

Te Tai o Poutini Plan

Section 42A Officer's Report

Signs



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List of Submitters and Further Submitters addressed in this report.

| Submitter ID | Submitter Name | Abbreviation |
|--------------|--|---------------|
| S552, FS224 | Buller Conservation Group | |
| S538, FS149 | Buller District Council | |
| S347 | David Marshall | |
| S465 | Davis Ogilvie & Partners Ltd | Davis Ogilvie |
| S464 | Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited | Foodstuffs |
| S553, FS223 | Frida Inta | |
| S501, FS102 | Go Media Limited | |

| | | |
|-------------|--|---------------|
| S459 | Greenstone Retreat | |
| S608 | Grey District Council | |
| S253 | Griffen & Smith Ltd | |
| S442 | KiwiRail Holdings Limited | KiwiRail |
| S446 | Margaret Montgomery | |
| FS140 | Martin & Co Westport Ltd and Lumberland Building Market Westport | Martin and Co |
| S560 | Royal Forest and Bird Protection Society of New Zealand Inc. | Forest & Bird |
| S270 | Stephen Page | |
| S190 | Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora | Te Mana Ora |
| FS41 | Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu | Ngāi Tahu |
| S450, FS62 | Waka Kotahi NZ Transport Agency | Waka Kotahi |
| S181 | Westland District Council | |
| S547, FS222 | Westpower Limited | Westpower |

Abbreviations

| Abbreviation | Meaning |
|--------------|-------------------------|
| TTPP | Te Tai o Poutini Plan |
| RMA | Resource Management Act |

1.0 Purpose of Report

1. This report has been prepared in accordance with Section 42A of the RMA to:
 - assist the Hearings Panel in making their decisions on the submissions and further submissions on the Te Tai o Poutini Plan (TTPP); and
 - provide submitters with an opportunity to see how their submissions have been evaluated and the recommendations being made by officers, prior to the hearing.
2. This report responds to submissions on Signs. The report provides the Hearing Panel with a summary and analysis of the submissions received on the Signs Chapter in Part 2, and to make recommendations on either retaining the TTPP provisions without amendment or making amendments to the TTPP in response to those submissions.

2.0 Qualifications and experience.

3. My full name is Lois Margaret Easton, and I am Principal Consultant for Kereru Consultants, an environmental science and planning consultancy engaged by the West Coast Regional Council to support the development of Te Tai o Poutini Plan (TTPP).
4. I hold a Master of Science (Environmental Science and Botany) with first class honours from the University of Auckland which I obtained in 1995.
5. I have 25 years' experience in planning and resource management including 10 years at the Waitakere City Council and five years at the Gisborne District Council. The remaining

time I have worked as an environmental and planning consultant primarily providing policy advice to local government and not for profit organisations.

6. My experience involves policy development, writing district plans and regional plans. I have written Section 32 and 42A reports and appeared at hearings for the development of several plans involving matters principally around the natural environment, Māori issues and rezoning of land. I have represented the Waitakere District Council and Gisborne District Council in mediation on appeals and have presented planning evidence to the Environment Court.
7. In recent years I have been involved in the development of TTPP. I have either led or been a member of the planning team who developed the provisions of TTPP and s32 reports in relation to all parts of the plan. In the case of Signs I was the team lead for the chapter development.

2.1 Code of Conduct

8. I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and that I have complied with it when preparing this report. Other than when I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
9. I am authorized to give this evidence on behalf of the Tai o Poutini Plan Committee to the TTPP hearings commissioners (Hearings Panel).

2.2 Conflict of Interest

10. To the best of my knowledge, I have no real or perceived conflict of interest.

3.0 Scope of Report and Topic Overview

3.1 Scope of Report

11. This report considers the submissions and further submissions that were received in relation to Part 2 – General District Wide Matter Signs Chapter and Part 1 -Interpretation – Definitions as relate to Signs provisions.
12. Recommendations are made to either retain provisions without amendment, or delete, add to or amend the provisions. All recommended amendments are shown by way of strikeout and underlining in Appendix 1 to this Report. Footnoted references to a submitter number, submission point and the abbreviation for their title provide the scope for each recommended change. Where it is considered that an amendment may be appropriate, but it would be beneficial to hear further evidence before making a final recommendation, this is made clear within the report. Where no amendments are recommended to a provision, submission points that sought the retention of the provision without amendment are not footnoted.
13. Clause 16(2) of the RMA allows a local authority to make an amendment to a proposed plan without using a Schedule 1 process, where such an alteration is of minor effect, or may correct any minor errors. A number of alterations have already been made to the TTPP using cl.16(2) and these are documented on the TTPP website. Where a submitter has requested the same or similar changes to the TTPP that fall within the ambit of cl.16(2), then such amendments will continue to be made and documented as cl.16(2) amendments in this s42A report.
14. The assessment of submissions generally follows the following format:
 - Submission Information
 - Analysis
 - Recommendation and Amendments

3.2 Topic Overview

15. The proposed Signs Chapter seeks to manage effects of sign use and location on amenity values. It contains:
- One Objective that recognises the positive contribution of signs, while also the need to address any impacts on amenity values and public safety.
 - Six Policies that address impacts of signage on access, amenity, safety and character, use of temporary signs, location of signs and support for bilingual signage.
 - Rules that provide for a wide range of Permitted signs in all zones with appropriate performance standards to support the policy intent.
 - A resource consent regime where signs exceed permitted thresholds that focus on protecting amenity values of residential areas, and values associated with Scheduled sites.
 - Definitions for key terms used including: sign, official sign and community sign.

4.0 Statutory Requirements.

4.1 Resource Management Act

16. TTPP must be prepared in accordance with the functions of a district council under section 31 of the RMA; Part 2 of the RMA; the requirements of sections 74 and 75, and its obligation to prepare, and have particular regard to, an evaluation report under section 32 of the RMA, any further evaluation required by section 32AA of the RMA; any national policy statement, the New Zealand coastal policy statement, national planning standards; and any regulations. Regard is also to be given to the WCRPS, any regional plan, district plans of adjacent territorial authorities, and any IMP.
17. As set out in the 'Overview' Section 32 Report, and 'Introduction and Overview' s42a Report, there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of TTPP. These documents are discussed in more detail within this report where relevant to the assessment of submission points. This report also addresses any definitions that are specific to this topic, but otherwise relies on the s42A report that addresses definitions more broadly.
18. The assessment of submission points is made in the context of the Section 32 reports already undertaken with respect to this topic, being:
- General District Wide matters

4.2 National Planning Standards

19. The planning standards were introduced to improve the consistency of plans and policy statements.
20. The National Planning Standards requires that if a district plan addresses Signs, the objectives, polices and rules must be contained in a chapter called Signs within the General District Wide Matters section.

4.3 Procedural Matters

21. At the time of writing this s42A report there has not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this topic.

