

Upper Hutt City Council

Plan Change 45: Signs

Reporting Officer: Right of Reply

Brett Osborne
22nd May 2019

Right of Reply: Summary

1. A number of outstanding issues were raised within the pre-circulated evidence which were further discussed at the hearing. This right of reply responds to these matters by updating the evidence summary tables (as originally attached to my opening statement) to reflect the outcome of those discussions and consequentially my recommendations to the hearing panel.
2. Attached to this 'right of reply' are;
 - Updated tables summarising the pre-circulated evidence together with my recommendation on those matters from the following submitters;
 - Ms Alison Tindale;
 - Mr Aaron Hudson; and,
 - Mr Matthew Thode.
 - An updated 'strikethrough' version of the proposed plan change chapter (updated from that attached as Appendix 1 to the s42A report); and,
 - An updated s32AA assessment capturing my recommendations on the above (updated from that attached as Appendix 6 to the s42A report).

Statements

3. My opening statement for the hearing confirmed the position of the three submitters who advised they did not wish to appear at the hearing. Those submitters included representatives for PowerCo, Kiwirail and Woolworths. Statements were tabled by Kiwirail and Woolworths for the consideration of the hearing panel. My opening statement has already responded to those matters and as such I do not propose to repeat within this right of reply.

Expert Evidence

4. Expert evidence was pre-circulated by;
 - a. Aaron Hudson and Stephen Muir for the New Zealand Transport Agency;
 - b. Alison Tindale; and,
 - c. Matthew Thode for the 'Oil Companies'.
5. In addition, Mr Matthew Thode pre-circulated his Oral Submission after advising Council that he was not able to attend the hearing. I responded to Mr Thode's oral submission points

within my opening statement and further at the hearing. My responses are reflected in the attached summary tables regarding the submitters evidence points.

6. My summary of the submitters evidence tables the key points raised in order to clarify my recommendation in relation to PC45. The tables are colour coded;
 - a. green generally indicates support or no further action in relation to the s42A recommendation; and,
 - b. orange indicates where disagreement or further changes are sought.
7. I have updated the 'orange' rows within the tables to clarify my recommendation following discussion at the hearing.
8. To assist I have highlighted the main issues below as discussed at the hearing and to which I have stated my position and recommendation on within the tables. This is a summary of the key points, not an exhaustive list;
 - a. NZTA:
 - i. 8A.3.4.15 – Matters of Discretion – insertion of “dwell” and “transition” standards for digital signs.
 - ii. 8A.3.4.13 (i) – Standards – amend the table of luminance standards in relation to the AS/NZS 4282.
 - b. Oil Companies:
 - i. 8A.3.3.3 – “maintains” and “values” need amending.
 - ii. 8A.3.4.3 – add “adjacent residential properties” for clarity.
 - iii. 8A.3.4.6 – seeks consequential amendments to delete permitted provisions relating to digital signs.
 - iv. 8A.3.4.7 - seeks deletion of the 'related to the site' provision.
 - v. 8A.3.4.13 (c) – states provision (c) is a duplication of (a).
 - vi. 8A.3.4.13 (f) – seeks amendment to clarify the 180m visibility is related to driver safety on the road.
 - c. Alison Tindale:
 - i. 8A.3.3.3 – seeks consistent use of “elevation” replacement of 'façade' PC45.
 - ii. 8A.3.4.9 – “visible in one direction” concern that could be uncertain and potentially result in multiple signs.

- iii. 8A.3.4.10 – highlights duplication of (h)¹.
- iv. 8A.3.4.11 – suggests exemption clause for minor slow changing electronic signs such as ‘no vacancy’ or ‘open’
- v. 8A.3.4.13 – highlights (g) conflicts with (i)

9. In addition, I have updated and attached the s32AA tabled changes (Appendix 6 to the s42A Report) and the ‘strikethrough’ version of the chapter (Appendix 1 to the s42A report) to provide the reasoning in response to the above points and clarify my final recommendation to the hearing panel.

Brett Osborne
Consultant Planner
22nd May 2019

¹ This is clarified in response to provisions 8A.3.4.10 (h) within the summary table of Alison Tindale’s evidence.

Section (document paragraph for reference)	Summary of Point	Reporting Officer Recommendation
<p>NZTA's submission on Proposed Plan Change – summary Para 14-18</p>	<p>NZTA made submission on PPC45. Key concerns:</p> <ol style="list-style-type: none"> PPC 45 does not provide best practice guidance on the design of digital signage to mitigate driver distraction. Specifically, for digital signage, PPC 45 provides no best practice guidance on: <ol style="list-style-type: none"> Management of content to ensure images do not contain animation or flashes that would potentially distract road users; Dwell time for static images; Transition times between static; Luminance and auto dimming functionality to manage changes in daylight; Malfunction management. <p>PPC does not go far enough to address concerns.</p> <p><i>N.B. Relies on Mr Muir's evidence to inform best practice on digital signage design to mitigate road user distraction and maintain a safe transport system</i></p>	<p>Noted and addressed below.</p>
<p>Para 21 - 23</p>	<p>Supports the Planning Officer's (PO) recommendations in the s42A as follows:</p> <ul style="list-style-type: none"> 8A.3.1 – Introduction to Signs – retain provision as drafted; Objective 8A.3.2.1 (b) – amend provision sought by TA in its primary submission point 6.8; Policy 8A.3.3.5 – retain provision as drafted; Exemption 8A.3.4 (d) – amend to provision sought by KiwiRail; Policy 8A.3.3 (d) – reject Alison Tindale's and TA further submission and support change by KiwiRail; Policy 8A.3.3.3(e)(iii) – retain with amendment sought by the NZTA. 	<p>Noted – no further comments.</p>
<p>PPC45 Rules (Health and Safety Signage Definition) Para 27 – 28</p>	<p>Supports PowerCo's (submission 4.4) and PO's recommendation to insert definition for health and safety signage within the Upper Hutt District plan. Supports proposed definition.</p>	<p>Noted – no further comments.</p>
<p>PPC45 Rules – Submission Point 6.5 no longer relevant Para 29.</p>	<p>NZTA Primary Submission point 6.5 no longer relevant as PO's recommendations provide plan users with necessary clarity toward allowing health and safety sign required under statute to be erected as a permitted activity</p>	<p>Noted – no further comments.</p>
<p>Digital Signage – Activity Status of Rule 3.4.6 Para 30</p>	<p>Supports recommendation to change the activity status of Rule 8A.3.4.6 from discretionary to restricted discretionary and the redrafted wording in the s42A report.</p>	<p>Noted – no further comments.</p>
<p>Digital Signage – Exclusion Standard 8A.3.4.8(d) Para 31 – 32</p>	<p>General support for new exclusion standard 8A.3.4.8(d) but seeks amendment to offer clarity over intent of exclusion standard and linkage to objective 8A.3.2.1 (b) and Policies 8A.3.3.3(d), 8A.3.3.3 (e) and 8A.3.3.5:</p> <p>A) 8A.3.4.8(d) is not a digital sign or <u>sign</u> that incorporates movement or changing consent.</p>	<p>Accept for clarity.</p>

<p>Digital Signage – Exclusion Standard 8A.3.4.13(g) Para 33</p>	<p>General support for new exclusion standard 8A.3.4.13(g) but seeks amendment for completeness and clarity: a) 8A.3.4.13(g) is not a digital sign or a sign that incorporates movement or changing consent visible from a state highway or road</p>	<p>Accept for clarity.</p> <ul style="list-style-type: none"> Digital Signs are not permitted but instead identified as a Restricted Discretionary Activity under Rule 8A.3.4.6 As such, the additional assessment matters can be incorporated into the Matters of Discretion for 8A.3.4.15 (i) as requested by the submitter in order to address dwell and transition times. Initially it was unclear as to how the submitter wished to see the specific referenced standards (AS/NZS 4282) for dwell and transition times incorporated in order to guide plan users and administrators. However, following discussion at the hearing it is understood that the submitter wishes these stated times (i.e. minimum 10 seconds dwell time and a maximum 0.5 second transition time) added to the Restricted Discretionary Activity matters of discretion for clearer guidance to plan users. <p>Recommendation:</p> <ul style="list-style-type: none"> Accept the change sought to incorporate the dwell and transition standard into 8A.3.4.15. The format for doing so is included within the updated strikethrough and s32AA table.
<p>Digital Signage – Matters of Discretion 8A.3.4.15 Para 34 - 36</p>	<p>General support for recommendation to amend Matters of Discretion 8A.3.4.15 (i) (Traffic Safety) but NZTA's submission point 6.10 that sought to include best practice guidance on both dwell and transition times for digital signage. Considered necessary to ensure design of digital, moving, animated and flashing signage is stringently managed to a high standard to mitigate adverse transport safety effects associated with driver distraction. Suggests following amendment: a) 8A.3.4.15(i) – the potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; <u>Including by the dwell time and transition time of a digital sign that incorporates movement or changing content.</u> Australian / New Zealand Standard 4282) <i>(Control of the obtrusive effects of outdoor lighting)</i> recommends a minimum dwell time of 10 secs and a transition time of as close to zero secs as possible. (Refer to Mr Muir's evidence).</p>	<p>Recommendation:</p> <ul style="list-style-type: none"> Accept the change sought to incorporate the dwell and transition standard into 8A.3.4.15. The format for doing so is included within the updated strikethrough and s32AA table.
<p>Digital Signage – Rule 8A.3.4.6 Para 39</p>	<p>Agrees with the Planning Officer that Rule 8A.3.4.6 intention is to capture only digital components of the Oil Companies' existing prime signs.</p>	<p>Noted – no further comments.</p>
<p>Digital Signage – Advice Note below Rule 8A.3.4 Para 40</p>	<p>General support for inclusion of Advice Note below Activity Status Table for Rule 8A.3.4 but where Oil Companies are seeking to erect new prime signs then consider whole new sign would need to be assessed against PPC45.</p>	<p>Noted – this was addressed at the hearing. The evidence from Mr Thode confirmed the application of the digital price component would be subject to 8A.3.4.6 but that the requested change to the wording of the rule for clarity (and which I support) should not apply to the rest of the sign if not digital. This is reflected in the updated amendments. The updated strikethrough and s32AA table have been amended to reflect this supported change.</p>
<p>Digital Signage – Rules 8A.3.4.7 & 8A.3.4.9 Para 41</p>	<p>Agrees with PO recommendation to retain Rules 8A.3.4.7 and 8.3.4.9 as drafted.</p>	<p>Noted – no further comments.</p>
<p>Digital Signage – Preferred Activity Standard 8A.3.4.8 Para 42</p>	<p>Support PO recommendation to insert reference within Preferred Activity Standard 8A.3.4.8 to refer plan users to proposed luminance standards within proposed Permitted Activity Standard 8A.3.4.13(i)</p>	<p>Noted – no further comments.</p>
<p>Digital Signage – Permitted Activity Standard 8A.3.4.13(c) Para 43</p>	<p>Support amendment of Permitted Activity Standard 8A.3.4.13(c) as will provide clarity for plan users and promote good practice guidance on the separation distance of signage from an intersection, a permanent regulatory or warning or advisory sign, a traffic signal and or pedestrian crossing.</p>	<p>Noted – no further comments.</p>

<p>Digital Signage – Permitted Activity Standard 8A.3.4.13(h) Para 44</p>	<p>Support insertion of new Permitted Activity Standard 8A.3.4.13(h)</p>	<p>Noted – no further comments.</p>						
<p>Digital Signage – Permitted Activity Standard 8A.3.4.13(i) Para 45 – 47</p>	<p>Support the PO recommendation to insert practice Luminance guidance as Permitted Activity Standard 8A.3.4.13(i). However, in February 2019 an updated standard (AS/NZS 4282) was released to address the effects of outdoor lighting on traffic safety (see Mr Muir’s evidence). The NZTA evidence would like PPC45 to be consistent with the AS/NZS standard by amending Permitted Activity Standard 8A.3.4.13(i):</p> <p>a) 8A.3.4.13(i) All illuminated and digital signs visible from a road must be designed, installed and maintained to ensure they do not exceed the maximum average luminance within AS/NZS 4283; or b) 8A.3.4.13(i) All illuminated and digital signs visible from a road must be designed, installed and maintained to ensure they do not exceed the maximum average luminance standards within Table 3.5 of AS/NZS 4282</p>	<ul style="list-style-type: none"> The evidence did not include a copy of either the AS/NZ 4282 standards or Table 3.5 and therefore it was not clear how the updated standard differed from the standards originally sought within NZTA’s submission. However a copy of standards were made available at the hearing. Following discussion at the hearing it was clarified that the new standards provided a higher level of granularity by identifying a range of different light environments ranging from low to high and reduced the maximum luminance standards accordingly. This differs from the previous standard sought by NZTA which simply identified ‘areas with street lighting’ or ‘areas without street lighting’. Following discussion, it was agreed (and is my recommendation) to incorporate the updated standards directly into the plan for clarity for plan users and to avoid any licensing constraints preventing access or difficulty in referencing external copyright documents. In doing so the table from the standards has been amended to incorporate the relevant standards for the Upper Hutt City environments. In discussion with NZTA, it was agreed to that the following table would achieve compliance with the standards to the NZTA’s satisfaction and the requirements of PPC45. It is recommended that the table below is inserted at 8A.3.4.13 (i): <table border="1" data-bbox="638 1249 829 2011"> <tr> <td>Maximum Candelas per Square Meter (cd/m²)</td> <td>Low Light Environment (rural / semi-rural environment)</td> <td>Medium Light Environment (Suburban / Urban Environment)</td> </tr> <tr> <td>150</td> <td></td> <td>300</td> </tr> </table> <p>Recommendation:</p> <ul style="list-style-type: none"> Accept in part the request by inserting the above (agreed) standard table within 8A.3.4.13 (i). The updated strikethrough and s32AA table reflect the supported change. 	Maximum Candelas per Square Meter (cd/m ²)	Low Light Environment (rural / semi-rural environment)	Medium Light Environment (Suburban / Urban Environment)	150		300
Maximum Candelas per Square Meter (cd/m ²)	Low Light Environment (rural / semi-rural environment)	Medium Light Environment (Suburban / Urban Environment)						
150		300						
<p>Digital Signage – Primary Submission 3.11 Para 48</p>	<p>Agree with the PO’s recommendation to reject NZTA primary submission 3.11 for reasons provided in S42A report.</p>	<p>Noted – no further comments.</p>						
<p>Digital Signage – Submission 2.13 Para 48</p>	<p>Agree with PO’s recommendation to reject submission 2.13 by Ms Tindale to Standards 8A.3.4.13-‘Traffic Safety as overly narrow the scope of Permitted Standard 8A.3.4.13 beyond its intent.</p>	<p>Noted – no further comments.</p>						
<p>Digital Signage – Submission Point 6.14 Para 50 – 51</p>	<p>Submission point 6.14 should be updated as follows:</p> <p>a) It is also advised to check the Upper Hutt City Council of Advertising Signs Bylaw pages 2018 to ensure all signs comply with Council’s specific requirements.</p>	<p>Agreed. However the correct reference is: “Control of Temporary Signs Bylaw 2018”.</p> <p>The updated strikethrough and s32AA table have been amended to reflect this supported change.</p>						

