

PART 15 ACTIVITIES THROUGHOUT THE DISTRICT

15.1 NETWORK AND OTHER UTILITIES AND ESSENTIAL SERVICES

Introduction:

NETWORK AND OTHER UTILITIES and other essential services are physical resources which are a means of providing for the social and economic well-being and health and safety of people and communities. They also support the functioning of other activities in the district. Part 15.1 of the plan provides a resource management framework for evaluating the effects of network utility and other essential services on the environment, and their possible adverse operational and safety effects on other activities.

The definition of NETWORK AND OTHER UTILITIES is based on the definition of "network utility operator" in section 166 of the Resource Management Act, except for airports. It also includes other essential infrastructure services which are related to network utility operations or likely to be undertaken by local authorities.

In addition to NETWORK AND OTHER UTILITIES, a wider range of essential or public services, such as sewage treatment, waste management and generation of electricity is provided for in Part 15.1.

Utilities which are designated are dealt with in Part 12 of the Plan. Although the provisions for requirements for a designation are in Part 12, the objectives and policies of Part 15.1 will be also considered where they are relevant in the assessment of any requirement.

Part 15.1 provides for roading activity which is not pursuant to a designation while policy for the construction and maintenance of roads is covered in Part 9.

Issues:

The construction, operation and maintenance of NETWORK AND OTHER UTILITIES may adversely affect the environment and the health and safety of people. The Plan's provisions seek to achieve sustainable environmental outcomes while recognizing reasonable operational needs.

The issues include:

- safety e.g. protecting high pressure gas lines from loss incidents and protecting people's health and the environment from such incidents;
- amenity e.g. visual impact of masts and transmission lines, utilitarian appearance. There are often operational requirements for hilltop or other prominent siting;
- heritage values of significant conservation areas and sensitive areas such as riparian and coastal setbacks. These are protected by provisions in other parts of the Plan;
- health e.g. electric and magnetic fields around high voltage electric transmission lines and electromagnetic radiation limits for telecommunication transmitters. As scientific evaluation of these matters is still developing, a cautious approach is appropriate;
- impact on the existing physical environment;
- maintenance of water quality, e.g. in regard to overflow of sewage pumping stations. This is a regional council function;
- land disturbance and the need to reinstate land after utility construction works for amenity and sediment control reasons;
- traffic disruption when utility services in or on roads are constructed or repaired;
- noise, odour and waste disposal, dust nuisance during construction;

- incompatibilities between utility services.

15.1.1 OBJECTIVES, POLICIES AND METHODS

15.1.1.1 Objective

To recognise the importance to the economic and social well-being of the District and the essential nature of network and other utilities and other essential services and to provide for their development, operation and maintenance.

15.1.1.2 Objective

To ensure that network and other utilities and other essential services are provided in a manner that:

- does not adversely affect the health and safety of the people of the District;
- avoids, remedies or mitigates any adverse effects on the natural and physical resources;
- is sensitive to the amenity values of the District, and relevant cultural or spiritual values;
- is efficient.

Policies:

1. Network and other utilities and essential services will be controlled according to the potential effects of the activity.
2. The continuing operation of significant infrastructure such as network and other utilities shall be protected from adverse effects from other inappropriate activity.
3. Where technically practicable and financially realistic taking into account the environmental cost of above-ground placement, utilities shall be placed underground, unless there are cultural, landscape or conservation objectives and policies that would be compromised thereby.
4. All agencies shall be encouraged or required, as circumstances permit, to co-site utility equipment and infrastructure where this is technically feasible and practical.

Methods and Reasons:

For policy 1 - The Activity Lists in Rule 15.1.2 make generic provision for utilities to allow for changing operations during the life of the district plan. Specific structures and activities are listed only if particular standards or assessment are necessary to avoid adverse effects, or particular exemptions from the standards applying to general activities in the zone are warranted.

Network and other utilities are classified as permitted, controlled, discretionary restricted or discretionary activities in the Activity List. The classification is based on potential effects on the environment of construction and operation, including anticipated effects on visual quality and risks to the environment from the consequences of breakdown or failure.

In order to control adverse effects on the particular values which each zone reflects, most significant utility activity is required to comply with the Development and Performance Standards of the zone.

Essential equipment is allowed if it is in keeping with the zoning in terms of the effects of activities, including the scale of structures and their location out of front yards, and compliance with coastal and riparian setbacks. Small scale buildings such as pumping stations which do not comply with the zone standards are permitted as an exception, subject to conditions including a 1.5m setback from a residential site boundary.

ELECTRIC LINES and TELECOMMUNICATION LINES in ROADS and ROAD structures such as

bridges and underpasses are excluded from the plan's definition of BUILDING, and are a

permitted activity unless limited by other conditions of Part Rule 15.1.2.2. Also some MASTS, poles and AERIALS are excluded from the definition of BUILDING and are a permitted activity.

For policy 2 - The operational efficiency of some network utility services can be adversely affected by others. For example, co-location in some circumstances may cause operational and maintenance problems. Pipes for the conveyance of hazardous substances may impose safety constraints on the siting of other activities in close proximity.

For policy 3 - The Activity List rule provides for overhead and above-ground utilities as a permitted activity in specific circumstances where cost considerations outweigh likely environmental and community benefit. In view of the costs of underground reticulation given the customer to distance ratio, overhead lines for telecommunication and electricity distribution are a permitted activity in rural areas except in sensitive areas such as coastal and riparian setbacks or where an adjoining site could be affected.

For policy 3, 4: These policies shall be applied to resource consents and requirements and at the time of any discussions with service providers. As part of its information dissemination policies the Council will also bring to notice those areas in the District which would be sensitive to underground, or any other works.

For policy 4 - The Council can enter into agreements under legislation other than the Resource Management Act with utility operators in order to control services in roads, e.g. co-location can be required.

Explanation:

Empowering Acts for utility services and transmission corridors such as the Local Government Act 1974, the Land Drainage Act 1908, the Electricity Act 1992, the Gas Act 1992 and the Telecommunications Act 1987 give authority for operators to own, construct and operate their utilities, but the environmental implications are assessed under the Resource Management Act.

The Conditions applying to utilities which are permitted activities are designed to control potential minor adverse effects without requiring a resource consent. Before any utility work is carried out, an occupancy right by virtue of a statutory provision or the specific approval of the landowner (in the case of a road except a State Highway or motorway, the Council), is required in addition to compliance with the Plan. The powers of the Council to lease the subsoil or the airspace of roads is contained in Sections 338 and 341 of the Local Government Act 1974.

Anticipated Results:

- The provision of essential services with no significant adverse effects on the environment;
- Maintenance or enhancement of amenity values;
- Avoidance or minimisation of potential adverse effects from utility and other services on other activities.

