



**Notice of the ordinary meeting of the
Hearings Panel - Other**

Te Rōpū Kaupapa

Date:	Wednesday 21 April 2021
Time:	9.00 a.m.
Location:	Rūma Waimārama, Civic House 110 Trafalgar Street Nelson

Agenda

Rārangi take

Chair	Cr Brian McGurk
Members	Cr Trudie Brand Cr Tim Skinner

**Pat Dougherty
Chief Executive**

Nelson City Council Disclaimer

Please note that the contents of these Council and Committee Agendas have yet to be considered by Council and officer recommendations may be altered or changed by the Council in the process of making the formal Council decision.

Hearings Panel – Other

Functions:

To conduct hearings and/or determine under delegated authority applications relating to the Dog Control Act 1996, all matters relating to Temporary Road Closures pursuant to Schedule 10 Clause 11(e) of the Local Government Act 1974, matters relating to naming features within the city, and any other matters required for determination by Council under legislation as determined by Council.

Membership:

All elected members aside from the Mayor, in rotation. Each Hearings Panel-Other will be made up of three members.

The Group Manager Environmental Management may appoint one or more Independent Commissioners to either assist the Hearings Panel - Other or to hear and determine any particular application, such as when Council or a Council-Controlled Organisation or Council-Controlled Trading Organisation is (or could be perceived to be) an interested party, other than applications made for temporary road closure under Schedule 10 Clause 11(e) of the Local Government Act 1974.

Powers to Decide:

The power to appoint a panel to hear and determine with any other consent authority any application requiring a joint hearing

The power to hear and recommend appropriate actions from hearings of designations and heritage orders

The power to hear, consider and attempt to resolve contested road stopping procedures

The power to consider and determine applications for temporary road closures made under Schedule 10 Clause 11(e) of the Local Government Act 1974

The power to hear and determine all matters arising from the administration of the Building Act 1991, and the Building Act 2004

The power to hear and determine objections to the classification of dogs, and all other procedural matters for which a right of objection and hearing is provided for under the Dog Control Act, 1996

The power to name all features within the city requiring naming including roads, streets, service lanes, plazas, parking areas, parks, reserves, gardens and all public facilities or infrastructure, aside from those impacted by the Naming Rights and Sponsorship Policy for Community Services Facilities

The power to provide advice to applicants on appropriate names for private roads, rights of way or other legal forms of private access to property

The power to make changes to the schedules to the Parking and Vehicle Control Bylaw that do not require public consultation

The power to hear submissions and recommendations on proposed changes to the schedules to the Parking and Vehicle Control Bylaw requiring public consultation

The power to administer the administering body functions under section 48 of the Reserves Act 1977 on proposed rights of way and other easements on reserves vested in Council

1. Apologies

Nil

2. Confirmation of Order of Business

3. Interests

3.1 Updates to the Interests Register

3.2 Identify any conflicts of interest in the agenda

4. Public Forum

5. Street and Right of Way naming - Stag Ridge subdivision

4 - 9

Document number R23743

Recommendation

That the Hearings Panel - Other

- 1. Receives the report Street and Right of Way naming - Stag Ridge subdivision (R23743) and its attachment (A2595761); and***
- 2. Approves the name "Wansford Place" for the road shown as Road B on Attachment 1 of report R23743 (A2595761); and***
- 3. Accepts the name "Charters Lane" for the right of way identified as ROW D on Attachment 1 of report R23743 (A2595761); and***
- 4. Accepts the name "Upton Lane" for the right of way identified as ROW F on Attachment 1 of report R23743 (A2595761).***

Street and Right of Way naming - Stag Ridge subdivision

1. Purpose of Report

- 1.1 To approve or decline an application for the name of "Wansford Place" for the road shown as Road B on the attached scheme plan (Attachment 1).
- 1.2 To accept or decline an application for the naming of private rights of ways joining Sunningdale Drive shown as "ROW D" (Charters Lane) and joining Road B shown as "ROW F" (Upton Lane) on the attached plan (Attachment 1).

2. Recommendation

That the Hearings Panel - Other

1. ***Receives the report Street and Right of Way naming - Stag Ridge subdivision (R23743) and its attachment (A2595761); and***
2. ***Approves the name "Wansford Place" for the road shown as Road B on Attachment 1 of report R23743 (A2595761); and***
3. ***Accepts the name "Charters Lane" for the right of way identified as ROW D on Attachment 1 of report R23743 (A2595761); and***
4. ***Accepts the name "Upton Lane" for the right of way identified as ROW F on Attachment 1 of report R23743 (A2595761).***

3. Background

- 3.1 Solitaire Investments Ltd are undertaking a 64 lot staged subdivision in the Ngawhatu Valley. Right of way C on the attached scheme plan has been named "Mansfield Way", this was accepted by the Hearing Panel on 19 February 2020. Right of way E on the attached plan only has two

Item 4: Street and Right of Way naming - Stag Ridge subdivision

users and does not need to be named, the properties using this access will have Sunningdale Drive addresses.

