

3 Development controls

3.1 Residential zone

3.1.1 Building envelope

(i) Maximum height 9m

(ii) Height relative to site boundaries

(a) No part of any building shall exceed a height of 2m plus the shortest horizontal distance between that part of the building and the nearest site boundary, provided that this shall not apply to the apex of the gable ends of a roof, being no more than 1m² in area. See Appendix 2.

(b) Where there is more than one dwelling on a site (excluding dependent person's dwellings) or a dwelling plus "Other Principal Buildings", they shall be either:

- Designed and built as one building separated by a fire wall; or
- Built sufficient distance apart that no part of a dwelling exceeds a height of 2m plus the shortest horizontal distance between that part of the building and the nearest part of any other principal building on the same site. For the purpose of the foregoing the height shall be measured from the ground level at the midpoint of this shortest horizontal distance. See Appendix 2.

(iii) Yards

Residential buildings and accessory buildings

Front 5.0m

Side 2.5m

Rear 4.0m

Rear site yards 3.0m

River protection 20.0m

Provided that:

- (a) Side and rear yard dimensions may be relaxed by up to 50% where it can be demonstrated that vehicle access, parking and outdoor storage can be provided elsewhere on-site;
- (b) On a corner site one front yard may be reduced to 3.0m;
- (c) Accessory buildings may be erected on any rear and/or side yard or any rear site yard so long as the written consent of all property owners contiguous to any building is obtained and rule 3.1.1(ii) (a) is not compromised.

Objectives/Policies		
3.5.2.1	O1, O2	P1, P2, P3, P4, P5

3.1.2 Density

Household density shall not exceed:

- (i) One dwelling per 500m² of nett site area for sites greater than 200 metres from a Residential/ Business zone boundary;
- (ii) One dwelling per 350m² of nett site area for sites 200 metres or less from a Residential/ Business zone boundary.

Objectives/Policies		
2.4.1	O1	P1
3.5.2.1	O1, O2	P1, P2, P3, P4, P5
3.5.2.2	O1, O2	P1,P2, P3, P4, P5, P6

3.1.3 Maximum building coverage

Total building coverage of the site shall not exceed 35% of the nett site area.

Alternative means of compliance

With respect to this rule the maximum building coverage stipulated may be increased to 45% on payment of a Development Contribution for Reserves and Recreational Facilities. See Development Contributions: Section 7.

Objectives/Policies		
3.5.2.1	O1, O2	P1, P2, P3, P4, P5
3.5.2.2	O1, O2	P1, P2, P3, P4, P5, P6

3.1.4 Household recreational space

- (i) Every dwelling (excluding dependant person's unit) shall have an area of open space which shall:
 - (a) Have a minimum area of 80m² and minimum width of 3m;
 - (b) Be capable of containing a circle of 6m in diameter at some location within the area of open space, and located to the north, east or west of the unit;
 - (c) Be unobstructed by vehicle access, parking and buildings;
 - (d) The space may include balconies, decks having a minimum area of 10m², with no dimension less than 1.8m and conservatories.
- (ii) Alternatively each multi-household unit may provide a living court or balcony with a minimum area of 15m² for each unit and a communal area which shall:
 - (a) Have a minimum area of 80m² for each dwelling in the development;
 - (b) Have a readily useable shape that can contribute to the recreational and service needs of the occupants of the development, such as communal swimming pools, tennis courts;
 - (c) Have adequate provision made for its continued maintenance and management.

Alternative means of compliance

With respect to this rule the minimum dwelling recreation area of 80m² may be reduced by up to 50% on payment of a Development Contribution for Reserves and Recreational Facilities. See Development Contributions: Section 7.

Objectives/Policies		
3.5.2.1	O1	P3, P5

3.1.5 Screening

For sites containing two or more residential dwellings

Where any storage or service area adjoins or directly faces residentially zoned land, public road, public reserve, or a second or subsequent dwelling on the same site, such an area shall be screened by either:

- (i) A solid wall or screen not less than 1.8m in height; or
- (ii) Planting to a minimum height of 1.8m.

