

# SOUTH WAIRARAPA DISTRICT COUNCIL

18 SEPTEMBER 2019

---

## AGENDA ITEM C4

### PROPOSED NAMING OF NEW ROAD, 1075 LAKE FERRY ROAD, IN MARTINBOROUGH

---

#### **Purpose of Report**

To seek Council's approval of the name "Sinclair Way" for a proposed right of way to access a subdivision on 1075 Lake Ferry Road, in Martinborough.

#### **Recommendations**

Officers recommend that the Council:

1. *Receive the Proposed Naming of the road at 1075 Lake Ferry Road, in Martinborough, Report.*
2. *Approve the name "Sinclair Way".*

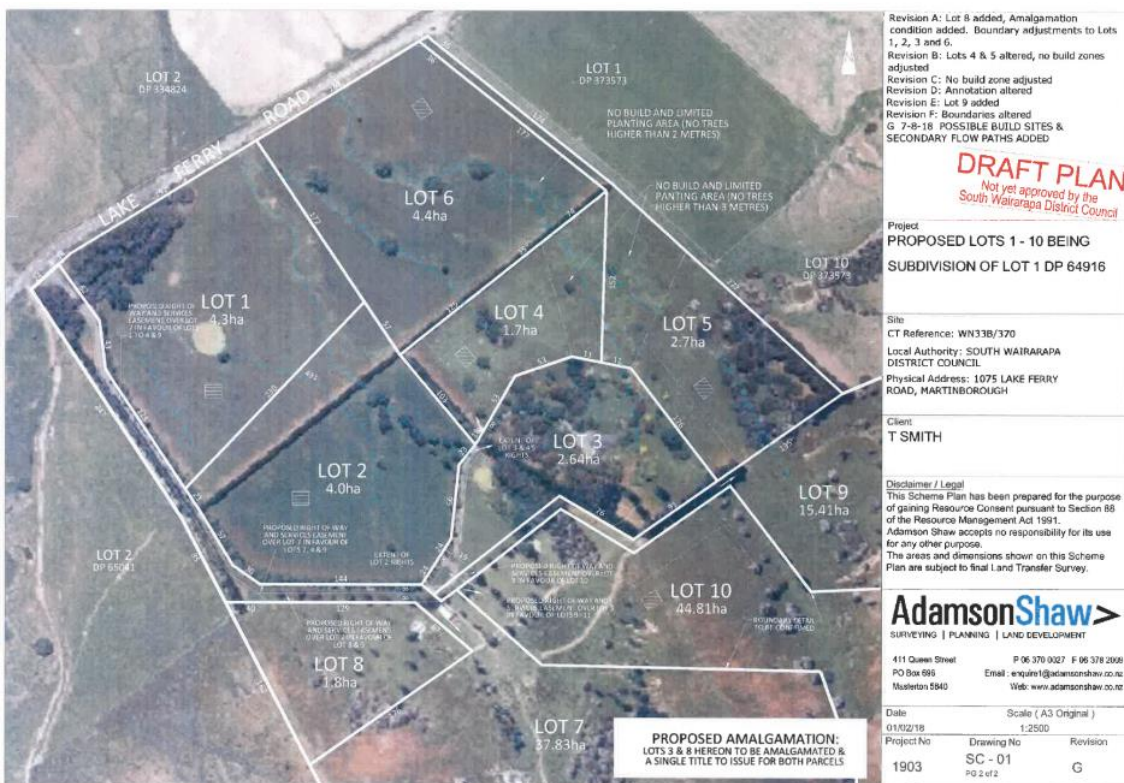
#### **1. Background**

Tim Smith seeks to name a Road/Right of Way as part of a rural subdivision (RC 180173) at 1075 Lake Ferry Road, RD1, Martinborough (see appended plan in the request at Appendix 1).

Council has authority to accept or reject suggested names of roads/rights of way in the South Wairarapa pursuant to Section 319(1)(j) of the Local Government Act 1974.

The Martinborough Community Board resolved to support the name "Sinclair Way" at the MCB 22<sup>nd</sup> August 2019 Meeting.

Subdivision location:



## 2. Discussion

### 2.1 Legal situation

Under Council's guidelines (Clause 4.2) for road naming, owners are requested to suggest at least three possible road names.

The names are to be listed in order of preference with a brief statement of their significance.

The applicant has requested that the following names are considered;

1. Sinclair Way

Note: John Sinclair and Iraia Te Whiti purchased Whatarangi Station from Charles Pharazyn in 1894 and the name has historic significance.

