

**Wanaka Community Board  
21 February 2019**

**Report for Agenda Item: 1**

**Department: Planning & Development**

**Road Naming Application – J Blennerhassett and J Hayward application to name a right of way at 104-114 Studholme Road**

**Purpose**

The purpose of this report is to consider an application from J Blennerhassett and J Hayward to name a right of way located at 104-114 Studholme Road, Wanaka.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the application for the new road name, **Cons Track** with the condition that the owners of Lot 1 DP 350268, Lot DP 395564 & Lots 1-2 DP 435847 provide their approval.

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14/01/2019

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**Background**

- 1 An application has been received to name a right of way associated with the subdivision of Lot 3 DP 435847 on Studholme Road in Wanaka.
- 2 Attachment A contains the location of the subdivision and a plan of the proposed roads to be named.
- 3 This report puts these road names to the Wanaka Community Board for a decision. The names are not considered in poor taste or likely to cause offence.

## Comment

- 4 The applicant has put forward the following choice (as labelled in Attachment A):

***Right of Way*** – Cons Track

***Alternative Choices*** – Alpha Rise & Alpha Ridge Road

- 5 The applicant has chosen the name Cons Track after its creator Con Kelliher, the plowman for the Wanaka Station during the 1940s and 1950s responsible for the tracks existence. The applicant states that Con cut the track which is to be named and it shall be used as a right of way for the approved subdivision. Scans of historical Wanaka Station records (see Attachment B) from 1948 and 1955 have been provided demonstrating that Con worked on the station at these times. It is understood Con Kelliher has been deceased for a significant period and the name is proposed to recognise the work done to form this track in the past. As the track was created by Con some 70 years ago it is considered reasonable to name the road in this fashion.
- 6 Two other options were provided - Alpha Rise and Alpha Ridge Road – however the close proximity to Alpha Close nearby may cause confusion particularly for emergency services.

## Road Naming Policy

- 7 We have considered the names against the Road Naming Policy and note the following:
- The background offered in relation to Cons Track may be considered outside the provisions of the Road Naming Policy, as section 5.3b of the Policy allows for a name to be named after a “notable” historical person or event.
- 8 While notable so some Wanaka residents it is not clear that the person suggested is notable to the wider community so it is considered prudent for the Wanaka Community Board to make a decision regarding this road name. The name does not need to meet the Road Naming Policy to be considered appropriate and can be accepted if considered appropriate by the Board.
- 9 It is also noted that several properties are already accessed via the right of way to be named, so the owners of these properties will need to provide their approval of the name. An appropriate clause to the approval of the name is therefore recommended.

## Options

- 10 Option 1 – Do Nothing.
- 11 The road needs to be named before the applicant can have the titles issued for the subdivision. This is a resource consent condition that the applicant must comply with by way of application to Council.

- 12 The road needs to be named for practical addressing purposes so residents can be located in an emergency and have mail and service connections.
- 13 There are no advantages to doing nothing and the disadvantage is that the new road name cannot be finalised.

Option 2 – Approve the application.

*Advantages:*

- 14 The road name which is approved can be formalised upon receipt of the approval of the owners of Lot 1 DP 350268, Lot 2 DP 395564 & Lots 1-2 DP 435847 and staff can proceed with updating the Council records and other outside parties with new addressing.

*Disadvantages:*

- 15 The road name proposed does not entirely comply with Council's Road Naming Policy.

Option 3 – Decline the application as applied for.

*Advantages:*

- 16 If the application is declined, the applicant will need to return to the Council with alternative names. This could be considered an advantage if the applicant returns to Council with revised road names which comply with the policy.

*Disadvantages:*

- 17 The road naming will be postponed, which will affect the applicant as they will be delayed in progressing with erection of signage, allocation of addressing and finalising the matter.
- 18 This report recommends **Option 2** for addressing the matter. As mentioned previously, the name offered is not in use or likely to cause poor taste or offence. The discretion for approval of road names in the Wanaka area outside of the policy sits with the Wanaka Community Board.

## **Significance and Engagement**

- 19 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy, because:
- The naming of this new road will not have a large impact on the environment, culture and people of the district.
  - The background offered for the road name is outside existing policy and the application has been brought to the Wanaka Community Board for consideration.
  - There is no impact on the Council's capability and capacity in respect to the objectives set out in the Financial Strategy, Ten Year Plan and the Annual Plan.
  - The decision does not relate to the sale or transfer of shareholding of any of the Council's strategic assets.

## Risk

- 20 This matter related to the operational risk OR011A, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk as it refers to the Council's need to deal with Land Information Memorandum and requests for service using Council records. These rely on location address information being available on our system, TechOne, which is also used for reporting and performance monitoring of our contractors and for dealing with requests from ratepayers.
- 21 The recommended option considered above mitigates the risk OR011A by - Treating the risk - putting measures in place which directly impact the risk.

## Financial Implications

- 22 There are no operational and capital expenditure requirements or other budget or cost implications resulting from the decision.

## Council Policies, Strategies and Bylaws

- 23 The Council's Road Naming Policy 2016 was considered in association with this application. The policy objective notes that:

*"The Queenstown Lakes District Council is responsible for naming roads within its boundaries. Roads are named to reflect the identity of the local area and to ensure ease of identification for the Council, the public and key services such as emergency, postal and courier services."*

- 24 Road name applications in the Wanaka Area that fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.
- 25 This matter is included in the 10-Year Plan/Annual Plan. Road naming is a regulatory function which relates to Section 319 A of the Local Government Act 1974.

## Local Government Act 2002 Purpose Provisions

- 26 The recommended option:
- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing the Council to allocate site addresses to development occurring in this area.
  - Can be implemented through current funding under the 10-Year Plan and Annual Plan.
  - Is outside the Road Naming Policy but within the terms of reference for the Wanaka Community Board.
  - Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

### **Consultation: Community Views and Preferences**

27 The persons who are affected by or interested in this matter are the applicants, the properties which already gain access over the right of way and the Queenstown Lakes District Council.

28 No community consultation has been undertaken in association with this request.

### **Attachments**

- A Location Map – Proposed Subdivision – South Lot 3 DP 435847 (showing road to be named)
- B Scans of Wanaka Station records
- C Council's Road Naming Policy 2016