Note: Subdivision for Network and other Utilities is provided for under Rule 22.

15.1.2 RULE 15.1.2 - NETWORK AND OTHER UTILITIES AND ESSENTIAL SERVICES

If an activity is specifically listed as permitted in the zone activity rules, the activity status in Rule 15.1 is overridden. However any activity which is permitted in the Rule 15.1 rules, and is not located in a road, has to comply with any specific activity status and the conditions/standards of the relevant zone unless Part 15 specifically provides for exemption.

15.1.2.1 Permitted activities

- The operation and maintenance of NETWORK AND OTHER UTILITIES established before May 31 1994, subject to compliance with Permitted Activity Conditions J to S inclusive of Rule 15.1.2.2;
- NETWORK AND OTHER UTILITIES which comply with all relevant Permitted Activity Conditions A to X inclusive of Part 15.1.2.2 and are either:
 - a. located in, on, over or under a ROAD or PRIVATE WAY provided that any BUILDING does not exceed:
 - 10m² GROSS FLOOR AREA, and
 - 2.5m height; or
 - b. located underground; or
 - c. located or sited on or above ground level and comply with the development standards and the performance standards for the relevant zone, (unless Permitted Activity Conditions V or X of Part 15A exempts compliance with a development standard); or
 - d. a BUILDING which does not exceed:
 - 10m² GROSS FLOOR AREA, and
 - 3.0m HEIGHT;
- Recycling facilities with a GROSS FLOOR AREA not exceeding 10 square metres, and a HEIGHT no greater than 3 metres, provided that the GROSS FLOOR AREA on a SCHOOL site shall not exceed 40 square metres;
- Generation of less than 1MVA of output of electricity, not being a prohibited activity, which complies with the development standards and the performance standards for the relevant zone, and is either
 - a. from wind or solar sources; or
 - b. a temporary activity by a network utility operator (as defined in section 2 of the Electricity Act) for the purpose of maintaining line services; or
 - c. a standby service for an individual premise;
- Trig stations.

15.1.2.2 Conditions for network and other utilities which are permitted activities

The Conditions (including performance standards) for NETWORK AND OTHER UTILITIES which are permitted activities are as follows:

- A. Any activity in the Wetland Conservation and Forest Conservation Zones is a permitted activity only if it is specified as such in the zone rules.
- AA. No activity causing the modification, damage or resulting in the destruction of any part of any outstanding natural feature listed in Schedule 5A is a permitted activity.
- AB. No activity causing the modification, damage or resulting in the destruction of any part of any feature listed in Schedule 8A OR other archaeological sites is a permitted activity.
- B. Pipelines shall be underground except for connections to a single structure, gas pipeline customer metering facilities and regulator stations.

- C. Gas pipeline gauge pressure shall not exceed 2000 kilopascals.
- D. ELECTRIC LINES and TELECOMMUNICATION LINES, including connections to BUILDINGS and SITES, shall be underground on land in, and on ROADS which were not formed on May 31 1994 which adjoin, the Residential, Rural Residential, Motorway Service or Recreation Zones and the Pukekohe Hill Special Policy Area;
- E. Above ground transformers and ELECTRIC LINES shall not exceed a voltage of 110 kV or a total capacity of 100 MVA.
- F. No BUILDING or structure is a permitted activity in the Pukekohe Hill Special Policy Area.
- G. ROAD improvement works shall not require the acquisition of additional land.
- H. New roads shall have been granted a resource consent.
- I. Railway activity shall be on land designated at the date of public notification of the Plan.
- J. EARTHWORKS: The EARTHWORKS standards and activity rules for the relevant zone or scheduled area shall be complied with.
- K. Rehabilitation: Ground and significant vegetation which is disturbed by construction or maintenance shall be reinstated as far as practicable, concurrently with the works being undertaken, to the condition existing prior to commencement of the work.
- L. Stormwater control and pollution prevention: All drainage from sites other than roof water shall be directed through a staged interceptor or other system designed to remove as far as practicable petroleum products, dirt and grit from stormwater. All areas where petroleum products are used, or stored shall be separately bunded with bunds of sufficient capacity to contain the largest volume of petroleum product in any one item of equipment or storage unit within the area.
- M. Radio frequency radiation: NZ Standard 6609 Parts 1 and 2, 1990 shall be complied with.
- N. Noise and Vibration: The noise and vibration standards of the relevant zone shall be complied with.
- O. Odour: Objectionable or offensive odours shall not be detected at the boundary of the site.
- P. Air Emissions: Dust, fumes, smoke or gases shall not be discharged at a level that is likely to cause a nuisance or affect the amenity values of the area.
- Q. Lighting and Glare: External lighting for the purposes of illuminating the utility shall be directed away from or shielded from any adjacent property as far as practicable.
- R. Signs: Refer to Part 54.4

Additional conditions S to X (inclusive) apply to above-ground structures which are for NETWORK AND OTHER UTILITIES which are not located in, on or over a ROAD:

Explanation:

Apart from utilities which are located in, on or over ROADS, the location of above-ground structures may be affected by the relevant zone development controls such as coastal and riparian setbacks. The Part 50 definition of BUILDING means that the height of structures may be limited by the height in relation to boundary controls and the maximum height in the zone.

- S. Landscaping: Areas of the site which are not used for structures, the operation of the facility, access, or parking shall be landscaped for screening and amenity purposes. (This condition does not apply to a site on which the only utility structures are TELECOMMUNICATION LINES or ELECTRIC LINES).
- T. Setback from Residential sites: Any structure shall be sited at least 1.5m from the boundary of an adjoining site which is in the Residential Zone.
- U. Amenity setback: Any building with a gross floor area of more than 10m² shall have an amenity planting yard of not less than 3m width on any of its site's boundaries which abut or are on the opposite side of a ROAD from a Residential, Recreation or Business Centre Zone. This setback is to be planted and maintained.
- V. Maximum HEIGHT and exemptions from zone HEIGHT standards:

Subject to compliance with the relevant zone HEIGHT IN RELATION TO BOUNDARY standard, notwithstanding any maximum HEIGHT standard of the zone, the maximum HEIGHT of utility structures shall be (in metres):

Zone	Average cross-sectional dimension of structure less than 1000mm	Average cross-sectional dimension of structure 1000mm or more
Rural, Business outside Centres	25	25
Business Centres	16	10
Timber Processing	15	9
Motorway Service	13.5	7.5
Recreation	12	9
Residential, Rural-residential	11	8

W. Parking: Parking, loading and access shall comply with Part 51.

X. Exemptions from RURAL Zone development standards:

Any utility structure in a Rural Zone which has an average cross-sectional dimension of less than 1000 millimetres is exempt from:

- i. the FRONT YARD setback, or
- ii. the HEIGHT IN RELATION TO BOUNDARY control where the written approval of the owner of the property adjoining the boundary has been obtained.

