

Wānaka-Upper Clutha Community Board

19 June 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

Department: Planning & Development

Title | Taitara: Northlake Investments Limited to name one vested road

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider an application from Northlake Investments Limited to name one new road to be vested by Queenstown Lakes District Council (QLDC).

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report; and
2. **Decline** the application as applied for and defer the naming of this road until the land being served (i.e. Sticky Forest) is subdivided and all of its owners are part of that process to name the road serving their development.

Prepared by:



Name: Charlie Evans
Title: Senior Planning & Development Technical Support
5 June 2025

Reviewed and Authorised by:



Name: David Wallace
Title: Planning & Development General Manager
5 June 2025

Context | Horopaki

1. An application has been received to name one new road to be vested off Stonehenge Road, Wānaka which contains Lot 2000 DP 607419. The preferred option, the subject of this report, does not meet the Road Naming Policy.
2. Attachment A contains the Application Form. Attachment B contains the Cover Letter. Attachment C contains the Family's confirmation to name a road after Mike Beresford. Attachment D contains the Road Plan.
3. The option put forward by the applicant for the preferred option is outside the provisions of the Council's Road Naming Policy. This report puts this road name to the Wānaka-Upper Clutha Community Board (WUCCB) for a decision.
4. The applicants agent has outlined in the attached cover letter that the owners of Sticky Forest are supportive of the road name however no evidence has been provided to demonstrate that. The land ownership is complex and land owners numerous.

Analysis and Advice | Tatāritaka me kā Tohutohu

5. The applicant has put forward the following name preferences for Road 33:

Road 33 Name Choices	
First Choice (Preferred Option)	Beresford Road
Second Choice	Braeside Road
Third Choice	Burgan Street

6. The names have been considered against requirements of the Road Naming Policy and the following is noted:

a. **Beresford Road**

In terms of naming roads after people, special service section 5.3 of the Road Naming Policy allows names that meet the following criteria:

- i. Personal name for special service
 - (a) 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.

- ii. The applicant has proposed to name a road after Mr Beresford who is recently deceased. The applicant has provided information (Attachment B) confirming the following statements made:
 - (a) The late Michael Beresford was instrumental in facilitating the land use outcome for the land known as Sticky Forest, the land that is adjacent to Northlake Stage 18;
 - (b) He worked on behalf of the assigned Sticky Forest landowners and their descendants to negotiate road access through the Northlake development, thereby unlocking the opportunities for the Sticky Forest land; and
 - (c) Mr. Beresford is recognised as key in negotiating said access.
- iii. The applicant proposed the road type of Boulevard however this is not appropriate as a Boulevard is broad main street with rows of trees along it. The road type of Road is appropriate as it is a roadway forming a means of communication between one place and another and the applicant provide agreement to changing the road type if necessary.

b. Braeside Road

This name would continue a road name which has been previously been approved. As seen in the plan at Attachment D Road 33 is an extension of the existing Braeside Road.

c. Burgan Street

This meets the criteria in the Road Naming Policy of naming roads with a common or established theme:

- i. Common or established theme
 - (a) Where more than one road is being created in a subdivision, a common theme is recommended for the names. If a naming theme is already established in a suburb, the names for that suburb should remain consistent with that theme.
- ii. The proposed road name continues the established theme of the using high country station names for the street names within this subdivision. The applicant has provided evidence confirming the below statement made:
 - (a) The Burgan is a 5,478 hectare high county station located near Sutton in Otago. The station runs from the Loganburn Reservoir eastwards to the lower slopes of the Rock and Pillar Range. It is known for its extensive areas of native vegetation,

including diverse tussock lands, shrublands, and riverine gorges as per the [Pastoral Lease Conservation Resource Report](#).

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 (LGA).

8. Option 1 Approve the first choice name for Road 33.

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 (LINZ).

Disadvantages:

- This will breach the Road Naming Policy potentially setting an unintended precedent.
- The parties most affected by the road name (i.e. owners of Sticky Forest) are not included in the naming process.

9. Option 2 To approve second choice name for Road 33.

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 LINZ.

Disadvantages:

- Not the applicant's preferred option.

