
ORDINARY MEETING

OF

CITY STRATEGY COMMITTEE

AGENDA

Time: 9:30am
Date: Thursday, 8 August 2019
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

MEMBERSHIP

Mayor Lester
Councillor Calvert
Councillor Calvi-Freeman
Councillor Dawson
Councillor Day
Councillor Fitzsimons
Councillor Foster
Councillor Free
Councillor Gilberd
Councillor Lee
Councillor Marsh
Councillor Pannett (Chair)
Councillor Sparrow
Councillor Woolf
Councillor Young

NON-VOTING MEMBERS

Te Rūnanga o Toa Rangatira Incorporated
Port Nicholson Block Settlement Trust

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-803-8334, emailing public.participation@wcc.govt.nz or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about.

AREA OF FOCUS

The role of the City Strategy Committee is to set the broad vision and direction of the city, determine specific outcomes that need to be met to deliver on that vision, and set in place the strategies and policies, bylaws and regulations, and work programmes to achieve those goals.

In determining and shaping the strategies, policies, regulations, and work programme of the Council, the Committee takes a holistic approach to ensure there is strong alignment between the objectives and work programmes of the seven strategic areas of Council, including:

- **Environment and Infrastructure** – delivering quality infrastructure to support healthy and sustainable living, protecting biodiversity and transitioning to a low carbon city
- **Economic Development** – promoting the city, attracting talent, keeping the city lively and raising the city's overall prosperity
- **Cultural Wellbeing** – enabling the city's creative communities to thrive, and supporting the city's galleries and museums to entertain and educate residents and visitors
- **Social and Recreation** – providing facilities and recreation opportunities to all to support quality living and healthy lifestyles
- **Urban Development** – making the city an attractive place to live, work and play, protecting its heritage and accommodating for growth
- **Transport** – ensuring people and goods move efficiently to and through the city
- **Governance and Finance** – building trust and confidence in decision-making by keeping residents informed, involved in decision-making, and ensuring residents receive value for money services.

The City Strategy Committee also determines what role the Council should play to achieve its objectives including: Service delivery, Funder, Regulator, Facilitator, Advocate

The City Strategy Committee works closely with the Long-term and Annual Plan Committee to achieve its objectives.

Quorum: 8 members

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1. Meeting Conduct

1.1 Mihi

The Chairperson invites a member of the City Strategy Committee to read the following mihi to open the meeting.

Taiō Pōneke[†] – City Strategy Committee

Te wero

Toitū te marae a Tāne

Toitū te marae a Tangaroa

Toitū te iwi

Taiō Pōneke – kia kakama, kia māia!

Ngāi Tātou o Pōneke, me noho ngātahi

Whāia te aratika

Our challenge

Protect and enhance the realms of the Land and the Waters, and they will sustain and strengthen the People.

City Strategy Committee, be nimble (quick, alert, active, capable) and have courage (be brave, bold, confident)!

People of Wellington, together we decide our way forward.

[†] The te reo name for the City Strategy Committee is a modern contraction from 'Tai o Pōneke' meaning 'the tides of Wellington' – uniting the many inland waterways from our lofty mountains to the shores of the great harbour of Tara and the sea of Raukawa: ki uta, ki tai (from mountain to sea). Like water, we promise to work together with relentless synergy and motion.

1.2 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.3 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.4 Confirmation of Minutes

The minutes of the meeting held on 20 June 2019 will be put to the City Strategy Committee for confirmation.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows.

Matters Requiring Urgent Attention as Determined by Resolution of the City Strategy Committee.

The Chairperson shall state to the meeting:

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the City Strategy Committee.

Minor Matters relating to the General Business of the City Strategy Committee.

The Chairperson shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the City Strategy Committee for further discussion.

1.6 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

Requests for public participation can be sent by email to public.participation@wcc.govt.nz, by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 803 8334, giving the requester's name, phone number and the issue to be raised.

2. Policy

WELLINGTON CITY COUNCIL NAMING POLICY

Purpose

1. This report asks the City Strategy Committee (CSC) to recommend to Council that it adopts the attached Wellington City Council Naming Policy and revokes the existing two Naming policies that the new Policy will replace.

Summary

2. At the 11 April 2019 meeting CSC agreed that officers should engage with a range of interested stakeholders in the community about the proposed consolidated Naming Policy for roads, open spaces and Council facilities. Mana whenua partners spoke at the pre-briefing meeting in support of the policy.
3. Copies of the draft Naming Policy, which incorporated the points raised by Councillors at the Committee meeting in April, were provided by email to approximately 60 organisations (Residents Associations, historical groups, property developers and other stakeholders). Officers offered to meet any of these groups to discuss the approach. The engagement period was from 9 May till 17 June to allow sufficient time for the groups to participate. Officers discussed the policy at the May meeting of the Tawa Community Board. In addition contact was made with the Chair of the Grenada Village Community Association to discuss the policy.
4. Feedback from the engagement was limited but essentially supportive. In addition to the discussions referred to above, there were five emailed responses, one of which (from the Glenside Progressive Association) included a detailed written submission; this is available for Councillors to read if they wish.
5. We have made some minor revisions to the Naming Policy in response to the engagement feedback, mainly minor drafting changes to improve clarity and to remove unnecessary duplication. The Policy also now provides more information about the context for making naming decisions, and includes te reo section headings and a te reo introduction. The revised document also provides links to relevant information about Wellington's history and other documents which provide context for the names of features in the city and wider region. We have continued to work closely with the New Zealand Geographic Board (NZGB) - the statutory body responsible for place naming in New Zealand - in refining the Naming Policy. Mana whenua have been supportive of this approach during its development.
6. No comments were received in relation to suburb names. There was some communication with representatives from local community groups in the Northern suburbs that has resulted in Grenada Village and Grenada North both being included in the list of suburbs with a naming theme, and the addition of a theme for Churton Park (at the request of the Churton Park Community Association).
7. The question of whether suburb names should be made official names had been discussed. This is an operational issue and it is expected that this would require

substantial community consultation. Because of this it should be considered separately from this policy.

8. It is therefore proposed that CSC agree to recommend to Council that the consolidated Naming Policy be formally adopted and that the two existing naming policies be revoked.

Recommendation/s

That the City Strategy Committee:

1. Receive the information.
2. Note that following CSC's agreement on 11 April, the draft Naming Policy was circulated to a range of interested stakeholders in the community.
3. Note that feedback from stakeholders (Attachment 1) has been incorporated into the proposed Policy.
4. Agree to recommend to Council that it adopt the proposed consolidated Naming Policy (Attachment 2).
5. Agree to revoke the two existing Naming Policies, the Open Spaces Naming Policy and the Road Naming Policy.
6. Delegate to the Chief Executive and Portfolio Leader the authority to amend the Naming Policy to include any amendments agreed by the Committee and any associated minor consequential edits.

Background

9. Officers worked with Council business units and the NZGB to review the existing Council Naming Policies for roads and open spaces. This has resulted in a consolidated draft Naming Policy for roads, open spaces and Council facilities, which brings the existing policies into a single document. The draft policy was also shared with mana whenua who support the approach.
10. On 11 April 2019, CSC agreed that officers should engage with a range of interested stakeholders in the community about the proposed consolidated Naming Policy for roads, open spaces and Council facilities, which if approved will replace the two existing Council naming policies (for roads, and open spaces/reserves).
11. Prior to engaging with the community we revised the draft Policy to address the issues raised by Councillors in the April meeting. These changes (plus those that have been made since the engagement) are highlighted in the Attachment to the paper.
12. Copies of the draft consolidated Naming Policy, along with relevant contextual information, were provided by email to approximately 60 organisations (residents associations, historical groups, property developers and other stakeholders). The engagement period was from 9 May till 17 June to allow sufficient time for these groups to participate. Officers extended invitations to meet any of these groups who wished to discuss our approach and the Policy.

Discussion

13. We received five responses to the information provided to approximately 60 community groups and other stakeholders. None of the organisations asked to meet officials in

person, although a couple of phone calls took place to clarify specific points (particularly in relation to the history of the names in Grenada Village). In addition, the policy was discussed at the May meeting of the Tawa Community Board, where there was general support for the proposed approach. In addition, one telephone discussion with the Chair of the Grenada Village Community Association took place.

