

9. ROAD NAMING

General Manager responsible:	General Manager, Regulation & Democracy Services, DDI 941-8549
Officer responsible:	Environmental Policy & Approvals Manager
Author:	Bob Pritchard, Subdivision Officer

PURPOSE OF REPORT

1. The purpose of this report is to respond to the Board's request "that staff investigate the possibility of street names being named after past Community Board members."

EXECUTIVE SUMMARY

2. The authority to approve or decline proposed names is delegated to Community Boards (Register of Delegations as at 2 May 2006 - Community Boards - 5. The power contained in Section 319(j) of the Local Government Act to name any road). The Council's current policy on road and right of way naming, adopted in 1993, includes the following statement:

"13/ Personal names are to be discouraged, unless the name submitted has an historical connection with the property being subdivided, or that of a well known local identity, or prominent Cantabrian or New Zealander."

3. Both Community Board members and Councillors are elected to their position by the ratepayers of Christchurch, and so may fit into the category of "well known local identity", or possibly "prominent Cantabrian or New Zealander."

MATTERS TO BE CONSIDERED

Developer's selection

4. Traditionally, in Christchurch and the majority of local authorities in New Zealand, the land developer constructing the roads selects the names for their new roads and rights-of-way. The reasoning behind this is that the developer pays for the construction costs and, once the road is completed, the control of the road is vested in the Council. (Rights-of-way remain in the ownership of the properties they serve). Construction costs are expensive. One major Christchurch developer estimates his construction costs to be close to \$25,000/allotment. An average cul-de-sac serving twenty sections costs around \$500,000 to construct. The developer selects the names for his subdivision and forwards them to the Subdivision Officer, who checks the names for confusion with existing names, then prepares a report to the Board who will then approve or decline the names. (Name approvals were delegated to the Community Boards shortly after the formation of the new Christchurch City.) After a subdivision Title Plan has been sealed by the Council, it is lodged with Land Information New Zealand for checking and the issue of new Certificates of Title. They do not accept the Title Plan until the Council has approved the road names. It is important to the developer, who will usually have bridging finance, that the naming procedure does not unduly delay the lodgement of the plan. In most cases there has usually been consultation between the developer and the subdivision officer to arrive at suitable names that comply with the Council's road naming policy, before the names are submitted to the Community Boards. Many names are rejected before the report is submitted.

Developer's comments

5. The subdivision development companies believe that the name of the road is an important factor when marketing their sections. One surveying consultant stated that it was not uncommon to devote two hours weekly to researching possible road names.

Themes

6. Clause six of the road naming policy states:

"Where more than one road is being created in a subdivision, a common theme is recommended for the names."

7. This policy would tend to restrict individuals' names being used to those subdivisions creating only one new road, unless the developer chose to use the names of several Board members or councillors. (There is precedent for this, with the roads in the vicinity of Rowley Avenue in Hillmorton being named after Judges of the High Court, similarly in south Brighton, where the east/west streets are largely named after admirals. Many councillors have already been recognised, with some road names honouring Chairmen, (Olliviers Road and Bishop Street) and Mayors (Fifteen Mayors have been recognised.) Four Town Clerks and many Councillors have their names honoured as the names of our many elderly housing complexes.)

Summary

8. The current policy on road and right of way naming allows for the use of Board members and Councillors' names to be recognised as road names if they are a "well known local identity". Because the road naming is an integral part of the subdivision process, delays in obtaining road naming approval may also create a delay in the subdivision process. The choice of name would have to be determined in the early stages of the project, to avoid delaying the subdivision in the finishing stages.

Proposal

9. There is a small percentage of developers who have difficulty in choosing a suitable name, who may be receptive to having the name of a Board member or Councillor as a road name on their subdivision. If the Board wishes to pursue this matter further, it is suggested that a list of Councillors and Board members deemed suitable for recognition be forwarded to the author of this report, together with some background information on those listed. When initial contact is made by the developer to discuss road names, the list can be forwarded to the developer. It is assumed that the intention is for these names to be applied to new roads created in the Riccarton/Wigram Ward, and not other Wards in the City. The Board may also wish to consider contacting the City Housing Manager with a request to consider the names of Board members and Councillors for any future housing complexes in the Riccarton/Wigram Ward, similarly with the Transport and Greenspace Unit as names for future parks in the area.

FINANCIAL AND LEGAL CONSIDERATIONS

10. The matters discussed in this report will not result in any financial cost to the council.

STAFF RECOMMENDATION

It is recommended that the Board receive the information and consider the issues outlined in the report.