



Operations and Compliance Committee

15 November 2007

File: (WS73-8-1)

Report no: O&C2007/4/7

Proposed New Street Name – Tara Grove, Belmont

Purpose of Report

1. The purpose of this report is to seek approval for the naming of a new public road off 206 Park Road Belmont as Tara Grove or Park Grove, and the naming of two new private roads as Tara Place and Aran More Place.

Recommendations

2. It is recommended that the Committee:

EITHER

- (i) agrees to approve the naming of one new public road, Tara Grove, and two new private roads, Tara Place and Aran More Place, in the new subdivision off 206 Park Road, Belmont. (See Appendix 2);

OR

- (ii) agrees to approve the naming of one new public road, Park Grove, and two new private roads, Tara Place and Aran More Place, in the new subdivision off 206 Park Road, Belmont. (see Appendix 4).

Background

3. As part of a new subdivision off 206 Park Road, Belmont, one new public road and two private roads have been constructed.
4. The developer of the subdivision has requested approval for the name Tara Grove for the public road and Tara Place and Aran More Place for the two private roads.
5. The proposed names, Tara Grove, Tara Place and Aran More Place have significant meaning to the developers as it refers to their place of origin in Ireland.
6. There is some dissent about the name of the public road that leads to Tara Place and Aran More Place. The issue arises from the fact that 5 well established residential houses, legally located in Park Road, gain their property access off a short private stub road which is currently unnamed but considered by the long established residents as an extension of Park Road. Four of the five residents have indicated that they do not want to relocate their letterboxes from the Park Road frontage, nor change their addresses to a new street name.

Options

7. The two private roads, Tara Place and Aran More Place have been selected by the developer and no objections have been received.
8. For the portion of public road there are 3 options available:
 - (i) Option (i); Adopt Tara Grove for the full length, recognising that access to 5 Park Road houses will be provided from Tara Grove. Additional signage will make it clear that drive-on access to the 5 houses in Park Road is via the side road proposed as Tara Grove. (See Appendix 2).
 - (ii) Option (ii); Use two names for the street ie Park Grove for the first half and Tara Grove for the second half. This would necessitate a street name change in the middle of a relatively straight section of road. Officers believe that this option creates confusion for deliveries and Emergency Services. (See Appendix 3).
 - (iii) Option (iii); Adopt Park Grove for the full length, recognising that access to 5 Park Road houses will be provided from Park Grove. Additional signage will make it clear that drive-on access to these 5 houses is via the side road proposed as Park Grove (See Appendix 4).

Consultation

9. The Runanga, Wellington Tenths Trust, Hutt Valley Historical Society and the Western Ward Committee have been consulted.
 - (i) Replies were received from The Runanga and former Cr. C Milne and they have no objections. One late reply was received from Wellington Tenths Trust advising that they did not support the names but offered no alternatives. The Historical Trust did not object to the proposed name but preferred that the new road name commenced at the end of the existing property access (ie midway).
10. The five residents of the properties affected within this new development area were consulted on the proposal to have their street address and letterbox location changed to Tara Grove as access to the properties will be off Tara Grove and it would be confusing for emergency services to locate their properties.
 - (i) Five replies were received from the residents involved:
 - 4 were against having their street address changed and one supported the name change.
 - 3 were against the new road names, 2 supported the new names. Those against wanted the new public road (Tara Grove) to start from the point of contact where their property access road started (ie midway).
 - One reply objected to the use of the name Tara Grove, on the basis that it has no historic significance to the area. They suggested that a variation on "Park" such as Park Rise, or Park Place were more appropriate.
11. A letter was received from Arthur and Vera Drake, residents of 266 Park Road adjacent to the new road, to be forwarded to the Operations and Compliance Committee meeting. In this letter Arthur and Vera Drake suggested two alternative names, Park Rise or Park Grove. (Appendix 5).

Discussion

12. Option (i), based upon the developers suggestion to use Tara Grove for the full length of the street is not supported by 4 of the Park Road properties affected, Arthur & Vera Drake of 266 Park Road and the Wellington Tenths Trust . It is supported by one of the Park Road properties affected, the Runanga and former Cr C Milne.

13. Option (ii), based upon the Historical Trust suggestion to adopt a street name change at a mid point in the street is not favoured by Council Officers. It can be expected to create confusion for visitors, deliveries, and emergency services.
14. Option (iii), based upon the suggestion of Mr & Mrs Drake to use a variation on Park Road like Park Grove is considered by Officers to be a logical alternative to the informal Park Road extension that currently exists by way of a Right of Way over the existing private land, which is to become public road.
15. Revised signage can be installed to provide the necessary clarity for all 3 options. Albeit, that the less practical option where the name changes midway in the street, is the most difficult to maintain full, clear directional signage.

Legal Considerations

16. Council has the power under Section 319(j) of the Local Government Act 1974 to name new roads.
17. Officers will send a copy of the Council's resolution to name these roads to the Registrar General of Land and the Surveyor-general to give effect to the resolution.

Financial Considerations

18. Minor expenditure (\$500) from within the Signs budget will be required for a street name plate sign and revised directional signage.

Other Considerations

19. Once Council approves the new names, the appropriate public and private agencies and divisions of Council will be advised of the names.

Appendices

- Appendix 1: Plan showing the new subdivision location
- Appendix 2: Plan showing Option (i)
- Appendix 3: Plan showing Option (ii)
- Appendix 4: Plan showing Option (iii)
- Appendix 5: Letter received from Arthur and Vera Drake

| Supporting Information |
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| <p>Strategic Fit/Strategic Outcome</p> <p>The recommendations support Activity 6 Regional Foundations.</p> |
| <p>LTCCP/Annual Plan Reference</p> <p>The recommendations support Activity 7 Roding and Traffic by providing ongoing management of the City's roading network.</p> |
| <p>Treaty of Waitangi Consideration</p> <p>N/A</p> |
| <p>Decision Making</p> <p>The recommendations do not require a significant decision.</p> |
| <p>Consistency with Existing Policy</p> <p>The recommendations are consistent with existing policy and community outcomes.</p> |

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