

**Wānaka Community Board  
4 August 2022**

**Report for Agenda Item | Rīpoata moto e Rāraki take [1]**

**Department: Planning & Development**

**Title | Taitara Application to name one private right of way road – ‘Orion Place’**

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

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- 1 The purpose of this report is to consider an application from R & B Hadi to name one private right of way road as Orion Place.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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That the Wānaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the application for the following new road name:
  - a. Orion Place

Prepared by:



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13/07/2022

Reviewed and Authorised by:



David Wallace  
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and Development Contributions  
Planning and Development  
13/07/2022

## CONTEXT | HOROPAKI

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- 2 An application has been received to name a private right of way road off Anderson Road, Wānaka which contains 143 Anderson Road, Wānaka. This is to meet a condition of consent of RM211196. The site is located at land legally described as Lot 2 DP 466579.
- 3 Attachment A contains the Application Form.
- 4 Attachment B contains the Location Map.
- 5 Attachment C contains the Road Plan.
- 6 Attachment D contains the Affected Party Approval from Neighbouring Properties excluding the Irvines at 151 Anderson Road.
- 7 Attachment E contains email correspondence from the Irvines advising they approve the name however will be with holding their Affected Party Approval.
- 8 Attachment F contains email correspondence from Council's Engineer and the Applicant's Planner regarding the Irvines' request in relation to them withholding Affected Party Approval.
- 9 Attachment G contains a map showing other street names using the night sky theme.
- 10 The option put forward for by the applicant for the road name is potentially outside the provisions of the Council's Road Naming Policy. This report therefore puts this road name to the Wānaka Community Board for a decision. The name is not used elsewhere in the district, nor is it considered to be in poor taste or likely to cause offence.

## ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

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- 11 The applicant has put forward the following choices:

**Orion Place (preferred option)**

Rigel Place (option 2)

Pleiades Place (option 3)

***Road Naming Policy***

- 12 We have considered the name against the road naming policy and note the following:
  - From the information provided, the name may meet the policy.
  - The name is not used elsewhere in the district, nor is it considered to be in poor taste or likely to cause offence.
  - The applicant provided background for the name choice (see Attachment A).

- The preferred option may be considered to meet the policy for the below reasons supplied by the applicant–

5.3. These names has significant local content or meaning. The name should reflect one of the following:

a) Common or established theme

Where more than one road is being created in a subdivision, a common theme is recommended for the names. If a naming theme is already established in a suburb, the names for that suburb should remain consistent with that theme. There is a theme of features in the night sky which can be seen from Wānaka, in the street surrounding this right of way. Please refer to attachment G.

c) Significant feature

It is appropriate to name a road after a significant feature in the area (for example, geographical feature, landscape, flora, or fauna). 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).

The name selected is significant features in the night sky which can be seen from Wānaka. While the policy does not refer to this specifically the applicant has put forward a reasonable argument that the road is being named after a significant feature in the night sky.

- It is considered that the proposed name is appropriate.

- 13 When naming a private right of way the policy seeks the applicant to provide affected party approval from the users of the right of way that confirms they are satisfied with the name choice. In this case one property, at 151 Anderson Road, has not provided an affected party approval, per se, however they have confirmed they are supportive of the name choice as per the attached correspondence.
- 14 The reason they have not provided an affected party approval appears to relate to other matters regarding repairs to the right of way they consider the applicant should undertake. Further they want the applicant to upgrade the sewerage infrastructure in the right of way to cater for future development. Please see attached correspondence.
- 15 The applicant has a resource consent (RM211196) that requires the access to be repaired however as the access is shared the cost of repair may be required to be met by all who have rights to the right of way. The applicant's subdivision cannot be finalised until the right of way is upgraded and how that is funded is a private matter that Council is not party to. I do not consider the reasons provided for withholding a formal affected party approval should be a factor in approving a road name that all parties have agreed is a suitable name choice. If infrastructure upgrades are required, they will be undertaken as part of any resource consent that creates that need.

16 The Wānaka Community Board may name a road without the approvals of people using that road under s.319(j) of the Local Government Act.

### **Options**

Option 1 – Approve the application.

Advantages:

- The newly approved road name considered suitable by the Right of way users can be formalised and staff can proceed with updating the Council records and other outside parties with new addressing and signs.
- The applicant will be able to meet the conditions of their Resource Consent and proceed with the subdivision and required infrastructure works which will then enable title being issued by Land Information New Zealand.

Disadvantages:

- *None identified.*

Option 2 – Decline the application as applied for.

- If the application is declined, the developer will need wait for affected party approval from the all parties and this may not occur. This will also mean that they will be unable to continue with the subdivision of the property.

### **Recommendation**

17 This report recommends **Option 1** for addressing the matter for the reasons outlined previously.

### **SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA**

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18 This matter is of low significance, as determined by reference to the Council’s Significance and Engagement Policy, because:

- The naming of this existing road will not have a large impact on the environment, culture and people of the district.
- The background offered for the road names is potentially outside existing policy and the application has been brought to the Wānaka 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.

19 The persons who are affected by or interested in this matter are the applicant and the neighbouring properties who use this right of way.

- 20 The Council has had consultation with the owners of the neighbouring properties and they have provided affected party approval excluding the Irvines.

#### > MĀORI CONSULTATION | IWI RŪNANGA

- 21 The Council has not consult Iwi in relation to this application as it was not required as per the Road Name Policy.

#### RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

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- 22 This matter relates to the Regulatory/Legal/Compliance risk category. It is associated with RISJ00056 - within the QLDC Risk Register. This risk has been assessed as having a low inherent risk rating.
- 23 The approval of the recommended option will support the Council by allowing us to avoid the risk. This shall be achieved by allowing the applicant to continue to meet the conditions of their Resource Consent.

#### FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

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

#### COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

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- 25 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."*

- 26 Road name applications in the Wānaka Area that fall outside the Council's Road Naming Policy are considered by the Wānaka Community Board.
- 27 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 | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

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- 28 Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act because it will

allow the Council to allocate site addresses to consented development occurring in this area.

29 The recommended option:

- 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 Wānaka 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.

#### **ATTACHMENTS | NGĀ TĀPIRIHANGA**

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| A | Application Form   |
| B | Location Map   |
| C | Road Plan  |
| D | Affected Party Approval from Neighbouring Properties                     |
| E | Email correspondence from the Irvine's                                   |
| F | Email correspondence from Council's Engineer and the Applicant's Planner |
| G | Map showing other street names using the night sky theme.                |