5.0 Consideration of Submissions Received

5.1 Overview of Submissions Received

22. A total of 119 submissions points and 19 further submissions points were received on the Signs chapter and relevant definitions. This can be broken down further as follows:
- Submissions on the chapter as a whole, general submissions and those on the definitions
 - Submissions on the objectives

- Submissions on the policies
- Submissions on the rules

5.2 Structure of this Report

23. The structure of this report is that general submissions, submissions on the whole chapter, where a submission has raised an issue that does not relate to a proposed objective, policy or rule, overarching submissions and those on the key definitions for the chapter are dealt with first. Then submissions are addressed first by objectives, then policies, then rules and methods in the order they are found in the Plan.
24. Where an amendment is recommended the applicable s32AA assessment for that issue is located in Section 10 of this report.
25. Recommended amendments to are contained in Appendix 1: Recommended Amendments to Signs Topic.
26. A full list of submissions and further submissions is contained in Appendix 2: Submissions and Further Submissions on the Signs Chapter.

6.0 General Submissions, Submissions on the Whole Chapter and Submissions on Definitions

Submissions

| Submitter Name /ID | Submission Point | Position | Decision Requested |
|---|------------------|---------------|--|
| Westland District Council (S181) | S181.031 | Support | Retain the objectives, policies and rules |
| David Marshall (S347) | S347.005 | Support | Implementation of Signs framework, especially P6 |
| Grey District Council (S608) | S608.087 | Amend | Remove all references to "Site or Area of Significance to Māori" in the Chapter |
| <i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i> | <i>FS41.023</i> | <i>Oppose</i> | <i>Disallow</i> |
| Greenstone Retreat (S459) | S459.004 | Oppose | Signage rules to be reviewed on a case by case basis, with restrictions reduced in order to support small business |
| DEFINITIONS | | | |
| OFFICIAL SIGN | | | |
| Waka Kotahi NZ Transport Agency (S450) | S450.005 | Support | Retain as proposed. |
| SIGN | | | |
| Waka Kotahi NZ Transport Agency (S450) | S450.009 | Support | Retain as proposed. |

Analysis

27. Westland District Council (S181.031) support the chapter and the objectives, policies and rules. Waka Kotahi support the definitions of Official Sign (S450.005) and Sign (S450.009). David Marshall (S347.005) supports the chapter and in particular policy 6. This support is noted.

28. Grey District Council (S608.087) chapter be amended to remove the reference to "site or area of significance to Māori". This is part of a wider suite of submissions seeking to remove all provisions and references in relation to Sites and Areas of Significance to Māori from the Plan. The substantive matter is addressed in detail within the Sites and Areas of Significance to Māori s42A report, but in summary I do not support this submission. Section 6 of the RMA specifically identifies that the protection of historic heritage, which under the RMA definition includes sites and areas of significance to Māori, is a matter of national importance. It is not just European cultural heritage that is important to our nation or the West Coast.
29. Greenstone Retreat (S459.004) oppose the chapter and seek a case by case review of the rules with restrictions reduced in order to support small business. While the rules are discussed below in a case by case basis, I note, as discussed in the Section 32 report, that the signs chapter was created largely through a harmonisation of the three operative Plans signs rules, with a focus on reducing complexity. The Buller District operative Plan in particular has very complex and stringent rules, with the Grey District operative Plan having the simplest and least stringent rules. Generally the proposed Plan rules are less restrictive than either the Westland or Buller District Plans, and similar in stringency to the Grey District Plan.

Recommendations

30. That no amendments to the Plan are made as a consequence of these submissions.
31. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 1.

7.0 Submissions on the Objectives

Submissions

| Submitter Name /ID | Submission Point | Position | Decision Requested |
|--|------------------|-----------------|--|
| Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (Foodstuffs) (S464) | S464.050 | Support | Retain as notified |
| Grey District Council (S608) | S608.678 | Support | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.550 | Support | Retain objective. |
| Waka Kotahi NZ Transport Agency (Waka Kotahi) (S450) | S450.173 | Support | Retain as proposed. |
| Buller District Council (S538) | S538.344 | Support | Retain the objective as notified. Objectives SIGN- O1 |
| Westpower Limited (S547) | S547.491 | Amend | Amend: 2. Ensuring that <u>any proposed signage is compatible with the character and amenity values of the surrounding area.</u> |
| Go Media Limited (S501) | S501.002 | Support in part | Delete reference in SIGN-O1 (2) to and protected from any adverse visual and amenity effects" |

Analysis

32. Foodstuffs (S464.050), Grey District Council (S608.678), Te Mana Ora (S190.550), Buller District Council (S538.344) and Waka Kotahi (S450.173) all support the objective. This support is noted.
33. Westpower Limited (S547.491) seek that the objective be amended so that part 2 refers specifically to proposed signage being compatible with the character and amenity values of the surrounding area, rather than the current wording seeking that " the character and amenity values of the surrounding area are maintained or enhanced and protected from any adverse visual and amenity effects". I support this amendment as I consider that the current wording is clumsy, however I consider that deleting the reference to visual effects is inappropriate. In order to accommodate the additional wording proposed by Westpower I propose a further restructuring of the wording of this part of the objective.
34. Go Media Limited (S501.002) also seek that the reference to protection from adverse visual and amenity effects be deleted. I support this submission and I consider that the amendments I propose in response to Westpower Limited's submission largely address this submission point. I consider that the term "protect" is too stringent in this circumstance. Amenity values can change over time and still be of high quality. Therefore in this context the term "protect" is inappropriate.

Recommendations

35. Amend Objective SIGN – O1 as follows:

Signs contribute to the social, cultural and economic wellbeing of the West Coast/Te Tai o Poutini while:

1. Supporting the needs of business, infrastructure and community activities
 2. Ensuring that any proposed signage is compatible with the character, visual and amenity values of the surrounding area, and that these are maintained or enhanced ~~and protected from any adverse visual and amenity effects~~
 3.
36. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 1.

