

THIS SECTION HAS RULES THAT HAVE LEGAL EFFECT. PLEASE CHECK THE EPLAN TO SEE WHAT THE LEGAL EFFECT IS OR SUBJECT TO APPEAL.

SIGN - Ngā tohu – Signs

Introduction

Signs support the economic and community well-being of the District by promoting commercial and temporary activities, directing, warning and informing the public. However, signs can cause a distraction or obstruction to road users and pedestrians; which is a particular issue for signs adjacent to a strategic or arterial road given traffic volumes. Signs can also create visual clutter and detract from the amenity values and character of an area, along with any landscape values, natural values or heritage values. This chapter provides for signs while managing adverse effects.

The Waimakariri District Council Signage Bylaw 2019 provides additional controls for signs located on Council-owned sites, primarily footpaths and road reserve, with the purpose of avoiding signs that create a nuisance or a danger to pedestrians or road users. Signs controlled by this bylaw are considered official signs.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to signs include:

- Light: this chapter contains standards for light spill and glare that apply to illuminated signs, including digital signs.
- Earthworks: this chapter contains provisions for the earthworks associated with the erection of a freestanding sign within a site or area of significance to Māori.
- Any other District wide matter that may affect or relate to the site [including EI-R51 and EI-R52 that apply to signs and any associated earthworks within a National Grid Yard.](#)¹
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
SIGN-O1	Safety, well-being and amenity Signs provide for the District's economic and community well-being without compromising transport safety, character and amenity values, landscape values, natural values or heritage values.
Policies	
SIGN-P1	Enable specific signs Support: 1. the safe functioning of activities by enabling, while managing the effects of, official signs, off-site directional signs, and community signs; and

¹ Transpower [195.107]. Signs s42A report.

	<p>2. the economic viability and functionality of activities within Commercial and Mixed Use Zones and Industrial Zones by enabling, while managing the effects of, on-site signs.²</p> <p><u>Enable:</u></p> <ol style="list-style-type: none"> 1. <u>official signs to support the safe functioning of activities;</u> 2. <u>community signs to support community activities; and</u> 3. <u>on-site signs to support the economic viability and functionality of activities.³</u>
SIGN-P2	<p>Temporary signs</p> <p>Provide for temporary signs relating to a temporary activity, real estate including subdivisions under development, and local elections while <u>limiting managing⁴</u> their <u>location⁵</u>, size, height, duration and number in order to <u>mitigate adverse effects on maintain⁶</u> amenity values and transport safety.</p>
SIGN-P3	<p><u>Safe, efficient and effective transport system Transport safety⁷</u></p> <p>Ensure signs do not adversely affect <u>the safe, efficient, and effective operation of the transport system, including transport safety by⁸</u> causing a distraction or obstruction to road users and pedestrians by <u>limiting⁹</u>:</p> <ol style="list-style-type: none"> 2. 1. Managing sign the¹⁰ size, number, location, content, illumination, and design of signs;¹¹ 3. 2. limiting¹² digital signs; <u>and</u> 4. 3. off-site signs¹³. 5. 3.¹⁴ managing off-site signs in Industrial Zones, and avoiding off-site signs in all other zones.¹⁵
SIGN-P4	<p>Amenity values and character</p> <p>Maintain the character and amenity values of zones by:</p> <ol style="list-style-type: none"> 1. limiting the size, height and the number of freestanding signs; 2. ensuring signs do not protrude above the roofline or fence line where attached to a building or fence; 3. limiting the height of signs on verandahs in any Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone; 4. limiting the extent of signs on windows in any Town Centre Zone; 5. limiting proliferation of off-site signs by:

² Waka Kotahi [275.6 & 275.65]. Signs s42A report.

³ Waka Kotahi [275.6]. Initial Signs Reply Report.

⁴ Waka Kotahi [275.61 & 275.64]. Initial Signs Reply Report.

⁵ Waka Kotahi [275.61] – inadvertently omitted from s42A Appendix A but recommended in body of s42A report. Initial Signs Reply Report.

⁶ Waka Kotahi [275.61 & 275.64]. Initial Signs Reply Report.

⁷ Amendment in response to pre-hearing question via Waka Kotahi [275.62]. Initial Signs Reply Report.

⁸ Waka Kotahi [275.62]. Signs s42A report.

⁹ Waka Kotahi [275.64]. Initial Signs Reply Report.

¹⁰ Waka Kotahi [275.64]. Initial Signs Reply Report.

¹¹ Go Media [234.5]. Initial Signs Reply Report.

¹² Waka Kotahi [275.64]. Initial Signs Reply Report.

¹³ Waka Kotahi [275.64]. Initial Signs Reply Report.

¹⁴ Bullet point numbering error correction. Initial Signs Reply Report.

¹⁵ Go Media [234.5]. Signs s42A report.

	<p>a. managing providing for^{16,17} such signs in Industrial <u>Zones and Commercial and Mixed Use Zones</u>^{18,19} including <u>limiting</u>^{20,21} the interface with <u>non-industrial other</u>^{22,23} zones; and</p> <p>b. avoiding such signs in any Residential Zones, Rural Zones, Commercial and Mixed Use Zones, Open Space and Recreation Zones, and Special Purpose Zones; <u>and</u>^{24, 25}</p> <p>6. limiting digital signs; and</p> <p>7. avoiding permanent signs identifying a subdivision development to support the integration of new developments with surrounding areas.²⁶</p>
SIGN-P5	<p>Signs in sensitive areas Limit the type of signs:</p> <ol style="list-style-type: none"> within, or adjacent to, any Natural Open Space Zone, ONL, ONF, SAL, HNC, VHNC, ONC, or natural character of scheduled freshwater body setback, in order to maintain their associated natural values, natural character values or landscape values; and within any historic heritage item or heritage setting in order to maintain their heritage values.