Objectives/Policies		
3.5.2.1	O2	P1

3.1.6 Siting of parking facilities

See Section 9: Transportation.

Where there are to be two or more household units on a site, if covered carparking does not exist on the site, an area for a single garage or carport plus visitor parking shall be reserved for each unit.

Objectives/Policies		
3.5.2.1	O1, O2	P1, P2, P3, P4, P5

3.1.7 Second and subsequent dwellings

The erection of a second or subsequent dwelling on a site may only proceed upon the issue of a resource consent or a compliance certificate requested under Section 139 of the Resource Management Act, 1991. An application for such a certificate shall show that all buildings, outdoor space, and the provision of services on the site comply with the provisions of the District Plan as if the site were undergoing a subdivision into freehold title. Any subsequent subdivision shall be in accordance with the certificate of compliance issued.

Where two household units are within one building they are to be separated by the provision of a firewall.

Objectives/Policies		
2.4.2	O1	P1

3.1.8 Development Contributions

A Development Contribution is required to be made in accordance with Section 7.2 (iii) prior to the issue of a building consent for the second or subsequent complying dwelling per lot where a contribution has not been made at the time of the subdivision to create the said lot.

Objectives/Policies		
3.9.2	O1, O2	P1, P2

Explanation

Many factors influence the intensity of residential development. This plan uses building coverage and height to manage the residential intensity and hence development density. Building coverage restrictions ensures that the intensity of development is in character with that of surrounding residential areas. It provides opportunities for the establishment and maintenance of trees and landscaping of comparable character to the existing neighbourhood. It ensures there is adequate open space on each site to accommodate parking, access, private recreational areas and reduces the level of impermeable surfaces and enable drainage to occur through ground seepage.

Height controls, and building envelope controls are responsible for the scale of development and are based on the existing scale of development. Buildings which are out of scale with their surroundings can overshadow and visually dominate other buildings, private property and the streetscape. By controlling height the amenity values (including sunlight, daylight, and privacy) of adjacent properties and household units on the same site are protected. A maximum height control also minimises the intrusion of buildings into the landscape.

Front yards are required to provide physical separation between the road and residential activities in order to maintain residential amenities and traffic and pedestrian safety and by providing opportunities for landscaping. Side and rear yards are required in order to maintain corridors of open space between buildings and to maintain visual and aural privacy. A river protection yard has been imposed to protect the natural character of the river environment.

The private recreational area rules are intended to ensure that each unit has a pleasant area of open space (either outdoor or indoor with external access and outlook) of appropriate area and dimensions to meet the needs of its occupants (or future occupants) for such activities such as passive recreation, children's play, gardening, outdoor entertaining/BBQ areas and general relaxation.

The Alternative Means of Compliance provisions provide for flexibility in the provision of outdoor recreation space and building coverage subject to measures being taken to ensure that residential amenity is maintained. Similarly applicants may, through the resource consent process, apply for reduction in the density provisions. Such an application must demonstrate that residential amenity issues that may be compromised by increased intensity of development are avoided, remedied or mitigated.

If the minimum area considered necessary for a residential activity is to be reduced either by resource consent, increased site coverage or reduced useable outdoor recreation space, greater demand is likely to be placed on public facilities and a contribution towards upgrading these facilities to meet the demand is assessed accordingly. Other matters may also be considered in the resource consent process.

The screening control is designed to preserve the visual amenity of residential activities and of the neighbourhood. The siting of parking facilities is to ensure that the maximum convenience to its users and to minimise disturbance to adjacent units sharing the site.

Provision is made to ensure sufficient area is set aside for future garage requirements. This is particularly important given the limitation on-site coverage.