10. Option 3 To approve the third choice name for Road 33.

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 LINZ.

Disadvantages:

- Not the applicant's preferred option or second option.

11. Option 4 Decline the application as applied for or decline specific names for the proposed roads and request that the applicant provide another application with names to be considered.

Advantages:

- The WUUCB will have the opportunity to consider other names.

Disadvantages:

- If the application is declined, the developer will need to submit new road names before continuing with development.

12. Option 5 Decline the application as applied for and defer the naming of this road until the land being served (i.e. Sticky Forest) is subdivided and all of its owners are part of that process to name the road serving their development.

Advantages:

- The parties most affected by the road name (i.e. owners of Sticky Forest) will be included in the naming process.
- This will avoid breaching the Road Naming Policy potentially setting an unintended precedent.

Disadvantages:

- If the application is declined and road naming is deferred, the developer of the Northlake site will lose control over the proposed road name serving Sticky Forest.

13. This report recommends **Option 5** for addressing the matter because it will allow the parties most affected by the road name to be included in the naming process and it will avoid breaching the Road Naming Policy.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

14. 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.
15. The persons who are affected by or interested in this matter are the applicants, the public and the Council.
16. The Council has not undertaken any community consultation in association with this request.

Māori Consultation | Iwi Rūnaka

17. The Council nor the applicant has not consulted Iwi in relation to this request.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

18. 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.
19. The approval of the road name will allow Council to avoid the risk.

Financial Implications | Kā Riteka ā-Pūtea

20. 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

21. 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 (LTP) – the consideration to grant or otherwise a Street Name is considered part of the Council's 'Regulatory Services' outlined in the LTP.
22. Road names in the Wānaka area that fall outside the Council's Road Naming Policy are considered by the WUCCB.

23. 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

24. Section 10 of the LGA states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. As such, the options in this report are appropriate and within the ambit of Section 10 of the LGA.

Attachments | Kā Tāpirihaka

A	Application Form
B	Cover Letter
C	Family confirmation to name a road after Mike Beresford
D	Road Naming Plan



APPLICATION FOR ROAD NAME/S



PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application will not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust: <small>(Name Acceptance is to be issued in)</small>	
All trustee names (if applicable):	
*Contact name for company or trust:	
*Postal Address: <small>*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address</small>	*Post code:
*Email Address:	
*Phone Numbers: Day	Mobile:
*The Applicant is:	
<input type="checkbox"/> Owner	<input type="checkbox"/> Prospective Purchaser (of the site to which the application relates)
<input type="checkbox"/> Occupier	



CORRESPONDENCE DETAILS // If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company:	
*Phone Numbers: Day	Mobile:
*Email Address:	
*Postal Address:	*Postcode:



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant: <input type="checkbox"/>	Agent: <input type="checkbox"/>	Other - Please specify: <input style="width: 100px;" type="text"/>
Email: <input type="checkbox"/>	Post: <input type="checkbox"/>	
*Attention:		
*Postal Address: <small>*Please provide an email AND full postal address.</small>	*Post code:	
*Email:		



GENERAL INFORMATION

An applicant requesting to use Maori names for roads will be directed to consult with the IWI prior to seeking Council approval ([refer to Road Naming Policy](#)). Upon receipt of the application, staff will consult with the IWI to ensure consultation has occurred.

A list of approved road name is available from QLDC. This list has been compiled by local historic groups and the Council believes they are appropriate names.

HAVE YOU INCLUDED:

A copy of the subdivision plan highlighting the road/s

A location map

Cover Letter advising which section of the road naming policy your application meets and why

Evidence of how name selected meets policy

Affected Party Approval if required

ROAD NAME DETAILS // The Council has requested you must provide three choices for each name

First Choice

Second Choice

Third Choice

Vested OR Private



LEGAL DESCRIPTION OF LAND WHICH ROAD/S IS IN RELATION TO

RESOURCE CONSENT REFERENCE

HOW DOES THE NAMES SELECTED MEET THE ROAD NAMING POLICY - THIS CAN BE INCLUDED IN COVER LETTER

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as the Applicant:

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

If lodging this application as agent of the Applicant:

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/ her/its obligations arising under this application including, in particular but without limitation, his/her/ its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form

Firm/Company

Dated

***If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that your representations, warranties and certification.*



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed. The information and application documents will be stored on a public register and may be made available to the public on request or on the Council's websites.