<p>Digital Signage – Submission Point 6.14 Para 52</p>	<p>Recommendation required for whether point 6.14 should be accepted or rejected. Consideration that Advice Note sought through the NZTA's submission point 6.14 should be included.</p>	<p>Following discussion at hearing session, I recommend that this is accepted and added to the advice notes. The updated strikethrough and s32AA table have been amended to reflect this supported change.</p>
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Section	Comment	Urban Edge Planning Response
<p>Introduction - General Comment</p>	<p>Proposed provisions do not clearly identify types of signs which are more or less likely to be favorably considered through the resource consent process.</p> <p>Resource consent applications for signs which do not relate to their site, also need to include an assessment of compliance with relevant policies. These items are largely procedural.</p> <ul style="list-style-type: none"> Advertisers and Council Officers could hold widely different views on "need for a sign and its effect on the visual amenities of the surrounding area...." Visual effects of signs on local character and amenity are open to considerable subjective judgement. <p>Consider the creation of a non-statutory design guide providing user-friendly advice on signs.</p> <ul style="list-style-type: none"> Policy direction regarding the type of signage which it appears most concerned about is relatively weak. Strength would be greatly improved by being more specific through District Plan provisions or non-statutory guidance on types of signs considered to maintain or harm the character and amenity values of surrounding area. 	<p>These matters are not supported for the following reasons:</p> <ul style="list-style-type: none"> Non-Statutory Design Guide: <ul style="list-style-type: none"> The request for the creation of a design guide for signs is a new submission point which is outside the scope of the primary submission. The level of further investment by UHCC for this would unlikely justify the cost, given signs have not been a significant issue in the past and noting the low number of resource consents and/or enforcement issues over the last 10 years. Any guide would be non-statutory and it is not clear that it would result in the 'certainty' as sought by the submitter. Policy Framework: The policy framework provides a consolidated direction to clarify the position of different types of signage relative to its location and underlying zoning. The wording of the policies (Appendix 1) also provide guidance, including through establishing a permitted baseline and incorporating guidance on how the provisions manage sign typology and context. Together these provide a signal on what signs are anticipated and what potential adverse effects need to be managed.
<p>Policy 8A.3.3.3 (c) (Para 1)</p>	<p>Should 'façade' to elevation be applied consistently across chapter?</p>	<p>Agreed.</p> <p>Four other provisions use the term "façade". These comprise: 8A.3.3.3 (e), 8A.3.4.9 (e), 8A.3.4.12 (i)(ii) and 8A.3.4.14 (b)(i) which are recommended to be amended to "elevation".</p>
<p>Policy 8A.3.3.3 (c) (Para 2)</p>	<p>Is policy to apply to front elevation of a building, all elevations, or all visible elevations from public vantage point?</p>	<p>All elevations unless otherwise specified.</p>
<p>Policy 8A.3.3.3 (d) (Para 1)</p>	<p>Policy provision in Council's officer report is considered satisfactory:</p> <ul style="list-style-type: none"> No harm in specifically referring to residential amenity Concerns by nearby residents more likely to relate to changes to visual appearance which is not same as residential amenity 	<p>Noted – no further comments.</p>
<p>8A.3.3.3 (e)</p>	<p>Policy contains inconsistent language: 'ensure' and 'provide for' are positive but 'limit' has a negative association. Better for (e) to be new policy?</p>	<p>Disagree – intent and context are clear and satisfies the s18A of the RMA.</p>
<p>8A.3.3.3 (e)</p>	<p>Preferable to provide stronger policy direction on the assessment of resource consents for signage on sites which they do not relate.....better to identify circumstances they are more likely to be favorably considered.</p>	<p>Disagree – resource consent and compliance records show this has not historically been an issue.</p>
<p>Policy 8A.3.3.4</p>	<p>Amended wording supported.</p>	<p>Noted – no further comments.</p>
<p>Rules 8A.3.4</p>	<ul style="list-style-type: none"> No objection to amended Activity Status Table. Advised subsection 7 be checked so as to not have any unintended consequences for Open Space. 	<p>Noted – no further comments.</p>
<p>Permitted Standard 8A.3.4.9 (a)</p>	<p>Concern with "visible in any one direction"</p>	<p>The evidence argues that the wording could result in multiple permitted signs if they were positioned facing different directions due to the "visible in any one direction" statement, despite the standard stating a</p>

	Two diagrams (1 & 2) are presented and questions asked on the direction of those signs and whether they are different. The evidence considers reasonable grounds to argue that two different sign types face different directions and thus are permitted.	“maximum of one sign per site”. That is not the intent or the plain and ordinary meaning. Nor would the examples referenced in the evidence provide for that argument. The context for the inclusion of “visible in any one direction” is related to the original wording of the similar operative provision within the District Plan and would likely have been added to address situations of double-sided freestanding signs (i.e. to address whether they were considered one or two signs...). However, for simplicity, the words “visible in any one direction” could be removed so that the standard simply stated “a maximum of one sign per site” and supported by the maximum total area standard.
Permitted Standard 8A.3.4.9 (a)	(N.B. SAME AS 8A.3.4.10 (a) & (d)) Use of comma after ‘per site’ followed by ‘visible in any one direction’ suggests numerical restriction only applies to signs in the same direction Possible to have more than one sign per residential site by putting a company name on each face of hexagonal prism arc or sphere? Would signs at different ground levels be considered to face the same direction or not?	n/a – based on above.
Permitted Standard 8A.3.4.9 (a) (pg 6 3rd para)	<ul style="list-style-type: none"> One sign within residential zones is unlikely to meet business needs (commercial and community use). Three signs not considered to be detrimental to character and appearance of residential areas. 	Not supported. This has been addressed within the s42A report (see paras 120 & 121 of the s42A report). The request conflicts with the policy framework of PPC45 and of the intent generally for the residential zone. Business activities within the residential zone are naturally constrained by the primary purpose of the residential zone – that of residential amenity and character. As such it is not appropriate to increase the permitted signage allowance because of the non-residential nature of the activity within the residential zone.
8A.3.4.9 (g)	Concern addressed regarding clarification of windows.	Noted.
8A.3.4.9 (h)	No response in section 42 to comment?	This is addressed within the s42A report and the recommended changes (strike through and s32AA table in Appendix 1 & 6 respectively). However, the evidence is somewhat unclear – the permitted maximum sign standards ((c)(iii)) within the Open Space Zone are exempt (by (h)) when not visible from the road or adjacent residential area. The relief sought by the submitter was not clear.
8A.3.4.9 (i) & (j)	Support to permitted standards.	Noted.
Permitted standard 8A.3.4.10 (a) & (d)	<ul style="list-style-type: none"> (N.B. SAME AS 8A.3.4.9 (a)) Use of comma after ‘per site’ followed by ‘visible in any one direction’ suggests numerical restriction only applies to signs in the same direction Support the response for free-standing signs and the direction of traffic signs in primary submission. 	n/a – based on above.
8A.3.4.10 (g)	Support	Noted.
8A.3.4.10 (h)	Appears to be repeat of subsection (g)	Agreed. This is typographical error – the subject standard “(h)” should have been added to 8A.3.4.11 (signs on buildings) to complement the same provision added to 8A.3.4.10 (freestanding signs). Appendix 6 to the s42A report correctly shows this. This does not create any issues as the current wording at 8A.3.4.11 (h)(iv) (where it should have been added) as it excludes illuminated signs with 10m of the residential zone – which is the same in intent. Recommendation: <ul style="list-style-type: none"> Accept the submission point by deleting the repeated provision (h) and amend the wording of the similar provision at 8A.3.4.11 (h) (iv) for consistency.

Permitted Standard 8A.3.4.11 (a) & (b)	Support	The recommended amendment is addressed within the strikethrough and updated s32AA table.
8A.3.4.11 (c)	<p>Concern for the substitution of ‘fagade’ with ‘elevation’ in this context</p> <ul style="list-style-type: none"> Business premise could have multiple signs covering majority of front elevation provided this was balanced out be less signage on less visible side or rear elevations so total proportion remained under 30%? Suggest rewording so limitation on proportion of signage allowed as permitted activity along most visible elevation, consistent with Policy 8A.3.3 (a)? 	<p>The other standards for signage control placement together with the total 30% to avoid dominance of signage. Provision does not provide for offsetting of elevations. It’s not considered the standard allows for that. However, if necessary, the wording could be amended for clarity as follows:</p> <p>“the total combined area of all signs <u>on any elevation</u> does not exceed 30% of the total area of <u>that the building elevation or structure</u>”</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Accept in part and amend the provision as above.
8A.3.4.11 (d) & (e)	Support	Noted.
8A.3.4.11 (h)	<ul style="list-style-type: none"> Exemption for electronic signage which changes slowly? (1/2x a day) Clarification whether provisions are intended to apply to other items (i.e. time & temperature displays)? 	<p>The use of digital signs is not limited to changing content but also luminance. Use of digital sign technology for the suggested exemptions by the submitter could generate similar effects an any other sign and therefore exemption would not be justified. It’s also noted the examples referred to by the submitter are not exclusively digital signs but also illuminated signs such as the LED illuminated open signs or neon ‘no vacancy’ signs. Such illuminated signs within the commercial areas would be permitted under the proposed plan change provisions.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Reject the relief sought by the submitter on this provision.
8A.3.4.11 (i)	No objection	Noted.
8A.3.4.12	No objection to sign dimensions	Noted.
8A.3.4.13 (c)	<p>No in-principle objection, however evidence suggests rewording for simplicity.</p> <ul style="list-style-type: none"> Suggestion speed limits are written out in full or could use same format as (f) 	<p>The use of “km/h” is commonly used and it is not considered there would be any confusion by plan users when reading the provisions. As such, I do not see a need to write out the abbreviation in full for such a common term. That said, there would be no unintended changes to the rule framework should the hearing panel determine this would improve clarity.</p>
8A.3.4.13 (g) & (h)	<p>No objection. In addition, it was also highlighted during the hearing that (g) appears to conflict with (i) in that digital signs are not permitted activities.</p>	<p>Noted the lack of objection.</p> <p>In terms of the conflict, the word “digital” is recommended to be removed. This was inserted as part of the reference in the matters of discretion for digital signs (regarding luminance). However, it is agreed this conflict with (g) and therefore “digital” should be deleted to avoid confusion. This does not result in any consequential issues with the rule framework.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Accept and delete the word “digital” from 8A.3.4.13 (i)
8A.3.4.13 (i)	<p>Same matters as above for 8A.3.4.8(e).</p> <p>Suggestion that abbreviation of heading is taken out and replaced with ‘Candela per square metre’?</p> <p>‘Visible from a road’ likely to lead to debate whether permitted standard applies to a particular sign or not. Would be clearer to either:</p>	<p>Agree with avoidance of abbreviated term for “Candela per square metre” as this is not a common abbreviation and therefore would improve clarity to plan users.</p> <p>Whether a sign is ‘visible from a road’ is a matter of fact and degree. It depends on the size or area of the sign and its relative proximity from the road and whether there is any intervening structures, vegetation, buildings or topography that screen its visibility. The purpose is managing illuminated signs to manage safety of the</p>

	<ul style="list-style-type: none"> Apply to illuminated signs <p>Specify a required minimum distance from road carriageway to be exempt</p>	<p>transport network and therefore setting an arbitrary distance as suggested may not be the best outcome. That is better determined based on the characteristics of the given site. Therefore, a plain and literal interpretation is considered the best approach. Where such a sign is determined visible then the standards at 8A.3.4.13(i) will apply. Noting that those standard are only applicable to a road safety standard – not to all situations and thus amending to “all illuminated signs” could result in confusion which the submitter has generally sought to avoid.</p> <p>Recommendation: Accept in part by removing the abbreviation of “cd/m²” and reject the request for a defined distance.</p>
8A.3.4.14	Modifications supported	Noted.
8A.3.4.15 (d)	No in-principle objection to (i) concern for phrasing: ‘resulting in distraction to road users’ has negative connotations? Should be more neutral and less wordy:	Not consequential – agree phrasing can be “neutralized”.
8A.3.4.15 (a) (i)	<p>Standard (a)(i):</p> <ul style="list-style-type: none"> Adverse illumination and glare effects can occur from other types of illuminated sign than from digital signs only. If purpose is to discourage use of illuminated digital signage adjacent to road carriageways should be explicitly identified. Possible solution could be any illuminated or digital signs not complying with performance standards 8A3.4.13(i) are a Discretionary or Non-Complying activity. 	<p>(a)(i) can add the word “illuminated” for clarity which is consistent with standard 8A.3.4.13(i) to which the Matter of Discretion refers. The permitted baseline and activity status provide for and manage illumination effects.</p> <p>The suggested change is not supported – illuminated signs are managed and commence at a permitted status while digital signs are not permitted and commence at a Restricted Discretionary status.</p>
8A.3.4.16 (e)	Supported.	Noted.