2. Strowan Lane

Note: The name of the subdivided farm

3. Masters Lane

Note: Masters formed the small farm has historic significance

## 2.2 Assessment of Councils Policy

The applicants request has been assessed against the Council's criteria for Naming of Public Roads, Private Roads and Rights-of-Way (the Policy), including the following;

*4.3.1 There must not be another road with the same name in the South Wairarapa District emergency services area; this includes the same road names with a different suffix. However, existing roads with the same names as of the date of adoption of this Policy are allowed.*

There are no existing roads or right of ways which include "Sinclair Way" "Strowan Lane" and "Masters Lane"

*4.3.2 Identical names with different spellings will not be accepted (e.g. Beach, Beech).*

No issue identified.

*4.3.3 The name should have significant local content or meaning.*

The application has set out why the preferred names have been selected.

John Sinclair and Iraia Te Whaiti purchased Whatarangi Station from Charles Pharazyn in 1894. Together they held one of the largest landholdings in the Wairarapa.

Strowan is the name of the farm which the subdivision now sits on.

The Small Farms Association.

Joseph Masters formed the Small Farms Association in 1853, out of concern that large runholders were stopping working people from accessing Wairarapa farmland. Masters lobbied to set up a 100-acre town on the Wairarapa plain where citizens would own a one-acre town section and a 40acre dairy farm. By the end of the end the government had approved two settlements. The association would buy and sell the town sections; farms would be bought directly from the crown.

The first town, Greytown, was sited on the recently purchased Tauherenikau Block. After negotiations with Ngati Hamua leader Te Retimana Te Korou, land beside the Waipoua River was bought for the second town, Masterton, The first settlers arrived in Greytown and Masterton in 1854.

*4.3.4 Names are to be selected in proportion to the length of the road. Long names on short cul-de-sac's can be difficult to display on the map*

None of the proposed names are particularly long and can be clearly displayed on a map.

*4.3.5 The end name for the roadway should be one that most accurately reflects the type of roadway that it is.*

All proposed names are considered consistent with the policy.

*4.3.6 All private roads and rights-of-ways serving more than four lots are to have the suffix "Lane" or "Way".*

All proposed names are considered consistent with the policy.

*4.3.7 Where the road is continuation of an existing named road, or will in the future link to an existing named road, then the current road name will automatically apply.*

Not applicable.

### **3. Conclusion**

It is recommended that the Council approve the applicants preferred name "Sinclair Way".

### **4. Appendices**

Appendix 1 – Road name application

Contact Officer: Godwell Mahowa, Planning Manager

Reviewed By: Russell O'Leary, Group Manager Planning and Environment

# **Appendix 1 – Road name application**



# Application for a New Road or Right of Way Name

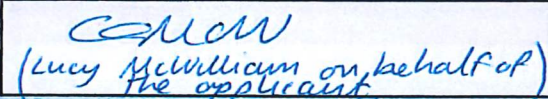


Please review Council's Policy on Naming of Public Roads, Private Roads and Rights of Way (including the list of suggested suffixes) to guide you in selecting a road name.

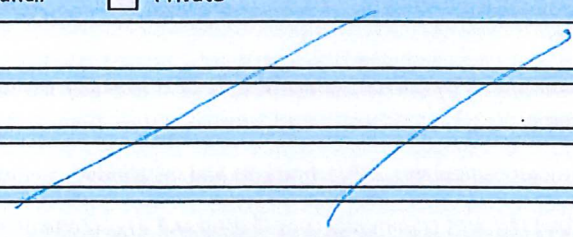
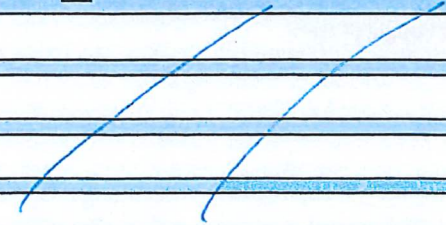
The application must include:

- A copy of the subdivision plan highlighting the road(s) or Right of Way to be named.
- A map indicating the proposed location of any sign posts and the direction the sign should point.
- Application fee of \$115 (GST inclusive).

## 1 Applicant Details

Contact Name	TIM SMITH	
Address	1075 LAKE FERRY ROAD, MARTINBOROUGH	
Telephone		
Email	fst_smith@me.com	
Signature	 (Lucy McWilliam on behalf of the applicant)	Date 01 07 19

## A 2 Road Details and Proposed Names (please refer to notes below)

<b>Road 1</b>	<input type="checkbox"/> Vested in Council	<input checked="" type="checkbox"/> Private
Legal description	LOT 1 DP 64916	
First Choice	SINCLAIR WAY	
Second Choice	STROWAN LANE	
Third Choice	MASTERS LANE	
<b>Road 2</b>	<input type="checkbox"/> Vested in Council	<input type="checkbox"/> Private
Legal description		
First Choice		
Second Choice		
Third Choice		
<b>Road 3</b>	<input type="checkbox"/> Vested in Council	<input type="checkbox"/> Private
Legal description		
First Choice		
Second Choice		
Third Choice		



### 3 Background Details

Provide reasons for the preferred names, referencing specific sections of the Road Naming Policy:

#### Road 1

First Choice -  
Second Choice -  
Third Choice - } see attached email from Tim Smith  
which references the historical  
significance of each suggestion.