ROAD NAMING INITIAL FEE \$243.00



PAYMENT // The initial fee must be paid

I confirm payment by: Bank transfer to account **02 0948 0002000 00** reference **RN#** (If paying from overseas swiftcode – BKNZLN22)

Invoice for initial fee requested and payment to follow

Reference Used:

Initial Fee Required (refer to above): **\$243.00**

Fees as per Resource Consent & Engineering Fees & Other Charges,

Date of Payment:



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: engineeringapprovals@qldc.govt.nz
www.qldc.govt.nz

ROAD NAMING APPLICATION

TO	Charlie Evans Queenstown Lakes District Council	DATE	11 April 2025 Updated 4 June 2025
FROM	India O'Donnell-Fluit Planner	OUR REF	W7312
UPDATED	Duncan White Principal		
RE	Road Naming for Northlake Stage 18		

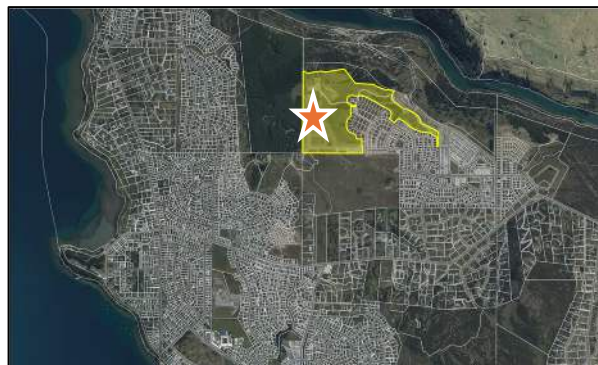
Stage 18 of the Northlake development in Wānaka was approved under RM240663. This application is to name a road to be constructed and vested as part of this development. The approved road names to date are based on high country station names, a continuation of the theme used in the previous stages of Northlake.

This application relates to Road 33 which connects the Northlake development to Sticky Forest. The proposed road name is supported by both Northlake and the owners of Sticky Forest. It is expected that Road 33 will continue into Sticky Forest if the land is developed in future.

The preferred road name is listed in the table below:

Road number	Proposed Road Name	Vested or Private
Road 33	Beresford Boulevard	Vested

Road proximity to the township of Wanaka and site is shown below in yellow.



patersons.co.nz

Dunedin PO Box 5933 Dunedin 9054 03 477 3245	Queenstown PO Box 2645 Wakatipu Queenstown 9349 03 441 4715	Wānaka PO Box 283 Wānaka 9343 03 443 0110	Cromwell PO Box 84 Cromwell 9342 03 445 1826	Alexandra PO Box 103 Alexandra 9340 03 448 8775	Oamaru Level 2 19 Eden Street Oamaru 9400 03 443 8727	Christchurch PO Box 9194 Tower Junction Christchurch 8149 03 928 1533
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Northlake Stage 18 comprises 125 residential allotments and three reserves as shown in the approved scheme plan attached in **Appendix A** and in the location in *Figure 1* below.

The proposed road name meets the policies of the QLDC Road Naming Policy 2016. Policy 3.1(a)-(f) and the Selection Guidelines (Policy 5) is followed as all of the supporting information, plans and maps is included within this application. Below is an assessment of how the name meets the policy.



Figure 1: Road Naming Plan (Patersons)

Beresford Boulevard

- This road is a stub road connecting into Sticky Forest. It is expected that Road 33 will be extended further westward into Sticky Forest at the time any future development occurs.
- The late Michael Beresford was instrumental in facilitating the land use outcome for the land known as Sticky Forest, the land that is adjacent to Northlake Stage 18.
- He worked on behalf of the assigned Sticky Forest landowners and their descendants to negotiate road access through the Northlake development, thereby unlocking the opportunities for the Sticky Forest land.
- We feel it is only fitting that Mr. Beresford is recognised by naming the access road into Sticky Forest after him, being that he was key in negotiating said access.