Section	Response of the Oil Companies Changes from the text of the Plan Change as it was when proposed are shown as additions underlined and deletions in strikethrough	Reporting Officer Recommendation
<p>Submission 3.5 - Definition of Sign</p>	<p>Accept the recommendation in the Section 42A Report and amend the definition of sign as follows: Sign: Means any device or facility, graphics or display that is visible from outside the site, for the purposes of: identification of, or provision of information about any building, activity, site; providing directions; or promoting goods, services or events. Signage may be part of, attached, or projected onto any building, site, or structure, or other object. Any sign may be illuminated and may contain moving content, including changing content and digital signage. <u>A building or structure that is painted in corporate colours does not, of itself, constitute signage.</u></p> <p>The recommendation in the Section 42A Report is consistent with the intent of the Oil Companies submission.</p>	<p>Noted – no further comments.</p>
<p>Submission 3.2 Objective 8A.3.2.1</p>	<p>Accept the recommendation in the Section 42A Report and retain objective 8A.3.2.1 albeit with two modifications as follows: ... (a) supports the needs of the community, <u>network utility operators and businesses, to identify and advertise businesses and activities; and</u> ... (b) maintains the local character and amenity values, <u>while ensuring and the safe and efficient functioning of the transport network</u></p> <p>The recommendation in the Section 42A Report is consistent with the intent of the Oil Companies submission.</p>	<p>Noted – no further comments.</p>
<p>Submission 3.2 Policy 8A.3.3.1</p>	<p>Accept the recommendation in the Section 42A Report and retain policy 8A.3.3.1 without modification, as follows: <i>Manage the number, size and design of signs in the Open Space Zones, Rural Zones, and Residential Zones to maintain the character and amenity values of these zones.</i></p> <p>The recommendation in the Section 42A Report is consistent with the intent of the Oil Companies submission.</p>	<p>Noted – no further comments.</p>
<p>Submission 3.6 Policy 8A.3.3.2</p>	<p>Accept the recommendation in the Section 42A Report and retain Policy 8A.3.3.2.</p> <p>The intent of the Oil Companies submission is partially met, and the Oil Companies accept the analysis in the Section 42A Report, that the “adjoining residential zone” will be given some context by the acceptance of other submissions which require restricted discretionary activity consent for signs within 10m of a residential zone boundary.</p>	<p>Noted – no further comments.</p>
<p>Submission 3.7 Policy 8A.3.3.3 (b)</p>	<p>Reject the recommendation in the Section 42A Report and amend Policy 8A.3.3.3(b) as sought in evidence and amend 8A.3.3.3 (b) as: ... (b) maintains the character and visual amenity values of the site and surrounding area, and does not result in additional visual clutter or dominate the skyline; and...</p>	<p>The evidence seeks the addition of the word “value” (see para 2.10) based on consistency with the wording of preceding policies. I support that request. The evidence also confirms support for the wording “maintains” in the subject policy for the same reasons of consistency. I concur on basis of the requested wording at paragraph 2.11 of the Thode evidence. The updated strikethrough and s32AA table reflect this supported amendment.</p>
<p>Further Submission</p>	<p>Accept the recommendation in the Section 42A Report and retain policy 8A.3.3.1 without modification.</p>	<p>The evidence accepts the recommendation of the s42A report.</p>

<p>Proposed Policy 8A.3.3.3</p>	<p>The reasons for the recommendation in the Section 42A Report are consistent with those of the Oil Companies in the further submission.</p>	<p>The evidence accepts the recommendation of the s42A report.</p>
<p>Submission 3.3 Rule 8A.3.4.1</p>	<p>Accept the recommendation in the Section 42A Report and:</p> <ol style="list-style-type: none"> 1. Retain Rule 8A.3.4.1 without modification as follows: Any health and safety sign = Permitted 2. Include a new definition of Health and Safety Sign as follows: <u>Health and Safety Sign: A sign affixed to a structure or building for the sole purpose of providing a health and safety warning or identifying hazardous substances that is required by legislation or the regulations made under those Acts. This includes but is not limited to the Health and Safety at Work Act 2015 and the Hazardous Substances and New Organisms Act 1996. A health and safety sign excludes any additional advertising or content not required by the relevant legislation (which would be assessed as a 'sign' and those provisions would apply) and is not directly illuminated, digital or contains changing content.</u> 3. Do not require health and safety signs to meet the permitted activity standards 8A.3.4.9 to 8A.3.4.13. 4. Delete exemption (b) under Table 8A.3.4 as a consequence of inserting the 'health and safety sign' definition and instead add the following exemption clause (into (b)): <u>o Signs identifying hazardous substances used at a hazardous facility. The permitted activity standards 8A.3.4.8 to 8A.3.4.13 do not apply to Health and Safety Signs under Rule 8A.3.4.1.</u> 5. Add the following to the definition for "signs". <u>This definition excludes 'Health and Safety' signs.</u> <p>The recommendations in the Section 42A Report are consistent with the intent of the Oil Companies submission</p>	<p>The evidence accepts the recommendation of the s42A report.</p>
<p>Further Submission Rule 8A.3.4.1</p>	<p>Accept the recommendation in the Section 42A Report, noting that the status of illuminated signs in Residential, Rural (and Open Space) zones remains restricted discretionary although a range of changes to the rules are recommended to:</p> <ul style="list-style-type: none"> • Clarify that illuminated signs in Residential, Rural (and Open Space) zones are restricted discretionary irrespective of whether they are internally or externally illuminated and the addition of the following matter of discretion: <u>Including any effects of illumination or glare, and</u> • Clarify that illuminated signs in the Business Commercial, Business Industrial and Special Activity zones that are within 10m of a residential zone boundary require restricted discretionary activity consent. <p>The recommendations in the Section 42A Report are consistent with the intent of the Oil Companies submission, insofar as:</p> <ul style="list-style-type: none"> • It is the illuminated sign itself that must be within 10m of the residential zone boundary – not the site upon which the sign is located; and • The existing matters of discretion for signs in Business Commercial, Business Industrial and Special Activity zones are adequate to address the intent of the addition. <p>However, the matter of discretion to be added to the Residential, Rural (and Open Space) is considered to be too broad and should be amended to read as follow: <u>Including any effects of illumination or glare on adjoining residential properties."</u></p>	<p>The evidence supports the recommendations within the s42A report.</p> <p>The only alteration sought is the addition of "...on adjoining residential properties" to the Matter of Discretion to clarify the intent of the assessment. However, the Matter of Discretion already places direct focus "residential" amenity and activities so that the addition generally offers little in the way of improving clarity and is arguably unnecessary. The amended matter would read as;</p> <p><i>"Whether the sign would impact on residential amenity due to its location and design or proximity to residential activities including any effects of illumination or glare on adjoining residential properties."</i></p> <p>For additional clarity the alteration is accepted.</p> <p>The updated strikethrough and s32AA table reflect this supported amendment.</p>
<p>Submission 3.3. Rule 8A.3.4.14</p>	<p>Accept the recommendation in the Section 42A Report, noting that the status of illuminated signs in Residential, Rural (and Open Space) zones remains restricted discretionary although a range of changes to the rules are recommended to:</p> <ul style="list-style-type: none"> • Clarify that illuminated signs in Residential, Rural (and Open Space) zones are restricted discretionary irrespective of whether they are internally or externally illuminated and the addition of the following matter of discretion: <u>Including any effects of illumination or glare, and</u> • Clarify that illuminated signs in the Business Commercial, Business Industrial and Special Activity zones that are within 10m of a residential zone boundary require restricted discretionary activity consent. <p>The recommendations in the Section 42A Report are consistent with the intent of the Oil Companies submission, insofar as:</p> <ul style="list-style-type: none"> • It is the illuminated sign itself that must be within 10m of the residential zone boundary – not the site upon which the sign is located; and • The existing matters of discretion for signs in Business Commercial, Business Industrial and Special Activity zones are adequate to address the intent of the addition. <p>However, the matter of discretion to be added to the Residential, Rural (and Open Space) is considered to be too broad and should be amended to read as follow: <u>Including any effects of illumination or glare on adjoining residential properties."</u></p> <p>This is more specifically targeted to address the intent of the change in the rule (illumination within 10m of an adjoining residential zone). The inclusion of a broader matter of discretion is opposed because it infers a much wider retention of discretion than can be attributed to the change proposed.</p>	<p>The evidence supports the recommendations within the s42A report.</p> <p>The only alteration sought is the addition of "...on adjoining residential properties" to the Matter of Discretion to clarify the intent of the assessment. However, the Matter of Discretion already places direct focus "residential" amenity and activities so that the addition generally offers little in the way of improving clarity and is arguably unnecessary. The amended matter would read as;</p> <p><i>"Whether the sign would impact on residential amenity due to its location and design or proximity to residential activities including any effects of illumination or glare on adjoining residential properties."</i></p> <p>For additional clarity the alteration is accepted.</p> <p>The updated strikethrough and s32AA table reflect this supported amendment.</p>

<p>Rule 8A.3.4.5</p>	<p>Supports the retention of Rule 8A.3.4.5 without modification, as follows: <i>Any sign (other than a temporary sign) which does not comply with one or more of the permitted standards at 8A.3.4.9 – 8A.3.4.13</i> Making such a recommendation would be consistent with the intent of the Oil Companies submission.</p>	<p>Noted – this is confirmed and consistent with the strikethrough version attached as Appendix 1 to the s42 Report.</p>
<p>Further Submission</p>	<p>Accept the recommendation in part in the Section 42A Report to make any digital sign or sign with moving or changing content a restricted discretionary activity and amendments to the following matters for discretion:</p> <p>(i) <u>The illumination effect from digital signs or flare resulting in distraction to road users</u> (ii) <u>The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and</u> (iii) <u>The potential for obstruction to sightlines to intersections, corners, bends in roads and vehicle and pedestrian entrances.</u></p> <p>However, while the proposed recommendation (para 107) that only the ‘digital’ elements of the sign will be assessed for purposes of Rule 8A.3.4.6 should be accepted, the ‘implementation’ recommendation to add an advice note below table 8A.3.4.1 “For the purposes of Rule 8A.3.4.6, only the digital components of the sign will be subject to the rule.” <u>does not give effect to the intent of the Oil Companies submission and should be rejected.</u></p> <p>A number of consequential (“tidy up”) changes are also required.</p> <ul style="list-style-type: none"> • 8A.3.4.8 Temporary signs – all zones (a) ... (d) Is not a digital sign or incorporates movement or changing content • 8A.3.4.11 Signs on buildings and other structures in Business Commercial Zones, Business Industrial and Special Activity Zones ... <ul style="list-style-type: none"> (h) Signs must; (i) not have changing content; (ii) not be in a digital format; • 8A.3.4.13 Traffic safety - All signs ... <ul style="list-style-type: none"> (g) Is not a digital sign or incorporates movement or changing content visible from a state highway or road (h) No sign will include any flashing and/or reversing lights (i) All illuminated and digital signs visible from a road must be designed, installed and maintained to ensure they do not exceed the following luminance standards; 	<p>The evidence accepts and supports the s42A report recommendation in relation to:</p> <ul style="list-style-type: none"> • setting the activity status for 8A.3.4.6 as Restricted Discretionary Activity; and, • the amendments to the matters of discretion (8A.3.4.15(a)-(i)). <p>[Noting the evidence omits the recommended amendment adding a note to (i) providing reference to the illumination standards at 8A.3.4.13(i)].</p> <p>The evidence also accepts the s42A report recommendation of inserting an advice note stating that only the “digital” elements of the sign will be assessed.</p> <p>However, the evidence rejects the proposed advice note (for clarity) in favour of amending the rule to state “any part of a sign”. This can be accepted.</p> <p>The evidence then seeks further amendments on the basis they represent “consequential tidy ups”. These essentially seek deletion of the permitted standards which expressly exclude digital signs from the relevant permitted activity status.</p> <p>I do not recommend accepting the deletions. These provide clarity and certainty to the rule framework for both plan users and administrators and support the status of Rule 8A.3.4.6. The request also directly conflicts the submitter’s own reasoning as relied on for requesting other amendments (identified within this table) on the grounds of clarity.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Accept the requested amendment that deletes the advice note in favour of amending the rule. • Accept and amend the Rule 8A.3.4.6 to state “any part of a sign” for clarity and due to the removal of the advice note (above). • Reject the consequential “tidy up” deletions to 8A.3.4.8, 8A.3.4.11 and 8A.3.4.13. <p>The updated strikethrough and s32A table reflect the supported amendments.</p>
<p>Submission 3.3</p> <p>Rule 8A.3.4.7</p>	<p>Accept the recommendation in the Section 42A Report to retain discretionary activity rule 8A.3.4.7 as follows: <i>Any sign (other than a temporary sign) which is not situated on a site to which the sign relates</i></p>	<p>Recommend rejection of this point for similar reasons as above.</p>

