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Our Ref: W5097  
21 September 2016

**Albert Town Community Association**

**Resource Consent Application**

**Construct 3 x Signs:**

- Albert Town-Lake Hawea Road (SH6)**
- Lake Hawea-Albert Town Road (SH6)**
- Aubrey Road**

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## 1.0 APPLICATION DETAILS

<b>Applicant:</b>	Albert Town Community Association
<b>Site Locations:</b>	<ul style="list-style-type: none"><li>- State Highway 6 (Albert Town-Lake Hawea Road), east side, 200m north of intersection with Clan Mac Road</li><li>- State Highway 6 (Lake Hawea-Albert Town Road), east side, 175m north of Albert Town Bridge</li><li>- Aubrey Road, north side, 160m west of Aubrey Road/Gunn Road roundabout</li></ul>
<b>Legal Description:</b>	NZTA and QLDC road reserve
<b>CFR Reference:</b>	N/A
<b>Area:</b>	N/A
<b>Zoning:</b>	Legal Road

## 2.0 DESCRIPTION OF PROPOSAL

### 2.1 PROPOSAL

The Albert Town Community Association seek resource consent to construct entrance signs to Albert Town in three locations:

1. State Highway 6 (Albert Town-Lake Hawea Road), east side, 200m north of intersection with Clan Mac Road
2. State Highway 6 (Lake Hawea-Albert Town Road), east side, 175m north of Albert Town Bridge
3. Aubrey Road, north side, 160m west of Aubrey Road/Gunn Road roundabout, between the walking track and Aubrey Road.

All three signs will be located on a flat, straight section of each road, a minimum of 9m from the carriageway of State Highway 6 (Sites 1 and 2) and 2.1m from Aubrey Road (Site 3). Each location currently contain grass/tussock species. Location 1 is near a cluster of pine trees. A location plan illustrating the three locations and photographs of each site are included in Appendix A.

The signs are generally rectangular - 2.4m long, 1.5m high and raised above ground level by 1m. The design of the signs are attached as Appendix B.

Site 1 and 2 are located within State Highway road reserve and consultation has commenced with the New Zealand Transport Agency (NZTA) through Opus.

Site 3 is on QLDC land and provisional approval has been obtained from the Wanaka Community Board.

### 3.0 RELEVANT DISTRICT PLAN PROVISIONS

#### 3.1 OPERATIVE DISTRICT PLAN

The three locations do are zoned legal road under the Operative District Plan as they are located within road reserves.

Sites 1 and 3 are adjacent to Rural General zoned land and Site 2 is adjacent to Rural Residential zoned land.

##### 3.1.1 Land Use Consent

Land Use consent is required for the following:

- A **Discretionary Activity** pursuant to Rule 18.2.5 for the construction of three “off-site signs” per Activity Table 4(12).

The application has therefore been assessed as a **Discretionary Activity**.

There are no site and zone standards in the Signs chapter of the Operative District Plan.

##### 3.1.2 Assessment Against Assessment Matters

###### 18.3.1 (v) Discretionary Activity – District Wide Signs (Activity Table 4)

*(a) Whether the period the signage is to be erected is necessary for the event being advertised.*

N/A – signs will be permanent

*(b) Whether the size of the sign and/or number of signs are compatible with the size of the site on which they are located.*

The signs are located on flat, straight sections of road with a wide roadside verge (each located a minimum of 9m from the carriageway of State Highway 6 (Sites 1 and 2) and 2.1m from Aubrey Road (Site 3)) and are a minimum of 1.5km from each other. There are no other signs within the vicinity of the proposed locations. The signs are considered compatible in size with their proposed locations and will not be visually dominant from road users or impact on traffic safety.

*(c) The extent to which the proposed signage is compatible with the character of the surrounding environment.*

The signs have been designed by members of the Albert Town Community Association to be suitable for the intended purpose as an entrance sign for Albert Town. They have considered the character of the surrounding environment and features of Albert Town (i.e., the Clutha River and poplar trees).

*(d) Whether signs located on wharves and jetties (including buildings on wharves and jetties):*

N/A

*(e) Whether the design, location and size of the proposed signage will detract from the heritage values of any item in the Inventory of Protected Features.*

N/A

### **3.2 ASSESSMENT AGAINST RELEVANT OBJECTIVES AND POLICIES**

The application has been assessed against the relevant objective and policies of Part 18 – Signs as outlined below.