- Mr. Beresford died on Saturday, April 17, 2021.
- Mr. Beresford's family support the proposed road name, and have requested the road Name 'Beresford Boulevard'. Please refer to the email thread attached in **Appendix B**.
- We understand this application will need to go to the community board and are happy to do so.
- The road type could be changed from boulevard to road if necessary
- Below is a link with an in-depth article of how sticky forest came to be and the role of Mike Beresford.
<https://northandsouth.co.nz/2024/01/22/the-battle-over-wanaka-forest-land/>
- Extracts from the story below, news articles and obituary as evidence of the above statements.

In 2015, three sentences foreshadowed the end of Sticky Forest's status as a de facto park. A Christchurch property developer named Michael Beresford wrote a submission on the Queenstown Lakes District Council's proposed district plan, calling for the block to be rezoned residential.

Two years earlier, Beresford had received a phone call from his cousin, Theo Bunker, to tell him he was an heir to the SILNA land. After doing some investigation, Beresford took the initiative of submitting on the plan, hoping some day the rightful owners of Sticky Forest might be able to develop the block. The council claimed the zoning change could enable a 765 lot subdivision in what would be one of the most in-demand sites in town.

Beresford's submission didn't come to the public's attention until more than a year later, well after the public consultation period had closed, meaning no evidence could be provided in opposition to it.

Hamilton says the mountain bike community was devastated, and has been campaigning to prevent the forest from being developed ever since. In 2017, the community held a public meeting on the future of the forest, which was attended by the council's chief executive, a number of councillors and Beresford. About 450 people turned up. Some posted on social media claiming the forest was the reason they'd moved to Wānaka.

"I think it was the biggest public meeting there had ever been in Wānaka," Hamilton says. "We were all like 'you can't do this. This is our recreation land. You can't do it. You need to go and find something else or the council needs to buy it off you.'"

Bunker describes the meeting as an ambush. "Unfortunately Mike was bushwhacked. The mountain bikers have had a political agenda to continue to use the land for free at their leisure."

Otago Daily Times
Dunedin 15:11 Tuesday, 18 March 2025 Send us news & photos

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Sunday, 18 August 2024

Forest ownership story far from over

By Marjorie Cook

Regions > Wānaka

Sticky Forest appellants and cousins Lorraine Rose, the late Mike Beresford (centre) and the late Theo Bunker. PHOTO: LORRAINE ROSE/SUPPLIED

The Sticky Forest ownership story has been a "slow burn".

Its origins began in the 1870s, when Kōi Tahu leader and politician H.K. Tairāroa told the New Zealand House of Representatives the Crown had not honoured its promises and conditions of significant land purchases in the South Island.

One thing slowly led to another before redress finally came in 1998 in the form of the Ngāi Tahu Claims Settlement Act.

By that time, Wānaka mountainbikers were already building trails on the supposedly forgotten block of land that should have passed long ago to 50 named Māori individuals, as stipulated under the South Island Landless Natives Act (SILNA) 1906 (since repealed).

The original 50 were mainly Kati Irakehu, from Banks Peninsula.

In 1995, they were promised land at Manuhāea, The Neck, between Lakes Wānaka and Hāwea. But because that land had been leased to farmers, the Crown decided to swap it with the block at Lake Wānaka now known as Sticky Forest.

But the transfer of Sticky Forest never happened.

Michael BERESFORD

Michael BERESFORD Obituary

BERESFORD, Michael Joseph (Mike): Liz, Jackson, and Ruby would like to notify you that on Saturday, April 17, 2021, Mike's waka came to take him to a place of peace. Please come to celebrate Mike's contributions to the world at the Westpark Chapel, 467 Wairakei Road, Burnside, on Thursday, April 22, at 2.00pm, then afterwards at the Christchurch Squash Club, 50 Colombo Street, Cashmere, to have a craft beer and share a story. In lieu of flowers, donations to Nurse Maude Hospice would be appreciated and may be made at the

Theo Bunker says his mahi will continue to help the other so-called landless natives finally get the blocks they were given in 1906.