14. Comments have been generally supportive, particularly the focus on the “history of our place names”, while ensuring that the policy is “not used to rewrite history”.
15. Following this engagement process, we have made some minor drafting changes to ensure clarity and to remove unnecessary duplication, particularly in response to some constructive suggestions in a detailed written response from the Glenside Progressive Association. We have also included more information in the introduction about the context for making naming decisions, and have added te reo translations for section headings and a te reo introduction.
16. Officers have also been able to identify a number of source documents that provide historical context to names in the city and have included links to these documents in a new Appendix. The Glenside Progressive Association has also provided an outline of the names in its area. These resources collectively enrich the policy and illustrate that the context of naming should be, where possible, to illustrate the stories and history of the city.
17. A full list of the changes made to the policy since it was submitted to CSC in April, and the reasons for those changes, is set out in the Attachment to this paper. In addition, a draft of the Naming Policy which highlights all the changes made and the reasons for those changes is attached, alongside a clean version of the policy.
18. No comments were received about suburb names although a couple of comments were made about naming themes. After further communication with local community groups we have therefore revised part of Appendix 2 (so that the Caribbean theme should apply to Grenada Village as well as Grenada North, in part to reflect the area’s links to original resident and landowner Thomas Drake – a descendant of Sir Francis Drake’s brother who sailed with Sir Francis around the world including the Caribbean).
19. As previously advised, the new policy is intended to ensure that Councillors, Council Officers and others in the community involved in naming decisions are provided with clear, unambiguous information about the criteria to be used in determining appropriate names. There will be circumstances which fall outside those described in the policy, where decision-making discretion will need to be applied (such as considering opportunities for commercial sponsorship of large scale Council facilities).
20. We are grateful for the ongoing contributions by and support from the NZGB (and more recently, the Office of the Surveyor General), who were pleased to be able to contribute, and provided valuable feedback, clarifications and suggestions both before and after engagement with the community took place. In addition, our approach has the support of mana whenua.



Options

21. Engagement has provided reassurance that the community is broadly supportive of the proposed approach. Therefore it is not necessary to consider alternative options.

Next Actions

22. Subject to being recommended by the Committee that it be adopted by the Council, the new Policy will be added to the Council's list of current policies, and the criteria and processes will be followed by Council teams involved in naming decisions.
23. There were a number of broader issues raised during the process of developing the new Naming Policy, including suburb naming, the official status of suburbs, and suburb naming themes. Aside from the two comments made about suburb naming themes (covered above) there were no additional comments made in relation to these issues during engagement.
24. While the Council could decide to formally address the issue of the official names of suburbs and other places with the NZGB this is not a major priority. This would take up staff resources and require considerable community engagement in the process.
25. The advantages of undertaking this process would be to remove the ambiguity in some suburb boundaries. It would support the NZGB in its function of assigning official names to features and places, and would allow the inclusion of more detailed information in the NZGB Gazetteer of Place Names to help tell the story of the suburbs concerned and why they have the names they do.
26. There would also be some operational considerations about identifying any existing names that may need reviewing to ensure their orthography, spelling or appropriateness is correct. This is primarily an operational issue but could result in significant community interest and potentially some controversy (for instance if a change in a currently-used suburb name, suburb spelling or generally-understood suburb boundary is proposed).

Attachments

- Attachment 1. [Summary of Engagement and Changes to the Naming Policy](#)  Page 12
- Attachment 2. [Draft Naming Policy](#)  Page 17

Authors	James Turner, Policy Advisor Geoff Lawson, Principal Advisor
Authoriser	Baz Kaufman, Manager Strategy Stephen McArthur, Director, Strategy and Governance

SUPPORTING INFORMATION

Engagement and Consultation

Following the CSC meeting on 11 April, engagement took place with a wider group of stakeholders including local community groups, local historians and members of the public. The revised policy reflects the feedback from this engagement.

Treaty of Waitangi considerations

The draft policy aligns with Te Tauihu, reflects the Council's partnership with mana whenua, and includes guidance about appropriate spelling of te reo names through working with Te Taura Whiri i te reo Māori (Māori Language Commission). The policy has a te reo name and section headings, and includes a te reo contextual introduction.

Financial implications

None

Policy and legislative implications

Sections 319(1) (j), 319A and 319B of the Local Government Act 1974 apply to the naming of *roads*. Decisions surrounding the naming or renaming of *open spaces* must comply with the decision-making obligations set out in Part 6 of the Local Government Act 2002. *Open spaces* classified under the Reserves Act 1977 must be named or renamed by resolution of the Council, and in accordance with the Reserves Act 1977.

The following related issues did not elicit significant comment during the engagement process, but may be areas where Council wishes to instigate further action:

Official naming of suburbs - Wellington's suburbs are recorded "unofficially" by NZGB in the Gazetteer of Place Names, but do not have official status. Should officers start the process of working with NZGB to confirm the official names and enduring status of Wellington's suburbs there would be operational implications particularly in relation to the need to undertake appropriate community engagement.

Naming of suburbs - a number of Wellington suburbs have names that could be updated to reflect original naming such as Hataitai (compared with "Whāitaitai"), and some may have incorrect orthography (e.g. Rāroa). If officers were to consider these issues and any proposals to update these names there would be a number of operational issues and implications such as the need for widespread community engagement given that there may be a range of views on this in the community.

Risks / legal

No significant risks identified at this stage.

Climate Change impact and considerations

None

Communications Plan

No specific communications plan is considered necessary, given that this is primarily an internal policy. We propose to notify relevant stakeholders once the Council formally adopts the revised Naming Policy.

Health and Safety Impact considered

Appropriate and unique names for places ensure that emergency services can get to the right location quickly when required.

Attachment 1 – Summary of engagement activities and changes to the Naming Policy compared to the draft discussed by CSC in April 2019

Table 1 – Summary of post-CSC engagement actions and responses/submissions

Organisation / individual	Key points raised	Officers' comments
The New Zealand Geographic Board (NZGB) – ongoing written and face-to-face communications	A number of drafting suggestions for the Naming Policy (in particularly appropriate wording in some specific footnotes).	Most of these have been incorporated in the final draft
Office of the Surveyor General – email of 25 July	Some proposed drafting changes to the Policy (in particular to the list of appropriate road prefixes and suffixes at Appendix 3, to ensure consistency with LINZ standards)	All of the suggested changes have been incorporated
Vic Chapple – e-mail 21 May	<p>Supportive of the naming protocol with the following reservations:</p> <ul style="list-style-type: none"> • It's not used to rewrite history. Bringing modern values to earlier periods of history is an historic whitewash. We lose something of ourselves if we can't see where we have been. • That brevity is taken seriously, but not to the extent that names lose their value. • using tangata whenua names is only appropriate if they actually have meaning for said tangata whenua. • WCC could do more to inform us about the history of our place names. The ANZAC effort was a really good start. I live in Cockayne Road Ngaio. Cockayne is pronounced cocaine as in the drug. I always explain that Leonard Cockayne was an early NZ botanist and I think people are interested to hear this. 	There is more explicit recognition in the revised policy of the importance of being able to tell the story of specific names
Claire Bibby, on behalf of the Glenside Progressive Association - e-mail with attachments on	The Association supports clarity around a Naming Policy, pulling disparate documents together into one overarching document such as this. However, more work is needed in the layout and wording to make the policy clear and without ambiguities. We recommended a formal sign-off for naming decisions, following	<p>Officers have made a number of revisions to the policy in response to this submission – these are listed in Table 2 below.</p> <p>An email exchange with Claire Bibby took place in which it was</p>