#### Road 2

#### Road 3

#### Notes:

- Fees can be paid by cash, cheque, or by direct deposit to 02-0680-0027337-00 with the reference "roadname" where possible.
- The application will be considered by the full Council at their next available meeting. Applicants will be informed of the Council's decision in writing.
- The Council will then arrange nameplates, posts, brackets and installation, and will invoice the applicant for all costs.
- Re-naming an existing road requires community consultation and a recommendation from the relevant Community Board and is a separate process to naming a new road or Right of Way.
- For ideas and discussion around suitable Māori names please contact Chair of the Māori Standing Committee, Raihānia Tipoki on 027 304 5422 or rrtipoki@gmail.com





Drawing Platified: 11 Nov 2018 14:07

FOR APPROVAL

**NOTE:**

- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES ON SITE PRIOR TO WORK COMMENCING.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SECTIONS OF NZS4404:2010 LAND DEVELOPMENT AND SUBDIVISION ENGINEERING.

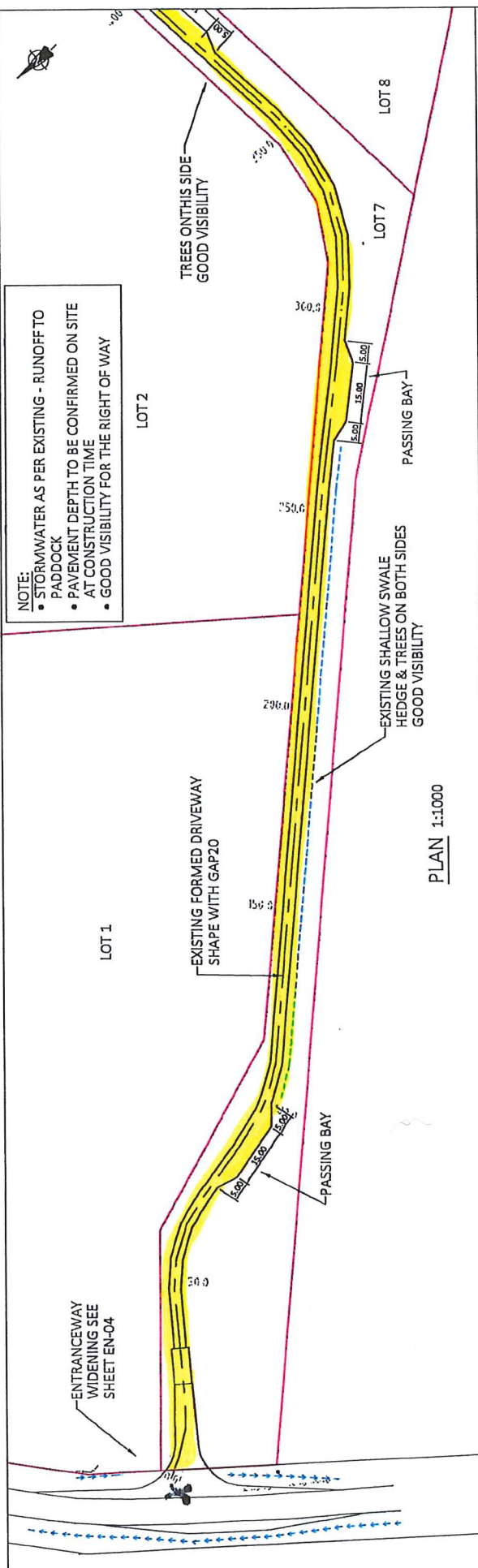
Project No.	1903	Sheet No.	EN-01	Project Name	THE LOCATION PLAN		
Client	TIM SMITH			Project Address	1075 LAKE FERRY ROAD MARTINBOROUGH		
Scale	1:2000	Drawn By	05/10/2018	Checked By			
Author		Reviewed By		Approved By			
Drawn		Checked		Approved			
Scale	1:2000	Date		Date			
Author		Reviewed		Approved			
Drawn		Checked		Approved			
Scale		Date		Date			

