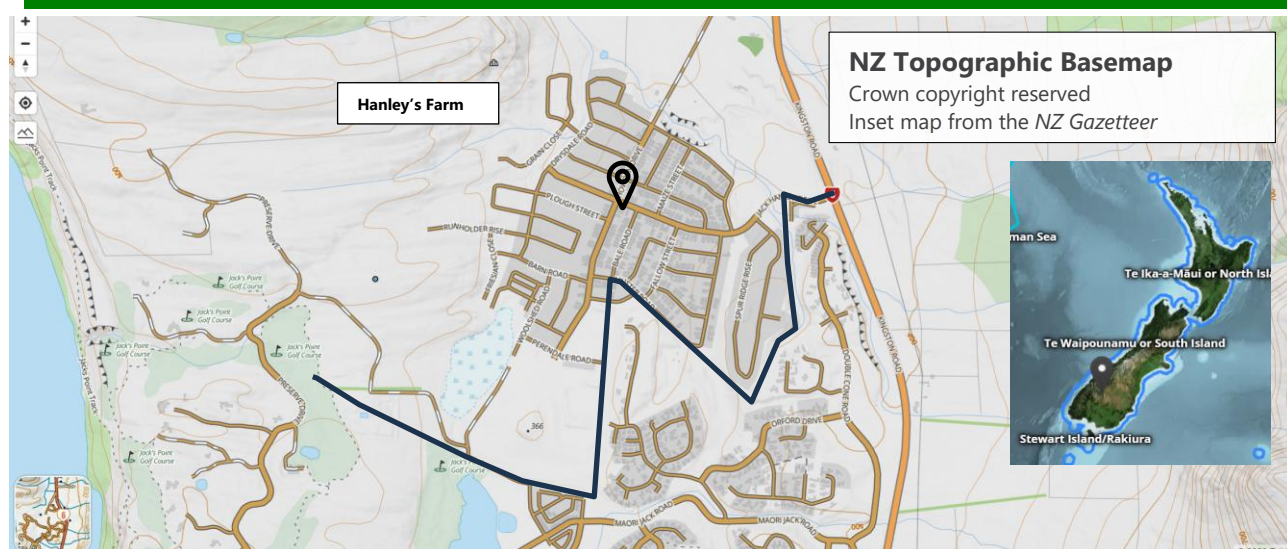


Proposal report considered by the Board on 30 June 2026 with the Board's decision for: for Hanley's Farm [new suburb name]



Summary

The proposer, from Colliers Real Estate Queenstown, seeks to formally approve as official the local name for a recently established 'suburb', south of Frankton, and north of and adjacent to, the existing residential development of Jacks Point¹. The proposer advises that the Hanley's Farm 'suburb' is a *'561-hectare planned community, located at the foot of The Remarkables with a blend of rural-style and affordable living'* near Lake Wakatipu. Construction began in 2017.

The proposer advises that Hanley's Farm is named after John 'Jack' Hanley (1855-1941), acknowledging the area's pastoral history near Jacks Point². John Hanley was a labourer who worked on Kawarau Falls Station, and the name Hanley Downs was used locally up to the time of the development. The main access into the development is via Jack Hanley Drive.

The development was marketed as Hanley's Farm, but this does not necessarily mean that the development name will become official. This naturally results in the residents identifying with the name, despite it not having been through the rigour of good naming practice and public consultation applied by the Board. One councillor 'was concerned more generally with how these subdivisions are named. But that needs to be dealt with early in the process before names are embedded.'

The proposer advises that the name Hanley's Farm is widely used by residents, local service providers, utility companies, delivery services, schools, and emergency responders. While the proposer has provided very little documentary evidence, evidence of use of Hanley's Farm is available. For example, Queenstown-Lakes District Council refers to the name in its publications and 'Hanleys Farm' is signposted by NZTA³ at the entrance from SH6 to Jack Hanley

¹ Jacks Point (suburb) was accepted by the Board in March 2009 and was to proceed to public consultation. However, five days after advising the proposers, they withdrew their proposal in order to make a new proposal for 'Coneburn'. The Board declined the proposal for Coneburn at its next hui and suggested to the proposers that Jacks Point should proceed. The proposers declined, leaving the development (officially) unnamed. Jacks Point remained in local use and has become well established.