Organisation / individual	Key points raised	Officers' comments
16 June	<p>the proper process, with no opportunity for Council business units to sign-off on retrospective/fait-accompli decision making driven by developer or financial interests. For historical records and transparency, these decisions could be made searchable on-line, with a record of the story or decision behind the name. We recommend that a new business unit takes charge of the work as our experience is the current system is not working and marginalises existing communities in favour of people for example, who are monied and can buy names, developer demands and new sub-divisions.</p> <p>More specific information is provided in the written submission, including some specific drafting suggestions</p>	<p>confirmed that road naming decisions are only made by a resolution at a Council meeting, and not by Council Officers, and that the NZ Geographic Board Act 2008, introduced 'suburb' as a type of place that is now named by NZGB the NZGB.</p>
<p>John Morrison, Acting President Churton Park Community Assn Inc, by email on 17 June</p>	<p>On page 4 agree that WCC should engage with community groups</p> <p>On page 6 agree that it is not appropriate to give names related to features that are not evident, or related to trees, plants or birds that are not evident in the locality. Note that the reserves recently vested in Churton Park have been given native bird names with the birds not being evident in this locality. Is the naming of reserves to follow this approach or follow the proposed Policy?</p> <p>Appendix 2 Thematic names. Churton Park should be included in the list of suburbs with thematic street names. The theme of naming future streets after small English towns and settlements should be continued.</p>	<p>Confirmed that naming of reserves is covered by the revised policy. Themes updated as proposed</p>
<p>Email exchange and telephone discussion with Bruce Patterson, Chair, Grenada Village Community Association Inc.</p>	<p>Discussions about the background of names in Grenada Village and some of the other Northern suburbs, and suggestions to extend the Caribbean theme to Grenada Village (as well as Grenada North) to reflect what is already in place.</p>	<p>Themes updated (Appendix 2) and additional materials/ references included at Appendix 4 about the history of some of the Northern suburbs</p>
<p>Don Picken – e-</p>	<p>Raised concerns about the potential cost of the exercise and asked about the size of the policy</p>	<p>Email in response confirming that the review of the Naming</p>

Organisation / individual	Key points raised	Officers' comments
mail 15 May	team	Policies has not resulted in any additional costs, and noting the size of the policy team

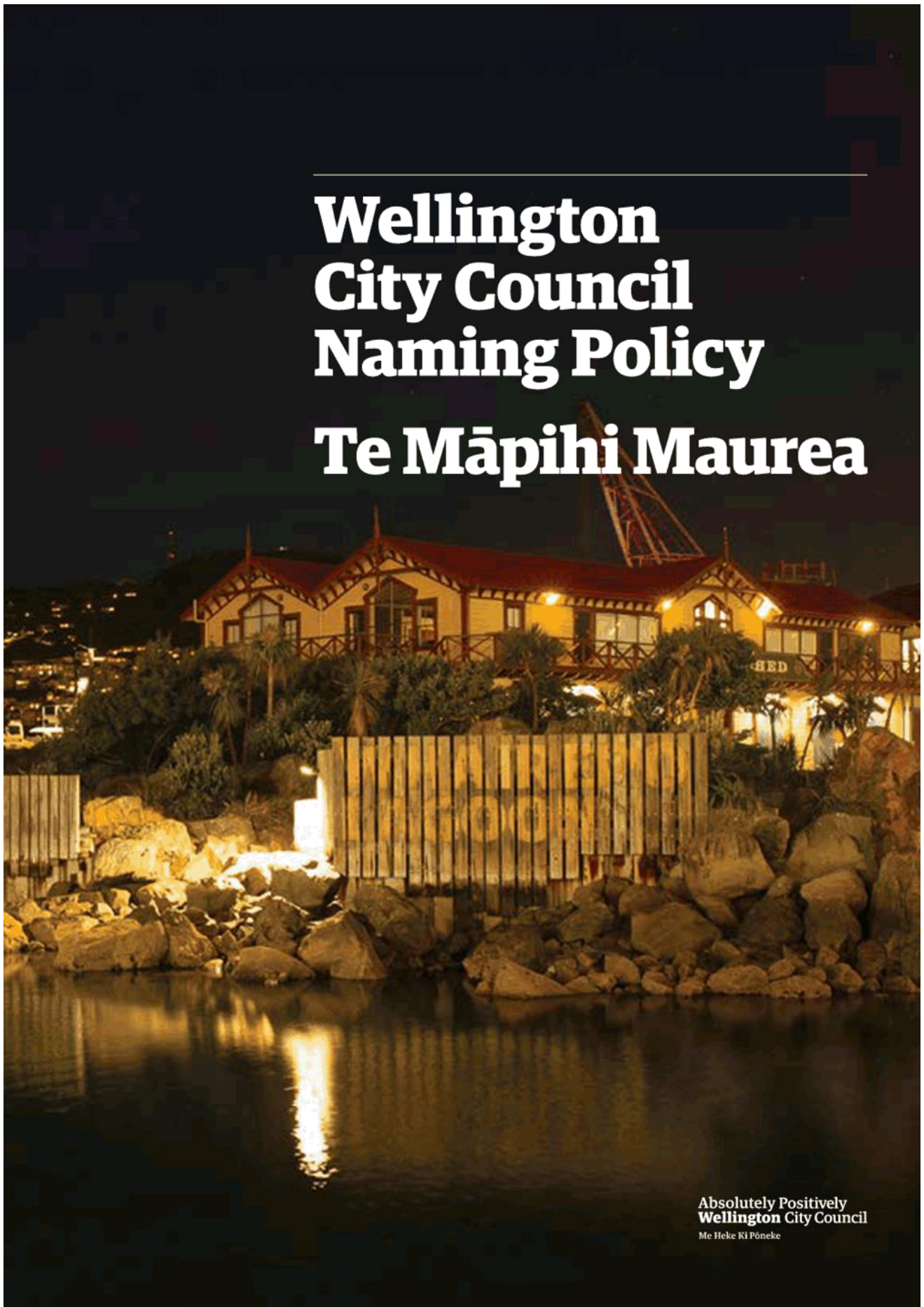
Table 2 – Main changes to the Naming Policy compared to draft discussed by CSC on 11 April 2019

Page	Change	Rationale / source / comment
All	Title – includes proposed te reo name: <i>Te Māpihi Maurea</i>	This was proposed by CSC, as recorded in minute 5
Page 3	1 st para - Addition of the phrase “This policy replaces the Open Space Naming Policy and Road Naming Policy”	Suggested by the Glenside Progressive Association
	2 nd para – 2nd bullet – slight rewording	This was done in response to CSC minute 6, prior to public engagement
	2 nd para – 4th bullet – slight wording change	Suggestion from the NZGB
Page 4	Addition of a Context section	This has been added to reflect CSC minute 6
Page 5	1 st and 2 nd paras – previously one paragraph, now split into two	The Glenside Progressive Association proposed revising this section into bullet points – while we don't feel that is necessary, splitting the paragraph helps with navigating the document
	2 nd para – replacement of “settlements” with “populated places”	Suggestion from the NZGB
Page 6	4th para – replacement “site is important to Māori” with “site is important to mana whenua”	This was done after CSC but prior to engagement
	6 th para – new footnote, about engaging with the Addressing team at LINZ	Suggestion from the Office of the Surveyor General
Page 7	Engagement Guidelines - we have reversed the order of this section so that the most important features are considered first	Suggestion from Glenside Progressive Association

Page	Change	Rationale / source / comment
Page 8	Naming Criteria – 1st order of consideration – wording simplified	This was done after CSC but prior to engagement
	Naming Criteria - a stand-alone second order criterion added - “where an appropriate name is already in common use”	This was done after CSC but prior to engagement
	Naming Criteria – 3rd order consideration reworded	This was done after CSC but prior to engagement, to accommodate CSC minutes 7 (“telling stories”) and 15 (“ensuring that women and other under-represented groups that have played an important part in Wellington’s history are given appropriate prominence)
	Revised wording of footnote	This was done after CSC but prior to engagement in response to CSC minute 8 – “Names related to important sites to mana whenua may be historic or contemporary”
Page 9	Guidelines for determining appropriate names (title changed to avoid any confusion with the section on Engagement Guidelines)	Suggestion from Glenside Progressive Association
	1 st Para – 2nd bullet and related footnote, words revised slightly	to improve clarity about the distinction between dual names (te reo, English), and names with two or more words
	1 st Para – 4th bullet, changed from “be unlikely” to “not likely”	Suggestion from the NZGB
	Additional footnotes (1 and 6) added	Suggestion from the NZGB
	Footnote 5 – removal of “Mt can be used for Mount”	Suggestion from the Office of the Surveyor General, because “Mt” is not considered appropriate for LINZ official addresses
Page 10	5 th para – reference made to Appendix 3 (previously this was not referenced at all in the document)	Suggestion from the Office of the Surveyor General
	Additional footnote about orthography for dual names	Suggestion from the NZGB
Page 11	Removal of wording about how the Council may obtain open space	Suggestion from the NZGB (and because it is not particularly relevant to the naming process)
Page 12	Addition of a sentence about not raising expectations of residents that their subdivision name may become a suburb name in due course	Suggestion from the NZGB

Page	Change	Rationale / source / comment
	Addition of a sentence about a potential repository of appropriate names	In response to CSC minute 8
Page 16	Slight revision to wording in Flowchart	To reflect CSC minutes 11 and 12
Page 17	Addition of themes for Churton Park and Grenada Village	In response to submissions from Churton Park Community Assn Inc and Glenside Progressive Association respectively
Page 18	Removal of a number of prefixes and suffixes	Suggestion from the Office of the Surveyor General, because the ones removed are not used for LINZ official addresses
Page 19	New Appendix, setting out a range of sources relevant to names in Wellington	This will help tell the story of the city and region therefore supports CSC minute 6

Wellington City Council Naming Policy Te Māpihi Maurea



Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Te Mapihi Maurea Object of Affection

Wellington City Council Naming Policy for roads, open spaces, Council facilities, suburbs, localities and subdivisions.

