

SOUTH WAIRARAPA DISTRICT COUNCIL

4 APRIL 2018

AGENDA ITEM C1

NAMING OF NEW RIGHT OF WAY, WOODSIDE ROAD, GREYTOWN

Purpose of Report

To seek the Council's approval of a proposed right of way name.

Recommendations

Officers recommend that the Council:

1. *Receive the information.*
2. *Approve the name "Flax Cutter Lane".*

1. Background

Hillview Property Investments Limited seeks to name a private road as part of a rural subdivision (RC 170069) at Woodside Road, Greytown (see appended plan in the request at Appendix 1).

Council names roads and private ways in the South Wairarapa pursuant to Section 319(1)(j) of the Local Government Act 1974.

Council has requested that road naming applications are first considered by the relevant Community Board. The Greytown Community Board supported the name "Flax Cutter Lane" at their meeting on the 14th March 2018.



Figure 1- Location diagram.



Figure 2- Right of way to be named "Flax Cutter Lane".

2. Discussion

2.1 Legal situation

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

In general, the names are to be listed in preference order with a brief statement of their significance. In this case, there is one road that requires naming with two suggested names:

Option 1: Flax Cutter Lane

Option 2: Flax Mill Lane

2.2 Assessment of Council 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 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 "Flax Cutter" or "Flax Mill" within the Wairarapa.

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

Not applicable.

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

The proposed names have specific local content and meaning.

Both proposed names reference the historic flax mill established by Pierce Cotter on land known as 'Riverside'.

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 a map*

Neither of the proposed road names are particularly long and can be clearly displayed on a map.

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

Lane (*a narrow road*) reflects the character of the new access ways.

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

Both proposed road names have the suffix "Lane" so would meet this requirement.

4.3.7 *Where the road is a 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 name "Flax Cutter Lane". This name is consistent with the guideline criteria in the road naming policy.

4. Appendices

Appendix 1 – Road Name Request Documents

Contact Officer: Russell Hooper, Planning Manager

Reviewed By: Murray Buchanan, Group Manager Planning and Environment

Appendix 1 – Road Name Request Documents

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	Hillview Properties Investments Limited	
Address	c/o Adamson Shaw	
Telephone	06 76 3700027	
Email	phillipe@adamsonshaw.co.nz, chris@adamsonshaw.co.nz	
Signature		Date
		7 / 12 / 17

2 Road Details and Proposed Names

Road 1	<input type="checkbox"/> Vested in Council	<input checked="" type="checkbox"/> Private
Legal description	Shaw Areas A-H on Title Plan LT 517935	
First Choice	Flax Cutter Lane	
Second Choice	Flax Mill Lane	
Third Choice	_____	
Road 2	<input type="checkbox"/> Vested in Council	<input type="checkbox"/> Private
Legal description	_____	
First Choice	_____	
Second Choice	_____	
Third Choice	_____	
Road 3	<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

Both ~~paths~~ preferred names reference historic flax mill established by Pierce Cotte on land known as 'Riverside'

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.



Title Plan - LT 517935

Survey Number LT 517935
Surveyor Reference 1790 Thyne
Surveyor Christopher Neil Galbreath
Survey Firm Adamson Shaw (Masterton)
Surveyor Declaration

Survey Details

Dataset Description Lots 1 to 11 being proposed subdivision of Part Lot 1 DP 77877 and Lot 2 DP 84011
Status Initiated
Land District Wellington
Submitted Date
Survey Class Class B
Survey Approval Date
Deposit Date