15.1.2.3 Controlled activities

- i. *Controlled* activities require a resource consent, but the consent *shall* be granted. An application must be submitted in the prescribed format (available from the Council).
- ii. Applications will be assessed only in terms of the matters set out in Rule 15.1.2.5, and any conditions of consent will only relate to those matters.
- iii. The information submitted with the application must be in terms of Rule 52 but only to the extent needed to enable a thorough assessment in terms of Rule 15.1.2.5. The application must also clearly demonstrate compliance with the stated performance standards applicable to the activity.

- iv. An application for a *Controlled* activity may be considered without public notification where Council so determines in terms of Section 94 of the Act. (This is a *non-notified* application in terms of the Act).
- v. The activities listed below are *Controlled* activities if they comply with Rule 15.1.2.4 (STANDARDS).

(NOTE: Within the list, the words in CAPITALS are defined in Rule 50)

- NETWORK AND OTHER UTILITIES which are not a permitted activity and are either:
 - a. pipelines, provided that gas pipeline gauge pressure does not exceed 2000 kilopascals, or
 - b. a BUILDING which does not comply with the development controls for the relevant zone and which does not exceed:
 - 20m² GROSS FLOOR AREA, and
 - 3m height.

15.1.2.4 Standards for network and other utilities which are controlled activities

The activities listed in 15.1.2.3 are required to comply with the following standards.

- Any activity in the Wetland Conservation and Forest Conservation Zones is a controlled activity only if it is specified as such in the zone rules.
- Any controlled activity shall comply, where relevant, with conditions AA AB C, D, E, F, I, J, L, M, N, O, P, Q, R, W, and X of the Permitted Activity Conditions of Part 15.1.

15.1.2.5 Assessment criteria for network and other utilities which are controlled activities:

Controlled activities will be assessed against the criteria set out in Section 104 of the Act and the following matters:

- The extent of compliance, where relevant, with conditions K, S, T and U of the Permitted Activity Conditions of Part 15.1;
- Location and route of utility;
- Imposition of financial contributions in accordance with Part 10;
- Design and external appearance of buildings and structures;
- Landscape design, screening and site layout;
- Environmental effects including visual effects, noise, vibration, odour, dust, glare;
- Above-ground pipe lines crossing water courses should avoid areas of high visual amenity. Where possible such lines should be attached to existing structures.

15.1.2.6 Discretionary (restricted assessment) activities

- i. *Discretionary (Restricted Assessment)* activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- ii. Applications will be assessed against the criteria set out in section 104 of the Act and in terms of the matters set out in Rule 15.1.2.7, and any conditions of consent will only relate to those matters.

- iii. The information submitted with the application must be in terms of Rule 52 but only to the extent needed to enable a thorough assessment in terms of Rule 15.1.2.7. The application must also clearly demonstrate compliance with the stated performance standards applicable to the activity.
- iv. An application for a *Discretionary (R A)* activity may be considered without public where Council so determines in terms of Section 94 of the Act (This is a *non-notified* application in terms of the Act).
- v. The activities listed below are *Discretionary (R A)* activities

- NETWORK AND OTHER UTILITIES which are a permitted activity but do not comply with either:
 - (a) the Part 15.1 conditions for permitted activities, (and are not a controlled activity), but excluding:
 - natural or manufactured gas distribution or transmission gauge pressure exceeding 2000 kilopascals.
 - above ground transformers and lines for conveying electricity which exceed a voltage of 110 kV or a total capacity of 100 MVA;
 or:
 - (b) the development standards and the performance standards for the relevant zone.

15.1.2.7 Assessment matters for network and other utilities which are discretionary (RA) activities:

Applications will be assessed against the criteria set out in section 104 of the Act and in terms of the matters set out below over which the Council has restricted its discretion.

- Controlled activity matters of Part 15.1.
- Effects of modifying a standard, including effects on the existing character of the locality and amenity values, and measures to avoid, remedy or mitigate adverse effects.

15.1.2.8 Discretionary activities

- i. *Discretionary* activities require a resource consent, and the consent may be granted (conditionally or unconditionally) or refused. An application must be submitted in the prescribed format (available from the Council).
- ii. Applications will be assessed in terms of the matters set out in Rule 15.1.2.9, and conditions of consent may be imposed.
- iii. The information submitted with the application must be in terms of Rule 52.
- iv. An application for a *Discretionary* activity may be considered without public where Council so determines in terms of Section 94 of the Act. (This is a *non-notified* application in terms of the Act).
- v. The activities listed below are *Discretionary* activities.

(NOTE: Within the list, the words in CAPITALS are defined in Rule 50)

- NETWORK AND OTHER UTILITIES which are not permitted, controlled, or discretionary (RA) activities, or prohibited activities under Part 15.3;
- Water, sewage and wastewater treatment facilities;
- Water supply facilities which are not permitted, controlled or discretionary (RA) activities for the distribution of water;

- WASTE MANAGEMENT, LANDFILL and the deposition of more than 100 cubic metres of CLEANFILL. [Note that the EARTHWORKS rule for a site may require a resource consent for cleanfill of less than 100 cubic metres volume.];
- New Zealand Fire Service stations and St. Johns Ambulance Association stations.

The following are a Discretionary activity except on land which is in a Residential, Rural Residential, Wetland Conservation or Forest Conservation Zone or which is listed in Schedule 5A or 8A:

- Construction, operation and maintenance of an airport as defined by the Airport Authorities Act 1966, including the provision of any approach control service within the meaning of the Civil Aviation Act 1990;
- Electricity generation which is not a permitted activity or prohibited activity under Part 15.3.

15.1.2.9 Assessment criteria for network and other utilities and other essential services which are discretionary activities:

In addition to the criteria of Section 104 of the Act and Part 53, a discretionary activity application will be assessed against the following criteria:

- Proposed location, site and route (in general high voltage lines are inappropriate in *Residential Zones*);
- External appearance (including screening if any);
- Effect on the health and safety of people;
- Adverse effects on the environment, and the degree to which they are remedied or mitigated;
- Alternative routes and sites available, including underground or overhead locations;
- Reasons for particular choice of site or route;
- Bulk and location of structures within the site;
- Effect on amenity values, especially visual amenities;
- Effect on Maori cultural values;
- The nature of the liquid or substance carried;
- The need for the conduit pipe and alternative proposals considered;
- Effects on the environment caused by a rupture to the conduit pipe, and the probability of a rupture occurring by accident.;
- The probability of risks associated with construction and operation of the activity and any methods of avoidance or mitigation, particularly in respect of the technology used and its likely or potential effects on the health and safety of people, and the risk of rupture, breakage, collapse, failure or movement of the components of the facility as they relate to its design and maintenance;
- Vehicle generation, access, loading and parking;

- The importance of any proposed utility facility and any social and economic benefits it may have for the community;

Note: Subdivision for Network and other Utilities is provided for under Rule 22.

