



MT HOBSON GROUP

Town Planning & Resource Consent Solutions

21st August 2022

Auckland Council

Attention: Oliver Clausen

Via email: oliver.clausen@cuttriss.co.nz

Dear Oliver,

RE: Section 92 further information request application RM220088 47 The Esplanade

Thank you for your email and s92 request dated 22nd June 2022. This is a response to the further information requested, with the requested points in bold and italics and our response provided below.

- 1) Provide an assessment against the updated ADDENDUM TO TCDM-3 which was released 24 March 2022 by Waka Kotahi (NZ Transport Agency) and attached to this email. The traffic report only provides an assessment against the "Traffic control devices manual, 2011, Part 3 Advertising signs" (TCDM3).***

Comment:

An assessment has been provided by Brett Harries in the traffic query response document attached in **Appendix 1.**

- 2) Provide the probability that vehicles travelling in either direction of The Esplanade will see an image change accounting for the average (not signed) speed and visible sightlines. As a minimum, provide probabilities for 8 seconds, 12 seconds, 15 seconds, 30 seconds, 1 minute, 5 minutes, 10 minutes, 20, minutes and 30 minutes in accordance with the dwell time calculator in the ADDENDUM TO TCDM-3 document.***

Comment:

An assessment has been provided by Brett Harries in the traffic query response document attached in **Appendix 1.**

- 3) Provide the probability that a car will see more than 1 image change based on the probabilities requested in item 2.***

Comment:

An assessment has been provided by Brett Harries in the traffic query response document attached in **Appendix 1.**

- 4) Provide an assessment if any positive effects (such as offering up free advertising for road safety or community messages) to consider against any adverse effects. It should be noted in the recent Environment Court decision [Prime Property Group v Wellington City Council] the Court noted***

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that the digital billboards added further risk “without providing any public benefit”. The High Court upheld that the consideration of public benefit (or lack thereof) as a relevant matter for consideration under section 104. I have attached a copy of both decisions.

Comment:

An assessment has been provided by Brett Harries in the traffic query response document attached in **Appendix 1**.

- 5) Provide a night-time visual assessment of the billboard and provided a details assessment of visual effects at night and effects on natural ‘coastal’ character. Your night time assessment should include any areas where the signage would be visible at night, including nearby walking paths, Petone Beach, Wellington CBD (if visible), Te Ara Tupua (Ngauranga to Petone) walkway (if visible) and State Highway 2 (if visible). Given the close proximity to the coastal environment it is important the billboard doesn’t detract from the coastal amenity values at night. We would strongly recommend you offer a condition that the sign off at dusk (noting that this is about 9pm during mid-summer) to minimise visual effects at night during a time when the signage is likely to be most visible.*

Comment:

Reports have been prepared by Richard Knott and Russ Kern detailing the above required assessment as requested. Both reports are attached in **Appendix 2 and 3**.

- 6) Overlay the sign location on a site plan with a photographed aerial with site dimensions. This will allow for better understanding of the sign location in relation to the existing landmarks and vegetation on the site.*

Comment:

Site plan with an aerial detailing the proposed sign location has been provided, please refer to **Appendix 4**.

- 7) Provide a cross section of the building on the site to scale and the sign clearly showing the overall height of the building in relation to the sign. The distance between the sign and building should also be clearly shown. This is to allow for a better understanding of the signs proportions in relation to the building.*

Comment:

A cross section of the proposed billboard in comparison to the existing onsite buildings have been provided in **Appendix 5**. Specifically drawing number A4.

- 8) Confirm what colour the framing and non-activated sign edges will be.*

Comment:

Colour of the sign framing and edges will be black.



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- 9) Confirm if there will be any external electronic controllers/transformers/ancillary equipment located externally on the sign? If so where will these be located and provide details of what they look like (height, location, colour, etc.)?**

Comment:

The proposed billboard will include a power and data cabinet as detailed in the plans in **Appendix 4**. The 18RU Outdoor Freestanding Cabinet will be of the dimensions of 800 X 600 X 975mm and be a green as detailed.

- 10) Update your Assessment of Environmental Effects to take into account the findings of the above request.**

Comment:

The original AEE has had minor edits made to include reference to the additional assessment provided in the lighting report and to the above traffic queries. The updated report is attached in **Appendix 6**.

- 11) Provide an updated RT from within the last 3 months.**

Comment:

An updated RT has been provided and is attached in **Appendix 7**.

We hope this satisfies the questions raised under s92 of the Resource Management Act. Please do not hesitate to contact me should you wish to discuss anything detailed in this letter.

Yours sincerely,

Daniel Coppel
Planner
Mt Hobson Properties Limited
August 2022



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APPENDIX 1

TRAFFIC ASSESSMENT RESPONSE



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APPENDIX 2

URBAN DESIGN RESPONSE



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APPENDIX 3

LIGHTING REPORT RESPONSE



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APPENDIX 4

SITE PLAN AND EXTERNAL ELECTRONICS PLAN



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APPENDIX 5

AMENDED BILLBOARD PLANS



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APPENDIX 6

AMENDED AEE REPORT



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APPENDIX 7

UPDATE RECORD OF TITLE