Territorial Authorities

South Wairarapa District

Comprised In

CT WN51B/425
CT WN44C/61

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 517935	Fee Simple Title	4.0140 Ha	811368
Lot 2 Deposited Plan 517935	Fee Simple Title	1.2300 Ha	811369
Lot 3 Deposited Plan 517935	Fee Simple Title	4.0310 Ha	811370
Lot 4 Deposited Plan 517935	Fee Simple Title	1.3860 Ha	811371
Lot 5 Deposited Plan 517935	Fee Simple Title	1.6480 Ha	811372
Lot 6 Deposited Plan 517935	Fee Simple Title	4.1080 Ha	811373
Lot 7 Deposited Plan 517935	Fee Simple Title	4.4460 Ha	811374
Lot 8 Deposited Plan 517935	Fee Simple Title	4.0380 Ha	811375
Lot 9 Deposited Plan 517935	Fee Simple Title	4.0070 Ha	811376
Lot 10 Deposited Plan 517935	Fee Simple Title	2.1690 Ha	811377
Lot 11 Deposited Plan 517935	Fee Simple Title	4.0800 Ha	811378
Area A Deposited Plan 517935	Easement		
Area B Deposited Plan 517935	Easement		
Area C Deposited Plan 517935	Easement		
Area D Deposited Plan 517935	Easement		
Area E Deposited Plan 517935	Easement		
Area F Deposited Plan 517935	Easement		
Area G Deposited Plan 517935	Easement		
Area H Deposited Plan 517935	Easement		
Area I Deposited Plan 517935	Easement		
Area J Deposited Plan 517935	Easement		
Area K Deposited Plan 517935	Easement		
Area L Deposited Plan 517935	Easement		



Title Plan - LT 517935

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area M Deposited Plan 517935	Easement		
Area N Deposited Plan 517935	Easement		
Area O Deposited Plan 517935	Easement		
Area P Deposited Plan 517935	Easement		
Area Q Deposited Plan 517935	Easement		
Area R Deposited Plan 517935	Easement		
Total Area		<hr/> 35.1570 Ha	

Prepared by: Chris Galbreath
 Licensed Cadastral Surveyor
 chris@adamsonshaw.co.nz

15. Oct. 2014

Land Registration District

Wellington

Plan Number

LT 517935

Territorial Authority

South Wairarapa District

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A, B, C	Lot 7 (hereon)	Lots 3-6 & 8-10 (hereon)
	D		Lot 6, 8 & 10 (hereon)
	E, F, G	Lot 6 (hereon)	Lots 3-5 & 7-10 (hereon)
	H		Lot 7, 8 & 10 (hereon)
Right to convey electricity	A, B, C	Lot 7 (hereon)	Lots 3-6 & 8-10 (hereon)
	D		Lot 6 & 10 (hereon)
	E, F, G	Lot 6 (hereon)	Lots 3-5 & 7-10 (hereon)
	H		Lot 7 & 10 (hereon)