15.2 TEMPORARY ACTIVITIES

Issue:

The need to control the effects of temporary activities.

15.2.1 OBJECTIVES, POLICIES AND METHODS

15.2.1 OBJECTIVE

To provide for temporary activities which will have only minor adverse effects and to recognise that the community may be more tolerant of activities which are of short-term duration.

Policies:

1. The generation of significant adverse environmental effects from temporary activities shall be avoided.

15.2.1.1 Permitted activities

Notwithstanding anything to the contrary in this plan, the following temporary activities shall be permitted in all zones:

- Temporary offices, storage sheds, builder's workshops, scaffolding and other similar buildings and activities which are:
 - incidental to a building or construction project on the same site; and
 - limited to the duration of the project, or for a period not exceeding twelve months (which is ever the lesser) except that the Council may grant consent to a controlled activity for a longer term;
- Temporary buildings for the purposes of constructing a boat, a caravan or other artifact associated with private leisure time or a retirement pursuit which is not intended in any way as a commercial enterprise, provided that:
 - the written consent of the owner of any abutting property and such other persons as the Council considers may be affected has been obtained unless, in the opinion of the Council, such consent has been arbitrarily or unreasonably withheld; and
 - any such consent specifies sufficient information to indicate clearly that the owner consenting is fully informed of the proposal, its size, its method of construction and finish, and its estimated duration;
 - only one temporary building shall be permitted per site;
 - the project shall be subject to a time limit to be determined by the Council;
- Any temporary storage, stacking of goods or materials for a period not exceeding six months;
- Temporary activities, including buildings, for such purposes as filming, carnivals, fairs, public meetings, exhibitions, concerts, military training and recreational and sporting events provided that they:
 - do not involve the assembly of more than 500 persons;
 - do not operate outside the hours of 6.30 am to 10 p.m. except that this does not apply to military training, and
 - do not exceed a duration of six days in any calendar year, except that this does not apply to military training.
 - comply with any controls for the land on earthworks or modification of items identified

in Schedule 5A.

- do not use public roads for parking unless the consent of the Chief Executive Officer (or delegate) has been obtained.
- comply with the following noise standards:

for military training

noise measured from a line 20 metres from and parallel to the facade of any dwelling used for accommodation or the legal boundary where this is closest to the dwelling or building shall not exceed the following limits (dBA):

Time (Any Day)	L₁₀	L₉₅	L_{max}
0630 - 0730	60	45	70
0730 - 1800	75	60	90
1800 - 2000	70	55	85

and the following maximum noise levels dBA shall apply in respect of the interface with Residential Zones from 2000 hours - 0630 hours any day

Time (Any Day)	L₁₀
0000 - 0630	35
2000 - 2400	35

- noise arising from the use of explosives shall not exceed 122 dBC during daylight hours.

all other temporary activities.

the relevant noise standards in the zone).

- The removal or demolition of any BUILDING or structure (except as limited by the provisions of Part 8.0 Heritage, and the provisions of the Historic Places Act 1993 and the Building Act 1991).

15.2.1.2 Discretionary (R A) activities

Notwithstanding anything to the contrary in this plan, the following temporary activities shall be restricted discretionary activities in all zones:

- Temporary activities, including buildings, for such purposes as filming, carnivals, fairs, public meetings, exhibitions, concerts, military training and sporting events which:
 - involve the assembly of more than 500 persons;
 - operate outside the hours of 6.30 am to 10 pm except that this does not apply to military training, and
 - exceed a duration of six days in any calendar year.

15.2.1.3 Assessment criteria

In respect of restricted discretionary activities, Council has reserved its discretion to the following matters:

- Hours of operation;
- Nuisance elements, noise, dust, litter, odour;
- Intensity of activity;
- Parking requirements and management;
- Traffic movement;

- Signage;
- Effects on cultural and natural heritage resources.

When considering a restricted discretionary resource consent application for a temporary activity, Council shall take the following into consideration:

- the structure and features that already exist on the site for the event;
- the effect of the event on the use normally made of any public open space, on its playing surface, its character and its conservation value;
- the effect of the event on the amenity of any neighbouring properties, e.g. noise, dust, litter, traffic movement, car parking;
- the impact of traffic flows and parking associated with the site on the operation and safety of the adjoining network;
- the effect of the event on public safety;
- the duration, frequency and timing of the event; and
- the involvements or approvals required of other authorities.

Explanation/Reasons:

There are many activities of a temporary nature which occur throughout the District at different times for different purposes. Some of these activities are permitted as of right because the adverse effects are minor, however, other activities which may generate more than minor adverse effects are also permitted because such effects are normally tolerated by the community because;

- The activity provides a special service or fulfills a necessary function;
- The activity is a one off or infrequent event; and
- The effect is only of a short term duration.

The community therefore has a slightly wider margin of tolerance with temporary activities. Furthermore, the costs and practicalities of restricting temporary activities is usually outweighed by the short term duration and the social, cultural or economic benefits of such activities. However it is important to avoid temporary activities generating adverse environmental effects, and for this reason some temporary activities require a resource consent.

15.3 HAZARDOUS ACTIVITIES AND CONTAMINATED SITES THROUGHOUT THE DISTRICT

Issue:

Potential risk of significant adverse effects on people and ecosystems from hazardous substances and from sites where the soil, groundwater or surface water resource has been contaminated as a result of their previous use for activities such as the manufacture, storage, use and disposal of hazardous substances.

15.3.1 OBJECTIVES, POLICIES AND METHODS

Objectives:

1. To avoid significant adverse effects from hazardous activities which may have a high impact on the environment, including the release of radio-active substances.
2. To avoid, remedy or mitigate any significant adverse effects of CONTAMINATED SITES on the environment.

Policies:

1. The consequences of the accidental release of radio-active substances are an unacceptable risk in Franklin District.
2. Policies 19.4.3(2) and 21.5(3) as appropriate.
3. All CONTAMINATED SITES in the District shall be managed in such a way that their adverse effects on human health and soil and water quality are avoided, remedied or mitigated in accordance with the best practicable option available for the site.