² Named after Jack Tewa and not John 'Jack' Hanley

³ New Zealand Transport Agency

Drive. Queenstown-Lakes District Council also refers to the name in its website in relation to water restrictions. The Queenstown-Lakes District Council address layer in its online map, shows Jacks Point as the suburb/locality covering the proposal (which aligns with the Toitū Te Whenua Land Information New Zealand (LINZ) Suburbs and Localities dataset).

Open Street Map names Hanleys Farm and Jacks Point, whereas Google Maps only names Jacks Point (likely sourced from LINZ's Suburbs and Localities Dataset, noting it covers both developments and part of The Remarkables).

The proposal meets the definition of a suburb under s.4 of the New Zealand Geographic Board Act 2008: 'suburb means an identifiable area within a local authority area, usually urban in character, with facilities such as those for education, transport, and shopping'. The suburb contains educational facilities, public transport services, recreational amenities, and neighbourhood commercial services.

The proposer was requested to provide documentary evidence of the support from the Queenstown-Lakes District Council, along with advice on the extent of the proposal. Some documentary evidence is provided from councillors.

The proposer first wrote to Te Rūnanga o Ngāi Tahu (TRoNT) in August 2025 (with follow ups) but had not received a response. The Secretariat therefore followed up directly with TRoNT in early May 2026 (cc'ing two Ngāi Tahu Board members) to ascertain if the area has an original Māori name. As at 10 June 2026, no response was received.

The use of the generic term 'Farm', for a suburb name (or any other type of geographic name), is not standard practice, however the Board may consider that other considerations such as long-term local use, uniqueness, etc. may outweigh this.

Board's decision

At its 30 June 2026 hui the Board made this decision on the proposal:

Accept an amended proposal to **assign Hanleys Farm**, with the possessive form but with no apostrophe, as the official name for a suburb of Queenstown, based on:

- local use of the name since at least 2017 (nine years), noting much earlier use of Hanley Downs or Henley Downs in the area,
 - making it official would enable it to be clearly found, avoiding addressing and emergency response issues, plus offer identity for the residents,
 - confirmation of the spelling of the name from the Queenstown Historical Society and Secretariat research,
 - confirmation of John 'Jack' Hanley's contribution to the area and meeting the Board's standard 1.1(c): 'was of good character, and/or contributed to, or had a strong association with the ... area',
 - recognising the area's pastoral history associated with where John 'Jack' Hanley farmed,
-

- no concerns using the generic term 'Farm' because of its local use (despite not being in long term use and not a typical generic term), and
- applying the Board's Standard which discourages the possessive apostrophe,

and

Request that Queenstown-Lakes District Council provide the full extent of the suburb,

and

Notify as a proposal to **assign** for two months (giving TRoNT and the council opportunity to make submissions).

Secretariat assessment

The proposal

The proposer seeks to address the current lack of 'formal suburb recognition, which they advise is creating increasing confusion and administrative inconsistency for many locals and has several broader community implications:

- Addressing inconsistencies across government agencies, postal services, insurance providers, and utilities.
- Wayfinding challenges for visitors, contractors, and delivery drivers.
- Potential ambiguity for emergency services, where clarity of suburb identity is critical.
- Community identity and cohesion, as residents already identify themselves as living in Hanley's Farm.'

The proposer has not provided any evidence to support these assertions, and the Secretariat is unable to confirm them. The proposer provided evidence of emails with the Queenstown-Lakes District Council councillors who were either supportive or neutral. If the Board agrees to go out to public consultation on this proposal, then the council will be able to make a formal submission.

The physical development began in 2017, which is only nine years ago, so long-term use may not apply. However, while there is no evidence of the name Hanley's Farm having been used prior to the development, 'Henley Downs' or 'Hanley Downs' was in local use potentially from the 19th century, and certainly from 1973⁴.

The proposer advises that the development was initially advertised as 'Henley Downs'. However, the Queenstown Historical Society confirmed the correct spelling is Hanley and not Henley, for John (Jack) Hanley (1855-1941). The spelling can be confirmed from authoritative sources (refer Secretariat research below).