The erection of a second dwelling on a site is often a pre-cursor to subdivision of the site. This rule is to alert the developers to the requirements of subdivision which may be different from the requirements of a Building Consent and to avoid the situation where a subdivision application may be declined because an existing development as defined by new lot boundaries does not comply with the rules of the District Plan.

3.2 Rural and Rural-Residential zone

3.2.1 Building envelope

- (i) Maximum height 10m
Matamata Airport Height Restrictions see 9.3.2.
- (ii) Height relative to site boundary
No part of any building shall exceed a height of 3m plus the shortest horizontal distance between that part of the building and the nearest site boundary.
- (iii) Yards
 - Front yards on state highways for residential or habitable buildings 50m
 - Front yards on other roads 25m
 - Side yard and rear yards 10m
 - River protection yard 20m

Provided that:

- (A) Accessory buildings may be erected on any rear and/or side yard but not the river protection yard so long as the written consent of any affected property owner(s) is obtained and rule 3.2.1 (i) is not compromised;

- (B) Any accessory building to be developed in conjunction with an existing dwelling shall be permitted in a front yard provided that it shall be erected behind the front line of the dwelling.

Advice note: Alternative yard provisions are able to be considered through the restricted activity consent process.

Objectives/Policies		
3.5.2.1	O2	P1, P3, P5

3.2.2 Maximum building coverage

Total building coverage for accessory buildings on lots less than 4000m² shall not exceed 10% of the net site area.

Objectives/Policies		
3.3.2.1	O1	P2
3.5.2.1	O2	P1, P3, P5

3.2.3 Development Contributions

A Development Contribution is required to be made in accordance with Section 7.2 (iii) prior to the issue of a building consent for the second or subsequent complying dwelling per lot where a contribution has not been made at the time of the subdivision to create the said lot.

Objectives/Policies		
3.9.2	O1, O2	P1, P2

Explanation

These controls are designed to protect the amenity values of adjoining properties and of the rural character of the neighbourhood. The larger front yards requirement to state highways is to avoid or mitigate the noise effects of the higher traffic volumes. Visual amenity in the rural area is characterised by the dominance of the natural environment over buildings or other structures. There is an expectation of open space and separation of buildings in rural areas. The river protection requirements ensure buildings that may have a detrimental impact on the river environment are well set back.

Maximum coverage for small sites is designed to maintain the scale of development in the Rural zone and to provide sufficient area for waste water disposal on-site.

3.3 Industrial zone and any site identified as a scheduled site with a Development Concept Plan

3.3.1 Development Concept Plan (scheduled sites)

A development concept plan (DCP) has been prepared for each of the scheduled sites and is attached to the District Plan as Schedule 5. This Schedule forms part of the District Plan and may be changed or varied only as a result of a change or variation to the District Plan.

- (i) The DCP includes plan(s) and drawing(s) which show:
- The extent of the site;
 - Proposed development on the site;
 - Building envelopes;
 - Car parking, access, loading and manoeuvring areas;

- Effluent disposal areas;
 - Landscaping on the site;
 - Noise emission control boundary.
- (ii) The DCP includes site restrictions and requirements as outlined in Schedule 5.
- (iii) The rules, general development controls and performance standards of Section 3, and the relevant rules and development controls applicable to the zone in which the scheduled site is located apply, subject to the specific rules and controls on the DCPs taking precedence.
- (iv) Activities specified within the DCP requiring a resource consent may be subject to conditions to avoid, remedy or mitigate adverse effects identified with reference to the rules and assessment criteria of the plan.
- (v) Any activity shall be located in general accordance with the Development Concept Plan. Any activity not provided for as a permitted, controlled, or discretionary activity or not located in general accordance with the plan shown on the Development Concept Plan shall be a non-complying activity.

