

The Chairman and Members

RANGIORA-ASHLEY COMMUNITY BOARD

A SUPPLEMENTARY AGENDA for the meeting of the **RANGIORA-ASHLEY COMMUNITY BOARD** to be held at the Council Chamber, Rangiora Service Centre, 215 High Street, Rangiora on **Wednesday 21 October 2026** at 7pm.

Thea Kunkel
Governance Team Leader

SUPPLEMENTARY AGENDA BUSINESS

Page No

6 REPORTS

6.3 Naming of the New (Private) Rangiora Town Centre Laneway at 70 High Street – Heike Downie (Strategy and Centres Team Leader) and Scott Morrow (Rates Officer – Property Specialist)

RECOMMENDATION

THAT the Rangiora-Ashley Community Board:

- (a) **Receives** Report No. 260923288403.
- (b) **Approves** the name “Northpoint Lane” for the new (private) laneway to be located between 74 and 70 High Street, Rangiora.
OR
- (c) **Declines** naming the new (private) laneway to be located between 74 and 70 High Street “Northpoint Lane” and thus leaving it formally unnamed.
- (d) **Notes** that “Northpoint Lane” is the only laneway name provided and supported by the developer and owner of the new laneway and that, should the Rangiora Ashley Community Board not support this name, the developer’s preference is that the laneway remains formally unnamed.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION**

FILE NO and TRIM NO: RDG-32-109 / 260923288403

REPORT TO: RANGIORA ASHLEY COMMUNITY BOARD

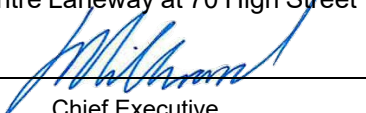
DATE OF MEETING: 21 October 2026

AUTHOR(S): Heike Downie, Strategy and Centres Team Leader
Scott Morrow, Rates Officer – Property Specialist

SUBJECT: Naming of the New (Private) Rangiora Town Centre Laneway at 70 High Street

ENDORSED BY:
(for Reports to Council, Committees or Boards)


General Manager


Chief Executive

1. SUMMARY

- 1.1. The purpose of this report is to seek the Rangiora Ashley Community Board's decision to either name the new private laneway being created as part of the new development progressing at 70 High Street in Rangiora town centre "Northpoint Lane", or to alternatively leave it unnamed. The name "Northpoint Lane" has been specifically requested by the developer, who does not support any alternative names for this new laneway that will remain in private ownership. For that reason, should the Community Board not support "Northpoint Lane" as a formal name, the other option open to the Community Board is to refrain from formally naming the new private laneway.
- 1.2. The new private laneway will be located between the existing BNZ business at 74 High Street and the new building being constructed at 70 High Street. Physically, the new laneway will be located within the private property of 70 High Street.
- 1.3. Staff have been liaising with the developer of 70 High Street on laneway design options to seek that, despite this new laneway being privately owned, there is some consistency in the look and feel with Rangiora town centre's existing lanes. To that end and as part of the footpath upgrade planned in this location, the intention is to etch the laneway name in a feature paver at the juncture with High Street, as has been done at Conway Lane, Good Street Lane and Hunnibell Lane (under Option 1 outlined in this report). Should the Community Board decide not to name the new laneway, an etched paver would not be installed (under Option 2 outlined in this report).

Attachments:

- i. Waimakariri District Council Naming Policy (230321039443)
- ii. Approved Footpath Upgrade Paving Design Plan 70 High Street (260825251555)

2. RECOMMENDATION

THAT the Rangiora Ashley Community Board:

- (a) **Receives** Report No. 260923288403.
- (b) **Approves** the name "Northpoint Lane" for the new (private) laneway to be located between 74 and 70 High Street, Rangiora.