Methods:

- A rule classifying some activities involving radio-active substances as a Prohibited Activity;
- The relevant methods identified under policies 19.4.3(2) and 21.5(3);
- The Council, in conjunction with the Regional Councils, will establish and maintain a non-statutory register of suspected CONTAMINATED SITES which shall include known details of the level of contamination of each site and the consequent risk to human health and the environment;
- Where contamination levels are confirmed, CONTAMINATED SITES from the Register will be identified in the District Plan along with appropriate methods to control their use and ensure their remediation;
- The Council will inform the relevant Regional Council as soon as practicable of the existence of any suspected CONTAMINATED SITES, irrespective of the suspected significance of their adverse effects.

15.3.2 RULE - PROHIBITED ACTIVITIES

The following activities are *Prohibited* throughout the District. Consent cannot be granted for any of these activities.

- The manufacture and production of any radioactive material;
- The use of radioactive material for the purposes of power generation or heat generation.

15.4 SIGNS THROUGHOUT THE DISTRICT

Introduction:

The purpose of outdoor signs is to provide people with information about places, events, products and services within the Franklin District. Information on signs is predominantly aimed at road users, but is also for pedestrians in urban settings.

Types of signs include those giving direction to places, advertising a product or service, advertising an up-coming event, warning about a hazard, and promoting a person or party at electioneering time.

Signs can contribute to the character of an area by providing a colourful and informative display as a means for communication. For many businesses in the District signs provide an important medium for attracting business, enabling them to remain viable. Signs may also be used to establish and promote community-recognised values by way of a District identity, and may be used for the purpose of advertising tourist attractions helping to bring visitors to the District.

However, too many signs, or signs that are not appropriate for the location in which they are erected, may have adverse effects on visual amenity values. A sign or signs may have an adverse visual effect on amenity values, or create a distraction/obstruction to road-users and/or pedestrian traffic.

This section of the District Plan seeks to ensure that opportunities for signs are maintained, whilst the adverse safety and visual amenity effects of signs are avoided, remedied or mitigated.

15.4.1 ISSUES, OBJECTIVES, POLICIES AND METHODS

15.4.1.1 Issues

Significant issues relating to signs must be addressed in the Plan Objectives and Policies.

Issue 1:

Signs are a necessary physical resource used to communicate information, and therefore appropriate provision must be made to enable their erection, maintenance and removal without undue constraint.

Explanation

There is a need for signs because they are important tools for communicating information in the District. Lack of provision of directional signs may reduce the ability of road-users and pedestrians to find places. Inadequate provision of advertisement signs may reduce the ability of groups, organisations and businesses to promote events and advertise their products and services.

Therefore, signs can provide useful and/or important information about places, events, products, and services to road-users and pedestrian traffic. They may also be used to provide opportunities for promoting a Franklin District identity, and/or encourage visitors to the District through good directional and visitor information signs.

Some signs are required for communicating information for a short period of time only. Examples of common temporary signs include real-estate advertisement signs, signs for promoting people or parties at election time, and signs for promoting one off events or shows.

Issue 2:

Signs may have adverse visual effects on amenity values.

Explanation

A significant issue relating to signs is the potential for signs to have adverse visual effects on aesthetic and amenity values of a place. The presence of a sign or signs has the potential to reduce people's appreciation of an area. Amenity and aesthetic values may be adversely affected by a number of features of a sign, including the size and height of a sign, illumination of it and its location.

The number and positioning of more than one sign also has the potential to have adverse visual effects. Too many signs may result in visual 'clutter' and have a cumulative effect on visual amenity values of the surrounding environment. The effectiveness of a sign to communicate a message will also be reduced when too many signs are located close together.

The degree of adverse visual effect of a sign will also depend on the amenity values of the surrounding environment. For example, a sign in a business area has less potential for adverse visual effect than the same sign in a rural area. The different Business, Rural, Residential and Rural-Residential Zones of the Franklin District have different amenity values and signs must be in keeping with the character and amenity values of each of these zones.

The perceived adverse visual effect of a sign is also affected by the duration that the sign is erected. Temporary signs are generally tolerated, provided that they are erected for a limited period and taken down as soon as their purpose has been served. Election signs and real-estate signs are examples of temporary signs that might not be tolerated if they were allowed to be permanent features of the visual landscape.

Permanent signs may have adverse effects on visual amenity values after a period of time, if they are not designed, constructed and maintained to a high standard.

Issue 3:

Signs may have adverse effects on road-user and pedestrian safety.

Explanation

Too many signs or signs that are located in inappropriate positions may be distracting or confusing to road-users, creating a hazard. Signs positioned too close to roads, intersections, tight curves and corners, or in inappropriate positions, have the potential to obscure sight lines, road markings, traffic signals, and road-users.

The impact of a sign next to a road will differ according to the type of road. State-highways and busy arterial routes will have greater volumes of traffic moving at greater speeds. Because of this, the visual distraction of a sign alongside these roads has a greater potential for creating a safety hazard than the same sign along a minor road, where traffic volumes and speeds are not as great.

The location of a sign/s may also have adverse safety effects if it causes a physical obstruction to pedestrian or road user traffic. Safety is also an issue with regards to the construction of a sign. A sign may have an adverse effect on road-user or pedestrian safety if it is not constructed and maintained adequately (e.g. so that a sign does not blow away or over).

15.4.1.2 Objectives

1. To enable permanent and temporary signs to be erected, maintained and removed within the Franklin District in a manner that avoids, remedies or mitigates adverse environmental effects (Issue 1).
2. To avoid, remedy or mitigate the adverse visual effects of a sign or signs on amenity values of the surrounding environment (Issue 2).
3. To ensure that signs do not pose a threat to Community health and safety, and the safe and effective functioning of the road network (Issue 3).

Principal Reasons for Adopting Objectives

Signs are an important tool for communicating information in the Franklin District. Provision is made for the erection, maintenance and removal of both temporary and permanent signs so that information can be communicated about places, products and services, people and events.

The Council also has the responsibility to ensure that any adverse effect of a sign/s is avoided, remedied or mitigated. A sign/s may have an adverse visual effect on the amenity values of the environment within which it is erected. A sign/s also has the potential to affect the health and safety of the community by creating a visual distraction to road users, creating a traffic hazard or physically obstructing pedestrian or road-user traffic.

The objectives identified seek to provide opportunities for the use of signs for communicating information whilst avoiding, remedying or mitigating the effects that a sign/s may have on visual amenity values and/or community health and safety.