8.0 Submissions on the Policies

Submissions

| Submitter Name /ID | Submission Point | Position | Decision Requested |
|--|------------------|----------|--|
| ALL POLICIES | | | |
| Buller District Council (S538) | S538.345 | Support | Retain the policies as notified. Policies SIGN-P1 – P6 |
| SIGN – P1 | | | |
| Grey District Council (S608) | S608.679 | Support | Retain as proposed. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.551 | Support | Retain policy. |
| Waka Kotahi NZ Transport Agency (S450) | S450.174 | Support | Retain as proposed. |
| SIGN – P2 | | | |

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|---|-------------------|------------------------|--|
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.552 | Support | Retain policy. |
| Waka Kotahi NZ Transport Agency (S450) | S450.175 | Support | Retain as proposed. |
| Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464) | S464.051 | Amend | Ensure the landscape, natural character and amenity values of residential areas, settlements, rural areas, open space and outstanding natural landscapes and features are protected from <u>unacceptable</u> adverse visual and amenity effects from large areas or numbers of signs. |
| <i>Martin & Co Westport Ltd and Lumberland Building Market Westport</i> | <i>FS140.026</i> | <i>Support</i> | <i>Allow</i> |
| Westpower Limited (S547) | S547.492 | Amend | Amend: Ensure that the adverse effects, including cumulative effects, of signs on the landscape, natural character and amenity values of residential areas, settlements, rural areas, open space and outstanding natural landscapes and features are <u>avoided, remedied or mitigated.</u> protected from adverse visual and amenity effects from large areas or numbers of signs. |
| <i>Frida Inta</i> | <i>FS223.0010</i> | <i>Oppose</i> | <i>Not stated</i> |
| <i>Buller Conservation Group</i> | <i>FS224.0010</i> | <i>Oppose</i> | <i>Not stated</i> |
| SIGN – P3 | | | |
| Grey District Council (S608) | S608.680 | Support | Retain as proposed |
| <i>Go Media Limited</i> | <i>FS102.001</i> | <i>Support in part</i> | <i>Allow</i> |
| KiwiRail Holdings Limited (S442) | S442.089 | Support | Retain as proposed |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.553 | Support | Retain policy. |
| Waka Kotahi NZ Transport Agency (S450) | S450.176 | Support | Retain as proposed. |
| SIGN – P4 | | | |

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| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.554 | Support | Retain policy. |
| SIGN – P5 | | | |
| Go Media Limited (S501) | S501.003 | Amend | Provide for off-site advertising within the policy |
| <i>Waka Kotahi NZTA</i> | <i>FS62.013</i> | <i>Oppose</i> | <i>Disallow</i> |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.555 | Support | Retain policy. |
| Waka Kotahi NZ Transport Agency (S450) | S450.177 | Support | Retain as proposed. |
| SIGN – P6 | | | |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.556 | Support | Retain policy. |
| Buller Conservation Group (S552) | S552.157 | Amend | Te sSupport the use of bilingual signage and the use of traditional Poutini Ngāi Tahu place names within the District |
| <i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i> | <i>FS41.075</i> | <i>Suupport</i> | <i>Allow</i> |
| Frida Inta (S553) | S553.157 | Amend | Te sSupport the use of bilingual signage and the use of traditional Poutini Ngāi Tahu place names within the District |

Analysis

37. Buller District Council (S538.345) and Te Mana Ora (S190.551, S190.552, S190.553, S190.554, S190.555, S190.556) support the policies. Grey District Council support Policy SIGN – P1 (S608.679) and Policy SIGN – P3 (S608.680). Waka Kotahi support Policy SIGN – P1(S450.174), SIGN – P2 (S450.175), SIGN – P3 (S450.176) and SIGN – P5 (S450.177). This support is noted
38. Foodstuffs (S464.051) seeks that the word “unacceptable” is added into the policy in relation to adverse effects. I support this submission in part, in that I consider that the word “significant” is more appropriate than “unacceptable”.
39. Westpower (S547.492) seeks that the policy be restructured and that the reference to adverse effects be brought to the front of the policy and be reworded to include reference to cumulative effects. I support this submission as I consider this wording is clearer and provides better direction to support application of the rules.
40. Go Media Limited (S501.003) seeks that the policy be amended to provide for off-site advertising. I support this submission in part. When I consider the suite of policies I agree there is no guidance in terms of how to address off-site signage and I consider that there is a need for an additional policy to address this matter. I propose the following addition as Policy SIGN – P7: Avoid new off-site signs in Rural and Residential

Zones and ensure that off-site signs in all other zones maintain transport safety and are compatible with the character and visual amenity values of the surrounding area, particularly where they are visible from any Residential or Rural Zone.

41. Buller Conservation Group (S552.157) and Frida Inta (S553.157) seek to correct the wording of SIGN – P6 so that it is not drafted as an objective. I support these submissions.

Recommendations

42. That SIGN – P2 is amended as follows:

Ensure that the significant adverse effects, including cumulative effects of signs on the landscape, natural character and amenity values of residential areas, settlements, rural areas, open space and outstanding natural landscapes and features are avoided, remedied or mitigated. ~~protected from adverse visual and amenity effects from large areas or numbers of signs.~~

43. That SIGN -P6 is amended as follows:

~~To~~Support the use of bilingual signage and the use of traditional Poutini Ngāi Tahu place names within the District

44. That a new Policy SIGN – P7 be added to the Plan as follows:

SIGN – P7 Avoid new off-site signs in Rural and Residential Zones and ensure that off-site signs in all other zones maintain transport safety and are compatible with the character and visual amenity values of the surrounding area, particularly where they are visible from any Residential or Rural Zone

45. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 1.

9.0 Submissions on the Rules

9.1 District Wide Rules for Signs in all Zones

Submissions

| Submitter Name /ID | Submission Point | Position | Decision Requested |
|---|-------------------------|-----------------|--|
| SUBMISSIONS ON THE RULES AS A WHOLE | | | |
| Margaret Montgomery (S446) | S446.082 | Amend | Clarify the rules |
| Go Media Limited (S501) | S501.001 | Amend | Billboards (including digital billboards) and non-site related advertising should be explicitly enabled in the TTPP provisions and in appropriate zones (commercial, industrial and port zones) through an activity specific rule and subject to appropriate industry standards. |
| Buller Conservation Group (S552) | S552.062 | Amend | add additional provision |
| Frida Inta (S553) | S553.062 | Amend | add additional provision |
| SIGN – R1 General Permitted Activity Performance Standards - All Zones | | | |
| KiwiRail Holdings Limited (S442) | S442.090 | Support | Retain as proposed |

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| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.557 | Support | Retain rule. |
| Buller District Council (S538) | S538.346 | Support | Include a definition of 'transport corridor' within the Definition Section. |
| Waka Kotahi NZ Transport Agency (S450) | S450.178 | Support in part | Amend the rule as follows: R1.10. Exceed <u>Be smaller than</u> with the following minimum lettering size and character requirements:.... R1.NEW – <u>be inconsistent with performance specification TNZ P/24:2008 when adjacent to the state highway.</u> R1.NEW – <u>be for an activity not occurring at the site of the sign.</u> R1.NEW – be a digital or LED sign. Include new restricted discretionary activity rule for digital or LED signs/billboards. R1.NEW – Unrestricted visibility Posted Speed Limit (km/h) , Minimum visibility (m) 50 , 80 60 , 105 70 , 130 80 , 175 100 , 250 Include new restricted discretionary rule for digital billboards, with effects on traffic safety as a matter of discretion. |
| Davis Ogilvie & Partners Ltd (S465) | S465.029 | Amend | Clarify the rule. |
| <i>Buller District Council</i> | <i>FS149.031</i> | <i>Support</i> | <i>Allow</i> |
| Grey District Council (S608) | S608.681 | Support in part | Clarity and consistency. |
| Davis Ogilvie & Partners Ltd (S465) | S465.030, S465.031 | Amend | That Rule SIGN – R1(10)(iii) should be amended to exclude lower-speed roads within the Commercial, Mixed Use, and Industrial zones. |
| <i>Buller District Council</i> | <i>FS149.032</i> <i>FS149.033</i> <i>FS149.034</i> | <i>Support</i> | <i>Allow</i> |
| <i>Westpower Limited</i> | <i>FS222.070,</i> <i>FS222.071</i> | <i>Support</i> | <i>Allow</i> |
| Griffen & Smith Ltd (S253) | S253.012 | Amend | Amend Rule SIGN - R1 to clarify that signage lettering should be larger than the minimum size stated and to exclude lower speed roads from the requirements of SIGN – R1(10)(iii) within the Commercial, Mixed Use, and Industrial zones. |
| Go Media Limited (S501) | S501.007 | Amend | Delete the restrictions of 6 words and 40 characters facing a road (SIGN-R1 10(iii)) |