OR

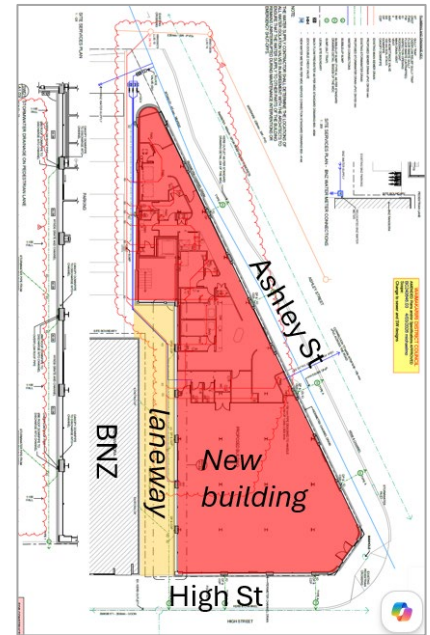
- (c) **Declines** naming the new (private) laneway to be located between 74 and 70 High Street "Northpoint Lane" and thus leaving it formally unnamed.

- (d) **Notes** that “Northpoint Lane” is the only laneway name provided and supported by the developer and owner of the new laneway and that, should the Rangiora Ashley Community Board not support this name, the developer’s preference is that the laneway remains formally unnamed.

3. **BACKGROUND**

3.1. The new Rangiora town centre development at 70 High Street (being the northeast corner of the High / Ivory / Ashley Streets intersection) is progressing at pace. The development will create a new two storey statement commercial building housing office activity on the top floor and retail / hospitality / health and beauty services tenants on the ground floor. In addition, the development will create a new private laneway between the new building at 70 High Street and the existing building housing BNZ as tenants at 74 High Street, as shown in the adjacent plan. Physically, the new laneway will be located within the privately owned property of 70 High Street.

3.2. This report seeks that the Rangiora Ashley Community Board either formally names the new laneway “Northpoint Lane”, or alternatively declines to name it “Northpoint Lane”, thus leaving the laneway unnamed. This decision reflects the developer’s (Cornershop Investments) preference for only “Northpoint Lane” as a name option if formally named, and their comfort with the laneway remaining unnamed if this name isn’t supported by the Community Board.



- 3.3. The Council's Naming Policy (Attachment i) sets out how the Council allocates names to new roads, streets, parks, reserves and Council owned assets. In accordance with this, the Rangiora Ashley Community Board has the delegated authority to name new streets, roads, reserves and parks in the Rangiora Ashley Ward.
- 3.4. Staff have been closely liaising with the developer on opportunities for good interface outcomes between the private development and adjacent public space. This has led to investigating undertaking footpath upgrade works to align with the completion of their build. This has been a successful approach in other parts of the town centre and minimises business disruption, whilst complementing new private sector developments.
- 3.5. In August 2026, staff held a workshop with the Rangiora Ashley Community Board to discuss a proposed footpath upgrade plan in this location, for which the Community Board signalled its support. The Plan (Attachment ii), together with utilisation of existing available budget to implement it, was then approved by the Utilities and Roding Committee in September. The upgrades are anticipated to occur in November/December this year, as the building approaches completion.
- 3.6. The Footpath Upgrade Paving Design Plan includes high amenity paving (as have been used in other town centre areas) along the new building’s primary frontage and main entranceway at the corner of High Street and Ashley Street, in strips along Ashley Street, and at the juncture of the new private laneway and High Street. The developer is open to match Council’s paving specifications in the laneway, which will enable visual continuity between these high amenity spaces (laneway and High Street). This creates the opportunity to install a bluestone paver at the juncture of the new laneway and High Street with the laneway name etched on it, as has been done at Conway Lane, Good Street Lane, and Hunnibell Lane.

4. **KEY ISSUES**

- 4.1. The Naming Policy stipulates that the overall policy objective is to ensure roads, streets, parks, reserves and Council assets or facilities naming procedures reflect local identity. It further outlines that when naming roads, streets, parks, reserves and facilities, options should be considered that: tell the story of Waimakariri and reflect the District's natural and cultural heritage; do not cause confusion with existing names in the District or neighbouring districts; pay homage to the historical significance of particular locations; acknowledge the cultural significance of the area to Te Ngāi Tūāhuriri; and reflect local flora, fauna, and topographical features of the District.
- 4.2. The developer of 70 High Street (Murray Irvine of Cornershop Investments) has provided one recommended laneway name for the Community Board's consideration, which is "Northpoint Lane". The new development at 70 High Street is being commonly marketed as "Northpoint", reflecting the development's position in the town centre, its location at the 'point' of the town centre's key intersection of High / Ivory and Ashley Streets, and the site's triangular shape pointing north.
- 4.3. Whilst open to the public as a pedestrian connection, the laneway upon completion will remain in private ownership entirely, which is different to other town centre lanes such as Conway Lane, Hunnibell Lane and Good Street Lane. The latter are public spaces, and often in reserve status. The developer supports formally naming the new laneway "Northpoint Lane"; however, does not support any potential alternative name.
- 4.4. It is noted that the new laneway does not have to be formally named. It does not necessitate address points associated with it. It is also noted that an etched paver with the laneway name would only be installed by Council as part of the wider footpath upgrade works if the laneway is formally named by the Community Board. If it remains formally unnamed, an etched paver would not be installed.
- 4.5. The proposed name "Northpoint Lane" has been checked against the Council's street name database and is not the same or similar to any existing road names in the District.