15.4.1.3 Policies

1. Provide opportunities for permanent signs in all areas of the Franklin District (Issue 1; Objective 1).
2. Provide opportunities for erecting temporary signs in all areas, provided that they are taken down once their purpose has been served (Issue 1; Objective 1).
3. Require that the visual and physical attributes of a sign, such as its size, height, colour and illumination, be in keeping with the character and amenity values of the surrounding environment (Issue 2; Objective 2).
4. Avoid the potential for visual clutter of signs in the Rural, Rural-residential and Residential Zones, by limiting in any one location the occurrence of multiple signs in close proximity to one another (Issue 2 and 3; Objective 2 and 3).
5. Require that all signs are constructed and maintained to a high standard of structural quality and can be clearly read (Issue 2 and 3; Objective 2 and 3).
6. Ensure that signs do not create an obstruction to road-users or pedestrian traffic (Issue 3; Objective 3).
7. Avoid the potential for visual distraction of a sign or signs adjacent to any road (Issue 3; Objective 3).

8. Ensure that the location of a sign does not obscure a road-user's visibility of any road sign, intersection, private entrance, road marking, traffic signal, pedestrian crossing or other road-user (Issue 3; Objective 3).
9. Encourage sign design and construction that is simple, legible and communicates clear information (Issue 1, 2 and 3; Objective 1, 2 and 3).

Principal Reasons for Adopting Policies

Providing opportunities for permanent signs, and temporary signs with appropriate constraints on duration of erection, is driven by the recognition of the need for signs to communicate information in the Franklin District.

The physical attributes of a sign/s must also be in keeping with the surrounding environment so that any adverse visual effects of it on amenity values are avoided, remedied or mitigated. Controls on features such as size, height, colour and illumination, which are appropriate to the character of the area in which the sign is located, are the most effective way of ensuring that this is achieved.

There may also be a cumulative adverse visual effect if more than one sign is erected in one location, and 'visual clutter' occurs. The degree of adverse cumulative effect of signs is again dependent on the character of the surrounding environment. It is accepted that the amenity values associated with the Business Zone are such that the cumulative visual effect of signs is less significant. Controls on the location of multiple signs in close proximity to one another in all other zones will help to avoid the potential for adverse cumulative effects on visual amenity values.

Community health and safety may be adversely affected by a sign/s. Appropriate policy direction must be given to address the potential for a sign to be distracting to road users and to obscure sight-lines to official Road Signs, traffic signals, road markings and other road users. The health and safety of both road user and pedestrian traffic may also be adversely affected by signs in terms of the potential of a sign to physically obstruct movement and/or cause injury or damage if not constructed and maintained adequately. Controls on the visual attributes of a sign, its location, and its construction, will ensure that these potential adverse effects on community health and safety are avoided, remedied and mitigated.

The requirement to maintain or remove a sign that has been compromised over time in terms of its visual and/or structural quality will ensure that the potential for adverse visual and safety effects are avoided, remedied or mitigated.

Council also recognises the importance of achieving a high standard of visual quality of a sign to avoiding, remedying or mitigating the effect of a sign on amenity values. Visual quality is influenced by a number of design features that may be difficult to detail in regulation without restricting the potential for innovative sign design. Examples of design features include the use of colour, letter size and font and the use of figures or symbols.

Therefore it is appropriate to provide additional guidance on such design matters which will encourage simplicity, legibility, relevance, and consistency of signs in the District.

It is acknowledged that because of their temporary status, the effects of temporary signs are tolerated to a greater degree than are the effects for permanent signs. Examples of common temporary signs include signs for real-estate advertisement and election signs. Appropriate standards for the management of temporary signs is necessary to mitigate any adverse effects that they may have.

15.4.1.4 Methods

The methods to be used to achieve the objectives and policies identified in this section include the following:

1. Providing Guidelines

The Council will provide and make available Signs Guidelines.

- The guidelines will provide information about District Plan provisions and relevant Bylaws that manage signs;
- The guidelines will also provide information about 'good' design and construction. The design guidelines will encourage effective communication, visual quality and minimise the potential for adverse safety effects;
- The guidelines will refer the public to Transit New Zealand in relation to standards for signs along State Highways that are not placed on private property.

2. Consultation and Liaison.

The Council will undertake ongoing consultation and liaison with anyone who has an interest in the use of signs.

- This will assist in disseminating information about the District Plan provisions Bylaws, and Signs Guidelines;
- It will also assist in the communication of monitoring and enforcement issues and facilitate feedback about the effectiveness of both regulatory and non-regulatory methods for achieving sign objectives and policies;
- There will be on-going liaison with interested community groups and/or individuals in order to develop and promote a District identity through the use of District promotion, tourist information, and directional signs.

3. Rules

The Council will adopt, implement and enforce rules to manage the effects of signs on *Private Property*, by way of performance standards for Permitted Signs (Rule 15.4.2.), and Assessment Matters for Resource Consents (Rule 15.2.3).

4. Bylaws and Council Policies

The Council will adopt, implement and enforce Bylaws and Policies to manage the effects of signs erected in *Public Places* (this includes the Road Reserve), under the Local Government Act, 1974. Any sign that is placed on or over a Public Place will be subject to Council's Bylaws and Policies. Signs attached to building verandahs, which hang over a Public Place, are covered by the Bylaws.

5. New Zealand Building Code

The Council will implement the standards outlined in the New Zealand Building Code, under the under the Building Act 1991, with regards to the construction of a sign. Large signs (e.g. signs higher than 2m) will require a Building Consent to ensure that they are structurally safe.

6. The Roothing Network

The Council has a responsibility to ensure the safe and effective functioning of its roading network. Activities occurring in the Road Reserve, including signs, are controlled to ensure that this responsibility can be met. Therefore, in addition to Bylaws and Council policies

controlling signs in Public Places, further restriction over signs in the Road Reserve may be required by the District's Roading Engineer.

Principal Reasons for Adopting Methods

A combination of regulatory and non-regulatory methods recognises the value of both encouragement through raised awareness, and control by appropriate performance standards, to achieving objectives and giving effect to policies.

Regulatory methods, such as Plan rules and Bylaws, enable a balanced approach to management of signs that provides for sign erection whilst regulating to avoid, remedy or mitigate the potential adverse effects on visual amenity values and community health and safety.

The controls, expressed as rules in terms of standards for permitted signs in the District Plan, establish a baseline for the erection of signs, providing opportunities for users wishing to erect a sign whilst avoiding the potential for adverse visual effects. Different standards will apply to different zones in the District. The standards for each zone take into account the amenity and character values of that zone. There are a number of 'minor' zones in the Franklin District (e.g. Wetland Conservation Zone, Timber Processing Zone). The controls placed on signs in these zones are based on the type of activity occurring within the minor zone and the character values and zone rules that apply to the surrounding environment.

Signs that do not meet one or more of these standards will require consent from Council. Consent will be granted if it can be shown that the adverse effects of the proposed sign can be avoided, remedied or mitigated in accordance with the assessment matters set out.