Te Pūtake / Purpose

This policy provides guidelines and principles to be considered when deciding the names of roads, open spaces, Council facilities (including Council buildings and parts of buildings/facilities), suburbs, localities and sub-divisions/developments in Wellington. This policy replaces the *Open Space Naming Policy* and *Road Naming Policy*.

The policy is intended to:

- ensure that names are appropriate, and provide ease of identification for the Council, the public, and key services (such as emergency, postal and courier services);
- ensure that names reflect the city's unique identity, culture and environment, and help tell stories about the history, geography, and heritage of Wellington;
- apply a consistent and transparent best practice approach, for accurate and efficient administration and communication;

- support *Te Tauihu*, the Council's Te Reo Māori Policy¹, for Wellington to be a te reo capital city by 2040, and reflect wider Government obligations under the Treaty of Waitangi;
- reflect the importance of the Memoranda of Understanding with our Treaty partners Taranaki Whānui ki te Upoko o te Ika and Te Rūnanga o Toa Rangatira; and
- ensure that the process of determining appropriate names takes account of the views of interested parties and communities, including mana whenua.

There may be circumstances which fall outside this policy, where decision-making discretion will need to be applied.

1 Te Tauihu

Te Horopaki / Context

Inā te hira o ngā ingoa. Ka tika me noho pū tātou ki te tiaki, ki te whakakaha hoki i ngā ariā o ngā ahurea o Pōneke, me whai hononga pūmau ngā ingoa ki ngā momo e tapaina ana, ā, koiā ko ngā rori, ko ngā pāka, ko ngā whare anō hoki. Mā ngā ingoa e tūhono ai tātou te ira tangata ki te whenua ka tahi, ki te taiao ka rua. Mā ngā ingoa tātou e mōhio ai ki te takiwā e noho nei tētahi wāhi, mō te tūpono ka hua mai tētahi ohotata. Mā ngā ingoa hoki tātou e mārāma ki te hiringa o ō tātou ahurea, e tūhono ai ki ngā kōrero o ngā mātua tūpuna, e atawhai whakaaro ki ngā pūrākau nō mai rānō, tae noa ki ēnei rā.

Names are important. Making sure that we have appropriate names for features such as roads, parks and buildings is vital to protect and enhance Wellington's character and heritage. Names connect us to the land and the environment around us. They help us identify precisely where places are located, which is vital for emergency and other services. Names also help us recognise and reflect culture, history and landscape, and they help tell stories about how we got to where we are today, and what has gone before.

In Wellington there are many stories from throughout our history reflected in the names we see around us. The great Polynesian explorer Kupe, regarded as the first traveller to come to this area, is celebrated in names around the region including Matiu/Somes Island, named after one of his daughters. Whatonga, the next Polynesian traveller to arrive in the region, had two sons, Tara and Tautoki, whose descendants eventually settled the lower half of the North Island and the top of the South Island. Tara's name is immortalised in many prominent

landmarks. The Māori name for Wellington Harbour is Te Whanganui a Tara and the Tararua Mountains that divide the Wellington Region from east to west are named also after him. Europeans began arriving in the early 19th century which also saw the migration of Tainui and Taranaki tribes to the region. Names from these periods are abundant throughout the city and the region. More information about the rich and varied history of Wellington and its surrounds, and how this relates to some of the names of places and features, can be found in the sources listed in Appendix 4.

In 2003, the Waitangi Tribunal determined that the Māori groups with ahi kā rights within the Port Nicholson block were Te Atiawa, Taranaki, Ngāti Ruanui, Ngāti Tama and Ngāti Toa.

Te Hōkaitanga / Scope

This policy applies to the naming (including renaming) of roads, open spaces, Council facilities (including Council buildings and parts of buildings/facilities), suburbs, localities and subdivisions/developments in Wellington.

It should be noted that the final and official naming of certain types of places or features in Wellington is not always within the jurisdiction of the Council. In particular, responsibility for the official naming (and renaming) of settlements (such as suburbs and localities) and geographic features, lies with the New Zealand Geographic Board Ngā Pou Taunaha o Aotearoa (NZGB)¹. The Council may make proposals to the NZGB to name or rename places or features, and in these situations will use the principles in this naming policy as well as taking account of NZGB naming policies, principles and guidelines².

In addition, the Council does not have formal decision-making authority for the naming of buildings (except Council facilities), some tracks (those outside of the Council's control, such as those under the jurisdiction of the Department of Conservation or where local communities are best-placed to determine appropriate names), or subdivisions. However, the criteria and principles in this document may be appropriate to consider when making decisions about the names of these places or features. Brief information about building, track and subdivision naming is included in the "Specific Considerations" section of this document.

- 1 The New Zealand Geographic Board Ngā Pou Taunaha o Aotearoa (NZGB) is New Zealand's national place naming authority responsible for official place names in New Zealand.
- 2 NZGB Naming Principles and Guidelines

Ngā Hātepe / Process

A flowchart setting out the process is included at Appendix 1. For naming decisions to be taken by the Council, responsibility is determined by Council delegations¹. Some decisions are made at a business unit level (such as the naming of rooms within Council Buildings) or executive level. Others are made at a committee or Council level (such as the naming of open spaces, road names, suburbs, localities and subdivisions). Council officers will generally determine when names are needed, and may recommend names reflecting the criteria in this policy.

However, there will be occasions where mana whenua, developers, community organisations or others identify the opportunity or need to name roads, open spaces, Council facilities or other places and features, and can make proposals to Council officers. Council officers will assess the extent to which any proposed names align with the criteria and principles in this policy, and will make recommendations accordingly.

There will be situations where it is appropriate to consider revising an existing name. This could be as a result of engagement with mana whenua about the renaming (including proposing dual names²) of open spaces or Council facilities, to support the implementation of *Te Tauihu*, the Council's Te Reo Māori Policy. For Council facilities, renaming may also be considered when there is a change of sponsorship arrangements, and/or if commercial opportunities arise for the use of naming rights.

Before Council officers provide recommendations about proposed names, appropriate engagement with or notification to potentially interested parties must take place. The extent and nature of engagement will depend on the likely level of interest in the feature(s) being named. It will be important to work with mana whenua, particularly where the site is important to mana whenua and whenever te reo names are proposed. In these situations, correct standardised orthography of Māori names is essential and a licenced translator from *Te Taura Whiri i te reo Māori* (the Māori Language Commission)³ should provide independent advice.

Council officers may publicly notify proposed names and/or conduct further targeted engagement before final recommendations/decisions are made.

Councillors may seek further information from Council officers, the Addressing Team at Land Information New Zealand⁴, and/or others before making decisions, and where appropriate, recommendations to NZGB (for suburb and locality names). Once a name has been formally approved, the Council will notify relevant agencies (e.g. Greater Wellington Regional Council, Land Information New Zealand, emergency services and New Zealand Post). Council officers will arrange for relevant signage (new or updated) where appropriate.

1 www.wellington.govt.nz/your-council/meetings

2 NZGB guidelines for new/alternative names

3 www.tetaurawhiri.govt.nz

4 If it is intended that addresses on a road will be added to the official record and form part of a national dataset.

Ngā Aratohu Mahitahi / Engagement Guidelines

Naming responsibility for **nationally important features** (e.g. Wellington Harbour, Mount Victoria) will generally lie with another agency such as the NZGB, Council may refer the matter to that agency with recommendations.