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| Go Media Limited (S501) | S501.008 | Oppose | Delete the spacing requirements between signs in (SIGN-R1 11 (i)) |
| Greenstone Retreat (S459) | S459.008 | Oppose | Please reconsider this |
| Greenstone Retreat (S459) | S459.009 | Amend | Amend to allow for many more words and characters |
| Stephen Page (S270) | S270.004 | Oppose in part | Reduce the minimum size of lettering. |
| SIGN – R2 Traffic and Railway Signs - All Zones | | | |
| Buller District Council (S538) | S538.347 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.558 | Support | Retain rule. |
| Waka Kotahi NZ Transport Agency (S450) | S450.179 | Support | Retain as proposed. |
| Grey District Council (S608) | S608.682 | Support in part | Clarity and consistency. |
| KiwiRail Holdings Limited (S442) | S442.091 | Amend | Amend as follows: Activity Status Permitted Where: The sign is required by Waka Kotahi - NZ Transport Agency and is located within a road reserve; or The sign is required by NZ Railways Corporation /Kiwī Rail and is located within a rail corridor; or The sign is required by the Council and is located within a road reserve or road corridor for a formed legal road. |
| SIGN – R3 Official Signs that are not Traffic and Railway Signs - All Zones | | | |
| Greenstone Retreat (S459) | S459.005 | Amend | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.559 | Support | Retain rule. |
| Buller District Council (S538) | S538.348 | Oppose in part | Amend Rule 3 as follows: 3. All performance standards of Rule SIGN-R1 are complied with, <u>the exception being that signs required to meet health and safety obligations are not subject to the 6 word limit.</u> |
| SIGN – R4 Temporary Signs - All Zones | | | |
| Greenstone Retreat (S459) | S459.006 | Support | Retain |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te | S190.560 | Support | Retain rule. |

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| Whatu Ora (S190) | | | |
| Waka Kotahi NZ Transport Agency (S450) | S450.180 | Support in part | Amend the rule to include an advice note for Waka Kotahi NZ Transport Agency General Election Sign guidance when adjacent to the state highway. |
| Buller District Council (S538) | S538.349 | Oppose in part | Amend Rule 4 as follows: These are for community events and the sign is erected no earlier than 6 months before the event and is removed within 7 days of the event <u>ending</u> ; or These are for temporary activities and the sign is erected no earlier than 1 month before the activity and is removed within 7 days of the activity <u>ending</u> ; or These are for construction sites and the sign is erected <u>at the start of construction activity</u> no earlier than 6 months before the event and is removed within 7 days of the event <u>construction</u> activity The maximum height <u>measured</u> from ground level is 4 <u>2.5m</u> ; and..... |
| SIGN – R5 Community Signs - All Zones | | | |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.561 | Support | Retain rule. |
| Greenstone Retreat (S459) | S459.007 | Oppose | Delete |
| Buller District Council (S538) | S538.350 | Oppose in part | Amend Rule 5 as follows: 3. The maximum height measured from ground level is 4 <u>2.5m</u> ; and... |
| SIGN – R6 Signs not visible from a road, publicly accessible space, RESZ - Residential, SETZ - Settlement or OSRZ - Open Space and Recreation Zone - All Zones | | | |
| Buller District Council (S538) | S538.351 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.562 | Support | Retain rule. |
| SIGN – R7 Interpretation signs on the site of a Scheduled Feature in Schedules 1-4 or Schedule 6 - All Zones | | | |
| Buller District Council (S538) | S538.352 | Support | |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.563 | Support | |
| Go Media Limited (S501) | S501.005 | Amend | Delete maximum size provisions or |

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| | | | significantly increase these |
| SIGN – R8 Footpath Signs - All Zones | | | |
| Buller District Council (S538) | S538.353 | Support | Retain as notified. |
| Greenstone Retreat (S459) | S459.010 | Amend | Amend rule |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.564 | Support in part | Amend SIGN-R8 as follows: Activity Status Permitted Where: 1. <u>The sign does not compromise pedestrian safety;</u> 2. The sign is placed on the footpath immediately in front of the premises to which it relates; 3. A consistent 2m wide clear space for pedestrians is maintained <u>between the sign and the internal boundary of the footpath;</u> 4. <u>Where there is approved outdoor dining there must be a 2m clearance between the sign and the outdoor furniture;</u> 5. The sign is removed from the footpath at the completion of the day's trading and not returned until the start of the next day's trading; 6. ... |
| SIGN – R9 Verandah Signs - All Zones | | | |
| Buller District Council (S538) | S538.354 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.565 | Support | Retain rule. |
| SIGN – R18 Traffic and Railway Signs not meeting Permitted Activity Standards - All Zones | | | |
| Buller District Council (S538) | S538.363 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.574 | Support | Retain rule. |
| SIGN – R19 Signs which do not meet Permitted Activity standards not subject to Rule SIGN – R18 | | | |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te | S190.575 | Support | Retain rule. |

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| Whatu Ora (S190) | | | |
| Buller District Council (S538) | S538.364 | Oppose in part | Amend Rule 19 as follows: Notification: Where a sign is visible from a state highway and does not meet the Performance Standards in Rule SIGN – R1 then the application will be Limited Notified to Waka Kotahi – NZ Transport Agency and may be publicly notified. |
| <i>Go Media Limited</i> | <i>FS102.005</i> | <i>Support</i> | <i>Allow</i> |
| Grey District Council (S608) | S608.685 | Support in part | Reword to include 'content of sign at R19-c Clarity and consistency. |
| <i>Go Media Limited</i> | <i>FS102.003</i> | <i>Oppose</i> | <i>Disallow</i> |
| Waka Kotahi NZ Transport Agency (S450) | S450.183 | Support in part | Amend the discretion matters to include content of the sign. |
| <i>Go Media Limited</i> | <i>FS102.002</i> | <i>Oppose</i> | <i>Disallow</i> |
| Westpower Limited (S547) | S547.493 | Amend | Add g. <u>The technical, locational, functional or operational constraints and/or requirements of the activity.</u> |
| Westpower Limited (S547) | S547.494 | Amend | Add: h. <u>Benefits from the work being undertaken and energy activities and infrastructure developed.</u> |