Names shown on plans, maps and charts

No official maps or plans show Hanley's Farm. It does appear on Open Street Maps (which can be edited by anyone).

⁴ <https://jackspoint.com/story-so-far#:~:text=On%209%20August%201862%20local,name%20of%20Rogers%20and%20Mitchell.>

Location and extent of the feature, generic term, [geographic feature type](#)

The proposer advises that the area is distinct in character, infrastructure, and community facilities, and it is geographically recognisable as its own neighbourhood. No evidence has been provided of these claims. However, the development meets the Board's legal definition of a suburb '*with facilities such as those for education, transport, and shopping*'. There is a primary school, it has a bus service, and there are several cafes and restaurants.

The proposed boundary between the proposed Hanley's Farm and Jacks Point follows some natural geographic boundaries, eg around the slightly elevated subdivision on Cunninghams Drive. Otherwise, the boundary follows roads or the backs of sections between the two developments. Any growth of the proposed 'suburb' would likely be west or north, constricted by Peninsula Hill to the northwest, the foothills of The Remarkables east across SH6, and Jacks Point to the south. The full extent of the proposed 'suburb' should be confirmed by the Queenstown-Lakes District Council but consultation on the proposal can proceed without the full definition.

The Board's New Zealand Standard clause 1.4 refers in terms of using an appropriate generic term. 'Farm' is not typical as a standardised generic geographic term. The Board does not have jurisdiction to name actual farms.

[New Zealand Gazetteer](#), associated place names, and duplication

The main road into the development is Jack Hanley Drive.

[Mount Hanley](#) is approximately 18km west-northwest of the proposal, but it is not known if there is any association with John 'Jack' Hanley. There is no indication in biographical information about Hanley having any association with Twenty Mile Range, west-northwest of Queenstown.

Henley Hill, Henley (locality) and Henley Scenic Reserve are similar sounding names (named from Henley-on-Thames) south of Dunedin and are unlikely to cause any confusion because of their distance away.

Research, history and references

The correct spelling 'Hanley' can be confirmed with John Hanley's probate, which includes his signature.⁵

In 1973, landowner 'Dickson [Jardine] took his two sons, Dickson and Andrew into partnership in Remarkables Station and in the process the property was subdivided between them. The younger Dickson retained the name Remarkables Station for his property and Andrew took the balance including the original Remarkables Homestead and named his property 'Henley Downs'.⁶

There is some evidence of local use of 'Hanley Downs' with the correct spelling.⁷

The *Queenstown Courier* issue #91 includes an article 'In Defence of Jack Hanley's Name – John (Jack) Hanley – c1855-1941' by Marion Borrell⁸. This article informs that Hanley Downs has probably been used since the 1870s. The article provides a good account of Jack Hanley's life – an Irish settler who

⁵ HANLEY John, R23127636, Archives New Zealand: <https://collections.archives.govt.nz/web/arena/search/#/entity/aims-archive/R23127636>

⁶ <https://jackspoint.com/story-so-far#:~:text=On%209%20August%201862%20local,name%20of%20Rogers%20and%20Mitchell.>

⁷ [Page 83 Advertisements Column 10](#), Press, 30 March 1991, Page 83

⁸ Marion Borrell, IN DEFENCE OF JACK HANLEY'S NAME, John (Jack) Hanley, c1855-1941, *The Queenstown Courier*, Winter 2014, Issue No. 91: <https://www.queenstownhistoricalsociety.org.nz/2014%20Winter%2091.pdf>

arrived in 1873 and lived most of his life in the Queenstown area. The article says that his obituary describes him as being good-hearted with many friends.

Board archives
(consideration of
Jacks Point).

Minutes of 16 September 2009:

'54. Coneburn (previously submitted as Jacks Point – see item 10.51 above)

Provided as
historical
background but
no action for the
Board

The Board noted that this proposal replaced an earlier proposal to assign the place name Jacks Point to the same residential development adjoining Lake Wakatipu in the west, and the Remarkables in the east, near Queenstown. The Board noted that Jacks Point was accepted by the Board at the meeting held on 27 March 2009 as a suitable name to be publicly notified, but had been subsequently withdrawn by the submitter. The Board noted that Jacks Point is a well established place name that has been locally applied to the existing development, and that there was insufficient coherence with the Survey District name of Coneburn. The Board noted that the proposal for Coneburn is not supported by the Territorial Authority.