Objectives and policies not mentioned below have been considered, but are not considered pertinent to the application and so have not been included in this report for the sake of conciseness.

#### **3.2.1 Section 4 – District Wide Issues**

##### **18.1.2 Objective 1 –Signs**

*Signs which convey necessary information and assist in creating a sustainable and vibrant community, while avoiding or mitigating any adverse effects on public safety, convenience and access and on the District's important landscape, streetscape, cultural heritage and water area visual amenity values.*

##### **Policies:**

*1, 3, 4, 7*

This objective and policies seeks to ensure the design and location of signs are compatible with the character and amenity of areas, do not adversely affect traffic safety, and do not pose a danger to property and/or obstruction to pedestrians.

The proposed signs have been designed to provide a community welcome message into Albert Town. As discussed, they will be located on flat, straight sections of road with a wide roadside verge as to not have an adverse effect on traffic safety (i.e., reduce visibility or create confusion), convenience or access to Albert Town. NZTA were involved in the selection of the Sites 1 and 2 on the State Highway to ensure it is suitable and QLDC Community Board selected the Site 3 location. They have been designed to be compatible with the character and amenity of the area and will not have an adverse effect on the District's landscape, streetscape, cultural heritage and water area visual amenity values.

## Summary of Objectives and Policies:

The above assessment of the proposal against the relevant objective and policies of the Operative District Plan demonstrates this proposal is consistent with the applicable objectives and policies of the Signs section of the Operative District Plan.

### **3.3 PROPOSED DISTRICT PLAN**

Stage 1 of the Proposed Queenstown Lakes District Plan 2015 was notified on 24 August 2015. The Sign section was not notified as part of Stage 1 so the application does not need to be assessed against the Proposed District Plan.

## **4.0 RMA SECTION 104 MATTERS**

The application has been assessed against the relevant provisions of the documents referred to in RMA section 104(1)(b) as detailed below. The application has also been assessed against the relevant provisions of the Queenstown Lakes District Plan as detailed in previous sections.

### **(i) National Environmental Standards**

The following National Environmental Standards are not relevant to the current application:

- Air Quality 2004
- Sources of Human Drinking Water 2008
- Telecommunications Facilities 2008
- Electricity Transmission 2010
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

### **(ii) Other Regulations**

No other regulations are relevant to this application.

### **(iii) National Policy Statements**

The following National Policy Statements are not relevant to the current application:

- Freshwater Management 2014
- Renewable Electricity Generation 2011
- Electricity Transmission 2008

### **(iv) New Zealand Coastal Policy Statement**

The New Zealand Coastal Policy Statement 2010 is not relevant to this application as the site is not in a coastal area.

**(v) Otago Regional Policy Statement**

The Otago Regional Policy Statement is an overview of the Otago region's resource management issues and the policies and methods to achieve the integrated management of its natural and physical resources. Other resource management plans (the various regional plans and the District Plan) reflect the provisions of the Otago Regional Policy Statement and cannot be inconsistent with it. These policies give effect to the Regional Policy Statement.

Of relevance to this application are the objectives and policies relating to land, water quality and natural hazards. These objectives seek to promote the sustainable management of Otago's land and water resources, to avoid, remedy or mitigate degradation of Otago's natural and physical resources and maintain and enhance Otago's land resource through avoiding, remedying or mitigating the adverse effects of activities which have the potential to create adverse effects.

The Regional Policy Statement is given effect to by the regional plans and the District Plan. The objectives and policies of the land and natural hazard section of the Regional Policy Statement are primarily given effect to by the District Plan and the Regional Plan: Water, although this is not relevant for this application.