Objectives/Policies		
2.4.2	O1	P1
3.5.2.1	O1, O2	P2, P3, P5
3.5.2.2	O1	P1
3.5.2.3	O1, O2, O3, O4, O5, O6	P1, P2, P3, P4, P5
3.5.2.4	O1, O2	P1, P2, P4, P5
3.8.2	O1, O2, O3, O4, O5, O6, O7	P1, P2, P3, P4, P5, P7, P9

3.3.2 Building envelope (scheduled sites)

(Limits to apply unless otherwise specified on the DCP).

- (i) Maximum height 20m
- (ii) Yards adjoining any road or non-Industrial zone..... 80m
- (iii) All other yards 10m
- (iv) Height relative to boundary

Height (h) shall not exceed one quarter the distance (d) to the closest boundary adjoining (h = d/4) for boundaries adjoining any non-Industrial zone.

3.3.3 Building envelope (non – scheduled sites)

- (i) Maximum height 12m
- (ii) Front yards 5m
- (iii) Yards adjoining any non-Industrial zone..... 10m

Objectives/Policies		
3.5.2.1	O1, O2	P1, P2, P3, P4

3.3.4 Design and appearance of buildings (scheduled and non-scheduled sites)

All new buildings or structures shall be designed to minimise adverse visual impact on adjacent properties and on the road frontage in particular. No reflective material or unpainted surfaces should be used which could cause glare.

Objectives/Policies		
3.5.2.2	O1	P1
3.1.2.1	O1	P1

3.3.5 Landscaping (scheduled and non-scheduled sites)

Except as otherwise provided on a DCP

- (i) A minimum of 50% of the front yard requirement shall be landscaped, planted and maintained for the full length of the boundary (excluding vehicle entrances). Landscaping shall be required and designed to either screen or enhance the appearance of the on-site industrial activities when viewed from any public space adjoining or non-Industrial zone opposite or facing.
- (ii) The minimum dimension of any required landscaping area shall be half the width of the yard in which it is located or 10 metres whichever is the lesser.
- (iii) Landscaping shall be undertaken and maintained in accordance with a Landscape Plan and planting programme submitted to and approved by Council prior to development commencing.
- (iv) These landscaping provisions do not apply to the Development Concept Plans for Part Okauia 1 Block being Part DP7148, Okauia 4B Block, Lot DPS 24315 Block IV and VIII Tapapa SD as identified in Schedule 5 but will be considered in terms of Section 1.4.1 and 1.4.12.
- (v) These landscaping provisions do not apply to the Development Concept Plan for Part Section 126, Block II Tapapa East Survey District (CT SA5B/22) as identified in Schedule 5 but will be considered in terms of Section 1.4.1 and 1.4.12.

Objectives/Policies		
3.5.2.1	O1	P1
3.5.2.2	O1	P1

3.3.6 Maximum coverage (non-scheduled sites)

Maximum coverage on any site shall be determined by the need to comply with the building envelope, landscaping, access, parking, and loading requirements or a Development Concept Plan.

Objectives/Policies		
3.5.2.1	O1, O2	P2, P3, P4
3.8.2	O1, O2	P1, P2

3.3.7 Access, parking, loading and manoeuvring (scheduled and non-scheduled sites)

See Section 9: Transportation [and the Development Manual](#).

Objectives/Policies		
3.5.2.3	O1, O2, O4	P1, P2, P3, P4

3.3.5 Derelict buildings (scheduled and non-scheduled sites)

If required by Council any buildings and/or structures left unused and in disrepair or derelict shall be removed or repaired within 2 years of the notice being served.

Objectives/Policies		
2.4.2	O1	P1
3.5.2.1	O1	

3.3.5 Development Contributions (scheduled and non-scheduled sites)

Prior to the issue of a building consent where the development has an impact on the provision of services, contributions shall be based on the actual costs incurred to avoid, remedy or mitigate the impact of the development in accordance with Section 7.

Objectives/Policies		
3.9.2	O1	P1

Explanation

The character of the existing development in the District is generally low density. Either rural or low to medium density urban form predominates.