For **regionally significant** features (e.g. major parks, major roads, large Council facilities), Council officers will ensure that more widespread public consultation or engagement takes place, including potentially with relevant government departments, other adjoining Councils, and the NZGB.

For features that are **locally significant** only (e.g. public roads, reserves, some Council facilities or parts thereof), targeted engagement may, depending on specific circumstances, be appropriate with some or all of the following:

- Mana whenua¹
- Local community groups
- Local historians
- Community Boards
- Greater Wellington Regional Council and other neighbouring Councils in the Wellington region (to check whether proposed names are used or proposed elsewhere in the region)
- Members of the public directly affected, including where appropriate (e.g. road naming or re-naming), affected property owners, businesses, and tenants

- If a proposed name relates to a specific person, that person (if still living) or the family of that person should be consulted (where practical).

1 The Council's Tira Poutama: Iwi Partnerships team can advise about appropriate consultation with iwi entities

Ngā Paearu Whakaingoa / Naming Criteria

A recommendation to name (or rename) a road, right of way, Council facility, open space, or suburb or locality should include evidence that the proposed name meets one or more of the criteria set out in Figure 1. When making recommendations to the Council, Council officers need to provide a holistic assessment of the extent to which proposed names meet these criteria, including considering the relative importance of different criteria in situations where more than one name is proposed, and/or where there are conflicting views about the appropriateness of a proposed name.

Over time, the Council expects that the proportion of te reo names will increase, while recognising that it will not be appropriate for every new name to be Māori. Where there are two or more potential names that are broadly balanced in terms of the criteria above, preference would generally be given to te reo names.

Figure 1: Naming criteria and order in which they should be considered

Order of consideration	Paearu/Criteria
First	<ul style="list-style-type: none"> An appropriate¹ te reo name² where the site is important to mana whenua.
Second	<ul style="list-style-type: none"> Where an appropriate name is already in common use.
Third	<ul style="list-style-type: none"> Telling stories about the history of the feature, by acknowledging people^{3,4} (ensuring that women and other under-represented groups that have played an important part in Wellington's history are given appropriate prominence), events, organisations or places significant to a community or communities locally or nationally or internationally, relevant to the specific feature to be named⁵. Te reo names are encouraged where appropriate. Where a specific theme is associated with the location and is considered to still be appropriate for new names.⁶
Fourth	<ul style="list-style-type: none"> Reflects the local landscape, topographical features (e.g. streams), or flora or fauna. In these cases the preference will be for appropriate te reo names to be used. Aligns with adjacent street/suburb/open space names, e.g. naming a new reserve the same as a nearby road.

1 This could include land, water, waahi tapu, flora and fauna, and other taonga, significant to mana whenua. Names related to important sites to mana whenua may be historic or contemporary

2 See relevant information about dual names and the gifting of names to the Council by mana whenua

3 The Council's Commemorative Policy Guidelines should be used if a feature may be named after an individual.

4 Does not apply to suburb or locality naming

5 Note that where commercial sponsorship arrangements are being considered – primarily for Council facilities or parts thereof – the relative importance may be higher depending on the sponsorship contribution

6 See Appendix 2 for a list of the currently approved themes for Wellington suburbs

Ngā aratohu hai whakataui i ngā ingoa tika / Guidelines for determining appropriate names

Names for roads, Council facilities, open spaces, suburbs and localities should be:

- **Rerekē / Unique** - not duplicated in Wellington city, and preferably not be duplicated in the wider Wellington region, for the same type of feature, nor sound similar or be similar in spelling to an existing name. This avoids confusion or ambiguity.
- **Poto / Short** - preferably fewer than 12 characters¹ provided that the name still retains its meaning.
- **Ngāwari / Simple** - ideally easy to spell and pronounce², and should be spelled correctly³. Possessive forms will generally not be used⁴. Names should generally not contain an abbreviation⁵. Names should conform with the Rural and Urban Addressing Standard⁶ (if addresses are to be accepted by Land Information New Zealand and added to the official record), and follow NZGB orthographic conventions.

- **Whakaute / Respectful** - be unlikely to cause offence.

Naming after features which do not exist in the area should be avoided (for example, naming after native trees or plants that are not evident in the area, or views that cannot be identified).

In some cases dual names (te reo and English) may be appropriate, particularly for the renaming of open spaces or Council facilities, but will not be used for road names. The Council's Tira Poutama: Iwi Partnerships team will assess and provide advice about the appropriateness of proposed dual names. Dual names will generally have the te reo name first.

- 1 Note that dual names (te reo and English) may be longer, but will not be used for roads. Names made up of two words should also generally be avoided for road names
- 2 Some people's names may be appropriate - even though spelling and pronunciation may not be straightforward.
- 3 Where an incorrect name has become established the Council may retain the incorrect form, but may also consider renaming
- 4 If used the apostrophe should normally be dropped
- 5 Except that "St" can be used for "Saint"
- 6 AS/NZS 4819:2011 www.linz.govt.nz/regulatory/property-addressing/addressing-standards-and-guidelines

Te ata whai whakaaro ki ngā ingoa, ki te whakaingoa hoki i ngā āhuatanga rerekē / Specific considerations for the naming and renaming of different features

Ingoa o ngā rori / Road Names¹

For the purposes of this policy, a “road” has the meaning in section 315 of the Local Government Act 1974, which includes access ways and service lanes and any square or public place generally intended for the use of the public. The policy also applies to places that need a name identified within an official address. This includes private right-of-ways, state highways, service lanes, pedestrian access-ways, wharves and courtyards².

The processes for naming of roads should be undertaken whenever:

- a new subdivision is proposed that creates new roads or access-ways
- a road is created by a process such as a gazette notice
- a request is received to name a new or currently unnamed road
- multiple addresses are needed off an unnamed access-way.

Private right-of-ways: to ensure names are easily identifiable on maps, a private right-of way will usually only be named if at least six dwellings use that right of way, and after consultation with Land Information New Zealand.

Names should conform with the Rural and Urban Addressing Standard. Dual road names will not be used because of potential confusion for emergency services and other public services.

1 Sections 319(1) (j), 319A and 319B of the Local Government Act 1974 apply to the naming of roads. The Council may name or alter the name of any road under section 319 Local Government Act 1974.

2 Note – does include motorways

The Council encourages the use of generic te reo prefixes and suffixes where appropriate e.g. “ara” for pathway. A list of appropriate prefixes and suffixes is included at Appendix 3.

Renaming existing public and private roads

- changing a road name can be disruptive for residents and businesses, and may create confusion for emergency and other services. However there will be circumstances when changing a road name may be considered, including where:

- mana whenua propose that a name should be changed
- the existing name is duplicated elsewhere in Wellington city or within the Wellington region
- there has been a change in layout
- the Council is requested to do so by emergency services
- the name has been incorrectly spelled
- two or more roads follow each other and it is not clear where the road changes its name
- the road is commonly known by a different name
- there are issues of cultural sensitivity
- there is demonstrated community desire.

The Council will not necessarily rename an existing road even where one or more of these reasons apply, and will always engage with interested parties where a name change is being proposed. The Council will consider changing a road name where a majority of residents or business owners support a proposed change, where there is significant public benefit in making the change (e.g. especially for emergency services), or where there is a compelling rationale to support the adoption of an appropriate te reo name.

Ngā ingoa o ngā wāhi whārahi / Open space names

Wellington has a number and variety of open spaces¹ including parks and reserves², sports fields, play areas and other clearly definable open spaces, including areas within the Wellington Town Belt and Outer Green Belt. For the purposes of this naming policy, the definition of open spaces includes all parks and reserves administered by the Council, including “pocket parks” located on road reserves. The Council may obtain open space in the following ways:

- Purchase by the Council;
- Transfer from another use, for example from landfill to recreation use;
- Vesting in the Council by another agency; or
- Gifting to Council (in which case the name of the donor may be recognised).

Land is also often vested in the Council as reserve as part of subdivisions and reserves agreements.