Wairarapa - 411 Queen Street PO Box 696 Masterton 5840 p. 06 370 0027

Email: enquire1@adamsonshaw.co.nz

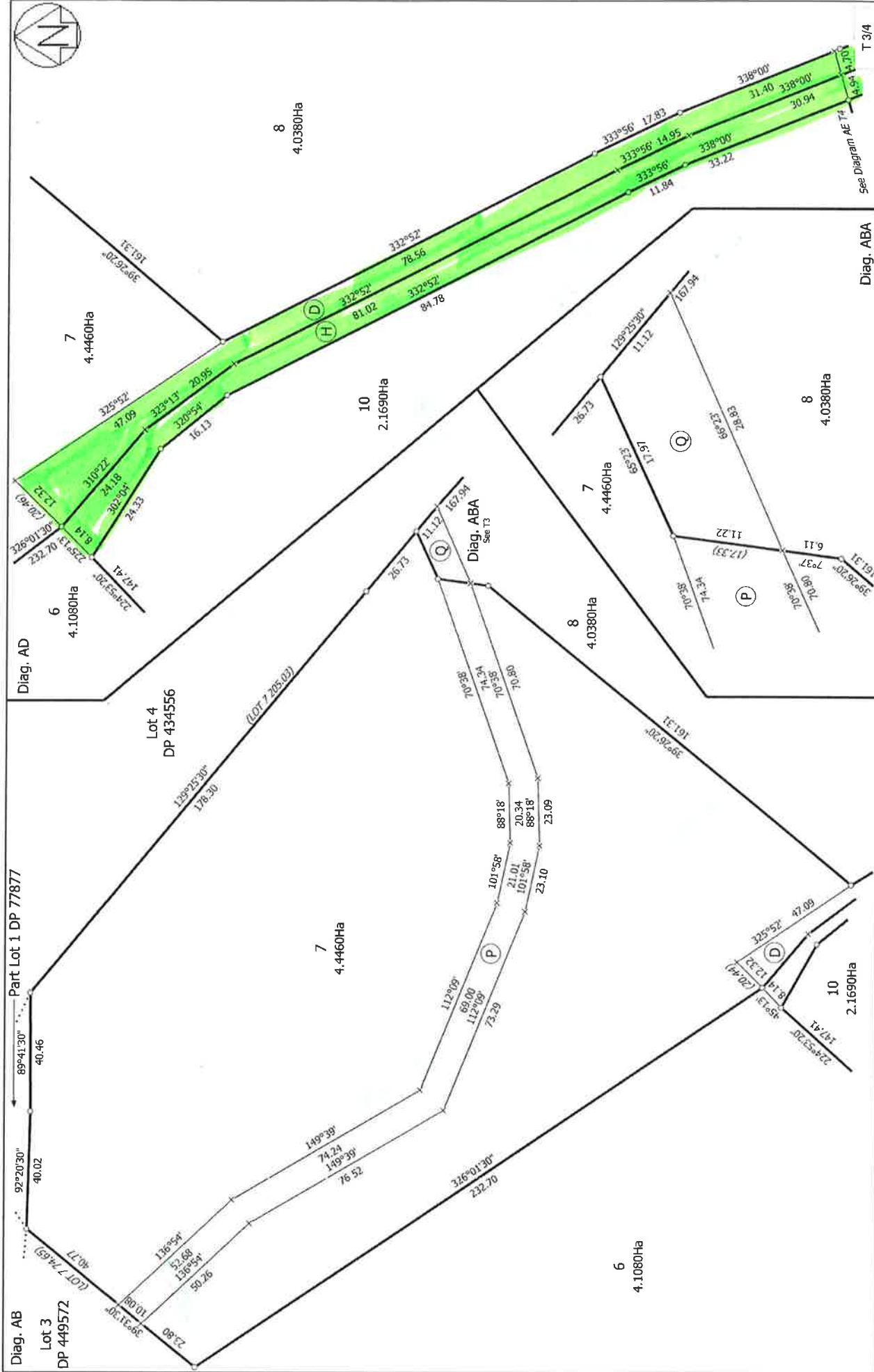
Website: www.adamsonshaw.co.nz

Wellington | Karori | Porirua | Wairarapa

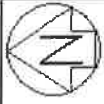
Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to convey water	O	Lot 1 (hereon)	South Wairarapa District Council
	N	Lot 2 (hereon)	
	I, K	Lot 3 (hereon)	
	F, M	Lot 6 (hereon)	
	B, P	Lot 7 (hereon)	
	Q	Lot 8 (hereon)	
	R	Lot 9 (hereon)	
	J	Lot 10 (hereon)	
	L	Lot 11 (hereon)	
Right to convey electricity	A, B, C, D	Lot 7 (hereon)	Powerco Limited
	E, F, G, H	Lot 6 (hereon)	



<p>Land District: Wellington</p> <p>Digitally Generated Plan <small>Generated on: 19/11/2017 11:45am Page 5 of 6</small></p>	<p>Lots 1 to 11 being proposed subdivision of Part Lot 1 DP 77877 and Lot 2 DP 84011</p>	<p>Surveyor: Christopher Neil Galbreath Firm: Adamson Shaw (Masterston)</p>	<p>Title Plan LT 517935 DRAFT</p>
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<p>Diag. AB Lot 3 DP 449572</p>	<p>Part Lot 1 DP 77877</p>	<p>Diag. AD</p>	<p>Lot 4 DP 434556</p>	<p>Diag. ABA See T3</p>	<p>Diag. ABA</p>	<p>See Diagram AE T4 T 3/4</p>
<p>Land District: Wellington</p>						
<p>Digitally Generated Plan Generated on: 19/11/2017 11:45am Page 7 of 8</p>						
<p>Lots 1 to 11 being proposed subdivision of Part Lot 1 DP 77877 and Lot 2 DP 84011</p>						
<p>Surveyor: Christopher Neil Galbreath Firm: Adamson Shaw (Masterston)</p>						
<p>Title Plan LT 517935 DRAFT</p>						



