

**Wanaka Community Board  
12 April 2018**

**Report for Agenda Item: 7**

**Department: Planning & Development**

**Road Naming Application- M Ayre application to name one new road within the five lot subdivision at 68 Kennels Lane, Wanaka**

**Purpose**

The purpose of this report is to consider an application from M Ayre to name a new road within a proposed subdivision located off 68 Kennels Lane, Wanaka.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. Either **approve, approve in part** or **decline** the application for the following new road names:

***Sudan Lane / Famine Flats Lane / Solar Powered Lane***

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3/04/2017

Reviewed and Authorised by:



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4/04/2018

**Background**

- 1 An application has been received to name one new roads associated with the five lot subdivision in Wanaka. The site is located at 68 Kennels Lane, Wanaka and the land legally described as Lot 4 DP 336464.
- 2 Attachment A contains the location of the subdivision and a plan of the proposed road to be named.
- 3 The options put forward for by the applicant for the road names are outside the provisions of the Council's Road Naming Policy (see Attachment B of item 5). This report puts these road names to the Wanaka Community Board for a

decision. The names may be considered to be in poor taste or may cause offence.

### **Comment**

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

**Road One** – Sudan Lane

**Alternatives Choice** – Famine Flats Lane and Solar Powered Lane

5 The applicant has chosen the name Sudan Lane as the subdivisions road name and provided the other names as alternatives.

6 The reasoning behind Sudan and Famine as road names is in regard to existing farming operations and a nickname that was supposedly applied to the area. Research has not produced any evidence of this.

7 The third choice Solar Powered Lane was chosen as the original block has never been serviced by standard power reticulation and the house instead has been powered by alternative energy since 1990.

8 Whilst the applicant's reasoning for Solar Powered Lane may have some merit, it is noted that Solar Powered Estate is the company name for an Electricity Supply company at 68 Kennel Lane.

### **Road Naming Policy**

9 We have considered the names against the road naming Policy and note the following:

- The background offered in relation to Sudan Lane, Famine Flats Lane and Solar Powered Lane is outside the provisions of the Road Naming Policy.

### **Options**

10 Option 1 – Do Nothing.

11 The roads need 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 Roads need 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 names cannot be finalised.

Option 2 – Approve or partially approve the application.

*Advantages:*

14 The road names which are approved can be formalised immediately post meeting and staff can proceed with updating the Council records and other outside parties with new addressing.

*Disadvantages:*

15 A partial approval will require the applicant to return to either staff or the Community Board with new names, prolonging the processing of the application.

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 3** for addressing the matter. As mentioned previously, the names do not meet the policy. 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 names 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 and the Queenstown Lakes District Council.

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

**Attachments**

- A Location Map – RM161286 Proposed New Roding 68 Kennels Lane, Wanaka Rural
- B Council's Road Naming Policy 2016 (Attached to item 5)