Activity Rules

SIGN-R1	Any official sign	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
SIGN-R2	Any internalised sign	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
SIGN-R3	Any community sign	
All Zones	Activity status: PER Where: 1. SIGN-S1 to SIGN-S5 are met.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:

¹⁶ Go Media [234.6]. Initial Signs Reply Report.

¹⁷ Ravenswood Developments Ltd [347.18 & 347.19]. Initial Signs Reply Report.

¹⁸ Ravenswood [347.18]. Final Signs Reply Report.

¹⁹ Go Media [234.6]. Final Signs Reply Report.

²⁰ Go Media [234.6]. Initial Signs Reply Report.

²¹ Ravenswood Developments Ltd [347.18 & 347.19]. Initial Signs Reply Report.


²² Go Media [234.6]. Initial Signs Reply Report.

²³ Ravenswood Developments Ltd [347.18 & 347.19]. Initial Signs Reply Report.

²⁴ Go Media [234.5]. Signs s42A report.

²⁵ Bellgrove Rangiora [408.28]. Signs s42A report.

²⁶ Bellgrove Rangiora [408.28]. Signs s42A report.

		SIGN-MD1 - Transport safety SIGN-MD2 - Amenity values and character SIGN-MD3 - Heritage values SIGN-MD4 - Natural and landscape values
Advisory Note <ul style="list-style-type: none"> Signs on historic heritage items shall not damage the item and sign fixing points shall be limited to the minimum necessary. 		
SIGN-R4 Any temporary sign		
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> <u>there shall be a maximum of one temporary sign per site at any one time;</u> <u>any temporary sign promoting any temporary activity may be erected a maximum of six weeks prior to the first day of the temporary activity and shall be removed within one week of the temporary activity ending;</u> <u>any temporary sign at any temporary activity shall be:</u> <ol style="list-style-type: none"> <u>at a temporary activity that is a permitted activity under TEMP-R9;</u> <u>in place for a maximum duration of that temporary activity as per TEMP-R9(1);</u> <u>located within the part of the site that is being used for the temporary activity;</u> <u>any temporary sign relating to a local election may be erected a maximum of eight weeks prior to the election date and shall be removed by²⁷ one week after²⁸ the election date;</u> <u>if located adjacent to a road with a speed limit greater than 60km/hr, any temporary sign shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that</u> 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> SIGN-MD1 - Transport safety SIGN-MD2 - Amenity values and character SIGN-MD4 - Natural and landscape values

²⁷ Amendment in response to question at hearing to improve clarity via Waka Kotahi [275.64]. Initial Signs Reply Report.

²⁸ Amendment in response to question at hearing to improve clarity via Waka Kotahi [275.64]. Initial Signs Reply Report.

<p><u>has a chevron sign erected by the road controlling authority;</u></p> <p><u>6. the temporary sign is not located within any natural character of scheduled freshwater body setback;</u></p> <p><u>7. the temporary sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC; and</u></p> <p><u>8. SIGN-S1 to SIGN-S5 are met.</u></p> <p>1. there shall be a maximum of one type of temporary sign, as listed in (2)(a) to (2)(e) below, per site at any one time; and</p> <p>2. the temporary sign shall be limited to one of the following:</p> <p style="padding-left: 20px;">a. any sign promoting any temporary activity where:</p> <p style="padding-left: 40px;">i. the sign shall be erected a maximum of six weeks prior to the first day of the temporary activity;</p> <p style="padding-left: 40px;">ii. the sign shall be removed within one week of the temporary activity ending;</p> <p style="padding-left: 40px;">iii. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority;</p> <p style="padding-left: 40px;">iv. the sign is not located within any natural character of scheduled freshwater body setback;</p> <p style="padding-left: 40px;">v. the sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC; and</p> <p style="padding-left: 40px;">vi. SIGN-S1 to SIGN-S5 are met.</p> <p style="padding-left: 20px;">b. any sign relating to any temporary activity where:</p> <p style="padding-left: 40px;">i. the temporary activity is a permitted activity under TEMP-R9;</p> <p style="padding-left: 40px;">ii. the sign is in place for a maximum duration of that temporary activity as per TEMP-R9(1);</p>	
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<p> iii. the sign is located within the part of the site that is being used for the temporary activity; iv. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority; v. the sign is not located within any natural character of scheduled freshwater body setback; vi. the sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC; and vii. SIGN S1 to SIGN S5 are met. </p> <p> c. any real estate sign advertising the sale, lease or rent of a site where: i. SIGN S1 to SIGN S5 are met. </p> <p> d. any sign advertising a subdivision under development where: i. any sign is located on a site owned by the developer of the subdivision development being advertised; ii. any sign shall only relate to a subdivision development that has an approved subdivision consent; iii. any sign shall be removed within two weeks of the completion of the sale of all the sites within that respective stage of the development that the sign relates to; iv. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has </p>	
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	<p>a chevron sign erected by the road controlling authority; and</p> <p>v. SIGN S1 to SIGN S5 are met.</p> <p>e. any local election sign where:</p> <p>i. the sign shall be erected a maximum of eight weeks prior to the election date;</p> <p>ii. the sign shall be removed within one week of the election date;</p> <p>iii. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority;</p> <p>iv. the sign is not located within any natural character of scheduled freshwater body setback;</p> <p>v. the sign is not located within any ONE, ONL, SAL, HNC, VHNC or ONC; and</p> <p>vi. SIGN S1 to SIGN S5 are met.</p>	
<p>Advisory Note</p> <ul style="list-style-type: none"> Local election signs are not permitted on District Council land or buildings as per the District Council Policy on Political Hoardings on Council Land and Buildings. 		
<p><u>SIGN-R5³⁰</u> <u>Any real estate sign or subdivision sign³¹</u></p>		
<p><u>All Zones</u></p>	<p><u>Activity status: PER</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <u>any real estate sign advertising the sale, lease or rent of a site shall meet SIGN-S1 to SIGN-S5;</u> <u>any sign advertising a subdivision under development shall:</u> 	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>SIGN-MD1 - Transport safety</u></p>

²⁹ Waka Kotahi [275.64]. Signs s42A report.