Diag. AE

See Diagram AD T3

See Diagram AE T4

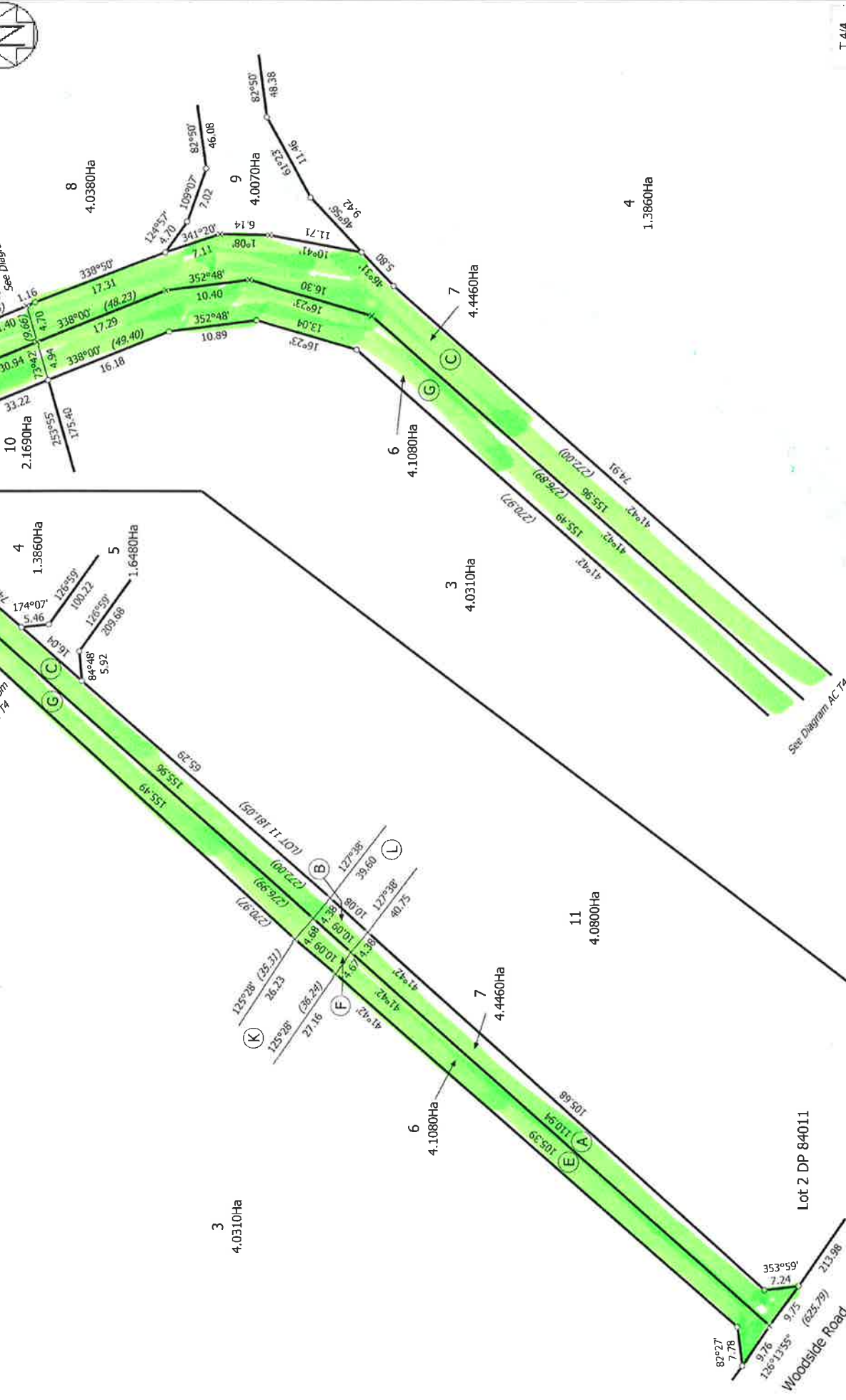
Diag. AC

See Diagram AE T4

See Diagram AE T4

See Diagram AE T4

See Diagram AE T4



T 4/4

Title Plan
LT 517935
DRAFT

Surveyor: Christopher Neil Galbreath
Firm: Adamson Shaw (Masterston)

Lots 1 to 11 being proposed subdivision of Part Lot 1 DP 77877 and Lot 2 DP
84011

Land District: Wellington
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