**5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS**

The environmental effects of the proposed gravel extraction have been assessed under the following headings:

Land, Flora and Fauna

Effect	Effects on the Environment	Other Comments
Vegetation	Nil	
Wildlife	Nil	
Landform	Nil	
Waterbodies	Nil	
Groundwater	Nil	
Contamination	Nil	

Infrastructure

Effect	Effects on the Environment	Other Comments
Water Supply	Nil	
Effluent Disposal	Nil	
Stormwater Control	Nil	
Energy Supply	Nil	
Telecommunication	Nil	
Pollution	Nil	

People and Built Form

Effect	Effects on the Environment	Other Comments
Neighbourhood Character	Less than minor	The signs have been designed by members of the Albert Town

		Community Association to be suitable for the intended purpose as an entrance sign for Albert Town. They have considered the character of the surrounding environment and features of Albert Town (i.e., the Clutha River and poplar trees).
Visibility	Less than minor	
Building Density	Nil	
On-site Amenity	Nil	
Views and Outlook	Nil	
Cumulative Effects	Nil	
Precedent Effect	Nil	
Reverse Sensitivity	Nil	

## Traffic Generation and Vehicle Movements

Effect	Effects on the Environment	Other Comments
On-Site Parking	Nil	
On-Street Parking	Nil	
Vehicle Safety	Less than minor	The signs are located on flat, straight sections of road with a wide roadside verge (each located a minimum of 9m from the carriageway of State Highway 6 (Sites 1 and 2) and 2.1m from Aubrey Road (Site 3)). They will be located as to not reduce visibility, create confusion or impact traffic safety. NZTA were involved in the selection of the Sites 1 and 2 on the State Highway to ensure it is suitable and QLDC Community Board selected the Site 3 location.
Pedestrian Safety	Nil	
Cyclist Safety	Nil	
Traffic Generation	Nil	
Vehicle Movements	Nil	
Noise	Nil	
Roading Capacity	Nil	

## Nuisance

Effect	Effects on the Environment	Other Comments
Odour	Nil	
Noise	Nil	
Hours of Operation	Nil	
Dust	Nil	
Air Discharges	Nil	
Vibration	Nil	



## Cultural

Effect	Effects on the Environment	Other Comments
Sites of Heritage Significance	Nil	
Sites of Cultural Significance	Nil	

## Scale of Environmental Effects

Nil Effects	No effects at all.
Less than Minor Adverse Effects	Adverse effects that are discernable day-to-day effects, but too small to adversely affect other persons.
Minor Adverse Effects	Adverse effects that are noticeable but that will not cause any significant adverse impacts.
More than Minor Adverse Effects	Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
Significant Adverse Effects that Could Be Remedied or Mitigated.	An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
Unacceptable Adverse Effects	Extensive adverse effects that cannot be avoided, remedied or mitigated.

## **6.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991**

The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources.

This application seeks resource consent to construct three entrance signs to Albert Town – two on State Highway 6 and one on Aubrey Road. The application is considered to appropriately avoid adverse effects of the development.

Section 6 of the Act requires matters of national importance to be recognized and provided for. The application does not affect any outstanding natural features or landscapes, areas of significant indigenous vegetation or habitats. There are therefore no matters of national importance that are relevant to this application.

Section 7 of the Act requires all persons exercising functions and powers in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a number of factors. The only section 7 matters of particular relevance to this application are (c) the maintenance and enhancement of amenity values, and (f) maintenance and enhancement of the quality of the environment. The application is considered to maintain the level of amenity and the quality of the environment at the subject sites. It is therefore considered that the proposed development provides for the relevant matters of section 7 of the Act.

The application is considered to appropriately avoid, remedy or mitigate any adverse effects. Overall, the application is considered to represent a sustainable management of natural and physical resources having had regard to the section 6 and 7 matters.

## 7.0 AFFECTED PARTIES, CONSULTATION AND NOTIFICATION

Affected party approval is to be confirmed.

## 8.0 CONCLUSION

The Albert Town Community Association seek resource consent to construct entrance signs to Albert Town in three locations: two on State Highway 6, and one on Aubrey Road. All three signs will be located on a flat, straight section of each road, a minimum of 9m from the carriageway of State Highway 6 (Sites 1 and 2) and 2.1m from Aubrey Road (Site 3). NZTA and QLDC were involved in the selection of the proposed locations.

The application has been assessed as requiring consent as a Discretionary Activity under the Operative District Plan.

The previous section considered the environmental effects of the proposal and concludes that the adverse environmental effects will be less than minor, and thus less than the threshold for notification set in RMA s95A(2)(a).

The application has also been assessed against the objectives and policies of the Operative and Proposed District Plans. This assessment concludes that the application is not contrary to the relevant objectives and policies. It is therefore considered that consent could be granted on a non-notified basis.

Hilary Boyes  
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