³⁰ Waka Kotahi [275.64]. Signs s42A report.

³¹ Waka Kotahi [275.64]. Signs s42A report.

	<ul style="list-style-type: none"> a. <u>be located on a site owned by the developer of the subdivision development being advertised;</u> b. <u>relate to a subdivision development with an approved subdivision consent;</u> c. <u>be removed within two weeks of the completion of the sale of all the sites within that respective stage of the development that the sign relates to;</u> d. <u>if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority; and</u> e. <u>meet SIGN-S1 to SIGN-S5.</u>³² 	<p><u>SIGN-MD2 - Amenity values and character</u></p> <p><u>SIGN-MD4 - Natural and landscape values</u>³³</p>
<p>SIGN-R5³⁴</p>	<p>Any off-site directional sign³⁵</p>	
<p>All Zones³⁶</p>	<p>Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. there shall be a maximum of two off-site directional signs per business throughout the District; 2. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority; 3. the sign is not located within any natural character of scheduled freshwater body setback;  	<p>Activity status when compliance not achieved: NC³⁸</p>

³² Waka Kotahi [275.64]. Signs s42A report.



³³ Waka Kotahi [275.64]. Signs s42A report.

³⁴ Waka Kotahi [275.65]. Signs s42A report.

³⁵ Waka Kotahi [275.65]. Signs s42A report.



³⁶ Waka Kotahi [275.65]. Signs s42A report.

³⁸ Waka Kotahi [275.65]. Signs s42A report.

	<p>4. the sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC; and</p> <p>5. SIGN-S1 to SIGN-S5 are met.³⁷</p>	
SIGN-R6	Any on-site sign	
	<i>This rule does not apply to any community signs provided for under SIGN-R3.</i>	
<p>Residential Zones</p> <p>Commercial and Mixed Use Zones</p> <p>Rural Zones</p> <p>Industrial Zones</p> <p>Open Space and Recreation Zones</p> <p>Special Purpose Zone (Pines Beach and Kairaki Regeneration)</p> <p>Special Purpose Zone (Museum and Conference Centre)</p> <p>Special Purpose Zone (Kāinga Nohoanga)</p> <p>Special Purpose Zone (Pegasus Resort) <u>Special Purpose Zone (Rangiora Airfield)</u>³⁹</p>	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the sign is not located within any natural character of scheduled freshwater body setback if greater than 6m²  2. the sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC if greater than 6m²; and 3. SIGN-S1 to SIGN-S5 are met.  	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> SIGN-MD1 - Transport safety SIGN-MD2 - Amenity values and character SIGN-MD4 - Natural and landscape values
<p>Special Purpose Zone (Hospital)</p>	<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
SIGN-R7	Any off-site sign	

³⁷ Waka Kotahi [275.65]. Signs s42A report.

³⁹ Daniel Smith [10.1]. SPZ(Rangiora Airfield) Reply Report.

<p>Industrial Zones</p> <p><u>Commercial and Mixed Use Zones</u>^{40,41}</p>	<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the off-site sign shall be set back a minimum of 20m from: <ol style="list-style-type: none"> a. any adjoining zone boundary of Commercial and Mixed Use Zones^{42,43}, Rural Zones, any Residential Zones, any Open Space and Recreation Zones, Special Purpose Zones; b. any natural character of scheduled freshwater body setback;  c. any ONF, ONL, SAL, HNC, VHNC or ONC; 2. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority; and 3. SIGN-S1 to SIGN-S5 are met;  4. <u>there shall be a maximum of one off-site sign per site; and</u> 5. <u>there shall be no temporary sign(s) located on site.</u>^{44,45} <p>Matters of discretion are restricted to: SIGN-MD1 - Transport safety SIGN-MD2 - Amenity values and character</p>	<p>Activity status when compliance not achieved: NC</p>
<p>Commercial and Mixed Use Zones^{46,47}</p> <p>Rural Zones Residential Zones Open Space and Recreation Zones Special Purpose Zone (Pines)</p>	<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>

⁴⁰ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
⁴¹ Go Media Ltd [234.7]. Final Signs Reply Report.
⁴² Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
⁴³ Go Media Ltd [234.7]. Final Signs Reply Report.
⁴⁴ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
⁴⁵ Go Media Ltd [234.7]. Final Signs Reply Report.
⁴⁶ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
⁴⁷ Go Media Ltd [234.7]. Final Signs Reply Report.

Beach and Kairaki Regeneration) Special Purpose Zone (Kāinga Nohoanga) Special Purpose Zone (Hospital) Special Purpose Zone (Pegasus Resort) Special Purpose Zone (Museum and Conference Centre) <u>Special Purpose Zone (Rangiora Airfield)⁴⁸</u>		
SIGN-R8	Any sign other than a community sign fixed on a historic heritage item or within a historic heritage setting	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: RDIS Matters of discretion are restricted to: SIGN-MD1 - Transport safety SIGN-MD2 - Amenity and character SIGN-MD3 - Heritage values	Activity status when compliance not achieved: N/A
	Advisory Note <ul style="list-style-type: none"> Signs shall not damage any historic heritage item and sign fixing points shall be limited to the minimum necessary. 	
SIGN-R9⁴⁹	Any subdivision development entrance sign⁵⁰	
All-Zones⁵¹	Activity status: NC⁵²	Activity status when compliance not achieved: N/A⁵³

⁴⁸ Daniel Smith [10.1]. SPZ(RA) Reply Report.