The naming of features within Council open spaces, such as Council facilities, items of remembrance, and pathways and trails, will be subject to considerations relevant to those particular features (including the potential

granting of naming rights or sponsorship arrangements - see below in section on Council facilities). Where a particular feature is on reserve land or Wellington Town Belt, naming should also be consistent with the Reserves and Town Belt Act respectively.

Renaming of open spaces/“gifted” names - the Council will not generally consider renaming open spaces, with the exception of introducing dual names following engagement with mana whenua. In these situations, gifted te reo names reflecting the history and/or characteristics of the feature/open space will be welcome, following appropriate engagement with interested parties such as local residents or the family of the person honoured by the existing name.

In some situations, the Council will need to seek approval from a national authority before confirming a change of name³ (e.g. Parliament for name changes to sites that have their own Act of Parliament).

1 Decisions surrounding the naming or renaming of open spaces must comply with the decision-making obligations set out in Part 6 of the Local Government Act 2002.

2 For open spaces classified under the Reserves Act 1977, reserves must be named or renamed by resolution of the Council and in accordance with the Reserves Act 1977. Where a reserve is vested in Council, the Minister of Conservation or Council may specify or change the name of a reserve by notice in the Gazette (section 16(10) Reserves Act 1977).

3 Note the standard for naming DOC's Crown protected areas: www.lin.govt.nz/regulatory/60001

Ngā ingoa o ngā whare o te Kaunihera / Council facility names

A Council facility is a facility/building provided for public amenities, including artistic, social or cultural facilities. Such facilities may include, but are not limited to, community halls, libraries, civic spaces and centres, as well as sport, recreation, arts and entertainment facilities. The Council Unit responsible for the facility will make recommendations for an appropriate name.

Naming rights and sponsorship - naming rights may be granted for a Council facility (or an open space, a programme, or parts of a Council facility/open space such as specific rooms within a building) as a result of sponsorship arrangements or in recognition/commemoration of an influential individual or organisation. In the case of influential individuals or non-commercial organisations, naming rights may be granted permanently or for a fixed period of time. In the case of commercial sponsorship, naming rights will only be granted for a fixed period of time¹.

Renaming Council facilities - there may be occasions where Council officers will determine that an existing name should be recommended for change. This could for instance be as a result of a change in naming rights or sponsorship arrangements, and/or to progress Te Tauihu - the Council's te reo Māori Policy. Renaming needs to be given careful thought given the potential for disruption to residents and businesses, and possible confusion for emergency and other services.

The Council may also identify opportunities to name or rename a Council facility to better reflect *Te Tauihu*, the Council's Te Reo Māori Policy. In some cases a dual name may be appropriate (following engagement with mana whenua, and/or where mana whenua have gifted a te reo name for a Council facility that reflects its particular characteristics/purpose/history). Consideration must be given to the impact of renaming and/or dual naming on existing and future naming rights including any sponsorship agreements in place.

In some situations, the Council will need to seek approval from a national authority before confirming a change of name (e.g. to Parliament where a particular feature has previously been named as a result of an Act of Parliament).

Interior Spaces - on occasion, names may be given to interior spaces within Council facilities; with the exception of major community spaces, naming decisions would normally be expected to be taken by Council officers within the relevant business units, and be consistent with this policy.

¹ Consistency with the relevant management plan, legislation and policies need to be complied with.

Ngā ingoa o ngā takiwā me ngā taiwhanga / Suburb and locality names

Suburb and locality names (*not* subdivision names) will generally be proposed by Council officers, reviewed by the Council then considered and approved by the NZGB. The NZGB has a function to encourage the use of original Māori place names. *Te Tauīhu* confirms that the Council is committed to increasing the use of te reo in place names. In time this may result in the Council considering whether some existing suburb/locality names should be renamed to the original te reo name, while recognising that there may be circumstances where an incorrect form, because of its well-established usage, should be retained. The Council will also consider whether existing suburb names should be given an “official geographic name” by NZGB where this is not currently the case.

Ngā ingoa o ngā whare / Building names

The Council does not have jurisdiction over building names (except where the buildings are Council facilities e.g. swimming pools, recreation centres, libraries etc, as discussed above). However, anyone involved in naming buildings is encouraged to use the principles and criteria in this policy document. This applies particularly to proposals to re-name existing buildings, given the potential for disruption to residents and businesses, and possible confusion for emergency and other services.

Ngā ingoa ara hikoi / Track names

The Council sometimes has a role in the naming of tracks, trails and pathways within its control, and when they are assigned a road name. In these situations, Council staff responsible for the relevant tracks would generally need to confirm final approval of names. Anyone involved in naming other tracks is encouraged to use the principles and criteria in this policy document, and to contact Council officers to discuss potential names.

The “Wellington Regional Trails for the Future Framework”¹ includes a specific recommendation regarding trail names and signage (Recommendation 6.4): “Develop consistent names for signature and regional trails and ensure the agreed names are used throughout all trail information sources.”

¹ Regional Trails for the Future

Ngā ingoa o ngā wawaetanga / Subdivision names

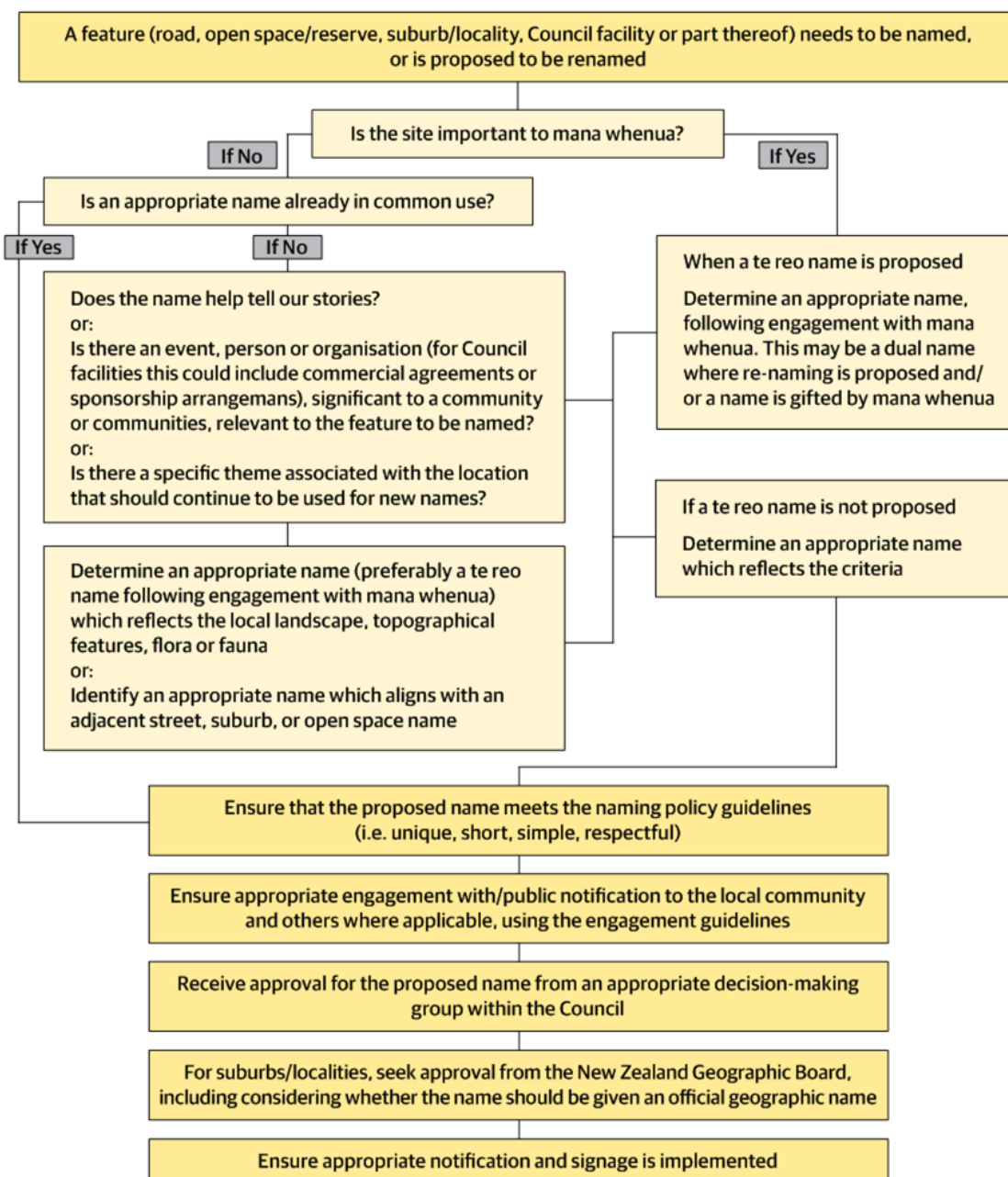
Te aroturuki me te whakatinana / Monitoring and implementation

The Council does not have jurisdiction over subdivision names. However anyone involved in naming subdivisions is encouraged to use the principles and criteria in this policy document, including when submitting relevant information for resource consents.