Modern industrial processes impose a high density environment and while it is not sustainable to impose coverage rules that require larger site areas to support new industry it is necessary to mitigate the effects of such activities through requirements for separation to non-industrial activities, landscaping and carparking.

The scheduled industrial sites have been specifically identified. In most cases they are substantially developed as the result of various resource consents and Plan Changes. The result of these processes has been the presentation of a concept plan for the development of the sites and an outline of the actions (conditions of consent) that are required to avoid, remedy or mitigate adverse effects on the environment. It is intended to use the plans that have been developed to prestate the environmental bottom line for these sites. Where development concept plans do not provide for an activity as a permitted, controlled or discretionary activity, or where an activity is not located generally in accordance with the plan then a change to the District Plan will be required. In most foreseeable cases this would be a notified application.

The building envelope is intended to provide a transition in the built environment from the predominantly low rise development in non-Industrial zones to the bulk of the dominant buildings in the industrial landscape. This will improve the public perception of the general amenity in the industrial built environment and reduce the perception of encroachment that large buildings may impose on less developed adjoining sites.

Landscaping improves the visual amenity and appearance of an industrial area as it is seen from a public or non-industrial place.

It is in many cases impractical to screen the industrial activity completely and the emphasis in landscaping should be on improving and enhancing the appearance of the industrial environment in accordance with Objective 4.4.1 O1.

3.4 Business zone

3.4.1 Building envelope

(i) Maximum height 12m

(ii) Yards

Front yard

5m except in the specified shopping areas where no front yard is required. The 5m front yard may be reduced to 2m through a non-notified restricted discretionary

activity with consideration of the height, design of the building and provision of landscaping, whereby the encroachment within the 5m front yard shall not exceed 4m in height. Appendix 4 provides a design guideline for these reductions.

- Side and rear yards adjoining a Residential zone 5m
- (iii) Height (h) relative to site boundaries adjoining a residential, rural or Rural-Residential zone shall not exceed 2m plus the horizontal distance (d) to the nearest Residential zone boundary (h) = 2 + d metres

Objectives/Policies		
3.5.2.1	O1, O2	P2, P4, P5

3.4.2 Maximum coverage

Maximum coverage on any site shall be determined by the need to comply with the building envelope, landscaping/screening, access, parking and loading requirements.

Objectives/Policies		
3.5.2.1	O1, O2	P2, P4, P5

3.4.3 Landscaping/screening

- (i) All sites shall be screened from any residential or rural site adjoining by the provision of continuous landscaping or screen fencing to a minimum height of 2.0 metres.
- (ii) Where any building is set back from the front boundary by 2.0 metres or more a minimum of half of the set back distance shall be landscaped in a manner compatible with the urban environment and maintained in a manner that will enhance the visual appearance of the building.
- (iii) All waste materials, rubbish or other unsightly material stored outside shall be screened from public view.

Advice note: This control is not a means to comply with other performance standards in this Plan. All performance standards relating to visual and noise intrusion must be met irrespective of the effectiveness of the landscaping or screening provided as a control mechanism.

Objectives/Policies		
3.5.2.1	O1	P1
3.5.2.2	O1	P1

3.4.4 Access, parking, loading and manoeuvring

See Section 9: Transportation.

3.4.5 Special character areas

10 days notice in writing shall be given to the Council of any proposed work, redecoration, repair or alteration in the Te Aroha Character Area, to determine whether the proposed work is minor or not. See Section 10: Natural Environment and Heritage.

Objectives/Policies		
3.1.2.1	O1	P1
3.1.2.3	O1	P1, P2, P3

3.4.6 Shop frontage

- (i) Verandahs shall be provided at the time of development or redevelopment of all sites within the areas defined on the Planning Maps as “Shopping Frontage.”
- (ii) Verandahs shall be constructed in accordance with the provisions and requirements of [the Development Manual Appendix 6](#).
- (iii) This rule does not apply to service stations.