⁴⁹ Bellgrove Rangiora [408.29]. Sign s42A report.

⁵⁰ Bellgrove Rangiora [408.29]. Sign s42A report.

⁵¹ Bellgrove Rangiora [408.29]. Sign s42A report.

⁵² Bellgrove Rangiora [408.29]. Sign s42A report.

⁵³ Bellgrove Rangiora [408.29]. Sign s42A report.

Sign Standards

SIGN-S1 - Transport safety	
<p>1. Any sign, other than a transport sign or signal⁵⁴, shall:</p> <ul style="list-style-type: none"> a. not have movable parts, including captive blimps or balloons, but excluding flags and banners; b. not have contain flashing or revolving <u>or intermittently illuminated</u>⁵⁵ lights; c. not be reflective upon exposure to artificial light; d. not have sound effects; e. not resemble a transport sign <u>an official sign used for transport purposes</u>⁵⁶ or <u>traffic</u>⁵⁷ signal; f. not be located in a position that impairs a road user's view of any transport sign <u>official sign used for transport purposes</u>⁵⁸ or <u>traffic</u>⁵⁹ signal; g. not overhang the road reserve of a State Highway; or h. not obstruct the movement of any pedestrian, motorist, or cyclist; i. not be located within any road corridor; j. comply with the following minimum lettering sizes in Table SIGN-1 where visible from a strategic road or arterial road with the following speed limits; <u>and</u> k. <u>have a maximum of 12 elements.</u>⁶⁰ 	<p>Activity status when compliance not achieved: NC</p> <p>Matters of discretion are restricted to:</p> <p>SIGN-MD1 - Transport safety</p>

Table SIGN-1: Minimum lettering sizes

Regulatory speed limit of adjoining road	Business / property name	Main message	Secondary message
km/hr	Minimum lettering height (mm)		

⁵⁴ Waka Kotahi [275.68]. Initial Sign Reply Report.

⁵⁵ Waka Kotahi [275.68]. Sign s42A report.

⁵⁶ Waka Kotahi [275.68]. Sign s42A report.

⁵⁷ Waka Kotahi [275.68]. Sign s42A report.

⁵⁸ Waka Kotahi [275.69]. Sign s42A report.

⁵⁹ Waka Kotahi [275.68]. Sign s42A report.

⁶⁰ Waka Kotahi [275.62]. Initial Signs Reply Report.

<u>50</u> ⁶¹	<u>100</u> ⁶²	<u>150</u> ⁶³	<u>75</u> ⁶⁴
<u>60</u> ⁶⁵	<u>125</u> ⁶⁶	<u>175</u> ⁶⁷	<u>90</u> ⁶⁸
70	150	200	100
80	175	250	125
100	200	300	150
SIGN-S2 - Maximum number, area, and height of signs per site			
1. Refer to Table SIGN-2 below.		Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SIGN-MD1 - Traffic safety SIGN-MD2 - Amenity values and character	

Table SIGN-S2: Signs standards - Maximum number, sign display area and height of signs per site

Type of sign	Rule reference Applicable zone	Maximum number of signs	Maximum sign display area	Maximum height
Any community sign	SIGN-R3 All Zones	Freestanding signs: Two community signs per <u>1ha of</u> ⁶⁹ site. Signs on structures: Refer to area limit.	Freestanding signs: Maximum sign display area of 6m ² . Signs on structures: Maximum sign display area of 0.6m ² .	Maximum height of freestanding sign when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not

⁶¹ Waka Kotahi [275.68]. Signs s42A report.

⁶² Waka Kotahi [275.68]. Signs s42A report.

⁶³ Waka Kotahi [275.68]. Signs s42A report.

⁶⁴ Waka Kotahi [275.68]. Signs s42A report.

⁶⁵ Waka Kotahi [275.68]. Signs s42A report.

⁶⁶ Waka Kotahi [275.68]. Signs s42A report.

⁶⁷ Waka Kotahi [275.68]. Signs s42A report.

⁶⁸ Waka Kotahi [275.68]. Signs s42A report.

⁶⁹ Tūhaitara Trust [113.6]. Signs s42A report.

				protrude above the height of that fence (refer to Figure SIGN-2).
Any temporary sign advertising promoting ⁷⁰ any temporary activity	SIGN-R4 All Zones	Either freestanding sign and/or sign on structure: Two signs for temporary activities ⁷¹ per site.	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 3m ² .	Maximum height of freestanding sign when measured from ground level: 2m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
Any temporary sign relating to any at a ⁷² temporary activity	SIGN-R4 All Zones	Either freestanding sign and/or sign on structure: Unlimited.	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 8m ² .	Maximum height of freestanding sign when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
Any temporary sign for real estate, advertising the	SIGN-R4 All Zones ⁷⁴	Either freestanding signs and/or signs on structures: Two real estate signs advertising the sale, lease or rent	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum	Maximum height of freestanding sign when measured from ground level: 2m. Signs on buildings or structures:

⁷⁰ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁷¹ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁷² Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁷⁴ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

sale, lease or rent of a site⁷³		of a site per road boundary per site.⁷⁵	sign display area of 2.2m².⁷⁶	Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).⁷⁷
Any temporary sign advertising a subdivision under development⁷⁸	SIGN-R4 All Zones⁷⁹	Either any freestanding sign or sign on structure: One sign advertising a subdivision under development per road frontage per site.⁸⁰	Either any freestanding sign or sign on structure: maximum sign display area of 18m².⁸¹	Maximum height of freestanding sign when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).⁸²
Any temporary sign <u>relating to</u> for⁸³ a local election	SIGN-R4 All Zones	Either freestanding signs and/or signs on structures: Three local election signs per site.	Each freestanding sign and/or sign on structure shall have a maximum sign display area of 3m ² .	Maximum height of freestanding sign when measured from ground level: 2m Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of