“Before Mike passed away I vowed to him that when we finish ours, and we hope we’ll finish it quickly, that I would dedicate the rest of my time to helping the other SILNA blocks get off the ground. Because if it’s not started by someone, it ain’t going to start. It just becomes too hard. It’s not fair.”

Option 2 – Braeside Road

If Option 1 is not selected then the name Braeside Road could be extended to Road 33. As seen in the plan above Road 33 is an extension of the existing Braeside Road.

Option 3 – Burgan Street

If neither Option 1 or 2 are acceptable then the third option is Burgan Street. This is a continuation of the Northlake Development’s existing high country station name theme.

The Burgan is a 5,478 hectare high county station located near Sutton. The station runs from the Loganburn Reservoir eastwards to the lower slopes of the Rock and Pillar Range.

It is known for its extensive areas of native vegetation, including diverse tussock lands, shrublands, and riverine gorges as per the [Pastoral Lease Conservation Resource Report](#).

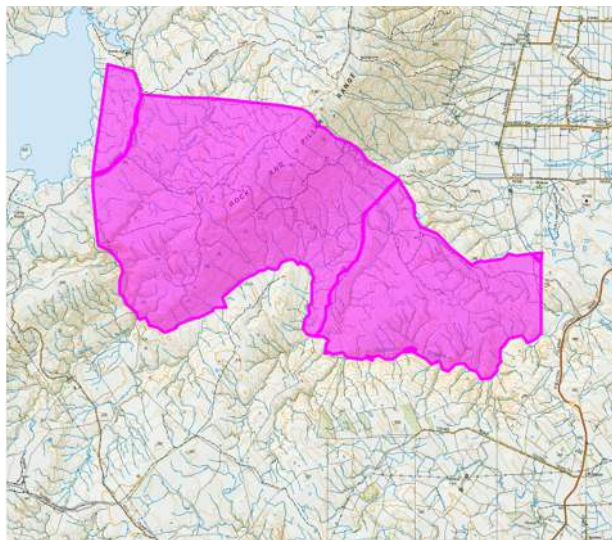


Figure 2: The Burgan – Location Plan

Attachment C: Family confirmation to name a road after Mike Beresford

Appendix B – Family confirmation to name a road after Mike Beresford

From: jackson beresford <[REDACTED]>

Sent: Saturday, 5 April 2025 10:18 am

To: David Osborne <[REDACTED]>

Subject: Re: Northlake - Road Naming Plan

Kia ora David,

Apologies for the delay on the response,

Yes we are all good for this to go forward. Is there a possibility to change it to boulevard rather than road?

No worries if not.

Ngā mihi nui,

Jackson Beresford

Sent from my iPhone

On 4/04/2025, at 12:02 PM, David Osborne <[REDACTED]> wrote:

Hi Jackson,

Trust you are well.

Regarding the following and attached are you able to support the road naming application to have the main access road into Sticky Forest names after your Dad?

Feel free to give me a call to discuss if need be.

Kind Regards,

David Osborne

Head of Land Development

WINTON

www.winton.nz

From: [REDACTED]
Sent: Friday, 21 March 2025 8:41 am
To: 'Jackson Beresford' <[REDACTED]>
Cc: David Osborne <[REDACTED]>
Subject: FW: Northlake - Road Naming Plan

Kia ora Jacko

Some additional information from David Osborne regarding the road naming.

Nga mihi

Lorraine

From: David Osborne <[REDACTED]>
Sent: Thursday, 20 March 2025 3:00 pm
To: [REDACTED]
Subject: RE: Northlake - Road Naming Plan

Hi Lorriane,

Further to our discussion earlier in the week please find following (highlighted) requirements from QLDC as to the information they require in support of a road naming application.

We provided the initial statement in italics in support of the initial submission along with the attached letter.

In relation to Beresford Road – We would be very pleased to name the road after Mike Beresford. I have written a revised explanation in the cover letter. The exception in your policy is “that person has made a noteworthy contribution to that locality.” Mike absolutely made a noteworthy contribution to the Sticky Forest locality.

Happy to discuss directly with Jackson if need be.

Thanks,

David Osborne

Head of Land Development

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