It is important to ensure that subdivision names do not replicate other subdivision or suburb names in the Wellington region. Developers should also consult mana whenua if considering te reo names. It is also important to note that subdivision names, used for marketing new sections, do not form part of official property addresses, and developers should advise purchasers accordingly.

This naming policy replaces all previous naming policies. The policy will be reviewed every five years, or at the request of the Council in response to any issues that may arise, or in response to changed legislative and statutory requirements. The Council will consider developing a repository of appropriate names which may be used for features in specific localities (subject to working through the process and criteria in this Naming Policy).

Āpititanga / Appendix 1 - Ngā Hātepe Whakaingoa a te Kaunihera / Process Flowchart for Council naming



Āpitianga / Appendix 2 - Ingoa ā-ariā / Thematic names

Suburbs currently considered to have a predominant naming theme include:

- Brooklyn - American political figures
- Churton Park - small English towns and settlements
- Crofton Downs - Churchill family
- Grenada Village and Grenada North - Caribbean names
- Hataitai - Māori names (predominantly flora and fauna)
- Island Bay - European rivers
- Karori - people important to the history of the suburb
- Khandallah - Indian places
- Ngaio - people important to the history of the suburb
- Redwood (Tawa) - Oxford Colleges
- Strathmore - associations with the Earl of Strathmore's Estate
- Wadestown - early settlers
- Wilton - English counties
- Woodridge - arboreal

This is not an exhaustive list. Other suburbs may have themes which have been used for names in the past but have not been used recently for new names.

Āpitianga / Appendix 3 - Arataki whakaingoa tohu rori / Road type prefix and suffix guide

- Alley: A narrow street or passage, usually enclosed.
- Ara: te reo for pathway/route
- Avenue: Wide straight roadway or street planted either side with trees.
- Boulevard: Once a promenade on a site of demolished fortifications; now applied to any wide street or broad main road.
- Circle: A street surrounding a circular or oval shaped space.
- Close: A short no exit street.
- Court: An enclosed, uncovered area opening off a street.
- Crescent: A crescent shaped street generally with both ends intersecting the same street.
- Drive: A main connecting route in a suburb.
- Esplanade: Level piece of ground especially one used for public promenade.
- Glade: A tree covered street or passage between streets.
- Green: As for Common, but not necessarily bounded by a reserve.
- Grove: An alleyway cut out in a wood but not extensive.
- Lane: A narrow passage between hedges or buildings, an alley.
- Mews: A road traditionally rural residential area converted to a residential area.
- Parade: A public promenade or roadway.
- Place: An open space in a town.
- Quay: Along the waterfront.
- Rise: A roadway going to a higher place of position.
- Road: Route or way between places (generally in the rural area).
- Square: A street surrounding a square or rectangular shaped space.
- Street: An urban road.
- Te Ara: te reo for pathway (route)
- Terrace: A street along the face or top of a slope.
- Track: A narrow country street that may end in pedestrian access.
- View: Street with a view of significance.
- Way: Only to be used for private roads, right of ways etc, see above.

Āpitianga / Appendix 4 - Ngā mātāpuna i hua ai ngā kōrero mō ngā ingoa o Pōneke / Sources of information about names in Wellington

- Wellington City District Plan - Issues for Tangata Whenua¹
- Wellington City Libraries Heritage and Local History²
- The Thematic Heritage review³
- The Land of Tara, Elsdon Best⁴
- Te Whanganui-a-Tara - The Great Harbour of Tara - G. Leslie Adkin⁵
- Ngā Wāhi Taonga o te Whanganui-a-Tara, Māori Sites Inventory⁶
- Wai 145 Te Whanganui a Tara me ona Takiwa: Report on the Wellington District⁷
- The Streets of my City, Wellington New Zealand, by F. L. Irvine-Smith (1948)⁸
- Te Ara - The Encyclopedia of New Zealand, Wellington Places⁹
- Wellington, the first years of European Settlement 1840-1850 by Gavin McLean¹⁰
- Up in the Hills - a history of Johnsonville by RJ Meyer¹¹
- Up on the Breezy Hills: the History of the suburb Newlands-Paparangi by Lawson Robertson¹²
- Karori Streets 1841-1941 - Chapman and Best¹³
- Karori Historical Society¹⁴
- Mount Victoria Historical Association¹⁵
- Onslow Historical Society¹⁶
- The Streets of Tawa, Tawa Historical Society¹⁷
- Tawa Flat and the Old Porirua Road 1840-1955, by Arthur H Carman¹⁸
- Glenside History¹⁹
- Naming of Grenada Village - The Drake Connection²⁰

- 1 <https://wellington.govt.nz/-/media/services/community-and-culture/maori-community/files/v1chap02.pdf?la=en>
- 2 <http://www.wcl.govt.nz/heritage/heritageindex.html>
- 3 <https://wellington.govt.nz/-/media/services/community-and-culture/heritage/files/thematic-heritage-study.pdf>
- 4 <http://www.wcl.govt.nz/maori/wellington/landoftara.html>
- 5 <https://natlib.govt.nz/records/22795210?search%5B%5D%5Busage%5D=Unknown&search%5Bpath%5D=items&search%5Btext%5D=Te+Whanganui+a+Tara>
- 6 <https://catalogue.wcl.govt.nz/?section=resource&resourceid=5015096¤tIndex=3&view=fullDetailsDetailsTab>
- 7 <https://www.waitangitribunal.govt.nz/publications-and-resources/waitangi-tribunal-reports/>
- 8 <http://www.wcl.govt.nz/heritage/streetschap1.html>
- 9 <https://teara.govt.nz/en/wellington-places>

This is not an exhaustive list.

- 10 https://books.google.co.nz/books/about/Wellington.html?id=iiHoAAAACAAJ&redir_esc=y
- 11 <https://catalogue.wcl.govt.nz/?section=resource&resourceid=9257357¤tIndex=0&view=fullDetailsDetailsTab>
- 12 <https://catalogue.wcl.govt.nz/?section=resource&resourceid=7619660¤tIndex=0&view=fullDetailsDetailsTab>
- 13 <http://www.karorihistory.org.nz/streets.htm>
- 14 <http://www.glenside.org.nz/overview-heritage-99.html>
- 15 <http://mtvictoria.history.org.nz/places/>
- 16 <http://onslowhistoricalsociety.appspot.com/>
- 17 <http://www.tawahistory.org.nz/projects/streets.html>
- 18 <https://trove.nla.gov.au/work/17404385?q&versionId=20406842>
- 19 <http://www.glenside.org.nz/overview-heritage-99.html>
- 20 <http://grenadavillage.org.nz/naming.php>

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Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

3. Operational

REPORTING BACK ON PUBLIC CONSULTATION OF THREE NEW LEASES ON THE WELLINGTON TOWN BELT

Purpose

1. This report details the outcome of public consultation on three new leases on Wellington Town Belt and asks the City Strategy Committee to recommend that the Council approves the new leases.

Summary

2. City Strategy Committee approval was given to publicly consult on three new leases on Wellington Town Belt. These are:
 - a) the Workingmen's Bowling Club (paper presented at the City Strategy Committee on 07 March 2019);
 - b) the Wellington Rugby Football Union Incorporated (paper presented at the City Strategy Committee on 18 April 2019);
 - c) Harbour City GymSports Incorporated (paper presented at the City Strategy Committee on 16 May 2019).
3. No submissions were received regarding the Workingmen's Bowling Club and Wellington Rugby Football Union Incorporated leases. One submission was received for Harbour City Gymsports Incorporated, in favour of the lease.
4. Based on Officers' assessment and the outcome of the public consultation, it is recommended that the Committee recommends that Council approves new leases for the three clubs, with conditions, under the Wellington Town Belt Act 2016.