Analysis

46. Margaret Montgomery (S446.082) seeks that the rules are clarified as she finds this section confusing. I support this submission in part in that while I note that these rules are considerably less complex than those of the operative Plans (particularly the Buller District Plan) I have recommended a range of amendments to the rules based on specific submissions that I hope make the rules clearer to the reader.
47. Go Media Limited (S501.001) seek that billboards and non-site related advertising should be explicitly enabled in the TTPP provisions and in appropriate zones (commercial, industrial and port zones) through an activity specific rule and subject to appropriate industry standards. I do not support this submission. The general approach for signs in the TTPP is to focus these on the property which the sign is related to. While it is acknowledged that there may be circumstances where an off-site sign is appropriate, this needs to be considered on a case by case basis with consideration for the visual amenity issues that arise. While the most likely zones where such signs could appropriate are the commercial, industrial and port zones, the small nature of the West Coast towns, and the close proximity of residential development – with little or no buffers between zones, means that signs within one of these zones could still adversely affect amenity values in adjacent residential areas. I note that such signs would be a Restricted Discretionary Activity under SIGN – R19.
48. Buller Conservation Group (S552.062) and Frida Inta (S553.062) seek that the rules provide additional restrictions on signage in areas of high natural value. I do not support these submissions. I consider that rules already provide additional restrictions in locations of high natural value through the Discretionary Activity Rule SIGN – R22 which relates to areas located in Schedules 1-8. This rule applies to signs that do not meet the Permitted Activity standards and will enable careful assessment of the non-compliant signage on natural and cultural values.
49. A number of submitters support some or all of the rules in this chapter. These are

identified in the table above and I note their support. I do not discuss these submissions further.

SIGN – R1 General Permitted Activity Performance Standards - All Zones

50. Buller District Council (S538.346) support the role but consider that a definition of “transport corridor” is needed to make it clear that this applies only to formed roads and not the paper road network. I support this submission and recommend a definition of “Transport Corridor” as follows: “means, in relation to the SIGN chapter, any formed legal road and the Designated railway corridor”.
51. Waka Kotahi (S450.178) seek that the rule be amended to correct Standard 10 so that it refers to being smaller than the prescribed lettering rather than exceeding the prescribed lettering. I support this part of the submission. This submitter seeks that there also be four additional performance standards. The first of these refers to performance specification TNZ P/24: 2008 when adjacent to the state highway. I do not support the inclusion of this standard. If a sign is proposed within the state highway road reserve (which is very large) then as landowner Waka Kotahi can require an signs to meet this standard, which is a Waka Kotahi standard. If the sign is within private land, then it will be set back from the state highway and I consider that, as a Permitted Activity standard it is unreasonable to require that the sign meet the requirements of a detailed technical specification.
52. In relation to the second proposed new performance standard, which seeks to add that the sign not be for an activity that is not occurring at the site. I consider this is unnecessary, as this matter is addressed at a specific level within the zone standards. Rule SIGN – R1 is focussed on road safety matters which this matter is not relevant to.
53. In relation to the third performance standard proposed, this seeks that the sign not be a digital or LED sign. I support this part of the submission. While standard 6 deals with flashing, revolving and intermittent light, it may not be clear that modern digital signs are not appropriate. However rather than a new standard I consider that an amendment to standard 6 to address this matter is most appropriate. They also seek that there be a new restricted discretionary rule for digital billboards, with effects on traffic safety as a matter of discretion. I do not consider this is necessary. These signs would fall under Rule SIGN – R19 – however I agree that effects on traffic safety should be added as a matter of discretion.
54. The final performance standard that Waka Kotahi seek is the addition of visibility requirements based on posted speed limits. I do not support this part of the submission. This was considered at the time of rule drafting and the view of the drafting team is that it is unnecessarily complex and was not supported for local roads. I hold a similar view.
55. Davis Ogilvie (S465.029) also identify the error in R1 (10). I support this submission and note the amendment I have recommended in relation to Waka Kotahi’s submission addresses this matter.
56. Grey District Council (S608.681) seek clarity around the reference to transport corridor. I support this submission. I consider that the addition of the definition I propose in response to the submission of Buller District Council addresses this matter.
57. Davis Ogilvie (S465.030, S465.031) and Griffen & Smith Ltd (S253.012) seek that standard 10 (iii) which relates to the maximum number of words and characters on a sign should not apply to lower-speed roads within the Commercial, Mixed Use, and Industrial Zones. I support these submission points and agree that as for standard 10 (ii) this standard should only apply to roads with a speed of 70km/h or more.
58. Go Media Limited (S501.007) seek that Standard 10 (iii) is deleted. I support this submission in part due to the amendments I propose above. I consider for road safety reasons this standard is required on roads with speeds of 70km/h or greater.
59. Go Media Limited (S501.008) seek that the spacing requirements in Standard 11 (i) should be deleted. They are concerned that in commercial and township areas these spacings would mean only every 2nd or 3rd property could have a sign. I support this submission and consider that roads where the speed limit is <70 km/h should not have spacing requirements. I also note that the same error in Standard 10 is repeated in Standard 11 (“Exceed” rather than “Be smaller than”) and recommend that this is corrected.