5. **OPTIONS**

- 5.1. The Rangiora Ashley Community Board has the following options:

- 5.2. Option 1: Formally name the new laneway between 70 and 74 High Street "Northpoint Lane"

This option responds to the developer's request for this name and would enable it to be formally used accordingly, including in conjunction with maps and address points if that was desired by the developer / future tenants. Under this option, an etched paver with the laneway name would be installed as part of the wider footpath upgrade project at the juncture of the laneway and High Street, which is a similar amenity treatment to the other town centres lanes, including Hunnibell Lane, Conway Lane and Good Street Lane.

- 5.3. Option 2: Decline to formally name the new laneway "Northpoint Lane", leaving it formally unnamed

Under this option, the Rangiora Ashley Community Board would decline formally naming the new laneway "Northpoint Lane" and the new laneway would therefore remain unnamed. This option recognises that the developer does not support any alternative formal name options for the privately owned laneway that forms part of the new development and would be comfortable for it to remain formally unnamed. There are no known issues or risks associated with this new privately owned laneway remaining unnamed. Under this scenario, an etched paver with a laneway name would not be installed as part of the wider footpath upgrade works.

- 5.4. The Management Team has reviewed this report and supports the recommendations.

6. **STRATEGIC ALIGNMENT AND COMMUNITY VIEWS**

Mana Whenua Engagement

- 6.1. The subject matter and/or recommendations contained within this report are not likely to be of interest to mana whenua.

Groups, Organisations and the Wider Community

- 6.2. There are groups, organisations, or members of the wider community likely to be affected by, or to have an interest in, the subject matter of this report. The wider community will have an interest in the new town centre development including its new pedestrian laneway and with that, likely an interest in the laneway name given. The developer, Cornershop Investments, has a particular interest in the decision that will be made with this report, given the new laneway will continue to be in private ownership and forms part of the wider commercial development at 70 High Street, commonly referred to as "Northpoint".

Implications for Community Wellbeing

- 6.3. There are no implications on community wellbeing by the issues and options that are the subject matter of this report.

Community Outcomes and Strategic Priorities

- 6.4. The Council's community outcomes are relevant to the actions arising from recommendations in this report, in particular:
- Public spaces express our cultural identities and help to foster an inclusive society
 - The distinctive character of our takiwā/district, arts and heritage are preserved and enhanced
- 6.5. The Council's Strategic Priorities are relevant to the actions arising from recommendations in this report, in particular:
- Advance an integrated and accessible transport network
 - Enable economic development and sustainable growth

7. OTHER IMPLICATIONS AND RISK MANAGEMENT

Financial Implications

- 7.1. There are no financial implications for the decisions sought by this report.
- 7.2. Being a private laneway, the developer will meet the cost of laneway construction, paving and amenity elements. The Utilities & Roothing Committee has already approved the budget for the footpath upgrade in September, which includes the paving details in the adjacent public spaces and can accommodate the cost of an etched bluestone paver with an approved laneway name to be installed at the juncture of the laneway and High Street (under Option 1).

Community Resilience and Sustainability

- 7.3. The recommendations in this report do not have sustainability and/or climate change impacts.

Risk Management

- 7.4. There are no risks arising from the adoption/implementation of the recommendations in this report.

Health and Safety

- 7.5. There are no health and safety risks arising from the adoption/ implementation of the recommendations in this report.