⁷³ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁷⁵ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁷⁶ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁷⁷ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁷⁸ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁷⁹ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁸⁰ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁸¹ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁸² Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁸³ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

				that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
<u>Any real estate sign</u> or <u>subdivision sign</u> ⁸⁴	<u>SIGN-R5 All Zones</u> ⁸⁵	<u>Either any freestanding sign or sign on structure:</u> <u>One sign advertising a subdivision under development per road frontage per site.</u> <u>Two real estate signs advertising the sale, lease or rent of a site per road boundary per site.</u> ⁸⁶	<u>Either any freestanding sign or sign on structure:</u> <u>Signs advertising a subdivision under development - maximum sign display area of 18m².</u> <u>Signs advertising the sale, lease or rent of a site - maximum sign display area of 2.2m².</u> ⁸⁷	<u>Maximum height of freestanding sign advertising a subdivision under development when measured from ground level: 3m.</u> <u>Maximum height of freestanding sign advertising the sale, lease or rent of a site when measured from ground level: 2m.</u> <u>Signs on buildings or structures:</u> <u>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</u> <u>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</u> ⁸⁸
<u>Any off-site directional sign</u> ⁸⁹	<u>SIGN-R5 All Zones</u> ⁹⁰	<u>Either freestanding sign or sign on structure: One off-site directional sign per site.</u> ⁹¹	<u>Either freestanding sign and/or sign on structure shall have maximum sign</u>	<u>Maximum height of freestanding sign when measured from ground level: 2m.</u> <u>Signs on buildings or structures:</u>

⁸⁴ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁸⁵ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁸⁶ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁸⁷ Waka Kotahi [275.64 & 275.69]. Signs s42A report.

⁸⁸ Waka Kotahi [275.64]. Signs s42A report.

⁸⁹ Waka Kotahi [275.65]. Signs s42A report.

⁹⁰ Waka Kotahi [275.65]. Signs s42A report.

⁹¹ Waka Kotahi [275.65]. Signs s42A report.

			display area of 0.6m².⁹²	Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).⁹³
Any on-site sign	SIGN-R6 Town Centre Zone	<p>Freestanding signs: There shall be a maximum of one freestanding on-site sign facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum number of freestanding on-site signs facing each road boundary shall be two.</p> <p>Signs on structures: Refer to area limit.</p>	<p>Any freestanding sign shall have a maximum sign display area of 6m². All signs on structures shall have a maximum sign display area (m²) of 1m x length (m) of primary building frontage length, including any signs attached to any verandah that overhangs road reserve.</p>	<p>Maximum height of freestanding sign when measured from ground level: 6m</p> <p>Signs on buildings or structures:</p> <p>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</p> <p>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</p> <p>Any sign within any Town Centre Zone on a window of a structure shall not cover more than 20% of the window or 5m², whichever is lesser (refer to Figure SIGN-3).</p> <p>Any sign attached to the face of a verandah shall be a maximum height of 0.5m (refer to Figure SIGN-4).</p> <p>Any sign attached to the top of a verandah shall be a maximum height of</p>

⁹² Waka Kotahi [275.65]. Signs s42A report.

⁹³ Waka Kotahi [275.65]. Signs s42A report.

				1.2m and shall not overhang the edge of the verandah (refer to Figure SIGN-4).
SIGN-R6 Local Centre Zone Mixed Use Zone	<p>Freestanding signs: There shall be a maximum of one freestanding on-site sign facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum number of freestanding on-site signs facing each road boundary shall be two.</p> <p>Signs on structures: Refer to area limit.</p>	<p>Any freestanding sign: maximum sign display area 6m².</p> <p>All signs on structures shall have a maximum sign display area (m²) of 1m x length (m) of primary building frontage length, including any signs attached to any verandah that overhangs road reserve.</p>	<p>Maximum height of freestanding sign when measured from ground level: 6m.</p> <p>Signs on buildings or structures:</p> <p>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</p> <p>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</p> <p>Any sign attached to the face of a verandah shall be a maximum height of 0.5m (refer to Figure SIGN-4).</p> <p>Any sign attached to the top of a verandah shall be a maximum height of 1.2m and shall not overhang the edge of the verandah (refer to Figure SIGN-4).</p>	
SIGN-R6 Neighbourhood Centre Zone	<p>Freestanding signs: There shall be a maximum of one freestanding on-site sign facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum number of freestanding on-site signs facing</p>	<p>Any freestanding sign: maximum sign display area 3m².</p> <p>All signs on structures shall have a maximum sign display area (m²) of 0.5m x length (m) of primary building frontage length, including any signs</p>	<p>Maximum height of freestanding sign when measured from ground level: 3m.</p> <p>Signs on buildings or structures:</p> <p>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</p>	

		<p>each road boundary shall be two.</p> <p>Signs on structures: Refer to area limit.</p>	<p>attached to any verandah that overhangs road reserve.</p>	<p>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</p> <p>Any sign attached to the face of a verandah shall be a maximum height of 0.5m (refer to Figure SIGN-4).</p> <p>Any sign attached to the top of a verandah shall be a maximum height of 1.2m and shall not overhang the edge of the verandah (refer to Figure SIGN-4).</p>
<p>SIGN-R6</p> <p>All Industrial Zones</p> <p>Large Format Retail Zone</p> <p>Special Purpose Zone (Museum and Conference Centre)</p> <p>Special Purpose Zone (Pegasus Resort)</p> <p>Sport and Active Recreation Zone</p>	<p>Freestanding signs: There shall be a maximum of one freestanding on-site sign facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum number of freestanding on-site signs facing each road boundary shall be two.</p> <p>Signs on structures: Refer to area limit.</p>	<p>Any freestanding sign: maximum sign display area 12m².</p> <p>All signs on structures shall have a maximum sign display area (m²) of 1.5m x length (m) of primary building frontage length, including any signs attached to any verandah that overhangs road reserve.</p>	<p>Maximum height of freestanding sign when measured from ground level: 7.5m.</p> <p>Signs on buildings or structures:</p> <p>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</p> <p>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</p>	
<p>SIGN-R6</p> <p>All Residential Zones</p> <p>Special Purpose Zone (Pines Beach and Kairaki Regeneration)</p>	<p>One on-site sign, either a freestanding sign or a sign on structure, facing each road boundary per site.</p>	<p>Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 0.6m².</p>	<p>Maximum height of freestanding sign when measured from ground level: 2m.</p> <p>Signs on buildings or structures:</p> <p>Any sign attached to a building shall not protrude above the top of the façade of</p>	