	<p>Making such a recommendation would be consistent with the intent of the Oil Companies submission.</p> <p>However, as a result of another submission, the s42A Report recommends amending Rule 8A.3.4.11(h) Signs on buildings and other structures in Business Commercial Zones, Business Industrial and Special Activity Zones to require that these must <i>(iii) be situated on the site to which the sign relates</i>. It is not necessary to include that standard as proposed. The standard is a standard relating to signs, other than temporary signs, and which are permitted activities, however as any such sign is automatically discretionary (Rule 8A.3.4.7), this new proposed new standard is not required and should not be included.</p>	
<p>Submission 3.9</p>	<p>The recommendation in the Section 42A Report should be acknowledged. The analysis in the Section 42A Report inappropriately considers the impact of extending the area of all free-standing signs and fails to acknowledge that the scope of the submission is limited to service station signs. The Oil Companies consider it appropriate to extend the permitted area to sanction prime signs at service station sites – noting a prime sign is a standard feature of those sites, that they are integral to and consistent with the development on site and that they are important to ensuring the safe and efficient movement of traffic.</p> <p>The Oil Companies accept, however, that restricted discretionary activity status might be appropriate where a service station is adjacent to residentially zoned land, and that in the Upper Hutt context, this is more often than not likely to be the case. Accordingly, accept the recommendation in the Section 42A Report.</p> <p>The intent of the Oil Companies submission is not met, but the Oil Companies accept the recommendation in the Section 42A Report.</p>	<p>The evidence accepts the recommendation of the s42A report.</p>
<p>Further Submission Rule 8A.3.4.10</p>	<p>Accept the recommendation in the Section 42A Report and retain separate performance standards for Rules 8A.3.4.10 and 8A.3.4.12.</p> <p>Making such a recommendation would be consistent with the intent of the Oil Companies submission.</p>	<p>The evidence accepts the recommendation of the s42A report.</p>
<p>Submission 3.10</p>	<p>Accept the recommendation in the Section 42A Report and amend Rule 8A.3.4.12 as follows:</p> <p>Signs for direction of traffic on a site in Business Commercial Zones, Business Industrial Zones and Special Activity Zones</p> <p><i>(a) The maximum vertical dimension of the sign shall not exceed 1.2m.</i></p> <p><i>(b) The maximum area of the sign, visible in any one direction, shall not exceed 0.5 1m².</i></p> <p>Making such a recommendation would be consistent with the intent of the Oil Companies submission.</p>	<p>The evidence accepts the recommendation of the s42A report.</p>
<p>Further Submission Rule 8A.3.4.13(c)</p>	<p>Reject the recommendation in the Section 42A Report and amend Rule 8A.3.4.13(c) as sought in evidence.</p> <p>(a) No sign shall be located so that it obstructs or obscures any traffic sign or signal, or any official road sign, whether they are for regulatory, warning or advisory purposes</p> <p>...</p> <p>(c) No sign may restrict the line of sight to any intersection, bend or corner on a road, and</p> <p>(d) Within road environments with a posted speed environment of <math>40\text{km/h}</math> no signs shall be located 100m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic</p>	<p>The evidence raises concern with a lack of definition on what a “road environment” comprises and, consequently, that the standards (i) and (ii) under 8A.3.4.13 (c) result in uncertainty for plan users.</p> <p>The standards comprising (i) and (ii) were sought by the NZTA primary submission (6-13, UHCC Summary of Submissions). The Oil Companies did not reference this provision in their primary submission but did make a further submission on the NZTAs request for the insertion of (i) and (ii). The further submission by the Oil Companies supported ‘in part’ the inclusion and stated their position may be neutral if “road reserve” was used rather than ‘road environment’ and the need was established. The evidence and further submission both consider the provision is unnecessary duplication of the preceding standard “(a)” which generally states no sign shall be located so that it obstructs traffic signs. However, the purpose of (a) is different to (c) which instead</p>

	<p>signal and/or pedestrian crossing</p> <p>(4) Within road environments with posted speed environment of >70km/h no signs shall be located 200m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal and/or pedestrian crossing</p>	<p>addresses the line of sight to any “intersection, bend or corner”. That is, the two provisions are separate because they address different issues – one being the motorist’s line of sight to intersections and corners while the other addresses signs that could obscure official traffic signs.</p> <p>Therefore, I disagree with the evidence and its reasoning on the basis it appears the Oil Companies submission and evidence has misread the two provisions. As such, I support the retention of (i) and (ii) on the basis these provisions provide clarity and certainty by expressly stating the distance with respect to the relative speed zone.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Reject the deletion of (i) and (ii) as sought within the evidence.
<p>Rule 8A.3.4.13(f)</p>	<p>Reject the recommendation in the Section 42A Report and amend Rule 8A.3.4.13(f) as sought in evidence.</p> <p>iii. be located so as to not unsafely obstruct or hinder the provide an unrestricted view to the motorist for a minimum distance of 180 metres</p>	<p>The evidence raises concern that there could be an unintended consequence of the permitted activity standard through any sign that restricts the view of a motorist <u>in any direction</u> so that the permitted standard could not be met, regardless of whether that view was of the road or not.</p> <p>The rule is an existing operative provision within the current District Plan zone chapters (e.g. Rule 18.24) that has been retained as part of this plan change [see the attached correlation table for reference].</p> <p>The evidence has clarified the concern and suggests an amendment. I recommend the wording suggested within the primary submission as more preferable to address this matter. Therefore my recommendation is that the wording for Rule 8A.3.4.13(f)(ii) is updated to reflect the primary submission as set out below:</p> <p><i>(iii) Be located so as to provide an unrestricted view <u>of the road</u> to the motorists for a minimum distance of 180 metres.</i></p> <p>The updated strikethrough and s32AA table reflect the supported amendment.</p>
<p>Submission 3.4</p> <p>Rule 8A.3.4.14(e)</p>	<p>Accept the recommendation in the Section 42A Report by amending Rule 8A.3.4.14 as follows:</p> <p><u>(b) Effect of the sign on the appearance of the building to which it is attached due to:</u></p> <p>(i) The proportion of the sign to the building facade; and</p> <p>(ii) The location of and design of the sign, including the colour, display, materials, and how the sign relates to any architectural features on the building; and</p> <p>(iii) The number of signs on the building.</p> <p>...</p> <p><u>(e) Whether there are any special circumstances or functional need for proposed signage including operational, directional or safety reasons:</u></p> <p><u>(f) Whether vegetation or landscaping would mitigate the visual impact of the sign.</u></p> <p>Making such a recommendation would be consistent with the intent of the Oil Companies submission.</p>	<p>Noted.</p>

8A GENERAL RULES

8A.1 Background

This chapter intends to capture those activities which are common throughout the Upper Hutt District. Activities covered therein may not necessarily relate to specific zones, but rather are seen as common throughout all zones. Placement within this single chapter is therefore designed to assist Plan users in their assessment of these common activities.

As the Rolling Review of the District Plan progresses, it is envisioned that this chapter will be populated with additional sub-sections upon the completion of related Plan Changes.

8A.2 TEMPORARY EVENTS

8A.2.1 Objective

8A.2.1.1 *Enable temporary events which manage adverse effects on amenity, the roading network, and the community through:*

- (a) Maintaining an appropriate level of residential amenity;*
- (b) Ensuring the safety and efficiency of the roading network;*
- (c) Recognising the detrimental effects of high noise levels;*
- and*
- (d) Recognising the positive contribution events have on social, cultural, artistic, and economic activity in the community.*

8A.2.2 Policies

8A.2.2.1 *Support temporary events which contribute to the community and reasonably maintain expected amenity values of the local residential environment.*

8A.2.2.2 *Manage the adverse effect light spill from temporary events can have on residential amenity values and traffic safety.*

8A.2.2.3 *Limit temporary events with high noise levels to maintain residential amenity values.*

8A.2.2.4 *Provide for temporary events which safely manage traffic effects, reflective of event scale and the dependent roading network.*

8A.2.2.5 *Provide for temporary events where:*
(a) social interactions are facilitated, or;
(b) cultural and artistic expression is promoted, or;
(c) economic activity is stimulated in the Upper Hutt district.

8A.2.3 Temporary Event Rules

Temporary Events Activity Table		
Rule	Activity	Activity Status
8A.2.3.1	Temporary events which comply with all Permitted Standards.	P
8A.2.3.2	Event overnighing of event attendees which complies with the standards in Rule 8A.2.3.13.	C
8A.2.3.3	Any temporary event which does not comply with Permitted and Controlled Standards in Rules 8A.2.3.7 to 8A.2.3.13.	RD
8A.2.3.4	Any temporary event which does not comply with one or more of the Event Duration standards in Rule 8A.2.3.15.	D
8A.2.3.5	Any event overnighing by attendees or event staff which does not comply with one or more of the standards in Rule 8A.2.3.18.	D
8A.2.3.6	Any noise from any temporary event which exceeds standards in Rule 8A.2.3.21	NC

Standards for Permitted Activities

8A.2.3.7 Hours of Operation

All temporary events shall only be operated between the following times:

- (a) Sporting events:
 - (i) Sunday to Thursday (inclusive): 7am to 10pm
 - (ii) Friday to Saturday: 7am to 11pm
- (b) All other events:
 - (i) Monday to Thursday: 9am to 10pm
 - (ii) Friday to Saturday: 9am to 11pm

Exemptions:

- (c) On December 31st of any calendar year the finish time may be extended to 1am the following day.
- (d) Event Overnighting which is permitted under rule 8A.2.3.12.
- (e) Any temporary event located in a community facility building.

Advice Note:

- Community facilities are defined in Chapter 2. The rule therefore includes such places as libraries, halls, art galleries, schools etc.

8A.2.3.8

Event Duration

The duration of a temporary event shall not exceed 6 consecutive days, and the site shall not be occupied for a consecutive 10 day period, when including set-up and pack-up time.

Exemptions:

- (a) Event Overnighting shall not be considered under this rule; and
- (b) Any temporary event located at a community facility building.

Advice Note:

- Community facilities are defined in Chapter 2. The rule therefore includes such places as libraries, halls, art galleries, schools etc.

8A.2.3.9

Outdoor Amplified Noise

Any outdoor amplified sound from a temporary event (including sound testing) which exceeds 65 dB L_{Aeq} (5 mins) shall:

- (a) Be emitted for a maximum of 6 hours per day between the following hours:
 - (i) Sunday to Thursday (inclusive): 9am to 10pm
 - (ii) Friday and Saturday: 10am to 11pm; and
- (b) Be emitted for a consecutive period of no more than 3 days per event site, and
- (c) Be emitted for no more than a total of 3 days over any 17 day period, from a single site.

When measured:

- i. At any point within the boundary of any site (other than the source site/s) within a Residential zone; and
- ii. At any point within the notional boundary of any dwelling on a site (other than the source sites/s) within a Rural zone; and
- iii. At any point within the boundary of any site (other than the source sites/s) occupied by a hotel, motel, motor camp, early childhood centre, school or education facility, health care facility or aged care facility within any zone.

Exemptions:

- (d) On December 31st of any calendar year the finish time may be extended to 1am the following day; and
- (e) All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules pertaining to the Speedway Area in Chapter 21.

8A.2.3.10

Non-amplified Noise

- (a) Any noise resulting from a temporary event (other than amplified sound) must not exceed:
 - (i) 70db L_{Aeq} (15 min)
 - (ii) 85 db L_{Amax}

When measured:

- (1) At any point within the boundary of any site (other than the source site/s) within a Residential zone; and
 - (2) At any point within the notional boundary of any dwelling on a site (other than the source site/s) within a Rural zone; and
 - (3) At any point within the boundary of any site (other than the source site/s) occupied by a hotel, motel, motor camp, early childhood centre, school or education facility, health care facility or aged care facility within any zone.
- (b) Any such noise shall also be pursuant to the general hours of operation standards 8A.2.3.7.
 - (i) Any noise outside these permitted hours of operation associated with the set-up and pack-up times shall comply with the relevant noise standards in Chapter 32.

Exemptions:

- (c) Noise produced by crowds;
- (d) All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules for the Speedway Area outlined in Chapter 21; and
- (e) Organised fireworks displays undertaken at Trentham Memorial Park shall be subject to the specific provisions in Rule 21.14A.

8A.2.3.11

Light Spill

All artificial light sources from temporary events shall be directed away from residential dwellings and any road with a posted speed limit of greater than 70km/h.