8. CONTEXT

Consistency with Policy

- 8.1. This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

Authorising Legislation

- 8.2. Local Government Act 2002

- 8.3. The Council shall have power in respect of roads to: name and to alter the name of any road and to place on any building or erection on or abutting on any road a plate bearing the name of the road.

Authorising Delegations

- 8.4. In accordance with the Council's Naming Policy (Attachment i), the Rangiora Ashley Community Board has the delegated authority for the naming of new streets and roads, and parks and reserves.

Naming Policy

1. Introduction

This policy describes how the Council allocates names to new roads, streets, parks, reserves and Council owned assets.

2. Purpose

The purpose of the policy is to provide Council staff and the public with information about how the Council manages the naming and renaming of its various assets and facilities within its boundaries.

3. Scope

3.1. The scope of the policy covers naming procedures and criteria for the following types of infrastructure within the district:

- Naming of roads and streets
- Naming of parks and reserves
- Naming of Council assets, including open spaces, facilities, swimming pools, and Council owned buildings and properties (excluding utilities).

3.2. When undertaking its processes to name Council owned or managed infrastructure or assets, the policy includes Council's obligations under the Treaty of Waitangi and recognises the importance of the Memorandum of Understanding with our Treaty partner, Te Ngāi Tūāhuriri Rūnanga.

4. Policy objectives

4.1. The overall policy objective is to ensure roads, streets, parks, reserves and Council assets or facilities naming procedures reflect local identity.

4.2. The policy provides direction to the public or Council staff about how to apply for approval to name, rename or dedicate Council property, buildings, or park elements.

4.3. The policy will provide clarity and consistency in the naming of all Council assets.

5. Policy statement

5.1. Overview approach

When naming all roads, streets, parks, reserves and facilities, the Council and its representatives will seek to work with Te Ngāi Tūāhuriri Rūnanga to select suitable options, which:

- Tell the story of Waimakariri and reflect the district's natural and cultural heritage
- Do not cause confusion with existing names in the Waimakariri District or neighbouring districts
- Pay homage to the historical significance of particular locations

- Acknowledge the cultural significance of the area to Te Ngāi Tūāhuriri
- Reflect local flora, fauna, and topographical features of the district.

6. Naming of roads and streets

- 6.1. The Council's four Community Boards have the delegated authority for the naming of new streets and roads and altering existing street names within their respective wards.
- 6.2. Re-naming of existing streets and roads will only be undertaken if the Council considers the change will result in a clear benefit to the community.
- 6.3. Where a street is named for the first time, or a street name is altered, then the District Land Registrar, the Chief Surveyor, Fire and Emergency New Zealand, Chorus, MainPower, valuation service provider, NZ Police, Civil Defense, and the Canterbury Regional Council shall be informed of the new name or change.
- 6.4. Where an existing street is extended, the street extension will be the same name as that of the existing street.
- 6.5. All new private roads in the Waimakariri District shall be named in consultation with the applicant, and at the applicant's expense, and relevant road signs shall be suitably annotated "Private Road" as per the Engineering Code of Practice.
- 6.6. All private roads that are to be named are to have a minimum of four lots with access from the private road.
- 6.7. **Council's 'List of Approved but Unallocated Road Names':**
 - 6.7.1. The list of unallocated potential road names for the Waimakariri District is maintained by the Governance Department. Names approved for addition to the List of Approved but Unallocated Road Names will remain there until they are either allocated to a road or removed as the result of a review of the list.
 - 6.7.2. From time to time a road name may no longer need to be used as two or more roads may be joined into one road, or a road may be permanently closed. In both cases, the road name(s) may be put back on the list for potential reallocation, usually for a new or renamed road in the same general area.
 - 6.7.3. The review of the list will be undertaken every six years in line with the approach set out in clause 5.1 above.
- 6.8. **Naming of Streets in New Subdivisions:**

The rights of the subdivision developer to promote preferred road names for the subdivision will be taken into consideration, but the decision regarding road names will be made by the Community Boards by applying the clauses of this policy.
- 6.9. **Road Type:**

The road type should be one that most accurately reflects the type of roadway that is being named. Selection of Road Name from AS/NZS 4819:2011 should be used where appropriate, however, this list is not exclusive – refer to AS/NZS 4819:2011 (see Appendix 1).