				that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
	SIGN-R6 All Rural Zones Special Purpose Zone (Kāinga Nohoanga)	One on-site sign, either a freestanding sign or sign on structure, facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum number of on-site signs facing each road boundary shall be two.	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 3m ² .	Maximum height of freestanding sign when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
	SIGN-R6 Natural Open Space Zone Open Space Zone	Freestanding signs: There shall be a maximum of two freestanding <u>community signs per site or 2⁹⁴</u> , signs <u>whichever is greater⁹⁵</u> . Signs on structures: There shall be a maximum of two signs per structure.	Any freestanding sign: Maximum sign display area of 6m ² . Signs on structures: Maximum sign display area of 3m ² .	Maximum height of freestanding sign when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
Any off-site sign	SIGN-R7 All Industrial Zones	Freestanding signs: There shall be a maximum of one per site.	Each sign, either a freestanding sign and/or sign on structure, shall	Maximum height of freestanding sign when measured from

⁹⁴ Tūhaitara Trust [1136]. Signs s42A report.

⁹⁵ Tūhaitara Trust [113.6]. Signs s42A report.

	<p><u>Large Format Retail Zone</u>⁹⁶</p>	<p>Signs on structures: There shall be a maximum of one per site.</p>	<p>have a maximum sign display area of <u>12.56</u>⁹⁷m².</p>	<p>ground level: <u>7.53</u>⁹⁸m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</p>
	<p>SIGN-R7 <u>Neighbourhood Centre Zone</u> <u>Local Centre Zone</u> <u>Mixed Use Zone</u> <u>Town Centre Zone</u>^{99,100}</p>	<p><u>Freestanding signs: There shall be a maximum of one per site.</u> <u>Signs on structures: There shall be a maximum of one per site.</u>^{101,102}</p>	<p><u>Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 6m².</u>^{103,104}</p>	<p><u>Maximum height of freestanding sign when measured from ground level: 3m.</u> <u>Signs on buildings or structures:</u> <u>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</u> <u>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</u>^{105,106}</p>

Figure SIGN-1: Signs on buildings shall not protrude above façade of building

⁹⁶ Ravenswood Developments Ltd [347.19]. Signs s42A report.
⁹⁷ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
⁹⁸ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
⁹⁹ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
¹⁰⁰ Go Media Limited [234.7 and 234.8]. Final Signs Reply Report.
¹⁰¹ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
¹⁰² Go Media Limited [234.7 and 234.8]. Final Signs Reply Report.
¹⁰³ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
¹⁰⁴ Go Media Limited [234.7 and 234.8]. Final Signs Reply Report.
¹⁰⁵ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.
¹⁰⁶ Go Media Limited [234.7 and 234.8]. Final Signs Reply Report.