8A.2.3.12 Overnighting of Event Staff

The overnighting of up to 20 event staff, provided that:

- (a) Overnighting facilities are located at least 50m from the formation of any legal road and dwelling;
- (b) Any supporting ablution facilities are located at least 30m from the formation of any legal road, or dwelling;
- (c) When located at Riverbank Park (Lot 1 DP 33753), and Karapoti Park (SEC 896 Hutt District Recreation Reserve 365):
 - i. Overnighting facilities and any supporting ablution facilities are located at least 15m from the formation of any legal road, and at least 30m from any residential dwelling;
- (d) When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336):
 - i. Overnighting facilities or supporting ablution facilities are to be located at least 5m from the formation of legal road (except Criterion Lane), from any adjoining site.
- (e) Ablution facilities are provided to cater for all anticipated attendees.

Exemptions:

- (f) Permanent ablution facilities already available on-site are not subject to setback provisions.

Advice Notes:

- Any overnighting or ablution structures may be subject to the definition of 'Building' under Chapter 2 and the corresponding water body setback under Rule 29.1.
- Event overnighting is subject to the corresponding definition under Chapter 2 and General Noise Provisions under Chapter 32.

Controlled Activities**8A.2.3.13 Overnighting of Event Attendees**

The overnighting of 30 event attendees or less is a Controlled Activity, provided that:

- (a) overnighting facilities are located at least 50m from the formation of any legal road and dwelling;
- (b) any supporting ablution facilities are located at least 30m from the formation of any legal road, or dwelling;
- (c) The site has not been occupied for this purpose more than 3 times within the last 12 months of receiving the application;
- (d) When located at Riverbank Park (Lot 1 DP 33753), and Karapoti Park (SEC 896 Hutt District Recreation Reserve 365):

- i. Overnighting facilities and any supporting ablution facilities are located at least 15m from the formation of any legal road, and at least 30m from any residential dwelling.
- (e) When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336):
 - i. Overnighting facilities or supporting ablution facilities are to be located at least 5m from the formation of legal road (except Criterion Lane), from any adjoining site.
- (f) Ablution facilities are provided to cater for all anticipated attendees.

The matters Council seek to control are as follows:

- (g) The hours of operation;
- (h) Site access;
- (i) The area of occupation;
- (j) Location and number of ablution facilities;
- (k) Noise effects;
- (l) The appointment of a designated site manager and be provided their contact details.

Exemptions:

- (m) Permanent ablution facilities already available on-site are not subject to setback provisions;
- (n) Temporary Events located in Kaitoke Regional Park; and
- (o) When attendees overnight at established camping grounds.

Advice Notes:

- Any overnighting or ablution structures may be subject to the definition of 'Building' under Chapter 2 and the corresponding water body setback under Rule 29.1.
- Event overnighting is subject to the corresponding definition under Chapter 2 and General Noise Provisions under Chapter 32.

Restricted Discretionary Activities

8A.2.3.14

Temporary events which do not comply with Permitted hours of operation standards

Council shall restrict its discretion to the following matters:

- (a) The nature of the event and hours of operation;
- (b) The anticipated level of disruption to residents, considering:
 - i. The density, proximity, and nature of housing surrounding the site; and
 - ii. Any existing or proposed buffer between the event and residential occupation likely to mitigate adverse effects; and

- (c) Adverse effects the event may have on parking, and the safety and efficiency of the roading network; and
- (d) The reoccurrence of the event.

8A.2.3.15 Temporary events which do not comply with permitted event duration standards

Subject to meeting the following standards:

- (a) Any event will not be conducted for a consecutive period of over 15 days, and shall not occupy a site for a consecutive period of over 19 days, when including set-up and pack-up times; and
- (b) Any single event shall not exceed 6 consecutive days or a 10 day period on a site, when including set-up and pack-up times, more than 3 times over a 12 month period.

Council shall restrict its discretion to the following matters:

- (c) The nature of the temporary event and hours of operation;
- (d) Cumulative effects associated with occupation of the site;
- (e) Sensitivity of the site to occupation in terms of:
 - i. The density, proximity, and nature of housing surrounding the site;
 - ii. Any existing or proposed buffer between the temporary event and residential occupation likely to mitigate adverse effects;
 - iii. Impacts on the local natural and physical environment; and
- (f) Adverse effects the temporary event may have on parking, and the safety and efficiency of the roading network.

8A.2.3.16 Noise from a temporary event which does not comply with permitted noise standards and is not a Non-Complying Activity

Council shall restrict its discretion to the following matters:

- (a) The nature of the temporary event and operating hours;
- (b) The level and nature of noise emitted as part of the temporary event;
- (c) The anticipated level of disruption to residence, considering:
 - a. The density, proximity, and nature of housing surrounding the site; and
 - b. Any existing or proposed buffer between the temporary event and residential occupation likely to mitigate adverse effects; and
- (d) The reoccurrence of the temporary event.

8A.2.3.17 Any artificial light source from temporary events directed towards residential dwellings and/or any road with a posted speed limit of greater than 70km/h.

Council shall restrict its discretion to the following matters:

- (a) The nature, type, duration and, location of the light source and its consequential adverse effects on residential amenity; and
- (b) Adverse effects on traffic safety.

8A.2.3.18 Any overnighting of attendees or event staff as part of a temporary event which does not comply with one or more of the Permitted or Controlled standards.

Subject to meeting the following standards:

Any overnighting shall be limited to only:

- (a) 100 people, comprised of a mix of attendees and event staff; and
- (b) Overnighting at a single site for a consecutive period of no more than 3 nights.

Council shall restrict its discretion to the following matters:

- (c) The anticipated level of disruption to residence, considering:
 - i. The density, proximity, and nature of housing surrounding the site; and
 - ii. Any existing or proposed buffer between the temporary event and residential occupation likely to mitigate adverse effects.
- (d) Adverse effects the temporary event may have on parking, and the safety and efficiency of the roading network;
- (e) The reoccurrence of the temporary event;
- (f) Adverse effects on visual amenity, including:
 - i. Site dominance;
 - ii. Public visibility; and
 - iii. Maintenance of the site as its intended, permanent, use.
- (g) The availability of ablution facilities

Discretionary Activities

8A.2.3.19 Any temporary event which does not comply with one or more of the Restricted Discretionary Standards for event duration in Rule 8A.2.3.15.

8A.2.3.20 Any event overnighting by attendees or event staff which does not comply with one or more of the standards in Rule 8A.2.3.18.

Non-complying Activities

8A.2.3.21

Any noise from any temporary event which exceeds 80 dB L_{Aeq} (5 mins) or 85dB L_{Amax} .

When measured:

- i. At any point within the boundary of any site (other than the source site/s) within a Residential zone; and
- ii. At any point within the notional boundary of any dwelling on a site (other than the source sites/s) within a Rural zone; and
- iii. At any point within the boundary of any site (other than the source sites/s) occupied by a hotel, motel, motor camp, early childhood centre, school or education facility, health care facility or aged care facility within any zone.

Exemptions:

- (a) Noise produced by crowds;
- (b) All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules pertaining to the Speedway Area in Chapter 21; and
- (c) Organised fireworks displays undertaken at Trentham Memorial Park shall be subject to the specific provisions in Rule 21.14A.

8A.3

SIGNS

8A.3.1

Introduction to Signs

This chapter recognises the role of signs in communicating information for businesses and the community. It provides a framework to manage the effects of signs in the different zones across the district, while recognising the purpose, character and amenity of these zones, and transport safety matters.

Outside of the District Plan, there is other legislation and regulations that manage signs, for example New Zealand Transport Agency regulations and Council by-laws.

For signs located in road corridors, approvals may be needed from the Road Controlling Authority (including the Council), or the New Zealand Transport Agency for signs on or over the State Highway. These approvals may need to be sought regardless of whether the sign complies with the provisions of the District Plan.

8A.3.2

Objective

8A.3.2.1 Signage in the district:

- (a) supports the needs of the community, network utility operators and businesses to identify and advertise businesses and activities; and
- (b) maintains the local character and amenity values, while ensuring and the safe and efficient functioning of the transport network.

8A.3.3 Policies

8A.3.3.1 Manage the number, size and design of signs in the Open Space Zones, Rural Zones, and Residential Zones to maintain the character and amenity values of these zones.

8A.3.3.2 Provide for a range of signs in the Business Zones, and Special Activity Zones that support business identification and advertising, while:

- (a) maintaining the character and amenity values of these zones; and
- (b) ensuring that the character and amenity values of adjoining residential zones are not adversely affected by signs in these locations; and
- (c) allowing the consolidation of signs to convey information about multiple businesses or tenancies.

8A.3.3.3 Ensure that the location and design of signs is provided for in a way that:

- (a) is compatible with the site, or building on which it is placed, and is of a scale that is appropriate for what the sign is identifying or advertising; and
- (b) maintains the character and visual amenity values of the site and surrounding area, and does not result in additional visual clutter or dominate the skyline; and
- (c) integrates with the facade elevation of the building to which it is attached including verandas, roofline and architectural features; and
- (d) manages any moving, digital or changing signage, and illuminated signage to protect residential amenity and to not comprise the safety of road-transport network users; and
- (e) limits signs which are not situated on the site to which they relate and when considering proposals for such signs have regard to the following:
 - (i) The need for the sign to be located away from the site, including any constraints relating to the location of the businesses, which creates a need for off-site signage, and
 - (ii) The capacity for the site and surrounding environment to accommodate the sign, and for character and amenity values to be maintained; and
 - (iii) Any adverse effects on transport safety and/or efficiency, or

transport benefits in providing for the sign to be located away from the site.

8A.3.3.4

- (a) Enable temporary signs which meet a limited set of standards as a permitted activity; and
- (b) Provide for the consideration of temporary signs of longer than two months a larger duration or above 3m² in size where amenity values are maintained and the safety of road users is not compromised.

8A.3.3.5 Ensure that signs located within, or visible from, the road corridor do not interfere with the safe and efficient use of all roads (including State Highways), pedestrian footpaths, and cycleways.

8A.3.4 Rules

Activity Status Table

Rule	Activity	Activity Status
8A.3.4.1	Any health and safety sign.	P
8A.3.4.2	Any temporary sign which complies with permitted standards in 8A.3.4.8.	P
8A.3.4.3	Any sign (other than a temporary sign) which complies with permitted standards 8A.3.4.9 – 8A.3.4.13.	P
8A.3.4.4	Any temporary sign which does not comply with permitted standard in 8A.3.4.8.	RD
8A.3.4.5	Any sign (other than a temporary sign) which does not comply with one or more of the permitted standards at 8A.3.4.9 – 8A.3.4.13.	RD
8A.3.4.6	Any part of the sign (other than a including temporary signs) which incorporates movement or changing content, and and digital signage.	RD
8A.3.4.7	Any sign (other than a temporary sign) which is not situated on a site to which the sign relates.	D

Exemptions:

The following exemptions apply:

- (a) Signs that are expressly permitted under the Council’s bylaw for signs.
- (b) ~~Signs indicating hazardous substances used at a hazardous facility. The permitted activity standards 8A.3.4.8 to 8A.3.4.13 do not apply to Health and Safety Signs under Rule 8A.3.4.1.~~
- (c) Any official regulatory or ~~traffic transport network~~ sign.
- (ed) Signs located on the interior of a building unless the sign is for external display from the interior surface of any window or door.

Advice Notes:

- Activities listed in the activity status table are identified as permitted (P), restricted discretionary (RD) or discretionary (D) activities. For those activities listed as RD, discretion is restricted to the identified matters of discretion listed in the standards.
- The rules apply in all zones unless otherwise stated. Activities are also subject to rules in the relevant chapter.
- The rules that relate to signs, other than temporary signs, in the heritage covenant area in the Gateway Precinct of the Wallaceville Structure Plan Area are contained in Chapter 20 - Business Zone Rules.
- For signs proposed in the road reserve, the adjoining Zone rules apply.
- The Figure at Appendix 1 shows location and size requirements for signs in the Business Zones. The diagram supports the rules but where there is a conflict in the wording of the rules and the diagram, the rules prevail.
- Where a sign is located within the state highway corridor, the express permission is required from the New Zealand Transport Agency as the road controlling authority.
- Refer to the National Environmental Standards for Electricity Transmission Activities Regulations 2009 for standards for signs on support structures of existing transmissions lines.
- ~~For the purposes of Rule 8A.3.4.6, only the digital components of the sign will be subject to the rule.~~
- ~~Proposals for signs under Rule 8A.3.4.7 must include an assessment against the relevant policies including, but not limited to, the criteria of Policy 8A.3.3.3 (e).~~

Standards for Permitted Activities

8A.3.4.8 Temporary signs – all zones

- (a) The maximum area of any one temporary sign shall not exceed 3m².
- (b) In residential zones, the maximum total area of all temporary signs on a site shall not exceed 4.5m².
- (c) The maximum duration for any temporary sign shall not exceed 2 months.
- (d) ~~Is not a digital sign or incorporates movement or changing content~~

(e) The sign complies with the luminance standards at 8A.3.4.13 (i) where visible from the road network.

Advice notes:

- There are no duration standards for signs advertising real estate.
- Refer to Council bylaws for any specific requirements for temporary signs, including for signs advertising real estate.

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.15 - Transport Safety – All signs
- 8A.3.4.16 - Temporary Signs.

