

**Wānaka-Upper Clutha Community Board**

**21 November 2024**

**Report for Agenda Item | Rīpoata moto e Rāraki take [7]**

**Department: Planning & Development**

**Title | Taitara: Orchard Road Holdings Limited to name three vested roads**

**Purpose of the Report | Te Take mō te Pūroko**

---

The purpose of this report is to consider an application from Orchard Road Holdings Limited to name three new roads to be vested in the Queenstown Lakes District Council.

**Recommendation | Kā Tūtohuka**

---

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report;
2. **Either** approve or decline the application for the following first choice new road names provided or approve second or third choices provided by the applicant:

	Road 2A	Road 5	Road 9A
<b>First Choice (Preferred Option)</b>	Packer McKenzie Road	Sybil McPherson Drive	Ensor Street
<b>Second Choice</b>	McKenzie Road	McPherson Drive	Dick Ensor Street
<b>Third Choice</b>	Packer Road	Sybil Drive	Peasgood Drive

**Prepared by:**



**Name:** Charlie Evans  
**Title:** Senior P&D Technical Officer

23 October 2024

**Reviewed and Authorised by:**



**Name:** David Wallace  
**Title:** General Manager Planning &  
Development

31 October 2024

## Context | Horopaki

1. An application has been received to name five new roads to be vested off Deans Drive which contains Lot 999 DP 535926 Ballantyne Road, Wānaka. The site is located at land legally described as Lot 999 DP 535926. Three of the five names, the subject of this report, do not obviously meet the Road Naming Policy.
2. Attachment A contains the Application Form. Attachment B contains the cover letter and correspondence with the applicant regarding road names. Attachment C contains the Rooding Plan and Overall Plan.
3. The option put forward for by the applicant for these road names is outside the provisions of the Council's Road Naming Policy. This report puts this road name to the Wānaka-Upper Clutha Community Board for a decision.

## Analysis and Advice | Tatāritaka me kā Tohutohu

4. The applicant has put forward the following choices:

	Road 2A	Road 5	Road 9A
First choice (preferred)	Packer McKenzie Road	Sybil McPherson Drive	Ensor Street
Second choice	McKenzie Road	McPherson Drive	Dick Ensor Street
Third choice	Packer Road	Sybil Drive	Peasgood Drive

5. The names have been considered against requirements of the road naming policy and the following is noted:
  - From the information provided relating to three of the road names being proposed to be named after people, it cannot be confirmed that the proposed road names meet the QLDC Road Naming Policy as the applicant has been unable to provide evidence confirming the following statements made:
    - Packer McKenzie was a well-respected local who worked for many years on the land to be subdivided through RM200259.
    - Dick Ensor was a young man who worked for the Gordons when they owned the farm. Dick became a notable character in Wānaka until he lost his life in a chainsaw accident.
    - Sybil McPherson was the wife of Bill McPherson, who was manager of the Wānaka Station Farm (of which the application site formed part of) from 1946. Sybil did a lot of good for the community and also lived near to the application site.
6. In terms of naming roads after people for special service section 5.3 of the road naming policy allows names that meet the following criteria that the applicant has not shown to be met:

*e) Personal name for special service*

*This can be for conservation, sport, community service or other sphere of activity with local association which can be duly recognised. Naming after persons living or recently deceased should generally be avoided and will not be considered unless that person has made a noteworthy contribution to that locality.*

7. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

8. Option 1 Approve the first choices

*Advantages:*

- The newly approved road names 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.

9. Option 2 To approve a mix of the applicants first choices and/or other proposed choices.

- The newly approved road names 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:*

- Not the applicant's preferred option.

10. Option 3 Decline the application as applied for or decline specific names for some of the proposed roads.

*Advantages*

- Other names will have to be put forward and these may be more appropriate.

### *Disadvantages*

- The developer will be inconvenienced and will need to submit new road names before continuing with development.

11. This report recommends **Option 1** for addressing the matter as this will allow the developer to continue with the development and use road names that reflect history of the land being developed.

### **Consultation Process | Hātepe Matapaki**

---

#### **Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka**

12. This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it relates to Council's roading network which is identified as a significant asset.
13. The persons who are affected by or interested in this matter are the applicants, the public and the Queenstown Lakes District Council.
14. The Council has not undertaken any community consultation in association with this request as it does not consider existing adjoining landowners are significantly affected by the proposed options available to the WUCCB.

#### **Māori Consultation | Iwi Rūnaka**

15. The Council nor the applicant has not consulted Iwi in relation to this request as that is not considered required.

### **Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka**

---

16. This matter relates to the Regulatory/Legal/Compliance risk category. It is associated with RISK10021 Ineffective operations and maintenance of property or infrastructure assets within the QLDC Risk Register. This risk has been assessed as having a very high residual risk rating. Approval of the report recommendation will allow Council to avoid the risk by giving the new roads names that fulfil the Council's undertaking with Land Information New Zealand regarding Council assets and records.

### **Financial Implications | Kā Riteka ā-Pūtea**

---

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

---

### Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

---

18. The following Council policies, strategies and bylaws were considered:

- Significance and Engagement Policy 2024 – providing clarity on Council’s decision-making processes and assessing the extent to which individuals, organisations, groups and sectors in the community are affected by the Council’s decisions.
- Long Term Plan – the consideration to grant or otherwise a street name is considered part of the Council’s ‘Regulatory Services’ outlined in the Plan.

19. Road names in the Wānaka Area that fall outside the Council’s Road Naming Policy are considered by the Wānaka-Upper Clutha Community Board.

20. This matter is included in the Long Term Plan/Annual Plan. Road naming is a regulatory function which relates to Section 319 A of the Local Government Act 1974 however the costs of processing an application including installation of Street sign will be met by the applicant.

---

### Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

---

21. Section 10 of the Local Government Act 2002 states the purpose of local government is to enable democratic local decision-making and action by, and on behalf of, communities; and to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. Approval of this report’s recommendation will support performance of the Council’s regulatory functions by allowing site addresses to be allocated to development occurring in the community. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

22. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter 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 | Kā Tāpirihaka

---

A	Application Form
B	Cover letter and correspondence with applicant
C	Road Plan and Overall Plan