**AdamsonShaw**  
SURVEYING | PLANNING | LAND DEVELOPMENT

Signpost location

1075 1903



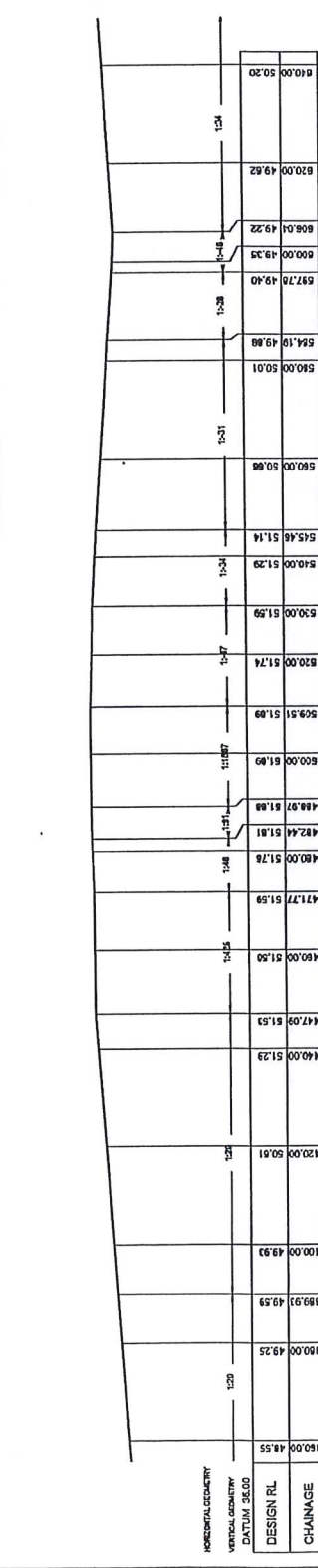


HORIZONTAL GEOMETRY

VERTICAL GEOMETRY DATUM 36.00

CHAINAGE	DESIGN RL	EXISTING FORMATION CENTRELINE
0.00	39.74	
5.16	39.58	
13.04	39.20	
20.00	39.21	
20.32	39.22	
30.00	49.25	
39.92	49.59	
40.00	49.93	
40.00	51.50	
40.00	51.50	
40.00	51.76	
40.00	51.81	
40.00	51.88	
40.00	51.89	
50.95	51.89	
50.00	51.74	
50.00	51.59	
50.00	51.29	
50.00	51.14	
50.00	50.86	
50.00	50.01	
54.19	49.88	
54.19	49.40	
59.72	49.40	
60.00	49.35	
60.00	49.22	
60.00	49.62	
60.00	49.62	
60.00	45.57	
255.64	45.55	
260.00	45.29	
260.00	45.29	
260.00	45.23	
260.00	45.23	
240.00	44.78	
300.00	44.19	
300.00	44.02	
300.39	44.19	
318.70	43.71	
318.70	43.71	
320.00	43.78	
321.05	42.31	
321.05	42.31	
340.00	42.79	
342.20	42.91	
354.16	43.34	
360.00	48.55	

LONG SECTION - EXISTING CENTRELINE H 1: V 1:



NOTE:

- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES ON SITE PRIOR TO WORK COMMENCING.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SECTIONS OF NZS4404:2010 LAND DEVELOPMENT AND SUBDIVISION ENGINEERING.

**FOR APPROVAL**

LONG SECTION - EXISTING CENTRELINE H 1: V 1:

Project No.	1903
Client	TIM SMITH
Design Date	17/05/16
Scale	1:1000
Drawn By	
Checked By	
Project Name	10 LOT SUBDIVISION 1075 LAKE FERRY ROAD - MARTINBOROUGH
Drawn No.	EN-02
Scale	

RIGHT OF WAY - PLAN & LONG SECTION

ADAMSONSHAW  
SURVEYING | PLANNING | LAND DEVELOPMENT

### 1. Sinclair Way

<https://teara.govt.nz/en/biographies/3s41/sutherland-mary-ann/print>

John Sinclair and Iraia Te Whaiti purchased Whatarangi Station from Charles Pharazyn in 1894. Together they held one of the largest landholdings in the Wairarapa.

### 2. Strowan Lane

Name of the farm which the subdivision now sits on.

### 3. Masters Lane

<https://teara.govt.nz/en/wairarapa-region/page-6>

The Small Farms Association

Joseph Masters formed the Small Farms Association in 1853, out of concern that large runholders were stopping working people from accessing Wairarapa farmland. Masters lobbied to set up a 100-acre town on the Wairarapa plain where citizens would own a one-acre town section and a 40-acre dairy farm. By the end of the year the government had approved two settlements. The association would buy and sell the town sections; farms would be bought directly from the Crown.

The first town, Greytown, was sited on the recently purchased Tauherenīkau Block. After negotiations with Ngāti Hamua leader Te Retimana Te Korou, land beside the Waipoua River was bought for the second town, Masterton. The first settlers arrived in Greytown and Masterton in 1854.

Seems like a nice fit for subdividing farm so smaller (lifestylers) can enjoy.