8A.3.4.9 Signs in Residential Zones, Rural Zones, and Open Space Zones

(a) In Residential Zones and Rural Zones, a maximum of one sign per site, visible in any one direction.

(b) In Open Space Zones there shall be no more than one free-standing sign per 100m of road frontage.

(c) The maximum area of any sign visible in any one direction shall not exceed:

i. 1.5m² in Residential Zones;

ii. 3.0 m² in Rural Zones;

iii. In Open Space Zones:

1. 4.5m² for free-standing signs,

2. 3m² for any sign attached to a building;

3. 0.5m² for signs used for marking tracks; and

4. 2m² for signs providing interpretation or identification.

(d) The maximum height of any part of a free-standing sign above ground level shall not exceed 3 metres.

(e) No sign shall extend beyond the facade elevation of the building to which it is attached, or extend above the roofline of the building.

(f) The maximum width of any free-standing sign shall not exceed 2 metres.

(g) In Residential Zones, signs on buildings must not cover any windows.

(h) In Open Space Zones, signs not directly visible from any public road or the boundary of any residential zone are not limited in size and number.

(i) No illumination (internal or external) of signs in the Residential and Rural zones.

(j) No illumination (internal or external) of signs in the Open Space zone.

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.14 - All signs other than temporary signs
- 8A.3.4.15 - Transport Safety – All signs

8A.3.4.10 Free-Standing Signs in Business Commercial Zones, Business Industrial Zones, and Special Activity Zones

- (a) The number of free-standing signs on a site visible in any one direction shall not exceed:
- (i) One sign per site on sites with road frontages less than 50m; or
 - (ii) Two signs per site where the road frontage exceeds 50m.
- (b) The maximum height of any part of a free-standing sign above ground level shall not exceed:
- (i) 8m in Business Commercial Zones.
 - (ii) 9m in Business Industrial and Special Activity Zones.
- (c) The maximum width of any free-standing sign shall not exceed 2m.
- (d) The maximum area of any free-standing sign, visible in any one direction shall not exceed 7.5m².
- (e) In Business Industrial Zones, free-standing signs greater than 4 metres in height on any site must be located a minimum distance of 15m from any other free-standing sign that is greater than 4m in height on an adjoining site; and
- (f) Signs on land identified in the Business Zone in Appendix Business 2 of Chapter 20 one free-standing sign per site visible in any one direction with a maximum area of 7.5m².
- (g) No illumination (internal or external) of signs in the Business Commercial and Business Industrial zones within 10m of a residential zone boundary.

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.14 - All signs other than temporary signs.
- 8A.3.4.15 - Transport Safety – All signs.

8A.3.4.11 Signs on buildings and other structures in Business Commercial Zones, Business Industrial and Special Activity Zones

- (a) No sign shall extend beyond the elevation façade of the building or beyond the height of the structure to which it is to be attached to, or extend above the roofline of the building, except where:
- (i) The sign is positioned at 90 degrees to the front elevation façade of the building; and
 - (ii) must not extend from the wall by more than 1m.
- (b) The maximum area of any single sign on a building façade or structure shall not exceed 5m², other than in the Business Industrial Zone, where the maximum area of any sign on a front façade or structure shall not exceed 10m².

The maximum area of any single sign is:

- i) 5m² for Business Commercial and Special Activity Zones;
- ii) 10m² for Business Industrial Zone.

(c) For signs on any building façade or structure, the total area of all combined signs shall not exceed 30% of the total area of that building façade or structure.

the total area of all combined signs on any elevation does not exceed 30% of the total area of the that building elevation façade or structure.

(d) For signs located above a building's ground floor level there shall be a maximumminimum horizontal separation distance of 5 metres between signs on the same floor level.

(e) Any sign located on the parapet of a building shall not exceed an area of 5m², or an area of 30% of the total area of the parapet, whichever is the lesser.

Any sign which is projecting from the façade of a building must be:

(i) positioned at 90 degrees to the façade of the building;
and

(ii) must not extend from the wall by more than 1m.

(f) The maximum height of any sign located on the fascia of a veranda must not exceed a height of:

(i) 0.6 metres; or

(ii) where the height of the fascia is 0.6m or greater, an additional 25% of the fascia height.

(g) Signs below verandas which overhang pedestrian pathways, must have a minimum clearance of 2.5m above ground level.

(h) Signs must:

(i) not have changing content;

(ii) not be in a digital format;

(iii) be situated on the site to which the sign relates; and,

(iv) have no illumination (internally or externally) of signs in the Business Commercial and Business Industrial zones within 10m of a Residential zone boundary.

(i) In the Business Industrial zone on Eastern Hutt Road identified in Appendix 3 of Chapter 20 – Business Zones Rules:

(i) no sign shall be located within 6m of Eastern Hutt Road.

(ii) no sign shall be located on the façade elevation of any building facing Eastern Hutt Road.

(iii) there shall be a maximum of one free-standing sign which may be located at the road entrance to the Business Industrial Zone and it shall not exceed a face area of 20m² visible from any one direction; or be more than 9m above ground level.

(f) On land identified in the Business Commercial Zone at Riverstone Terrace in Appendix Business 2 of Chapter 20, the area of any signs attached to buildings shall not exceed a total area of 7.5m².

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.14 - All signs other than temporary signs.
- 8A.3.4.15 - Transport Safety – All signs.

8A.3.4.12 Signs for direction of traffic on a site in Business Commercial Zones, Business Industrial Zones and Special Activity Zones

(a) The maximum vertical dimension of the sign shall not exceed 1.2m.

(b) The maximum area of the sign, visible in any one direction, shall not exceed 0.5 m².

(c) The content of the sign must be limited to directional purposes.

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.14 - All signs other than temporary signs.
- 8A.3.4.15 - Transport Safety – All signs.

8A.3.4.13 Traffic safety - All signs

(a) No sign shall be located so that it obstructs or obscures any traffic sign or signal, or any official road sign, whether they are for regulatory, warning or advisory purposes.

(b) No sign shall resemble any traffic sign or traffic signal, whether they are for regulatory, warning or advisory purposes.

(c) No sign may restrict the line of sight to any intersection, bend or corner on a road, and:

(i) Within legal road environments with a posted speed environment of <70km/h no signs shall be located 100m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal, and/or pedestrian crossing

(ii) Within legal road environments with a posted speed environment of >70km/h no signs shall be located 200m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal, and/or pedestrian crossing

- (d) No sign shall incorporate reflective materials.
- (e) Signs located over a pedestrian pathway, including free-standing signs and signs below verandas, should have a minimum clearance of 2.5 metres when measured from ground level.
- (f) Where any sign is visible from the State Highway and the speed limit is 70km/hr or greater, the sign shall:
 - (i) Have a minimum letter height of 160 mm;
 - (ii) Contain no more than six words and no more than 40 characters; and
 - (iii) Be located so as to provide an unrestricted view of the road to the motorist for a minimum distance of 180 metres.
- (g) Is not a digital sign or incorporates movement or changing content visible from a state highway or road
- (h) No sign will include any flashing and/or revolving lights
- (i) All illuminated signs visible from the transport network must be designed, installed and maintained to ensure they do not exceed the following luminance standards:

Table: Maximum luminance (cd/m² of illuminated advertising device)

	Low Light Environment (Rural & Rural residential areas)	Medium Light Environment (Suburban & Urban Areas)
Maximum Candelas per Square Meter (cd/m²)	150	300

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.15 Transport Safety – All signs

Advice note:

For signs which are on or over any State Highway, it is advised to check relevant New Zealand Transport Agency Bylaws and regulations for specific requirements, such as location and design, including materials.

It is also advised to check the Upper Hutt City Council Control of Temporary Signs Bylaw 2018 to ensure all signs comply with Council’s specific requirements.

Matters of discretion

8A.3.4.14 All signs other than temporary signs

- (a) Whether the sign is in scale with the associated activities or building development and is compatible with the visual character of the area in which it is situated.
- (b) Whether the sign detracts from the appearance of the building to which it is attached due to:
 - Effect of the sign on the appearance of the building to which it is attached due to:
 - (i) The proportion of the sign to the building facade elevation; and
 - (ii) The location and design of the sign, including the colour, display, materials, and how the sign relates to any architectural features on the building; and
 - (iii) The number of signs on the building.
- (c) Whether the sign results in additional clutter of signs on the building or site.
- (d) Whether the sign, will result in a more consolidated or co-ordinated sign display on the building or site.
- (e) Whether there are any special circumstances or functional need for an increase in sign size, or different location of the sign including for
 - (i) operational, directional or safety purposes; or
 - (ii) any mitigating features of the site which would lessen the impact of the sign, such as vegetation or landscaping.
- (e) Whether there are any special circumstances or functional need for proposed signage including operational, directional or safety reasons;
- (f) Whether vegetation or landscaping would mitigate the visual impact of the sign.
- (g) Whether the sign would impact on residential amenity due to its location and design or proximity to residential activities including any effects of illumination or glare on adjoining residential properties.
- (h) The extent to which the sign is clear and legible.

8A.3.4.15 Transport Safety – All signs

- (a) Whether there would be any adverse effects on traffic, cyclist or pedestrian safety, and the efficiency of the surrounding transport network due to:
 - (i) The illumination effect from digital signs or glare resulting in distraction to road users (note: see standard 8A.3.4.13 (i) for

guidance on illumination levels) including consideration of the effect where the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met;

(i)(ii) The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and

(i)(iii) The potential for obstruction of sightlines to intersections, corners, bends in roads and vehicle and pedestrian entrances.

(b) Whether due to the siting and design of the sign, there are any transport safety benefits for the site and surrounding transport network.

8A.3.4.16 Temporary signs

(a) Whether the information being displayed relates to the business or activity on the site.

(b) The need for the business or activity to identify or promote itself beyond the specified duration.

(c) Whether the signage would impact on residential amenity due to the location and design of the sign or proximity to residential activities; and

(d) Any mitigation measures which are proposed to be implemented that would lessen the impact of the sign.

(e) Whether the sign is compatible with the visual street scene character of the area in which it is situated.

APPENDIX 1 – BUSINESS ZONE DIAGRAM

Key -



- Notified amendments



- Proposed amendments following hearing

AMENDMENT NO.	CHAPTER	PROVISION	REQUESTED CHANGE	REASONS FOR PROVISIONS AND AMENDMENTS TO PROVISIONS AS NOTIFIED
1	2	Amended definition – Sign/Signage	<p>Sign/Signage</p> <p>Means any device or facility, graphics or display that is visible from outside the site, for the purposes of: identification of, or provision of information about any building, activity, site; providing directions; or promoting goods, services or events. Signage may be part of, attached, or projected onto any building, site, or structure, or other object. Any sign may be illuminated and may contain moving content, including changing content and digital signage. A building or structure that is painted in corporate colours does not, of itself, constitute signage.</p> <p>This definition excludes 'Health and Safety Signs'.</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>It is proposed to amend the definition of "sign" by adding two specific exclusions to improve its clarity. This is in response to two separate submission points; the first is to clarify that painting a building in corporate colours is not considered a "sign" and the second to exclude 'Health and Safety' signs to support the distinction with the separate addition of a 'Health & Safety' definition and therefore avoid uncertainty in applying the permitted activity standards.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed amendment does not alter the objectives of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment seeks to provide clarity for plan users when applying the definition of signs and supports the new definition for Health and Safety Signs to ensure that the permitted standards are not applied to Health and Safety signs.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented.</p> <p>The proposal amendment does not result in any additional costs that were not already considered within the original Section 32 assessment.</p>

2	2	New Definition – Health and Safety Sign	<p>Health and Safety Sign:</p> <p>A sign affixed to a structure or building for the sole purpose of providing a health and safety warning or identifying hazardous substances that is required by legislation or the regulations made under those Acts. This includes but is not limited to the Health and Safety at Work Act 2015 and the Hazardous Substances and New Organisms Act 1996. A health and safety sign excludes any additional advertising or content not required by the relevant legislation (which would be assessed as a 'sign' and those provisions would apply) and is not directly illuminated, digital or contains changing content.</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The absence of a definition or any permitted activity standards to support the Permitted Activity status of a Health & Safety sign (identified as Rule 8A.3.4.1) leaves this provision open to interpretation and uncertainty for both plan users and administrators. The insertion of a definition will provide clarity on the purpose and scope of the permitted provision and has been requested by several submissions.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>In terms of the implications for the rule framework, the definition would not result in any unintended outcomes subject to the definition clarifying it is distinct from the definition of “sign” and is limited to legislative requirements only. This would clarify the scope of health and safety signs and exclude additional advertising would be defined as a sign and then become subject to the permitted activity performance standards 8A.3.4.9 to 8A.3.4.13. A similar exclusion is included for the definition of signs to provide clarity.</p> <p>The proposed definition does not alter the objectives of the Plan Change or the consistency of the proposal with the purpose of the Act and would provide clear direction for plan users on the scope of health and safety signs within the District Plan.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented and avoids confusion and uncertainty for future users of the plan provisions.</p> <p>The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
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3	8A.3	Amend Objective 8A.3.2.1	<p>Objective 8A.3.2.1</p> <ul style="list-style-type: none"> ... (a) supports the needs of the community, network utility operators and businesses, to identify and advertise businesses and activities; and ... (b) maintains the local character and amenity values, while ensuring and the safe and efficient functioning of the transport network. 	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The addition of “network utility operators” is sought through submissions so that the objective reflects the spectrum of sectors involved in signage including health and safety signage requirements. The addition of “while ensuring” is also sought by submission in order to balance the importance of maintaining the character and amenity values with the safe and efficient functioning of the transport network.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>Adding “network utility operators” within the objective is consistent with the objective purpose and is relevant to the scope of the plan change and its notified policy and rule framework. The addition of “while ensuring” does not alter the purpose and retains the balance of the overall intent of the objective and therefore is supported.</p> <p>Overall, the proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act. The proposed amendment is consistent with the notified objective of the plan change and supporting policy and rule framework and recognises that network utility operators are subject to signage provisions outside designated areas. The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
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4	8A.3	Amended Policy 8A.3.3.3 (d)	<p>Policy 8A.3.3.3 (d)</p> <p>'manages any moving, digital, or changing signage, and illuminated signage to protect residential amenity and to not compromise the safety of road transport network users'</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The requested change is sought to widen the scope of the reference to the transport network in general in order to capture all transport networks including rail which are also considered relevant.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change does widen the scope, but is still consistent with the purpose which is to address the various modes comprising the transport network.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified policy and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
5	8A.3	Amended Policy 8A.3.3.3 (c)	<p>Policy 8A.3.3.3 (c)</p> <p>integrates with the facade elevation of the building to which it is attached including verandas, roofline and architectural features; and</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The change is related to the submission point seeking consistency of the updated terms "elevation" in place of the originally proposed "façade" in order to achieve consistency through the plan change.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change does not widen the scope yet improves consistency of terminology within the plan change by applying the term "elevation" rather than façade.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p>

