance we consider it appropriate to name Roads 1 and 2 the same, Proposed road name 1: "Flounder Dr".
Date: 10 May 2017
Subject: Recommendatory Report from the Omokoroa Community Board – May 2017 New Road Names
1.5 **S/B/11984 – Omokoroa Special Housing Area**

The purpose of this report is to consider the naming of private-ways, rights-of-ways and roads to vest arising from the Special Housing Area (SHA) subdivision consent (Council Reference S/B/11984) which is to provide for 243 additional residential lots and is accessible off Omokoroa Road.

The roads are to be vested in Council with the private-ways under shared ownership. Certification under Section 224(c) Resource Management Act 1991 is yet to be made with on-site construction still underway. The desire is to have road names in place before properties are offered for sale.

Council has engaged with the consent holder (Mr Mark Hooper, Classic Builders) regarding the proposed naming of the new roads and private-way. Mr Hooper also engaged with local hapū, Pirirakau regarding cultural significance for the area.

- **Proposed road name 1:** "Settler Ave"

  The reason for this name is it was originally proposed to name the subdivision development "Settlers Way" which had been discussed with the local historian society (Jocelyn Hicks); however, the local Iwi/ hapū were not accepting and so it was agreed to be named "Kaimai Views" with the blessing of Pirirakau hapū.

  The intention, therefore, is for the main entry road to be called "Settler Ave" as a show of respect to the early Europeans and also local Maori who settled here.

- **Proposed road name 2:** "Pioneer Cres"

  Again a recognition to the early pioneering families in the region; the Cooney's, Crapp's, Prole's and Gellibrand's amongst others.

- **Proposed road name 3:** "Wai Huri PI"

  Proposed by Julie Shepard (Pirirakau hapū), "Wai Huri" is an acknowledgement of the Wai Huri Pa site located at the headland of the Omokoroa Peninsula.

- **Proposed road name 4:** "Traverse Ln"

  This name acknowledges the level of traversing undertaken by Maori and European population with Omokoroa a key gateway.

  Or

- **Proposed road name 4:** "Wairere Cres"

  Track for walking and tramping in the Kaimai ranges and grants access to Wairere falls.
- Proposed road name 5: "Eliza Pl"

A recognition and link to Mt Eliza and the Mt Eliza Mine which are up in the nearby Kaimai Ranges.

- Proposed road name 6: "Sentinel Ave"

Acknowledges the Sentinel Rock walk of which you can attain a view of the Kaimai Ranges and the Omokoroa peninsula.

- Proposed road name 7: "Ash Lane"

Recognises the original tree planted on the site of which the lectern with historical significance was made from by Bill Brown.

- Proposed road name 8: "Kauri Lane"

Originally Kauri timber came from Mercury Bay and was transported down to Omokoroa by sea as there was no roads.

- Proposed road name 9: "Carriage Close"

A further acknowledgement of the historical railway connections.

- Proposed private-way 10: "Cascade Way"

Acknowledging the scenic waterfalls across the Kaimai Ranges.

- Proposed private-way 11: "Moss Lane"

Keeping in theme and paying homage to the spore like plant that inhabits a large surround of the Wairere Falls, rocks and boulders.

- Proposed private-way 12: "Bridle Way"

The track up to the Sentinel Rock wall is an old "Maori Bridle" track up the Kaimai Ranges from the Bay of Plenty across to the Waikato.

- Proposed private-way 13: "Heartwood Ave"

This name ties into "Kauri Lane" being a derivative of the timber medium and the fact that Kauri is a heartwood.

- Proposed private-way 14: "Westbrook Cres"

Acknowledges the western vista toward the Kaimai Ranges.

- Proposed private-way 15: "Tramway Pl"
Recognises the iconic walk through the Kaimai Ranges tracing the historical logging paths of the area.

As required, Council staff have researched and considered the names and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. No conflicts were found.
1.6 S/B/11724 – Mason’s Subdivision

The purpose of this report is to consider the naming of a road to vest arising from the subdivision consent (Council Reference S/B/11724) which has provided 15 lots off the site previously known as 29 Kayelene Place, Omokoroa.

The road is vested in Council and the road name is being applied retrospectively with Certification under Section 224(c) Resource Management Act 1991 granted by Council on 26 August 2016.

Council has engaged with the consent holder (Mrs Mason) regarding the proposed naming of the new road.

- Proposed road name: “Tui Glen”

The reason for this name is there is a lot of native Tui that reside and feed in the trees surrounding this area.

As required, Council staff have researched and considered the names and checked for any conflict or duplication with adjoining Councils throughout the Bay of Plenty region. No conflicts were found.
2. **Statutory Compliance**

As discussed, there is a clear requirement for private-ways and vested roads to be named when there are a number of additional lots involved. Land Information New Zealand sets this at 5 or more lots. The reason for naming the roads is for clarification for emergency services, mapping, postal services and other agencies.

There is also a need to avoid potential for confusion with similar road/ private-way names in nearby districts.

As part of the road naming process, the proposed road/ private-way names were checked for any conflict or duplication with the neighbouring Tauranga City Council, Whakatane District Council, Hauraki District Council and Rotorua District Council.

No duplication was found with the proposed names.

**Funding/Budget Implications**

<table>
<thead>
<tr>
<th>Budget Funding Information</th>
<th>Relevant Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>$300</td>
<td>There are generally no financial or budget implications with a road naming process with sign costs otherwise covered by an applicant/ developer.</td>
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<tr>
<td></td>
<td>On vested roads maintenance of the road sign falls to Westlink.</td>
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<tr>
<td></td>
<td>On private-ways maintenance costs fall to the private-way/ access lot owners</td>
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</tbody>
</table>

3. **Other Considerations**

There are no other matters arising from this application that need to be considered by the Omokoroa Community Board.

4. **Consultation and Communication**

There is no statutory obligation for the land owners or the Council, to discuss or engage with the wider community on road names.

No additional consultation was undertaken other than that as advised in the background discussions earlier in this report.