The Bylaws and Policies governing signs in Public Places (e.g. Road Reserve) ensure that no sign will inhibit the Council in carrying out its functions under the Local Government Act, 1974. The Bylaw and Policies are in keeping with the District Plan provisions that apply to signs on private property. The Building Code requirements (Building Act, 1991) ensure that people and property are protected by the safe construction of a sign.

Non-regulatory methods, such as the provision of Signs Guidelines, will promote signs controls whilst encouraging visual and structural quality. The benefit of non-regulatory guidance is that it can achieve a higher standard of structural and visual quality of signs without restricting innovation by undue control over design matters, such as construction materials, colour and lettering, in regulation.

Consultation and liaison with any person or group who have an interest in signs will raise awareness about signs issues and assist in communication about the enforcement of regulatory methods. On-going communication will also help Officers monitor the effectiveness of both regulatory and non-regulatory methods to achieving stated objectives and policies.

15.4.2 RULES

15.4.2.1 Permitted Activities

Any SIGN that is listed below is *Permitted*, and does not require a resource consent.

(NOTE: Within the following list, the words in CAPITALS are defined in Rule 50)

- Any permanent SIGN that meets the standards set out in Rule 15.4.3.1 and Rule 15.4.3.2, and is located on private property in the following zones:
 - Rural Zone;
 - Wetland Conservation Zone;
 - Forest Conservation Zone;

- Maioro Mining Zone;
 - Timber Processing Zone;
 - Iron and Steel Production Zone;
 - Aggregate Extraction and Processing Zone.
- Any permanent SIGN that meets the standards set out in Rule 15.4.3.1 and Rule 15.4.3.3, and is located on private property in the following zones:
 - Residential Zone;
 - Rural-residential Zone;
 - Recreation Zone;
 - Kingseat Special Zone.
 - Any permanent SIGN located on private property in the Business Zone that meets the standards set out in Rule 15.4.3.4;
 - Any permanent SIGN located on private property in the Motorway Service Zone that meets the standards set out in Rule 15.4.3.5;
 - Any temporary SIGN located on private property that meets the standards set out in Rule 15.4.3.6.

15.4.2.2 Discretionary Activities

- i. SIGNS that are a *Discretionary* activity require a resource consent, and the consent may be granted (conditionally or unconditionally) or refused. An application must be submitted in the prescribed format (available from the Council).
- ii Applications will be assessed in terms of the matters set out in Rule 15.4.4 and Rule 53, and conditions of consent may be imposed.
- iii The information submitted with the application must be in terms of Rule 52.
- iv An application for a *Discretionary* activity may be considered without public notification where Council so determines in terms of Section 94 of the Act. (This is a *non-notified* application in terms of the Act).
- v The SIGNS listed below are *Discretionary* activities.

(NOTE: Within the list, the words in CAPITALS are defined in Rule 50)

- Any permanent SIGN that meets the standards set out in Rule 15.4.3.1, but does not meet one or more of the standards set out in Rule 15.4.3.2 and is located on private property in the following zones:
 - Rural Zone;
 - Wetland Conservation Zone;
 - Forest Conservation Zone;
 - Maioro Mining Zone;
 - Timber Processing Zone;
 - Iron and Steel Production Zone;
 - Aggregate Extraction and Processing Zone.
- Any permanent SIGN that meets the standards set out in Rule 15.4.3.1, but does not meet one or more of the standards set out in Rule 15.4.3.3, and is located on private property in the following zones:
 - Residential Zone;
 - Rural-residential Zone;

- Recreation Zone;
 - Kingseat Special Zone.
- Any permanent SIGN located on private property in the Business Zone that meets the standards set out in Rule 15.4.3.4 a) – c), but does not meet the standard set out in Rule 15.4.3.4 d).
 - Any permanent SIGN located on private property in the Motorway Service Zone that meets the standards set out in Rule 15.4.3.5 a) – c), but does not meet one or more of the standards set out in Rule 15.4.3.5 d) – f).
 - Any temporary SIGN located on private property that does not meet one or more of the standards set out in 15.4.3.6.

15.4.2.3 Non-Complying Activities

- i. *Non-complying* SIGNS require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- ii. Applications will be assessed in terms of the matters set out in Rule 15.4.4 and Rule 53, and where consent is granted, conditions of consent may be imposed.
- iii. The information submitted with the application must be in terms of Rule 52.
- iv. The SIGNS listed below are *Non-complying* activities in the *Rural Zone*.

(NOTE: Within the list, the words in CAPITALS are defined in Rule 50)

- Any permanent SIGN that does not meet one or more of the standards set out in 15.4.3.1, and is located on private property in the following zones:
 - Rural Zone;
 - Wetland Conservation Zone;
 - Forest Conservation Zone;
 - Maioro Mining Zone;
 - Timber Processing Zone;
 - Iron and Steel Production Zone;
 - Aggregate Extraction and Processing Zone;
 - Residential Zone;
 - Rural-residential Zone;
 - Recreation Zone;
 - Kingseat Special Zone;
- Any permanent SIGN located on private property in the Business Zone that does not meet one or more of the standards set out in Rule 15.4.3.4 a) – c);
- Any permanent SIGN located on private property in the Motorway Service Zone that does not meet one or more of the standards set out in Rule 15.4.3.5 a) – c).

15.4.3 PERFORMANCE STANDARDS

Please note that sign construction and maintenance must be consistent with the Building Act (1991).

15.4.3.1 General Requirement

Any SIGN that is required to meet this rule shall meet the following standards:

- a. The sign is located wholly on private property.
- b. The sign/s is constructed and maintained so that it does not present any danger to people or property (e.g. so that it does not collapse or blow over).
- c. The sign/s is removed when the purpose of it has been served.
- d. The sign/s is located so that it does not obscure a road-user's view of any road sign, intersection, private entrance, road marking, traffic signal, or pedestrian crossing.
- e. The sign/s is not located adjacent to a bend in the road that is posted with an advisory speed road sign.
- f. The sign/s is located at least 15 metres from any road sign.
- g. The sign is located on the site where the lawfully established activity is occurring, if adjacent to a State Highway.
- h. There shall be no more than one free-standing sign on the frontage of a site located adjacent to a State Highway.
- i. If located on land adjoining a State Highway or main arterial route, the sign shall be consistent with the following standards:
 - i. The sign has a minimum lettering height of 120mm where the posted speed is less than 70 km/h and 160mm where the posted speed is 70 km/hr or greater.
 - ii. If it is a free-standing sign it must not have more than six words and/or symbols nor more than 40 characters
 - iii. The sign is positioned so that it is faced at right angles to the road
 - iv. The sign is located so as to provide an unrestricted view of the road to the road-user for a minimum distance of 180 metres where the posted speed limit is 70 km/h or greater.