				<p>The proposed amendment is consistent with the notified policy and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
6	8A.3	Amended Policy 8A.3.3.3 (b)	<p>Policy 8A.3.3.3 (b)</p> <p>maintains the character and visual amenity values of the site and surrounding area, and does not result in additional visual clutter or dominate the skyline; and</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The change is related to the submission point seeking consistency with the preceding policies which are worded as “...<i>the character and amenity values...</i>”. The change also balances the maintenance of the identified values with the surrounding context, consistent with the preceding policies.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change does not widen the scope yet improves consistency of terminology within the plan change by applying the same terminology.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified policy and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>

7	8A.3	Amended Policy 8A.3.3.3 (e) (iii)	<p>Policy 8A.3.3.3 (e)(ii)</p> <p>'Any adverse effects on transport safety and/or efficiency...'</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment is requested in order to recognise signs can adversely affect both the safety and efficiency.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The change is relatively administrative and represents a very minor change to recognise that both safety and efficiency can be affected. This provides clarity without expanding the scope of the policy intention.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified policy and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
8	8A.3	Amended Policy 8A.3.3.4	<p>Policy 8A.3.3.4</p> <p>(a) Enable temporary signs which meet a limited set of standards as a permitted activity; and</p> <p>(b) Provide for the consideration of temporary signs of longer than two months a larger duration or above 3m² in size where amenity values are maintained and the safety of road users is not compromised.</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The submission requests the proposed changes in order to improve clarity of the policy direction and more clearly specify the criteria linked to the requirements for temporary signs.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The intent of the policy centres around size and duration which are defined within the permitted standards. The requested amendment would remain consistent with the standards and result in a clearer linkage and direction to the permitted standards addressing increased size and duration including for assessments under the relevant matter of discretion (8A.3.4.16).</p>

				<p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
9	8A.3	Delete Exemption (b)	<p>Table 8A.3.4 - Exemption (b)</p> <p>(b) Signs indicating hazardous substances used at a hazardous facility;</p> <p>And insert;</p> <p>The permitted activity standards</p> <p>8A.3.4.8 to 8A.3.4.13 do not apply to Health and Safety Signs under Rule 8A.3.4.1.</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>This deletion is a consequence of adding the “Health and Safety Signs” definition, which addresses this exemption clause and therefore renders it unnecessary. The proposed addition is to provide clarity to plan users when applying the Permitted Activity rule for Health and Safety Signs by confirming such activities do not need to be assessed against the identified permitted activity standards.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>Retaining exemption (b) would become largely unnecessary following the insertion of the health and safety definition as signs for hazardous substances would be adequately captured by Rule 8A.3.4.1. Therefore its deletion would not give rise to any unintended consequences or alter the intention or scope of the plan change.</p> <p>The insertion of the new exemption clause would provide clarity to plan users by confirming that the permitted standards do not apply for Health and Safety Signs under Rule 8A.3.4.1. Not applying the standards will ensure the rule framework is not unduly frustrated as the various permitted standards applicable to “signs” would limit and possibly frustrate the ability to erect health and safety signs, which are adequately defined. This would improve clarity for plan users in accordance with the original intention of the notified plan change.</p>

				<p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
10	8A.3	Amend Exemption clause (c)	<p>Exemption (c)</p> <p>"(c) Any official regulatory or traffic transport network sign."</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The proposed change expands "traffic" to "transport network" in order to include all relevant transport network signs, such as railway network signs which also have a functional safety need.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change widens the scope but in a manner that is considered consistent with the intention of the notified plan change while avoiding any unintended consequences.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>

11	8A.3	Amend 8A.3.4.9	<p>Permitted Standard 8A.3.4.9</p> <p>Add additional standards as;</p> <p><i>(i) No illumination (internal or external) of signs in the Residential and Rural zones;</i></p> <p><i>(j) No illumination (internal or external) of signs in the Open Space zone.</i></p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment addresses the submission requesting illumination be avoided within residential, rural and open space zones. The rule framework as notified did not expressly control illumination and as the definition for "Signs" includes "illuminated signs" then static illuminated signs could be erected as permitted activities within the residential, rural or open space zones. The amendment would address this issue.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The amendment would resolve a gap in the rule framework by preventing illuminated signs within the residential, rural and open space zones. This is consistent with the intention of the plan change and Policy 8A.3.3.3 (d) together with the advice of the Councils Urban Design report which recommended illuminated signs should not adversely affect the amenity values of residential areas and to avoid such signs in the residential area.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
11.1	8A.3	Amend 8A.3.4.9	<p>Rule 8A.3.4.9</p> <p>(a) In Residential Zones and Rural Zones, a maximum of one sign per site, visible in any one direction.</p> <p>(b) In Open Space Zones there shall be no more than one free-</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The change is proposed to resolve potential uncertainty raised by a submission that the permitted standard could be read as enabling more than the one sign if not visible in one direction, despite that not being the intention.</p>

			<p>standing sign per 100m of road frontage.</p> <p>(c) The maximum area of any sign visible in any one direction shall not exceed:</p>	<p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change does not widen the scope yet would remove the potential uncertainty within the plan change by clearly stating one sign per site, with the area being controlled through the maximum area standard.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified policy and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
12	8A.3	Amend 8A.3.4.9 (e)	<p>Rule 8A.3.4.9 (e)</p> <p>(e) No sign shall extend beyond the facade elevation of the building to which it is attached, or extend above the roofline of the building.</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The change is related to the submission point seeking consistency of the updated terms “elevation” in place of the originally proposed “façade” in order to achieve consistency through the plan change.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change does not widen the scope yet improves consistency of terminology within the plan change by applying the term “elevation” rather than façade.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified policy and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal</p>

			<p>amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
13	8A.3	<p>Amend 8A.3.4.14</p>	<p>Matter of Discretion 8A.3.4.14 Add additional matter of discretion;</p> <p>(g) Whether the sign would impact on residential amenity due to its location and design or proximity to residential activities, including any effects of illumination or glare on adjoining properties.</p> <p>REASON FOR THE PROPOSED AMENDMENT This amendment is related to the change to the permitted standard 8A.3.4.9 which would exclude illuminated signs within the specified zones. The amendment would ensure the matter of illumination and its effect is considered as part of the assessment of Restricted Discretionary Activity under Rule 8A.3.4.5 with clear focus on the residential amenity effect.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT: The amendment would include the additional matter of assessment addressing illumination for the relevant matter of discretion related to Rule 8A.3.4.5. This would not result in any unintended consequences and would be consistent with the intention of the plan change addressing effects of illumination. The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act. The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework. The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>

13.1	8A.3	Amend 8A.3.4.10 (a) & (d)	<p>Permitted Standard 8A.3.4.10 (a) & (d)</p> <p>(a) The number of free-standing signs on a site visible in any one direction shall not exceed:</p> <p>(d) The maximum area of any free-standing sign, visible in any one direction shall not exceed 7.5m².</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The change is proposed to resolve potential uncertainty raised by a submission that the permitted standard could be read as enabling more than the one sign if not visible in one direction, despite that not being the intention. This also reflects the proposed amendment to the same permitted standard within 8A.3.4.9.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change does not widen the scope yet would remove the potential uncertainty within the plan change by clearly stating one sign per site, with the area being controlled through the maximum area standard.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified policy and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
14	8A.3	Amend 8A.3.4.10	<p>Permitted Standard 8A.3.4.10</p> <p>Add additional standard;</p> <p>(g) no illumination (internal or external) of signs in the Business Commercial and Business Industrial zones within 10m of a residential zone boundary.</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment is proposed to address the effects of illumination at the zone interface between the commercial business areas and residential zone which are more sensitive to impacts on amenity, especially from illumination.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The amendment would exclude illuminated signs within 10m of the zone interface but continue to provide for illuminated signs in the business</p>

				<p>zones as a permitted activity. The insertion of the new standard would provide for this without otherwise unduly limiting illuminated signs in the commercial zones as intended by the plan change. The elevation of such proposals would require resource consent under Rule 8A.3.4.5 and the relevant matters of discretion at 8A.3.4.14 (f) would provide scope to assess the relevant effects.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
15	8A.3	Amend 8A.3.4.11	<p>Permitted Standard 8A.3.4.11 (h) (iv) Amend standard; <u>Have no illumination (internal or external) of signs in the Business Commercial and Business Industrial zones within 10m of a residential zone boundary.</u></p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment for the same purpose as that above for 8A.3.4.10 in order to address the effects of illumination at the zone interface between the commercial business areas and residential zone which are more sensitive to impacts on amenity, especially from illumination.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The same evaluation as above is applicable here also. The exclusion within 10m of the zone interface will still continue to provide for illuminated signs in the business zones as a permitted activity. The elevation of such proposals would require resource consent under Rule 8A.3.4.5 and the relevant matters of discretion at 8A.3.4.14 (f) would provide scope to assess the relevant effects.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p>

				<p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
16	8A.3	Amend 8A.3.4.11 (i)(ii)	<p>Rule 8A.3.4.11 (i) (ii)</p> <p>(ii) no sign shall be located on the facade elevation of any building facing Eastern Hutt Road.</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The change is related to the submission point seeking consistency of the updated terms “elevation” in place of the originally proposed “façade” in order to achieve consistency through the plan change.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change does not widen the scope yet improves consistency of terminology within the plan change by applying the term “elevation” rather than façade.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified policy and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
17	8A.3	Amend 8A.3.4.6	<p>Change activity status to Restricted Discretionary Activity</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>This is a consequential change from introducing matters of discretion for digital signs for Rule 8A.3.4.6 which cannot be achieved within the current format of the district plan at a full Discretionary Activity status.</p>

				<p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The amendment to a Restricted Discretionary Activity status would provide guidance on assessing the relevant effects of digital signs. This is consistent with Policy 8A.3.3.5 and the intention of the plan change to manage effects of digital signage. The proposed change in activity status would be consistent with the policy direction and provide opportunity for guiding assessment which is currently absent. This in turn would improve clarity to plan users.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
18	8A.3	Amend 8A.3.4.6	<p>Any part of the sign (other than including temporary signs) which incorporate movement or changing content, and and digital signage.</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>This amendment would ensure temporary digital signs would also be captured, which in the absence of the change could allow for temporary digital signs as a permitted activity which is unintended. It also adds "Any part of the sign..." to clarify any component that is digital will be captured.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The amendment would capture temporary digital signs which is consistent with the intention of the notified policy and rule framework including Policy 8A.3.3.3. The amendment would ensure all digital signs are captured especially given the ability to seek longer duration for temporary signs and the relevant matters of assessment for such signs can be addressed.</p>

				<p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
19	8A.3	Amend 8A.3.4.8	<p>Add</p> <p><i>(d) Is not a digital sign or incorporates movement or changing content</i></p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>This is a consequential change to the permitted standards for temporary signs to support the changes recommended to capture all digital signs under Rule 8A.3.4.6.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed amendment provides clarity to plan users by confirming that temporary signs comprising digital or changing content are excluded from the permitted activity status and thus are elevated to consideration under the relevant matters of discretion as related to 8A.3.4.6.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>

20	8A.3	Amend 8A.3.4.13	<p>Add</p> <p><u>(g) Is not a digital sign or incorporates movement or changing content visible from a state highway or road</u></p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>This is a consequential change to the permitted standards for temporary signs to support the changes recommended to capture all digital signs under Rule 8A.3.4.6.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The propose amendment provides clarity to plan users by confirming that temporary signs comprising digital or changing content are excluded from the permitted activity status and thus are elevated to consideration under the relevant matters of discretion as related to 8A.3.4.6. This is also consistent with notified Policy 8A.3.3.3 and 8A.3.3.5.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
21	8A.3	Amend 8A.3.4.15	<p>Amend standards by adding a new standard with consequential numbering updates;</p> <p><u>(i) The illumination effect from digital signs or glare resulting in distraction to road users (note: see standard 8A.3.4.13 (i) for guidance on illumination levels) including consideration of the effect where</u></p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>This is a consequential change to the permitted standards for temporary signs to support the changes recommended to capture all digital signs under Rule 8A.3.4.6. The amendment includes the dwell and transition times to provide guidance to plan users on the expected minimum and maximum times for dwell and transition (respectively).</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p>