60. Greenstone Retreat (S459.008) are concerned at the maximum number of words/symbols in Standard 11 is very restrictive. In particular they are concerned (S459.009) that this will not allow for bilingual signs. I support this submission in part in that based on the submission of Davis Ogilvie I have recommended this only apply to roads with a speed limits of 70km/h or greater.
61. Stephen Page (S270.004) seeks that the minimum size of lettering is reduced. I do not support this as I consider this is an area where road safety is significant. Driver distraction is a significant concern where small lettering is provided.
- SIGN – R2 Traffic and Railway Signs - All Zones**
62. Grey District Council (S608.682) raises a concern that “formed legal roads” are not defined. I support this submission in part and consider the matter is best addressed through the addition of a definition for “formed legal road”. I propose the following definition “ Means a legal road that has been physically constructed and includes gravelling, metaling, sealing or permanently surfacing the road.”
63. KiwiRail (S442.091) seek that the reference to NZ Railways Corporation is deleted and that the reference be to KiwiRail. I support this submission as KiwiRail is the operator of the railway and is responsible for safety and signage.
- SIGN – R3 Official Signs that are not Traffic and Railway Signs - All Zones**
64. Buller District Council (S538.348) seek that an additional standard, exempting signs required to meet health and safety obligations not be subject to the 6 word limit. The Council is concerned that site signage is a key requirement to meet the Health and Safety at Work Act 2015 and that these signs will not be able to meet the 6 word limit. I support this submission and agree that there needs to be an exception for health and safety signage.
- SIGN – R4 Temporary Signs - All Zones**
65. Waka Kotahi (S450.180) seek that there is an advice note added to the rule referring people to the Waka Kotahi – NZ Transport Agency General Election Sign guidance when the signs are proposed adjacent to the state highway. I do not support this submission. The Advice Notes are generally used to refer Plan users to statutory requirements or matters necessary for plan interpretation and administration, not third party guidance.
66. Buller District Council (S538.349) seek that this rule be amended to be clear that the signs should be removed in the required time period from when the event or activity ends, that construction signs should be erected at the start of construction activity. They also seek that the maximum height above ground level is 2.5m not 4m as per the proposed rule and that this be measured from ground level. I support this submission. I consider the first components corrections of errors in drafting. In terms of the maximum height I agree 4m is a large height and is may not fit well with the scale of some locations. I support a reduction to 2.5m as proposed.
- SIGN – R5 Community Signs - All Zones**
67. Greenstone Retreat (S459.007) opposes this rule and seeks that it is deleted. They oppose the restriction of the sign height of 4m. I do not support this submission. I support the submission of the Buller District Council (S538.350) that a lower height of 2.5m is more appropriate given scale and dominance issues that a 4m high sign could have in some zones.
- SIGN -R7 Interpretation signs on the site of a Scheduled Feature in Schedules 1-4 or Schedule 6 - All Zones**
68. Go Media Limited (S501.005) seeks that the maximum sign size provisions are deleted or significantly increased. I do not support this submission. I consider that a 3m² sign 4m high is actually a very large sign and sufficient for most interpretation purposes.
- SIGN – R8 - Footpath Signs - All Zones**
69. Greenstone Retreat (S459.010) oppose the standard requiring that a 2m wide clear space for pedestrians is maintained. I do not support this submission. I note that the purpose, and sizing of footpaths is for pedestrian use and that two people walking side by side, a mother pushing a pram and holding the hand of a second child, or a disabled person could all require a 2m wide distance from the sign for pedestrian safety.
70. Te Mana Ora (S190.564) seeks the addition of two performance standards and the amendment of a third. I support this submission in part. I do not support the introduction of a performance standard that states “the sign does not compromise

pedestrian safety” as I consider that is ambiguous and therefore hard to implement as a permitted activity performance standard. I do support the proposed amendment to the standard around the 2m wide space which effectively directs that the sign is located at the outer edge of the footpath. I agree with the submitter that for sight impaired pedestrians, consistency with the operative Grey District Plan standard that requires this is useful, as sight impaired people tend to use the part of the footpath closer to the buildings. I do not support the proposal to include an additional standard where outdoor dining occurs. I note that this is already subject to the Grey District Council Sign Bylaw, and that different Sign Bylaws apply in Westland and Buller. I consider that this matter is best addressed within such a Bylaw.

SIGN – R19 Signs which do not meet Permitted Activity standards not subject to Rule SIGN – R18

71. Buller District Council (S538.364) oppose the inclusion of the Limited Notification clause for this rule. I support this submission. The Council is concerned with pre-determining the notification decision and considers this should be assessed at the application stage based on the merits of individual proposals and requests this statement is removed. I also note that Limited Notification Clauses are no longer provided for under the RMA. I therefore support the deletion of this clause.
72. Grey District Council (S608.685) and Waka Kotahi (S450.183) seek that an additional matter of discretion be included around the content of the sign. I support these submissions as I consider that is a key matter – as it would include things such as the size of the font and the number of words, which are important for matters such as traffic safety.
73. Westpower Limited (S547.493) and (S547.494) seek additional matters of discretion in this rule. These relate to the “technical, locational, functional or operational constraints” of the activity, and the benefits of the work. I do not support these submissions. I consider that these are not relevant matters in relation to signs where the performance standards breached relate to the matters of design and size where the sign does not meet Permitted Activity standards.

Recommendations

74. That the following definitions are added to the Plan:

Formed Legal Road means, a legal road that has been physically constructed and includes gravelling, metaling, sealing or permanently surfacing the road.

Transport Corridor means, in relation to the SIGN chapter, any formed legal road and the Designated railway corridor.

75. That Rule SIGN – R1 is amended as follows:

SIGN - R1 General Permitted Activity Performance Standards - All Zones Where Activity Status is Permitted

All signs shall not:

1.....

...

6. Have:

- i. Reflective materials,
- ii. Flashing, revolving or intermittent light,
- iii. Sound effects, ~~or~~
- iv. Animated, trivisual, inflatable or aerial components; or
- v. Digital or LED light components.

7. Be affixed to vehicles or trailers and parked in a location visible from a public place. This does not apply to advertising incidental to the primary use of the vehicle or trailer;

8. Exceed the height requirements for buildings in the relevant zone;

9. Be of a colour or size which could be confused with a traffic signal;

10. ~~Exceed~~ Be smaller than with the following minimum lettering size and character requirements:

- i. 120mm minimum lettering size where facing any road with a posted speed limit of less than 70 km/h;

- ii. 160 mm minimum lettering size where facing any road with a posted speed limit of 70 km/h or more;
 - iii. Have a maximum of 6 words and/or symbols with a maximum of 40 characters per sign when facing any road with a posted speed limit of 70 km or more; and
11. ~~Exceed~~ Be smaller than the following separation distances between signs where these are located within 10 metres of a road:
- ~~iv. 60m separation distances between signs facing a road with a posted speed limit of <70km/h~~
 - v. 70m separation distances between signs facing a road with a posted speed limit of 71-80 km/h
 - vi. 80m separation distances between signs facing a road with a posted speed limit of >80 km/h

76. That SIGN – R3 is amended as follows:

SIGN - R3 Official Signs that are not Traffic and Railway Signs - All Zones

Activity Status Permitted

Where:

- 1. The sign is required to meet legislative requirements such as health and safety legislation; or
- 2. The sign provides information relating to public safety or wayfinding, such as equipment use, property entrances or for security purposes, and is no larger than is reasonably necessary to convey the information; and

All performance standards of Rule SIGN- R1 are complied with, the exception being that signs required to meet health and safety obligations are not subject to the 6 word limit

77. That SIGN – R4 is amended as follows:

SIGN - R4 Temporary Signs - All Zones

Activity Status Permitted

Where:

- 1. These are for community events and the sign is erected no earlier than 6 months before the event and is removed within 7 days of the event ending; or
- 2. These are for temporary activities and the sign is erected no earlier than 1 month before the activity and is removed within 7 days of the activity ending; or
- 3. These are for construction sites and the sign is erected ~~no earlier than 6 months before the event~~ at the start of the construction activity and is removed within 7 days of the construction activity ending event; or
- 4. These are for land/premises for sale or lease and once the property is sold or let the sign is removed within 7 days; or
- 5. These are for electioneering where the sign is erected no more than 9 weeks before the election to which it relates and is removed within 1 day of the election day, unless otherwise required by statute; and
- 6. There is a maximum of one sign per road frontage;
- 7. The maximum sign face area is 3m²;
- 8. The maximum height measured from ground level is 4.2.5m; and
- 9. All performance standards for Rule SIGN - R1 are complied with.