Resolution

*That the Board **DECLINE** the new locality name proposal for Coneburn on the basis that the place name is not supported by the Territorial Authority and that it has no coherence with the Survey District. That the Board **REMIN**d the proposer that Jacks Point had previously been accepted, but withdrawn.'*

Consultation with
iwi

The proposer advises of having written to TRoNT on several occasions but had not received any response. Their consultation which began in August 2025 did not ask for views or whether an original Māori name exists for the area. The consultation described the proposal and the reasons for making the proposal and asked if TRoNT had any questions.

The Secretariat emailed TRoNT in May 2026 to seek whether an original Māori name exists in this area and an immediate response advised that 'We will do what we can to clear the backlog ahead of your next Board hui on 30 June.' Any response from TRoNT by the Board's hui of 30 June 2026 will be tabled on the day.

Consultation with
Queenstown-
Lakes District
Council

The proposer provided evidence of having consulted with three councillors who were supportive or neutral. The proposer advised 'While I was unable to obtain formal full documentary evidence of support from the Council, I did not receive any objection to the proposal or to the proposed boundary extent.'

All past hearings and submissions on the development (including the name) took place in 2013 including the Queenstown-Lakes District Council's views, which are on record already. However, the current views of the whole council are not known as at June 2026.

Advice on
orthography⁹

If an original or other Māori name emerges and is supported by the Board, then orthographic advice will be sought.

Relevant sections
from the [NZGB
Act 2008](#) and the
[Standard for New](#)

1.1 Acceptable names

(c) The surname or traditional ancestral Māori name of a person who has been deceased for at least two years, was a notable leader, of good character,

⁹ The conventions and rules of how to write a language

and/or contributed to, or had a strong association with the feature, place or area.

1.3 Undesirable names and other considerations

- (d) A name that already exists in a neighbouring area or is already in use throughout New Zealand should be avoided except where the story/kōrero explains the unique heritage and meaning(s) of the name. This avoids confusion and makes it easier to identify the correct place in an emergency. However, associated names with different generic terms are allowed.
- (f) Names that honour a person more than once should be avoided.

1.4 Generic terms

- (a) A generic term should accurately describe the type of feature being named.
- (d) Generic terms should distinguish different features that have the same specific name, especially when they are nearby.
- (f) Names for populated places should not include a generic term unless it is already in long-term common use or is named after an associated geographic feature.

Addressing implications and concerns or issues for emergency services

The proposer suggests that officially naming Hanley's Farm as a 'suburb' will minimise confusion and administrative inconsistency for many locals. The proposer has mentioned above several implications that would be resolved by officially naming the 'suburb' as Hanley's Farm.

Without the current views of the Queenstown-Lakes District Council, emergency services and residents themselves, the Secretariat cannot comment on the extent and impact of the issues raised by the proposer.

If the Board agrees to assigning Hanley's Farm, and if it becomes official, then LINZ's Suburbs and Localities Change Request Review Panel may consider either:

- splitting the existing Jacks Point locality to create a new locality/suburb, or
- adding the name to the existing Jacks Point as an 'additional_name' which could then be used administratively to help avoid the issues raised by the proposer.

Media

There may be some media attention given that there is already considerable local use of the name, Hanley's Farm.

Cost implications

If Hanley's Farm (or another proposed name) becomes official, LINZ may show it on maps for this area (depending on scale), in the normal course of updating versions. So, any costs would be absorbed as part of everyday maintenance.

The development is already signposted and referred to by Queenstown-Lakes District Council in its publications. There may be minor costs associated if the Board agreed to Hanley Farm without the possessive [s], or some costs if a completely different name were to be assigned.

Supporting information

1. Proposal for Hanley's Farm – 20 January 2026
1. Emails to the proposer – 20 February 2026 and 12 May 2026
2. Emails to and from Te Rūnanga o Ngāi Tahu – 7 and 13 May 2026
3. Email from the proposer with evidence of council engagement – 4 June 2026