3.2 The proposed names of Wansford Place, Charters Lane and Upton Lane continue with the English countryside theme of the area and reflect the exotic English trees that were established in the area in the 1950's. The existing surrounding street names include Sunningdale Drive, Bridgewater Lane, Woodford Lane and Greenfield Lane.

3.3 Council has the authority to name roads, pursuant to Section 319(j) of the Local Government Act 1974. The Council has no authority to name private roads or ways, other than to accept a name for inclusion in Council records.

3.4 Road Naming Guidelines.

Each proposed road name is assessed according to the criteria in the Road Naming Guidelines, as follows:

- a) The name should not be the same as, or similar to, any other street in the Nelson and Tasman Regions.
- b) Where appropriate, due regard should be given to historical associations within the City.
- c) Where possible, the name should be consistent with other names in the area, or consistent with a theme in the area/subdivision.
- d) The name should not be likely to give offence.
- e) The name should not be commercially based.
- f) The length of the name should be appropriate to the length of the street (i.e. short names for short streets - for mapping purposes).
- g) The name should not be likely to cause semantic difficulties, i.e. spelling, pronunciation, or general understanding.
- h) As a general rule, the proposed name should not be that of a living person, except in exceptional circumstances.

4. Evaluation

4.1 There are no similar road names in the Nelson City Council or Tasman District Council areas that are likely to cause confusion with these names.

4.2 The proposed names do not conflict with any other criteria of the Road Naming Guidelines.

Alternative names

4.3 The applicant has provided alternative names as follows:

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Road B – Wyndale Place or Broadlands Place

Right of way D – Broomhall Lane

Right of way F – Wyndale Lane or Bedford Lane

- 4.4 “Wyndale” is similar to “Windle Road” in Takaka and would not be recommended to be approved or accepted. “Broadlands” does not conflict with existing names but there are Broadgreen, Broadfield, Broadsea and Broadview names in the region. The alternative names are not recommended for Road B.
- 4.5 “Broomhall” does not conflict with existing names or other road naming criteria and could be accepted for right of way D.
- 4.6 “Bedford” is similar to “Bedfont” Street in the new Richmond West development and there’s also a Bedstead Gully. The alternative names are not recommended for right of way F.

5. Options

- 5.1 The Hearings Panel has three options:
- 5.1.1 To approve or accept the names of “Wansford Place”, “Charters Lane” and “Upton Lane”; or
 - 5.1.2 To approve or accept alternative names from the options provided; or
 - 5.1.3 To decline or decline to accept the proposed names and to ask the applicant to submit alternative names.
- 5.2 Council officers recommend approving “Wansford Place” and to accept “Charters Lane” and “Upton Lane”.

Author: Mandy Bishop, Manager Consents and Compliance

Attachments

Attachment 1: A2595761 Stag Ridge subdivision scheme plan [↓](#)

Important considerations for decision making
1. Fit with Purpose of Local Government The Council has the authority to name roads, pursuant to s 319(j) of the Local Government Act 1974. The Council does not have the authority to name private rights of way, but may accept and record the name in Council systems and records.
2. Consistency with Community Outcomes and Council Policy The decision in this report supports the community outcome that our Council provides leadership and fosters partnerships, a regional perspective and community engagement.
3. Risk This is a low risk decision as checks have been carried out to ensure that the proposed road names will not cause confusion to the public or to emergency services, if there are existing similar names. The name will not cause offence.
4. Financial impact No additional resources are required.
5. Degree of significance and level of engagement This matter is of low significance because there is no impact on any private person (no building on these lots has commenced). No consultation is required.
6. Climate Impact Not applicable for the naming of roads in an existing subdivision.
7. Inclusion of Māori in the decision making process No engagement with Māori has been undertaken in preparing this report.
<ul style="list-style-type: none">• Delegations <p>The Hearings Panel has the following delegations to consider</p> <p>Areas of responsibility:</p> <ul style="list-style-type: none">• <i>Matters relating to naming features within the city</i> <p>Powers to decide:</p>

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- *The power to name all features within the city requiring naming including roads, streets, service lanes, plazas, parking areas, parks, reserves, gardens and all public facilities or infrastructure, aside from those impacted by the Naming Rights and Sponsorship Policy for Community Services Facilities (5.19.3)*
- *The power to provide advice to applicants on appropriate names for private roads, rights of way or other legal forms of private access to property (5.19.3)*

Attachment 1