78. That SIGN – R5 be amended as follows:

SIGN - R5 Community Signs - All Zones

Activity Status Permitted

Where:

- 1. There is a maximum of one sign per site;
- 2. The maximum sign face area is 2m²;
- 3. The maximum height measured from ground level is 4.2.5m; and
- 4. All performance standards for Rule SIGN - R1 are complied with.

79. That SIGN – R8 is amended as follows:

SIGN - R8 Footpath Signs - All Zones

Activity Status Permitted

Where:

1. The sign is placed on the footpath immediately in front of the premises to which it relates;
2. A consistent 2m wide clear space for pedestrians on the footpath is maintained between the sign and the internal boundary of the footpath;
3. The sign is removed from the footpath at the completion of the day's trading and not returned until the start of the next day's trading;
4. The sign is not displayed or attached to any public structure or traffic control device in a public place; and

All performance standards for Rule SIGN - R1 are complied with

80. That SIGN – R19 is amended as follows:

SIGN - R19 Signs which do not meet Permitted Activity standards not subject to Rule SIGN - R18

Activity Status Restricted Discretionary

Where:

1.....

Discretion is restricted to

- a. The location of the sign;
- b. The content of the sign;
- c. The design materials and appearance of the sign and/or support structure and their effects on visual amenity;
- d. The size and height of the sign;
- e. For temporary signs, the length of time the sign is in place;
- f. Effects on road and footpath user safety; and
- g. Effects on traffic safety; and
- h. The relationship of the sign with existing signage on the site and in the surrounding area.

Notification:

~~Where a sign is visible from a state highway and does not meet the Performance Standards in Rule SIGN – R1 then the application will be Limited Notified to Waka Kotahi – NZ Transport Agency and may be publicly notified.~~

81. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 1.

9.2 Rules for Signs in Specific Zones

Submissions

| Submitter Name /ID | Submission Point | Position | Decision Requested |
|--|------------------|----------|---------------------|
| SIGN – R10 Signs in the MPZ - Māori Purpose Zone | | | |
| Buller District Council (S538) | S538.355 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.566 | Support | Retain rule. |
| SIGN – R11 Signs in the AIRPZ - Airport Zone | | | |
| Buller District Council (S538) | S538.356 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.567 | Support | Retain rule. |

| SIGN – R12 Signs in RESZ - Residential Zones | | | |
|---|----------|-----------------|---|
| Buller District Council (S538) | S538.357 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.568 | Support | Retain rule. |
| SIGN – R13 Signs in the SETZ - Settlement Zone outside of the SETZ - PREC2 Settlement Centre Precinct and SETZ - PREC3 - Coastal Settlement Precinct | | | |
| Buller District Council (S538) | S538.358 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.569 | Support | Retain rule. |
| Greenstone Retreat (S459) | S459.011 | Amend | Amend |
| Grey District Council (S608) | S608.683 | Support in part | Remove the wording 'adjoining site from R13 - 1 |
| Waka Kotahi NZ Transport Agency (S450) | S450.181 | Support in part | Amend the rule as follows: 1. The sign relates to an activity occurring on the site or an adjoining site ; |
| Stephen Page (S270) | S270.003 | Oppose | If the landowner has been granted permission for signage to be displayed that is not related to that property, then this agreement between the land owner(s) and/or business owner(s) should be honoured even if it is not on an adjoining site |
| SIGN – R14 Signs in the SETZ - PREC 3- Settlement Zone - Coastal Settlement Precinct | | | |
| Buller District Council (S538) | S538.359 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.570 | Support | Retain rule. |
| SIGN – R15 Signs in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, FUZ - Future Urban Zone, MINZ - Mineral Extraction Zone and BCZ - Buller Coalfield Zone | | | |
| Buller District Council (S538) | S538.360 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.571 | Support | Retain rule. |
| Grey District Council (S608) | S608.088 | Amend | Amend Condition 3 to increase size of sign to 3m ² . Condition to read: "There is a maximum sign face of |

| | | | |
|---|-------------------|-----------------|--|
| | | | 23m ² ; and" |
| Grey District Council (S608) | S608.684 | Support in part | Remove the wording 'adjoining site from R13 - 1 |
| Waka Kotahi NZ Transport Agency (S450) | S450.182 | Support in part | Amend the rule as follows: 1. The sign relates to an activity occurring on the site or an adjoining site ; |
| SIGN – R16 Signs in any OSRC - Open Space and Recreation Zone or the STADZ - Stadium Zone | | | |
| Buller District Council (S538) | S538.361 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.572 | Support | Retain rule. |
| SIGN – R17 Signs in any CMUZ - Commercial and Mixed Use Zone, any INZ - Industrial Zone, the PORTZ - Port Zone or a SETZ - PREC2- Settlement Centre Precinct | | | |
| Buller District Council (S538) | S538.362 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.573 | Support | Retain rule. |
| Grey District Council (S608) | S608.089 | Amend | Amend Condition 3 to re-word as follows. Condition to read: "Signs attached to the structure or face of the building must be <u>no larger than</u> a maximum of 10% of the area of the building facade or 3m ² , whichever is the lesser; and" |
| Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464) | S464.009 | Amend | Increase the maximum size signage per activity. |
| Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited (S464) | S464.052 | Oppose in part | 1. Where: Signs must relate to an activity occurring on the site; Signs are not directed towards residential or rural areas <u>where practicable</u> ; Signs attached to the structure or face of the building must be a maximum of 10% of the area of the building facade or 3m², whichever is the lesser ; and All performance standards for Rule SIGN - R1 are complied with. |
| <i>Martin & Co Westport Ltd and Lumberland Building Market Westport</i> | <i>FS140.027</i> | <i>Support</i> | <i>Allow</i> |
| <i>Westpower Limited</i> | <i>FS222.0113</i> | <i>Support</i> | <i>Allow</i> |

| | | | |
|--|------------------|----------------|---|
| Go Media Limited (S501) | S501.004 | Amend | Provide for off-site advertising in the rule. |
| Go Media Limited (S501) | S501.006 | Amend | Delete maximum size provisions or significantly increase these. |
| Go Media Limited (S501) | S501.009 | Oppose | Delete Sign R17 (1) that escalates all third party signs to restricted discretionary. |
| SIGN – R20 Signs which do not meet Permitted Activity standards and are located in a RESZ - Residential Zone | | | |
| Buller District Council (S538) | S538.365 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.576 | Support | Retain rule. |
| SIGN – R21 Signs which do not meet Permitted Activity standards and are located in a SETZ - PREC 3 - Coastal Settlement Precinct. | | | |
| Buller District Council (S538) | S538.366 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.577 | Support | Retain rule. |
| SIGN – R22 Signs which do not meet Permitted Activity or Restricted Discretionary Activity standards and are located in, on or within a scheduled site or area identified in Schedules 1- 8 | | | |
| Buller District Council (S538) | S538.367 | Support | Retain as notified. |
| Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190) | S190.578 | Support | Retain rule. |
| <i>Go Media Limited</i> | <i>FS102.004</i> | <i>Support</i> | <i>Allow</i> |
| Greenstone Retreat (S459) | S459.012 | Oppose | Delete |

Analysis

82. The majority of submission on these rules are in support. I note this support and do not discuss these submissions further.