15.4.3.2 Permanent Signs

Any SIGN that is required to meet this rule shall be consistent with the following standards:

- a. The total area (excluding any supporting structure) of the sign or signs on the site is no greater than 3m².
- b. The height (including any supporting structure) of the sign/s is no greater than 2m or if attached to a building no higher than the highest point of the building.
- c. The sign is illuminated only during the hours of operation of the lawfully established activity, and does not contain any reflectorised, flashing, intermittent or animated features.
- d. Where there are two or more signs located on the site where the lawfully established activity is occurring, the following standards shall be met:
 - i. All signs shall be located more than 200m from any other lawfully erected sign on any one frontage, and

- ii. No additional sign shall be located within 250m of any intersection with the State Highway.
- e. The sign/s located on private property off the site from where the lawfully established activity is occurring (off-site sign) shall meet the following standards:
 - i. The sign is not located on a site adjacent to the State Highway.
 - ii. The information that is displayed on the sign shall relate only to a lawfully established activity that is occurring in the following zones of the District:
 - Rural Zone;
 - Wetland Conservation Zone;
 - Forest Conservation Zone;
 - Maioro Mining Zone;
 - Timber Processing Zone;
 - Iron and Steel Zone;
 - Aggregate Zone and Processing Zone.
 - iii. No more than 2 off-site signs for the lawfully established activity are erected in the District.
 - iv. The off-site sign displays directional information only. Directional information is limited to: the name of the business or site of activity; the product or service provided; and/or communication of the location of the site of business or activity (e.g. '54 Greenacres Road', or '100m on the left')
 - v. The off-site sign must be able to be read from a distance of 200m in a 70km/h speed zone, or 100m in a speed zone less than 70km/h.

15.4.3.3 Permanent Signs

Any SIGN that is required to meet this rule shall be consistent with the following standards:

- a. The sign is located on the site where the lawfully established activity is occurring
- b. The total area of the sign is no greater than 1m², or if it is providing construction or subdivision site details the total area the sign is no greater than 3m².
- c. The height (including any supporting structure) is no greater than 2m or if attached to a building no higher than the highest point of the building.
- d. The sign is illuminated only during the hours of operation of the lawfully established activity and does not contain any moving parts.

15.4.3.4 Permanent Signs

Any SIGN that is required to meet this rule shall be consistent with the following standards:

- a. The sign/s is located so that it does not obscure a road user's view of any road sign, intersection, private entrance, road marking, traffic signal, or pedestrian crossing.
- b. The sign/s is constructed and maintained so that it does not present any danger to people or property (e.g. so that it does not collapse or blow over).
- c. The sign is removed when the purpose of it has been served.
- d. The sign/s, if located on property adjacent to a zone which is subject to Rule 15.4.3.3, meets the following standards:

- i. The sign is illuminated only during the hours of operation and does not contain any flashing, intermittent or animated features.
- ii. The height of the sign is no greater than 2m, or if attached to a building is no higher than the highest point of that building.

15.4.3.5 Permanent Signs

Any SIGN that is required to meet this rule shall be consistent with the following standards:

- a. The sign/s is located so that it does not obscure a road user's view of any road sign, intersection, motorway access, or road marking.
- b. The sign/s is constructed and maintained so that it does not present any danger to people or property (e.g. so that it does not collapse or blow over).
- c. The sign is removed when the purpose of it has been served.
- d. The sign, if attached or immediately adjacent to buildings, identifies the name of the premises and products or services offered, and may be illuminated provided that it is not flashing or intermittent.
- e. The sign, provided for in 'd)' above may be visible from the State Highway only if it indicates principal services.
- f. One composite sign is permitted, relating to premises on the site, for each common boundary with a road or motorway off-ramp.

15.4.3.6 Temporary Signs

Any SIGN that is required to meet this rule shall be consistent with the following standards:

- a. The sign is located wholly on private property.
- b. The sign/s is located at least 15 metres from any road sign.
- c. The sign does not contain any reflectorised, illuminated, flashing, intermittent or animated features.
- d. The sign/s is located so that it does not obscure a road user's view of any road sign, intersection, private entrance, road marking, pedestrian crossing or traffic signal.
- e. The sign/s is not located adjacent to a bend in the road that is posted with an advisory speed sign.
- f. The number of signs is restricted for real-estate advertisement purposes, to 1 sign per agency, which must be located on the subject property.
- g. The height of the sign/s is no greater than 2m, or if attached to a building is no higher than the highest point of that building.
- h. The sign/s is erected for a duration of:
 - i. the period of the listing of the property if the sign is erected for the purpose of real-estate advertisement; *or*

- ii. the 6 week period prior to election day if the sign is erected for the purpose of electioneering; *or*
 - iii. up to a total 3 months within any 12 month period.
- i. The size of the sign is no greater than:
 - i. 1m² for the purpose of real-estate advertisement, unless there is a sole agency and the sign is less than 2m²; *or*
 - ii. 3m² for signs that are for electioneering purposes; *or*
 - iii. 1m² for for temporary signs that are not for real-estate advertising or electioneering purposes.
 - j. If adjacent to a State Highway, the sign is located on the site where the lawfully established activity or temporary activity is occurring.
 - k. The sign/s is located on the property where the lawfully established activity or temporary activity is occurring, OR the sign/s is located on private property other than the site where that activity or temporary activity is occurring ('off-site' sign) meets the following standards:
 - i. The off-site sign is located at least 250m from any intersection with a State Highway or main arterial route.
 - ii. The off-site sign is erected at least 200m from any other lawfully erected off-site sign on any one frontage.
 - iii. The off-site must be able to be read from a distance of 200m in a 70km/h speed zone, or 100m in a speed zone less than 70km/h.

15.4.4 ASSESSMENT MATTERS FOR RESOURCE CONSENT APPLICATIONS

When assessing an application for any sign that requires a Resource Consent under Rule 15.4.2, and considering the imposition of appropriate conditions of that consent, the Council will have regard to but not be restricted by the matters set out below:

- a. The extent to which the relevant standards set out in Rule 15.4.3 have been met.
- b. The extent of adverse effect that any degree of divergence from the standards for Permitted Activities may have on the surrounding environment.
- c. The extent to which the physical attributes of the sign, such as its size, height, colour and illumination are in keeping with the surrounding environment.
- d. Whether there is, or there is a potential for, adverse cumulative effect, and/or visual clutter, of a sign or signs on the surrounding environment.
- e. Whether there is, or there is the potential for a sign to create a physical obstruction to any road user or pedestrian traffic.
- f. The extent to which the location and position of the sign/s may obscure a road user's visibility of any road-marking, traffic signal, or other road user.
- g. The potential for a sign to create a safety hazard due to its construction.
- h. The potential of the sign to create a visual distraction to road users.

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