

Chairperson and Committee Members
PARAPARAUMU/RAUMATI COMMUNITY BOARD

1 FEBRUARY 2011

Meeting Status : Public

Purpose of Report: For Decision

NAMING A PRIVATE RIGHT OF WAY OFF MAZENGARB ROAD

PURPOSE OF REPORT

- 1 To name a private right of way within a five-lot subdivision off Mazengarb Road (refer Attachments 1 and 2).

SIGNIFICANCE OF DECISION

- 2 The recommendations in this report do not trigger the significance policy.

BACKGROUND

- 3 The developer has written to Council requesting that this private right of way be named.
- 4 It is convenient and beneficial to the community for Community Boards to approve the naming of private roads for electoral, postal, emergency and utility services.
- 5 Naming a private right of way does not result in any future liability for Council. All costs are met by the developer making the request and maintaining the right of way, and signage remains with the owners of the properties the right of way provides access to.
- 6 For private roads generally only one choice is required as Council is not involved with any future maintenance.
- 7 In this report the developer has submitted two names for consideration.

CONSIDERATIONS

Issues

Name of right of way

- 8 The developer has a marketing and branding strategy in which all street names in its developments have a similar theme, being that of a quietly social neighbourhood grouping.

- 9 The developer completed a subdivision in 2000/2001 at the end of Moana Road in Paraparaumu. The right of way in this subdivision is named “Cabernet Close”.
- 10 In keeping with this marketing concept, the developer has submitted a choice of two names for consideration for this subdivision:
 - i) Pinot Place;
 - ii) Merlot Mews.

Public Road

- 11 Access to the new development is via a current road reserve.
- 12 A Council resolution in 2007 (MSP-07-673) resolved that the road reserve that the right-of-way joins be vested by Council as road, pursuant to section 111 of the Reserve Act 1977. The vesting of this road reserve as a road will not occur until a completion certificate (a ‘224’) has been issued to the developer.
- 13 Once vested as a road it should be named to aid emergency services, postal, courier and council processes such as service requests. However, the appearance of the public ‘road’ built by the development to provide the link to Mazengarb is little more than an access way 35 metres long, with no properties having access off it except for this new development.
- 14 There are two options for naming this new section of public road:
 - Adopt the same name as that proposed for the private right-of-way; or
 - Adopt another name for the public road.
- 15 Adopting the same name as the developer proposes for the right-of-way over both the public road and right-of-way would result in only one name being applied to what is a very short stretch of public road and private right-of-way. A single street sign on Mazengarb would be all that is required and Council meets the requirement to provide street name and numbers to the development.
- 16 However, the proposed names from the developer do not meet Council’s aspirations for road names, and should not be considered as suitable.
- 17 There are no plans to link Hollis Road to Mazengarb, but should this occur in the future the road name over the public section of road would need to be revoked for either of the above options, and Hollis Road would be used.
- 18 Should the Community Board not wish to have one of the recommended names applied to the public road as well as the private right-of-way, Council staff will initiate a process of consultation and research to find a suitable name for the public road and will report back to the Community Board at its meeting on 15 March. If this approach is taken by the Community Board it is recommended that the naming of the private right-of-way is considered now so that the developer can complete their requirements and apply for the 224 certificate.

Financial Considerations

- 19 The cost of signage for this subdivision has been paid for as a condition of the resource consent.

Legal Considerations

- 20 The Council and the Community Boards can name roads pursuant to section 319 of the Local Government Act 1974.

Delegation

- 21 The Community Board has the delegated authority under Part D – Roading 7.14 of the Governance Structure, which states:

7.14 Authority to consider and either approve or reject officer recommendations under the Council Street Naming policy in respect of:

- *names of roads within the District;*
- *alteration of the name of any road, or part of any road, within the District.*

If all proposed names are rejected the Community Board may request the Chief Executive to undertake further consultation and provision of a more suitable name.

Consultation

- 22 Consultation has occurred with the developer of the subdivision.
- 23 Consultation with local iwi only occur when public roads are to be named.

Policy Implications

- 24 There are no policy implications.

Publicity Considerations

- 25 There are no publicity implications.

RECOMMENDATIONS

- 26 That the Paraparaumu/Raumati Community Board rejects the proposed names and request that other names be proposed for the public road, which would be used for the right-of-way properties, and that these are brought back to the Community Board meeting in March.

OR

- 27 That the Paraparaumu/Raumati Community Board approve the name:
- i) Pinot Place; or
 - ii) Merlot Mews.

for the private right of way shown in Attachment 1 to report Corp-11-104 and the unnamed section of public road that connects the road to Mazengarb Road.

Report prepared by:

Approved for submission by:

Ron Prockter

Bernie Goedhart

Historian

**Group Manager
Corporate Services**

ATTACHMENTS:

- 1. Site plan**
- 2. Aerial location**