Recommendation/s

That the City Strategy Committee:

1. Receive the information.
2. Recommend to the Council that it:
 - a. grant a new ground lease for a three year term, with one renewal term of two years under the Wellington Town Belt Act 2016 to the Workingmen's Bowling Club for an area of 4,200m² contained within Pt Lot 1 DP 8914 CFR WN46D/912.

The following Special Provisions will be included in the lease:

- i. The Lessee is required to meet the conditions outlined in Appendix One of the 07 March 2019 City Strategy Committee report.
 - ii. The Lessee is required to submit a report at the end of each bowling season (30 April) detailing progress against the conditions outlined in Appendix One of the 07 March City Strategy Committee report.
- b. Grant a new lease for the premises and ground for a ten year term with one

renewal term of ten years to the Wellington Rugby Football Union Incorporated, as well as a new licence between WRFU and the Hurricanes Investment Limited Partnership. The building is on land which is part of the Wellington Town Belt known as Rugby League Park, more particularly described as Part Lot 1 Deposited Plan 10397, as contained in the Record of Title 742980.

The new lease will include the following Special Provisions:

- i. The Lessee will ensure that no activity involving amplified music is allowed between 10pm and 7:30am.
 - ii. The Lessee is to submit a detailed maintenance plan for the lease term prior to this lease being executed.
 - iii. The Leased area does not include the car parks and access roadways.
 - iv. The Lessee owns and is responsible for the repair and maintenance of the Flood Lighting System. An annual compliance report is to be provided.
 - v. To the extent of any inconsistency, the terms of this lease prevail over the terms of the 2003 Development Agreement.
 - vi. The Lessee acknowledges that there is a separate fee for the use of the Playing Fields surrounding the Premises. The Lessee will have first right to book the Playing Fields for the term of the Lease.
 - vii. The parties acknowledge there is a 2003 Resource Consent in place related to the use and development of the site, and will continue to adhere to the conditions of the consent.
- c. Grant a new ground lease for a ten year term with one renewal term of ten years to Harbour City GymSports Incorporated, as well as a sublease to Eastern Suburbs Sports Trust and sub-sublease to Harbour City GymSports for the same term as the Head Lease. The building is on land which is part of the Wellington Town Belt known as Hataitai Park, more particularly described as Lot 1, Deposited Plan 33683, in the Record of Title WN20B/500.

The new lease will include the following Special Provisions:

- i. The Lessee is to submit a detailed maintenance plan to address the building's maintenance prior to the lease being executed. Officers will monitor the maintenance plan implementation and progress annually.
- ii. Notwithstanding clause 13 of the Lease regarding subletting, the Council permits the Lessee to sub-lease the Land to Eastern Suburbs Sport Trust, and further permits the Eastern Suburbs Sports Trust to sub-sublease the Land and Building to the Lessee.
- iii. The parties acknowledge that the sublease with the Eastern Suburbs Sports Trust is necessary as a result of the nature of the building ownership. The Eastern Suburbs Sports Trust is the owner of the Lessee's Building.
- iv. The Lessee will provide the Council with a copy of the signed sublease and sub-sublease prior to the Lease being executed.

Background

The Workingmen's Bowling Club Incorporated

5. The paper asking the City Strategy Committee to approve public consultation for a fresh lease for the Workingmen's Bowling Club Incorporated with Special Provisions was presented and ratified on 7 March 2019 (see <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2019/03/7>).

6. Public consultation was carried out as required under section 16 of the Wellington Town Belt Act 2016 between 27 April 2019 and 02 June 2019.
7. An advertisement was placed in the Public Notices of the Dominion Post on 27 April 2019. Letters were sent to the Newtown Residents' Association, Friends of the Wellington Town Belt, the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated.
8. Details about the lease were also placed on the "Have your Say" section of the Council website for the 27 April – 02 June period.
9. No submissions were received and therefore this paper asks that the Committee recommends that Council approves a three year lease, with one two year renewal period with Special Provisions for the Workingmen's Bowling Club Incorporated.

The Wellington Rugby Football Union Incorporated (WRFU)

10. The paper asking the City Strategy Committee to approve public consultation for a fresh lease for WRFU with Special Provisions was presented and ratified on 18 April 2019 (see <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2019/04/18>).
11. Public consultation was carried out as required under section 16 of the Wellington Town Belt Act 2016 between 27 April 2019 and 02 June 2019.
12. An advertisement was placed in the Public Notices of the Dominion Post on 27 April 2019. Letters were sent to the Newtown Residents' Association, Friends of the Wellington Town Belt, the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated. Neighbouring properties from 40-50 Hanson Street were also sent letters regarding the proposed new lease.
13. A meeting was held between Council Officers, WRFU representatives and the Wellington Rugby Training Facility Community Liaison Group on 23 April to discuss the proposed new lease. No concerns were expressed at this meeting.
14. Details about the lease were also placed on the "Have your Say" section of the Council website for the 27 April – 02 June period.
15. No submissions were received and therefore this paper asks that the Committee recommends that Council approves a three year lease, with one two year renewal period and Special Provisions, for the Workingmen's Bowling Club Incorporated.

Harbour City GymSports Incorporated

16. The paper asking the City Strategy Committee to approve public consultation for a fresh lease with Special Provisions for the Harbour City GymSports Incorporated was presented and ratified on 16 May 2019 (see <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2019/05/16>).
17. Public consultation was carried out as required under section 16 of the Wellington Town Belt Act 2016 between 22 June 2019 and 24 July 2019.
18. An advertisement was placed in the Public Notices of the Dominion Post on 22 June 2019. Letters were sent to the Hataitai Residents' Association, PNP Cycling Club, Wellington Rugby Football (Axemen) Club, Friends of the Wellington Town Belt, the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated.
19. Details about the lease were also placed on the "Have your Say" section of the Council website for the 22 June and 24 July period.

20. One submission was received from nearby neighbours Port Nicholson Pōneke Cycling Club (PNP) which stated that '*PNP do not oppose the proposed lease for Harbour City GymSports.*'
21. As no further submissions were received, this paper asks that the Committee recommends that Council approves a ten year lease, with one ten year renewal period with Special Provisions for Harbour City GymSports Incorporated.

Discussion

22. The rationale for the recommendations regarding the new leases was discussed in the initial three City Strategy Committee Papers requesting approval to publically consult.

Options

23. If the recommendations in this report are not approved, the three Clubs would no longer have a current lease with the Council and would effectively be holding over on a monthly basis under the terms and conditions of the expired leases.

Next Actions

24. If the recommendations in this report are accepted, the following will occur:
 - The Committee's recommendations will be referred to the Council for approval; and
 - If the Council approves the leases, the lease documentation will be negotiated, drafted and signed.

Attachments

Nil

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SUPPORTING INFORMATION

Engagement and Consultation

Officers have made information regarding the fresh leases publicly available and invited submissions, as required under section 16 of the *Wellington Town Belt Act 2016* and section 6 of the *Leases Policy for Community and Recreation Groups*.

Council Officers have considered the views of the public and persons likely to be affected by, or to have an interest in the above leases. Officers have also provided every submitter who asks to be heard, a reasonable opportunity to appear in support of the submitter's submission in accordance with section 16(2)(a)-(c) of the *Wellington Town Belt Act 2016*.

There were no submissions received regarding the Workingmen's Bowling Club and the Wellington Rugby Football Union Incorporated's leases. One submission raising no objections was received in relation to the Harbour City GymSports lease.

This document reports back to the City Strategy Committee, the results of the public consultation.

Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations.

Financial implications

There are no significant financial implications to consider.

Policy and legislative implications

The recommendations in this report are consistent with relevant Council Policy – the *Leases Policy for Community and Recreation Groups* and legislation – the *Wellington Town Belt Act*.

Risks / legal

The proposal will be subject to the Wellington Town Belt Act.

Climate Change impact and considerations

There are no significant Climate Change impact considerations.

Communications Plan

n/a

Health and Safety Impact considered

Each of the Clubs have health and safety policies and procedures in place for members and users of the building.