SIGN – R13 Signs in the SETZ - Settlement Zone outside of the SETZ - PREC2 Settlement Centre Precinct and SETZ - PREC3 - Coastal Settlement Precinct

83. Grey District Council (S608.683) and Waka Kotahi (S450.181) seek that the reference to an "adjoining site" be deleted from the rule. They are concerned about the potential impacts on traffic safety that could arise from this. I support these submissions as I consider traffic safety is a priority in this context.

84. Stephen Page (S270.003) and Greenstone Retreat (S459.011) consider that signs should be allowed regardless of whether it relates to the property on which is located. I do not support these submissions. This is inconsistent with the policy direction of this chapter to avoid the proliferation of signs unrelated to the property on which the activity is located,

and in particular to avoid the cumulative effects of signs on visual amenity and traffic safety.

SIGN – R15 Signs in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, FUZ - Future Urban Zone, MINZ - Mineral Extraction Zone and BCZ - Buller Coalfield Zone

85. Grey District Council (S608.684) and Waka Kotahi (S450.182) seek that the reference to an “adjoining site” be deleted from the rule. They are concerned about the potential impacts on traffic safety that could arise from this. I support these submissions.
86. Grey District Council (S608.088) seek that that maximum size of the sign be increased from 2m² to 3m². They argue this is the most common size for a sheet of plywood and therefore is an efficient size. It is also the current size in the Grey Operative Plan. I support this submission for these reasons.

SIGN – R17 Signs in any CMUZ - Commercial and Mixed Use Zone, any INZ - Industrial Zone, the PORTZ - Port Zone or a SETZ - PREC2- Settlement Centre Precinct

87. Grey District Council (S608.089) seek that this rule be amended so it is clear that signs attached to the face of a building must be “no larger” than the specified size. I support this submission as the wording proposed clarifies the rule.
88. Foodstuffs (S464.009, S464.052) and Go Media (S501.006) seek an increase in the maximum size signage per activity by removing the reference to a maximum 3m³. Foodstuffs also seek that the words “where practicable” be added to performance standard 1.
89. I do not support these submissions.
90. Firstly I consider the words “where practicable” are inappropriate in a permitted activity standard as they are insufficiently certain.
91. With regard to maximum signage, this is a visual amenity and urban design matter. In setting the maximum size the Councils were careful to consider the adverse visual effects of a proliferation of signage and dominance on a building. I consider that where the sizes proposed are reasonable and that an assessment through a resource consent process for larger signs is appropriate.
92. Go Media Limited (S501.004 and S501.009) seek that this rule provides for off-site advertising and that standard 1 that escalates all third party signs to restricted discretionary is deleted. I do not support these submissions.
93. As I outline in relation to the policy framework, the intent of the plan provisions is to manage the visual effects of signs and avoid the proliferation of signs that can lead to cumulative visual effects. It has been identified that this problem arises most frequently with signs that are unrelated to the property/activity on the site where the sign is located. For this reason such signs require an assessment through a resource consent process to ensure cumulative adverse effects are managed.

SIGN – R22 Signs which do not meet Permitted Activity or Restricted Discretionary Activity standards and are located in, on or within a scheduled site or area identified in Schedules 1- 8

94. Greenstone Retreat (S459.012) opposes this rule and seeks its deletion. Their submission states their reasons as being that the signs are on private land. I do not support this submission. Where the signs are not visible from a road, publicly accessible space, Residential, Settlement or Open Space and Recreation Zone, then they are Permitted under Rule SIGN – R6. Therefore this Rule only applies to signs within these scheduled areas that are visible to the public or surrounding residential properties. I do not think this is unreasonable as the rule seeks to manage the adverse effects of signage on these valued areas.

Recommendations

95. That SIGN – R13 is amended as follows:

SIGN - R13 Signs in the SETZ - Settlement Zone outside of the SETZ - PREC2 Settlement Centre Precinct and SETZ - PREC3 - Coastal Settlement Precinct Activity Status Permitted

Where:

1. The sign relates to an activity occurring on the site ~~or an adjoining site~~;
2. There is a maximum of one sign per site;
3. There is a maximum sign face of 2m²; and
4. All performance standards for Rule SIGN - R1 are complied with.

96. That SIGN – R15 is amended as follows:

SIGN - R15 Signs in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, FUZ - Future Urban Zone, MINZ - Mineral Extraction Zone and BCZ - Buller Coalfield Zone

Activity Status Permitted

Where:

1. The sign relates to an activity occurring on the site ~~or an adjoining site~~;
2. There is a maximum of one sign per road frontage of the site;
3. There is a maximum sign face of 23m²; and
4. All performance standards for Rule SIGN - R1 are complied with.

97. That SIGN – R17 is amended as follows:

SIGN - R17 Signs in any CMUZ - Commercial and Mixed Use Zone, any INZ - Industrial Zone, the PORTZ - Port Zone or a SETZ - PREC2- Settlement Centre Precinct

Activity Status Permitted

Where:

1. Signs must relate to an activity occurring on the site;
2. Signs are not directed towards residential or rural areas;
3. Signs attached to the structure or face of the building must be no larger than a maximum of 10% of the area of the building facade or 3m², whichever is the lessor; and
4. All performance standards for Rule SIGN - R1 are complied with

98. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 1.

10. S32AA Evaluation for all Recommended Amendments

99. Section 32AA of the RMA requires a further evaluation to be undertaken in accordance with s32(1)- (4) if any amendment has been made to the proposal (in this case TTPP) since the original s32 evaluation report was completed. Section 32AA requires that the evaluation is undertaken in a level of detail that corresponds to the scale and significance of the changes. Minor changes to correct errors or improve the readability of TTPP have not been individually evaluated. In terms of s32AA, these minor amendments are efficient and effective in improving the administration of TTPP provisions, being primarily matters of clarification rather than substance.

100. I consider the recommended changes are of a minor nature and are intended to improve the workability of TTPP, and therefore further evaluation under s32AA is not required.

11. Conclusion

101. For the reasons included throughout this report, I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of this plan and other relevant statutory documents.