Objectives/Policies		
3.5.2.2	O1, O2	P1, P2, P3, P4, P5

3.4.7 Development Contributions

Prior to the issue of a building consent where the development has an impact on the provision of services, contributions shall be based on the actual costs incurred to avoid, remedy or mitigate the impact of the development in accordance with Section 7.

Objectives/Policies		
3.9.2	O1	P1

Explanation

The Business zone incorporates a number of different activities that may vary in their effect on adjoining non-business activities. These effects are generally controlled by the performance standards listed in Section 5 but they may also be visually intrusive even at times when they are not in operation.

The landscaping/screening requirements are intended as a means of reducing the visual intrusion and enhancing the appearance of buildings in the Business zone when viewed from residential and Rural zones adjoining or facing.

The front yard requirement is intended to provide flexibility while encouraging businesses to “fit in” with the overall urban environment. In particular businesses are encouraged to complement and enhance the “garden” character of Matamata.

Significant issues for the District relate to the preservation of the special character of Te Aroha as a Victorian/Edwardian heritage site and of Matamata as a garden heritage urban area. The special character areas identify particular areas that should be retained and enhanced in these areas through the implementation of the associated rules.

3.5 Signage – all zones

The control over signs exercised in this Plan is in addition to, and not in substitution, for the issuing of permits and control by the bylaws. Where there is an inconsistency between a bylaw and this rule, the rule shall prevail.

For the avoidance of doubt signage shall include all symbols, artwork and structures including balloons, blimps, banners and flags designed to attract the attention of the public and/ or advertise the goods, services or activities on the site. Freestanding signage shall include any structure including balloons, blimps, banners and flags separate from and not supported by any building on the site.

Where roading, parking, information or warning signs are provided as part of the traffic management functions, the design, installation and location of the signage shall be in accordance with the Development Manual.

3.5.1 Permitted activities

	Zone	Type of sign permitted	Total site signage
1.	Any zone	Official signs	No maximum

2.	Any zone	Public utility, public information signs, and protected areas and reserve identification signs	3.0m ²
3.	Any zone	A sign giving name and related information concerning places of assembly, education or accommodation facilities, community facility and marae complex.	2.0m ² 20% of the sign area may include acknowledgment of a sponsor.
4.	Any zone	Temporary signs for sale of land/buildings and auction.	1.5m ²
5.	Any zone	Temporary signs for tradesman's/ consultants construction sites.	3.0m ²
6.	Residential zone	A sign stating name, profession, occupation or trade or property name.	0.3m ²
7.	Rural and Rural-Residential zone	A sign stating name, profession, occupation or trade or property name.	1.5m ²
8.	Business and Industrial zones	Signs related to permitted activities established on the site for the advertisement or identification of the established permitted activities.	1.0m ² per metre of site frontage in the case of signs attached to or forming part of the principal building to its walls or canopies. In addition, free standing signs are permitted where the surface area viewed from any one direction does not exceed the following: <ul style="list-style-type: none"> - For each site frontage less than or equal to 24.0m: 6.0m² - For each site frontage greater than 24.0 metres: 0.25m² for every metre of site frontage up to a maximum of 16m². Notwithstanding the above: One planned arrangement of free-standing signs where more than one rear site shares a common accessway, maximum area of sign shall be: 12.0m ² .
9.	Any zone	Signs whose sole purpose is to direct traffic within a site.	No maximum
10.	Any zone	Temporary signs for local and general elections provided that: <ul style="list-style-type: none"> - They are erected no sooner than six weeks prior to election day and removed no later than three days after election day. - They are not located in a public place or on public buildings or any road reserve. - Consent of property owner is obtained. 	3.0m ² (minimum size 2.0m ²)

Objectives/Policies		
3.5.2.4	O1, O2	P1, P2, P3, P4, P5

3.5.2 General controls relating to signs

- (i) Notwithstanding that a particular sign is a permitted sign under this rule, Council will require modification or relocation of the sign if the proposed sign will detrimentally affect traffic safety and control by:
- (a) Obstructing driver's vision; or
 - (b) Causing confusion or distraction for driver's; or
 - (c) Creating a situation hazardous to the safe movement or direction of traffic.
- (ii) The Council will require the removal of any sign which is offensive, poorly made, painted, or maintained, or is in any other way a detraction from the amenities of the

neighbourhood or obtrusively visible from any residential, deferred urban, future Residential or Rural zones.