Signs on buildings shall not protrude above facade of building

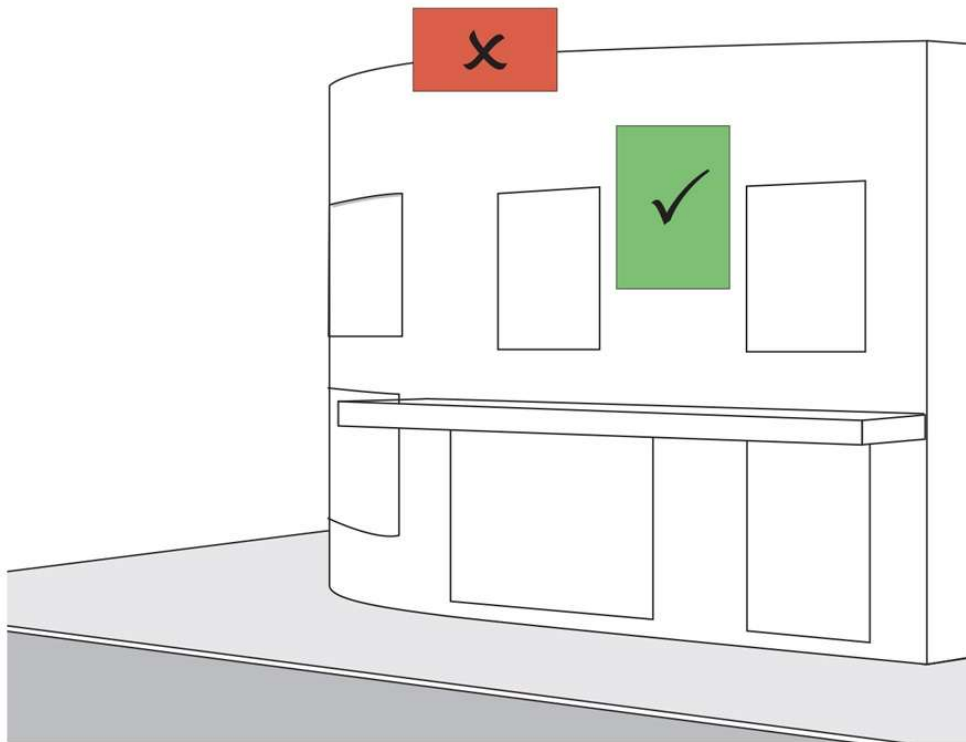


Figure SIGN-2: Signs on fences shall not protrude above height of fence

Signs on fences shall not protrude above height of fence

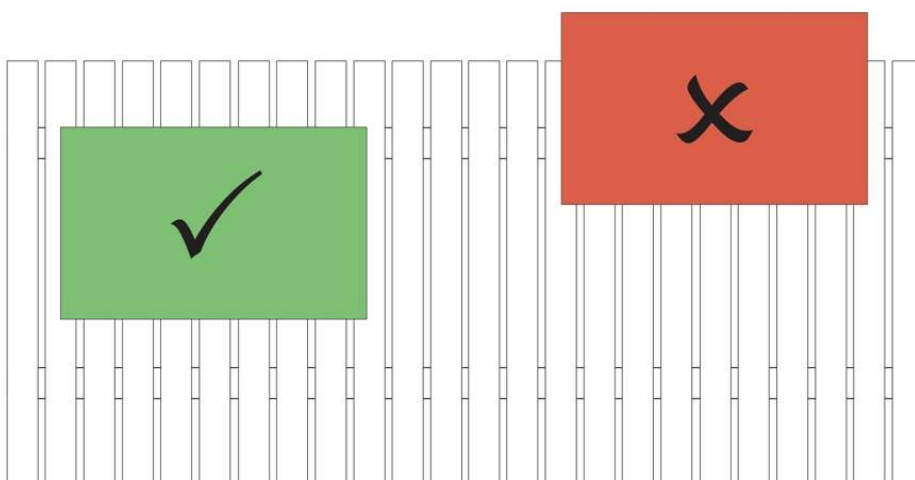
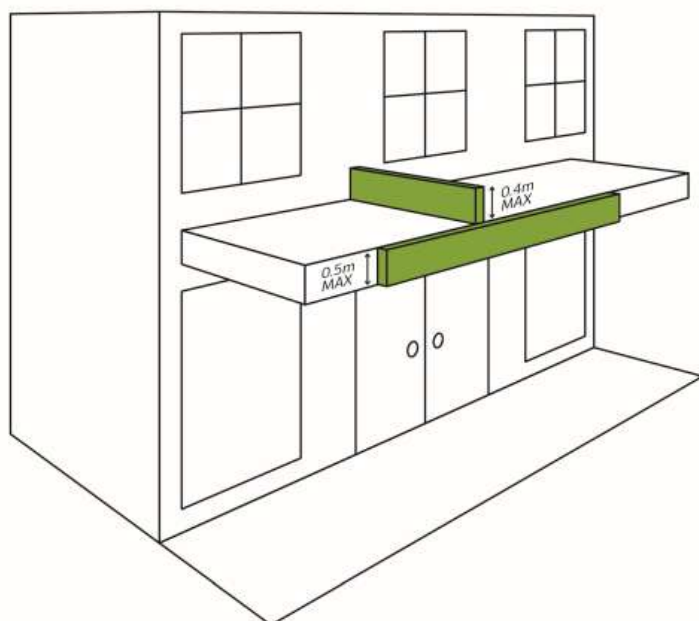


Figure SIGN-3: Signs on windows in any Town Centre Zone

Signs on windows in town centre zones



Figure SIGN-4: Signs on verandahs in any Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone



Any sign on the top of a verandah in any Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, or Mixed Use Zone shall be a **maximum height of 0.4m**




Any sign on the face of a verandah in any Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, or Mixed Use Zone shall be a **maximum height of 0.5m**

SIGN-S3 - Digital

1. The digital sign shall only be located within any Commercial and Mixed Use Zones, Industrial Zones, Sport and Active Recreation Zone, Special Purpose Zone (Museum and Conference Centre), Special Purpose Zone (Hospital), Special Purpose Zone (Kaiapoi Regeneration), or Special Purpose Zone (Pegasus Resort);
2. The digital sign shall have a maximum sign display area of 3m² per site;
3. There shall be a maximum of one digital sign per site;
4. The digital sign shall display static images or messages only;
- ~~5. The digital sign shall display maximum of two different images or messages within a 24 hour period;~~¹⁰⁷
5. The display time for each image or message on the digital sign shall be a minimum of two minutes unless located within any Mixed Use

Activity status when compliance not achieved: RDIS
Matters of discretion are restricted to:
 SIGN-MD1 - Transport safety
 SIGN-MD2 - Amenity values and character

¹⁰⁷ Go Media [234.9]. Signs s42A report.

<p><u>Zone, or within 50m of any Residential Zone, in which case the display time during 10:30pm to 6:30am shall be and 15 minutes one hour;</u>¹⁰⁸</p> <p>6. <u>Transitions between still images shall be via a cross-dissolve of 0.5 seconds. There shall be no other transitions between still images;</u>¹⁰⁹</p> <p>7. <u>The screen shall incorporate lighting control to adjust brightness in line with ambient light levels;</u>¹¹⁰</p> <p>8. The digital sign shall be operated with a fail-safe feature where in the event of a malfunction, the images or messages will be replaced by a solid black colour until the malfunction is resolved;</p> <p>9. The digital sign shall not be located within any natural character of scheduled freshwater body setback; </p> <p>10. The digital sign shall not be located within any ONF, ONL, SAL, HNC, VHNC or ONC; and</p> <p>11. The digital sign shall be set back a minimum of 20m from any Residential Zones, Rural Zones, Open Space Zone, Natural Open Space Zone, any natural character of scheduled freshwater body setback, ONL, ONF, SAL, HNC, VHNC, or ONC. </p>	
<p>Advisory Note</p> <ul style="list-style-type: none"> The digital sign shall be required to meet the limits for light spill and glare in the Light Chapter. 	
<p>SIGN-S4 - Setbacks for freestanding signs</p>	
<p>1. Any freestanding sign greater than 6m² shall be set back a minimum of 20m from any:</p> <ol style="list-style-type: none"> adjoining zone boundary of any Natural Open Space Zone; natural character of scheduled freshwater body setback;  ONL; ONF; SAL; HNC; VHNC; or ONC. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGN-MD4 - Natural and landscape values</p>
<p>SIGN-S5 - Maximum number of freestanding signs</p>	
<p>1. The maximum number of freestanding signs per site at any one time shall be three <u>(excluding temporary signs at a temporary activity)</u>¹¹¹.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGN-MD1 - Transport safety</p>

¹⁰⁸ Go Media [234.9]. Final Signs Reply Report.