			<p>the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met;</p> <p>##(ii)The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and</p> <p>##(iii) The potential for obstruction to sightlines to intersections, corners, bends in roads and vehicle and pedestrian entrances.</p>	<p>The proposed amendment would provide improved clarity to plan users by providing clear direction on the relevant matters of discretion and effects to be considered and with the addition of the advice note reference provides further guidance on luminance levels generally anticipated. This supports Policy 8A.3.3.3 and 8A.3.3.5 and the balance of matters in 8A.3.4.15 (traffic matters).</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
22	8A.3	Amend Advice Note (under table 8A.3.4)	<p>Delete</p> <p>For the purposes of Rule 8A.3.4.6, only the digital components of the sign will be subject to the rule.</p> <p>Add</p> <p>Proposals for signs under Rule 8A.3.4.7 must include an assessment against the relevant policies including, but not limited to, the criteria of Policy 8A.3.3.3 (e).</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment is proposed to improve clarity to plan users on the scope of digital signs. The deletion of the reference to Rule 8A.3.4.6 is directly related to the (accepted) changes to that same rule which insert “Any part of the sign...” to improve clarity regarding the application of the rule to digital signs and that it is better addressed as part of the regulatory rule than as an advice note with no statutory weight.</p> <p>The reference to Rule 8A.3.4.7 is proposed to capture the relevance of the Policy 8A.3.3.3 (e) criteria to this rule through addition of the advice note.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The policy criteria are relevant and form part of the assessment as a Discretionary Activity. A further submission from the Oil Companies opposed the requested change on similar grounds and request the policy remain unchanged. The current format of the UHCC district plan limits</p>

				<p>the structure of the rule sets for Discretionary Activities. This plan change seeks to remain consistent with the structure. However, it is recommended that in order to highlight the relevance of the Policy 8A.3.3.3 (e) criteria to this rule, that an advice note can be added under the table to clarify the relevance of the criteria for proposals made under Rule 8A.3.4.7.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p> <p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment is proposed to provide guidance to plan users on the maximum level of luminance for temporary signs (not digital) where visible from the road network.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed amendment references the permitted activity luminance standards as tabled within 8A.3.4.13 (traffic safety). This provides guidance for signs where visible from the road network and thus is consistent with the relevant policy direction on traffic safety. Breach of the permitted standards would elevate to the matters of discretion which include identification of the transport matters at 8A.3.4.15.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p>
23	8A.3	Amend 8A.3.4.8	<p>Add new standard (e):</p> <p>(e) The sign complies with the luminance standards at 8A.3.4.13 (i) where visible from the road network.</p>	

			<p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
24	8A.3	Amend 8A.3.4.11	<p>“8A.3.4.11 Signs on buildings and other structures in Business Commercial Zones, Business Industrial and Special Activity Zones</p> <p>(a) No sign shall extend beyond the elevation façade of the building or beyond the height of the structure to which it is to be attached to, or extend above the roofline of the building except where:</p> <p>(i) The sign is positioned at 90 degrees to the front elevation façade of the building; and</p> <p>(ii) must not extend from the wall by more than 1m.</p> <p>(b) The maximum area of any single sign on a building façade or structure shall not exceed 5m², other than in the Business Industrial Zone, where the maximum area of any sign on a front façade or structure shall not exceed 10m².</p> <p>(b) The maximum area of any single sign is</p> <p>i) 5m² for Business Commercial and Special Activity Zones;</p> <p>ii) 10m² for Business Industrial Zone.</p> <p>(c) For signs on any building façade or structure, the total area of all combined signs shall not exceed 30% of the total area of that building façade or structure.</p> <p>(c) the total area of all combined signs on any elevation does not exceed 30% of the total area of the that building elevation façade or structure.</p> <p>(d) For signs located above a building's ground floor level there shall be a minimum maximum horizontal separation distance of 5 metres between signs on the same floor level.</p> <p>(e) Any sign located on the parapet of a building shall not exceed an area of 5m², or an area of 30% of the total area of the parapet, whichever is the lesser.</p> <p>f) Any sign which is projecting from the façade of a building must be:</p> <p>(i) positioned at 90 degrees to the façade of the building; and</p> <p>(ii) must not extend from the wall by more than 1m.</p> <p>(f) The maximum height of any sign located on the fascia of a veranda must not exceed a height of:</p> <p>(i) 0.6 metres; or</p> <p>(ii) where the height of the fascia is 0.6m or greater, an additional 25% of the fascia height.</p> <p>(g) Signs below verandas which overhang pedestrian pathways, must have a minimum clearance of 2.5m above ground level.</p>

			<p>(h) Signs must:</p> <ul style="list-style-type: none"> (i) not have changing content; (ii) not be in a digital format; (iii) be situated on the site to which the sign relates; and, (iv) have no illumination (internally or externally) of signs in the Business Commercial and Business Industrial zones within 10m of a Residential zone boundary. <p>(i) In the Business Industrial Zone on Eastern Hutt Road identified in Appendix 3 of Chapter 20 – Business Zones Rules:</p> <ul style="list-style-type: none"> (i) no sign shall be located within 6m of Eastern Hutt Road. (ii) no sign shall be located on the façade elevation of any building facing Eastern Hutt Road. (iii) there shall be a maximum of one free-standing sign which may be located at the road entrance to the Business Industrial Zone and it shall not exceed a face area of 20m² visible from any one direction; or be more than 9m above ground level. <p>j) On land identified in the Business Commercial Zone at Riverstone Terrace in Appendix Business 2 of Chapter 20, the area of any signs attached to buildings shall not exceed a total area of 7.5m².</p> <p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The proposed amendment is necessary to clarify the term “façade” which is considered uncertain terminology and to provide consistency with other recommended changes including illumination with respect to residential zones, digital signage and to capture the requirements of signs suspended above pedestrian paths and the distance between signs on a building elevation which should read as “minimum” not “maximum”. The change also provides a reformatting of the provisions to improve clarity for plan users. This includes further clarity on (c) regarding the calculated area for 30% being applicable to the given elevation.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The changes are largely consequential or administrative in that they seek to improve clarity for plan users.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
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25	8A.3 Amend 8A.3.4.12	<p>Amend 8A.3.4.12 as:</p> <p>8A.3.4.12 Signs for direction of traffic on a site in Business Commercial Zones, Business Industrial Zones and Special Activity Zones</p> <p>(a) The maximum vertical dimension of the sign shall not exceed 1.2m.</p> <p>(b) The maximum area of the sign, visible in any one direction, shall not exceed 0.5 1m².</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment is proposed to insert “zones” for consistency and clarity and to capture supported changes to the maximum height and area of traffic direction signs.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The changes are mainly consequential and administrative in that they seek to improve clarity for plan users. The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
26	8A.3 Amend 8A.3.4.13	<p>Amend standard 8A.3.4.13 (c) by adding “(i)” and “(ii)” as follows:</p> <p>(c) No sign may restrict the line of sight to any intersection, bend or corner on a road, and:</p> <p>“(i) Within legal road environments with a posted speed environment of <70km/h no signs shall be located 100m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal, and/or pedestrian crossing”</p>	

"(ii) Within legal road environments with a posted speed environment of >70km/h no signs shall be located 200m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal, and/or pedestrian crossing"

Add new standard to 8A.3.4.13 as:

(h) "No sign will include any flashing and/or revolving lights"

Add new luminance standard as "(i)" as follows;

- o "(i) All illuminated signs visible from the transport network must be designed, installed and maintained to ensure they do not exceed the following luminance standards;

- o Table: Maximum luminance

Maximum candelas per square meter (cd/m ²)	Low Light Environment (rural / rural-residential areas)	Medium Light Environment (Suburban / Urban areas)
	150	300

REASON FOR THE PROPOSED AMENDMENT

The amendment is proposed to improve clarity and guidance on the minimum expectation for avoiding obstruction of road visibility and confirming the minimum distance requirements from intersections. The amendment also inserts specific luminance standards for guidance of Permitted Activity thresholds and the exclusion of flashing lights. These are all related to traffic safety and are linked to NZTA national guidance.

EVALUATION OF THE PROPOSED AMENDMENT:

Adding (i) and (ii) to 8A.3.4.13 (c) provides specific clarity in terms of distances in relation to intersections. It is This is more precise than reliance on 8A.3.4.13 (a) and would improve certainty for plan users. Equally the luminance table provides specific maximum thresholds for permitted activities. These are consistent with the policy and rule framework and improve clarity for plan users.

The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.

The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.

			<p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
27	8A.3	Amend 8A.3.4.14	<p>Amend 8A.3.4.14 as: 8A.3.4.14</p> <p>(b) Whether the sign detracts from the appearance of the building to which it is attached due to:</p> <p>Effect of the sign on the appearance of the building to which it is attached due to:</p> <p>(i) The proportion of the sign to the building facade elevation; and</p> <p>(ii) The location of and design of the sign, including the colour, display, materials, and how the sign relates to any architectural features on the building; and</p> <p>(iii) The number of signs on the building;</p> <p>(e) Whether there are any special circumstances or functional need for an increase in sign size, or different location of the sign including for</p> <p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment seeks to neutralise the wording of the assessment criteria and split the assessment subsection (e) into separate points. In addition, the term “façade” has been removed for consistency with similar changes to the rest of the chapter and replaced with “elevation”.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change (façade to elevation) does not widen the scope yet improves consistency of terminology within the plan change by applying the term “elevation” rather than façade.</p> <p>The proposed rewording of the matter of discretion (b) will neutralise the assessment criteria but still retains the intent and scope of relevant matters. The proposed splitting of the matter of discretion (e) into two parts would remove the element “different location”. However, the corresponding rule is a full Discretionary Activity (8A.3.4.7 for any sign that is not related to the site it is positioned on), and therefore would not directly refer to Restricted Discretionary matters at 8A.3.4.14 in any case, but rather the policy (8A.3.3.3). As such the requested change does not remove the intent or cause issue with the rule framework.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal</p>

			<p>(f) operational, directional or safety purposes; or</p> <p>(ii) any mitigating features of the site which would lessen the impact of the sign, such as vegetation or landscaping;</p> <p>(e) Whether there are any special circumstances or functional need for proposed signage including operational, directional or safety reasons;</p> <p>(f) Whether vegetation or landscaping would mitigate the visual impact of the sign.</p>	<p>amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
28	8A.3	Amend 8A.3.4.15 Matter of Discretion	<p>Amend Rule 8A.3.4.15 (a)(i):</p> <p>The illumination effect from digital signs or glare resulting in distraction to road users (note: see standard 8A.3.4.1.3 (i) for guidance on illumination levels) including consideration of the effect where the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met;</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment adds the minimum dwell and maximum transition times as sought by NZTA to the matters of discretion in relation to transport safety.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed change does not widen the scope yet improves clarity for plan users in terms of guiding the expectation on acceptable dwell and transition times for digital signs visible from the transport network.</p> <p>The requested change does not remove the intent or cause issue with the rule framework. The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act. The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p>

			<p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
29	8A.3	<p>Amend 8A.3.4.16</p> <p>Add to 8A.3.4.16;</p> <p><i>(e) Whether the sign is compatible with the visual street scene character of the area in which it is situated.</i></p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>The amendment is proposed to expand the assessment matters to consider the impact of temporary signs on the streetscape character in addition to amenity.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>As the duration of temporary signs can be extended then it the amendment allows the additional assessment factor to be included, especially given the total permitted area of all temporary signage on a site is greater than that for permanent signs.</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act.</p> <p>The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
30	8A.3	<p>Amend Introduction text</p> <p><i>"...For signs located in road corridors, approvals may be needed from the Road Controlling Authority (including the Council, or the New Zealand Transport Agency for signs on or over the State</i></p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>To provide a minor amendment to the introduction statement reflecting that some signs may be placed over roads.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p>

			<p>Highway. These approvals may need to be sought regardless of whether the sign complies with the provisions of the District Plan."</p>	<p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act. The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>
31	8A.3	<p>Add Advice Note under 8A.3.4.13</p>	<p>It is also advised to check the Upper Hutt City Council Control of Temporary Signs Bylaw 2018 to ensure all signs comply with Council's specific requirements.</p>	<p>REASON FOR THE PROPOSED AMENDMENT</p> <p>To draw attention and provide advice and guidance to plan users that there are also requirements outside the District Plan in the form of the councils bylaw for temporary signs.</p> <p>EVALUATION OF THE PROPOSED AMENDMENT:</p> <p>The proposed amendment does not alter the objective of the Plan Change or the consistency of the proposal with the purpose of the Act. The proposed amendment is consistent with the notified provisions and intent of the plan change together with the supporting policy and rule framework.</p> <p>The proposed amendment does not change how the proposed methods to achieve the proposed objectives will be implemented. The proposal amendment does not result in any additional costs that were not considered within the original Section 32 assessment.</p>