7. Naming of parks and reserves

- 7.1. The Council's four Community Boards have the delegated authority for the naming of parks and reserves within their respective wards.
- 7.2. The Community Boards shall take the following factors into consideration when approving names for parks and reserves:
 - It is desirable for small neighbourhood reserves to be named after the main street they are located on to enable them to be easily located

- Names of rural neighbourhood reserves with community catchments should have some relationship to the community they are located within to enable them to be located and to signify their connection to the community
- Reserves should only be named after the person/family subdividing the land if the chosen name fits into one of the categories listed under clause 5.1.

8. Naming of Council assets

8.1. Naming where there is no sponsorship:

- 8.1.1. Where there is no sponsorship, the decision on naming will be made by the relevant committee of Council according to the current delegations.
- 8.1.2. Selection of a name will be made in accordance with clause 5.1.

8.2. Naming where there is sponsorship:

- 8.2.1. The final decision for naming of corporate assets will rest with the Council, including naming opportunities as a result of gifts or sponsorships.
- 8.2.2. Where the naming opportunity is as a result of sponsorship or gift, the following factors must be considered alongside Clause 5.1 above:
 - The significance of the contribution made relative to the construction and operating costs of the item being named
 - The cost of establishing the naming option
 - A sunset clause associated with the length of time that the name will be used. Naming agreements may be renewed if the appropriate gift or sponsorship is received
 - The degree of exclusivity requested by the sponsor and the corresponding restrictions regarding advertising or use of competitors' brands
 - Names of tobacco companies or alcohol companies and products will not be used.
- 8.2.3. Applications for naming rights from major donors shall be submitted in writing to the Chief Executive for consideration of the Council. The written request shall include the following:
 - Biographical information if named after an individual or organisation
 - Documentation providing the detail of the terms and quantum of payment being proposed and the consideration required from the Council
 - The Chief Executive will report to relevant committee of Council which may make a recommendation to Council, to be considered in committee.
- 8.2.4. Existing names will not be changed without consideration of the historical significance of the existing name, the impact on the individual or organisation previously named and the cost and impact of changing existing signage, rebuilding community recognition, and updating records. Each application will be considered on a case-by-case basis.

9. Responsibilities

- 9.1. The naming of roads and streets will be administered by the Roading and Transport Unit of the Council.
- 9.2. The naming of parks and reserves or other Council assets or facilities will be administered by the Community and Recreation Department of Council.

10. Questions

- 10.1. Any questions regarding the naming of roads and streets should be directed to the Roading and Transport Manager in the first instance.
- 10.2. Any questions regarding the naming of parks or reserves or other Council assets should be directed to the Community and Recreation Manager in the first instance.

11. Relevant documents and legislation

- AS/NZS 4819:2011 Geographic Information – Rural and Urban addressing (for naming of roads and streets)
- Local Government Act 1974 S317 - S319 (j) naming of roads and streets
- Parks and Recreation, Recreation and Reserves Management, Reserve Naming (QS-R015) (for naming parks and reserves)
- Reserves Act 1977 s16(10) (for naming roads and reserves)
- Memorandum of Understanding with Te Ngāi Tūāhuriri Rūnanga.

12. Effective date

2 May 2023

13. Review date

2 May 2029

14. Policy owned by

General Manager, Strategy, Engagement and Economic Development

15. Approval

Adopted by Waimakariri District Council on 2 May 2023



REV	REVISION DETAILS	DRN	CHK	APP	DATE
A	FOR INFORMATION	AK	---	---	11/08/2026

SURVEYED	---	--/--/2025	PROJECT No	PD001943
DRAWN	AK	11/08/2026	CON No	---
DRAWING CHKD	---	--/--/2025	SCALE (A3)	1:250
DESIGNED	---	--/--/2025	DATUM ORIGIN	---
DESIGNED CHKD	---	--/--/2025	HORIZONTAL	NZTM GD2000
APPROVED	---	--/--/2025	VERTICAL	NZVD 2016



PROJECT
RED LION INTERSECTION

SHEET TITLE
FOOTPATH PAVING ADJUSTMENT PLAN

FOR INFORMATION NOT FOR CONSTRUCTION	
DRAWING	4668
SHEET	REVISION
1	A