¹⁰⁹ Waka Kotahi [275.70]. Signs s42A report.

¹¹⁰ Waka Kotahi [275.70]. Signs s42A report.

¹¹¹ Waka Kotahi [275.64]. Signs s42A report.

SIGN-MD2 - Amenity values and character

Advice Notes

SIGN-AN1	<p>Signs may also be subject to applicable requirements within other legislation or documents, including the following:</p> <ol style="list-style-type: none"> 1. Waimakariri District Council Signage Bylaw 2019 - applies to signs located within District Council owned land including District Council road reserve including footpaths, District Council parks and reserve, District Council owned buildings or structures; 2. Waimakariri District Council Parking Bylaw 2019 - controls parking on all District Council roads or areas under the care, control or management of the District Council and includes a clause restricting advertising on the road; 3. Waimakariri District Council Reserve Management Plans; 4. Waimakariri District Council Policy on Business Zone 1 & 2 Public Places Policy 2018 (S-CP 0445) additional controls for signs on footpaths and accessways within Business 1 & 2 Zones; 5. Waka Kotahi NZ Transport Agency manages signs on State Highway road reserve. Attention should be given to 'Bylaw 2010 New Zealand Transport Agency (Signs on State Highways) Bylaw' for signs located within State Highway Road Reserve. It is also noted that Waka Kotahi NZ Transport Agency may have an interest in any application for a sign that is visible from a State Highway; 6. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 manages the size and area of signs on a transmission line support structure of an existing transmission line to identify the structure or its owner, or to help with safety or navigation; 7. An Archaeological Authority from Heritage New Zealand Pouhere Taonga Act 2014; 8. Waimakariri District Council Policy on Political Hoardings on Council Buildings and Land (S-CP 4460) precludes election signs (general or local body elections) on District Council land or buildings; and¹¹² 9. Electoral (Advertisements of a Specified Kind) Regulations 2005 and Electoral Act 1993; and 10. <u>NZEC 34:2001 - New Zealand Electricity Code of Practice for Electricity Safe Distances applies to signs located in the vicinity of electricity lines.</u>¹¹³
SIGN-AN2	The rules in the Light Chapter apply to any illuminated sign, including any digital sign.

Matters of Discretion

SIGN-MD1	<p>Transport safety</p> <ol style="list-style-type: none"> 1. The extent to which the sign's size, location, design, content, illumination, and any digital <u>operation, including</u>¹¹⁴ transitions, could adversely affect <u>the safe, efficient,</u>
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¹¹² Transpower [195.109]. Signs s42A report.

¹¹³ Transpower [195.109]. Signs s42A report.

¹¹⁴ Waka Kotahi [275.72]. Signs s42A report.

	<p><u>and effective operation of the transport</u>¹¹⁵ system <u>transport safety</u>¹¹⁶, <u>including causing cause</u>¹¹⁷ confusion, distraction or an obstruction to any road user.</p> <p>2. The complexity and sensitivity of the receiving environment.</p>
SIGN-MD2	<p>Amenity values and character</p> <p>1. The extent to which the sign's size, height, location, design, illumination and any digital transitions would <u>affect</u>^{118,119}:</p> <ol style="list-style-type: none"> <u>affect</u>^{120,121} the character, form, or function of the site and the surrounding area; and <u>affect</u>^{122,123} the amenity values of the site and surrounding sites, including for the occupants of these surrounding sites; and <u>be visible from any Residential Zone(s) and therefore affect their amenity values</u>^{124,125}. <p>2. The extent to which the sign would create visual clutter <u>or cumulative effects</u>¹²⁶ when combined with existing signs on the site or on adjoining sites, <u>along with any signs that could be established as a permitted activity</u>^{127,128}.</p> <p>3. The extent to which the sign would detract from the integration of new subdivision developments with their surrounding areas.</p>
SIGN-MD3	<p>Heritage values</p> <ol style="list-style-type: none"> The extent to which the sign would detract from the heritage values of the historic heritage item. The extent to which the design of the sign complements the historic heritage item. The extent to which the means of fixing the sign will adversely affect the heritage values of the historic heritage item.
SIGN-MD4	<p>Natural and landscape values</p> <ol style="list-style-type: none"> The extent to which the sign would detract from the natural and landscape values of the Natural Open Space Zone, ONL, ONF, SAL, HNC, VHNC, ONC, or natural character of scheduled freshwater body setback.

¹¹⁵ Waka Kotahi [275.72]. Signs s42A report.

¹¹⁶ Waka Kotahi [275.72]. Signs s42A report.

¹¹⁷ Waka Kotahi [275.72]. Signs s42A report.

¹¹⁸ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.

¹¹⁹ Go Media Ltd [234.7]. Final Signs Reply Report.

¹²⁰ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.

¹²¹ Go Media Ltd [234.7]. Final Signs Reply Report.

¹²² Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.

¹²³ Go Media Ltd [234.7]. Final Signs Reply Report.

¹²⁴ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.

¹²⁵ Go Media Ltd [234.7]. Final Signs Reply Report.

¹²⁶ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.

¹²⁷ Ravenswood Developments Ltd [347.19]. Final Signs Reply Report.

¹²⁸ Go Media Ltd [234.7]. Final Signs Reply Report.