- (iii) (a) All signs are to be located on the site to which they relate;
- (b) Through the restricted discretionary activity consent process, signs may not be located on a property to which they do not relate but over which the owner of the property to which the signs relate, has access rights or shared use formalised by legal agreement, lease, easement or similar means.

Objectives/Policies		
3.5.2.4	O1, O2	P1, P2, P3, P4, P5

3.5.3 Controlled activities

Controlled activity application required. Approval with consent of Council as to design, appearance, size, construction and siting.

	Zone	Type of sign permitted	Total site signage
1.	Any zone	Temporary signs advertising forthcoming gala, fete, reunion, national sporting or community events provided that: <ul style="list-style-type: none"> - Signs for a reunion may be erected no sooner than six months prior to the event and removed no later than seven days after the event. All other signs are to be erected no sooner than six weeks prior to the event and removed no later than three days after the event. - Consent of property owner is obtained. - Not more than four signs for each event are to be erected. 	3.0m ² (minimum size 2.0m ²)
2.	On local roads but not state highways	One directional sign relating to a tourism attraction or community facility provided that the sign shall only be permitted between the site and the closest major intersection.	No maximum, however the sign shall be constructed to comply with Transit New Zealand's "Manual of Traffic Signs and Markings".

Objectives/Policies		
3.5.2.4	O1, O2	P1, P2, P3, P4, P5

3.5.4 Non-Complying Activities

- (i) No sign shall be permitted which is:
- (ii) Animated by means of flashing, blinking, or travelling lights; reflective material; or other means not providing constant illumination.
- (iii) Intensely lit so as to constitute a nuisance or hazard to vehicular traffic, pedestrian or adjacent uses. Any light which fails to comply with [the Development Manual in respect of illumination "NZS 6701: 1983 – Code of Practice for Road Lighting"](#) shall be deemed by Council to be constituting such a nuisance or hazard.
- (iv) Obscuring or detracting from any scheduled natural environment resource or important visual aspects of the District within the Te Aroha Character Area or the Kaitiaki (Conservation) zone.

- (v) Attached to or forming part of the principal building, or its walls or canopy which protrude more than 100mm beyond the outline of the building.
Verandah signs fixed in accordance with Appendix 5 accepted.

3.5.5 Sign letter heights

The size of letters on signs shall comply with the following minimum height standards in relation to speed limits:

50 km/hr	.....	75mm
60 km/hr	.....	85mm
70 km/hr	.....	100mm
80 km/hr	.....	125mm
100 km/hr	.....	175mm

Explanation

One of the significant issues for the District is the maintenance of visual amenity. The effects of signage is recognised as potentially adversely affecting the visual amenity of the District and limitations are defined in these rules to establish a minimal adverse effect in accordance with the Objectives and Policies stated in Section 3.5.2.
The effect on traffic safety is also taken into account in particular by requiring the consent of Transit New Zealand where there is an impact on the state highway network and it is anticipated that the number of accidents on arterial roads that may be attributed to advertising or signage distractions will be reduced.

3.6 Structure Plans

All development identified within Structure Plan areas shall be undertaken generally in accordance with the relevant structure plan and the Schedule of Works within Appendix 13 of the District Plan.

Where land is located within a Structure Plan as identified in the District Planning maps, the requirements of the Structure Plan in relation to infrastructure and conceptual layout will prevail over other relevant provisions of the District Plan should there be a conflict.