

Rule SIGN.2 – Restricted Discretionary Activities

Description of proposed change:

It is proposed to change the activity status of illuminated signage on Stewart Island / Rakiura to a restricted discretionary activity. Note, this proposed change does not apply to offshore islands for example the Titi / Muttonbird Islands, Ruapuke Island and Whenuahou / Codfish Island.

Reason for proposed change:

The proposed change will result in any illuminated signage on Stewart Island / Rakiura (excludes offshore islands) requiring a restricted discretionary resource consent at a minimum. Council is then able to assess the effects on the environment of the illumination and light spill from the signage.

Wording of proposed change (change is in red and underscored):

Rule SIGN.2 – Restricted Discretionary Activities

1. Off-site signage that does not exceed 3 m² in area.
2. Any illuminated signage on Stewart Island / Rakiura (excludes offshore islands)
3. Any other signage that does not comply with Rule SIGN.1, SIGN 4, or is not subject to Rule SIGN.3 is a **Restricted Discretionary Activity**.

The matters to which Council will restrict its discretion are:

1. The effects of signage on the safety and visibility on transportation networks.
2. The content, size, colour and character of the signage, lettering size and style.
3. The illumination of the signage and the effects of light spill.
4. The siting of the signage with respect to sight lines pertaining to any road or rail intersection, or accessway on to a road.
5. Effects on the visual amenity and aesthetic coherence of the surrounding environment.
6. Effects on outstanding natural features and landscapes and Visual Amenity Landscapes.
7. Effects on historic or cultural heritage values of sites, structures, places and areas.
8. Cumulative effects of signage.
9. The location of the business premises or activity in relation to the signage.
10. The level of non-compliance with the maximum signage height and area limits for the relevant Zone or Precinct.

Rule SIGN.4(5) – General Signage Standard - Illumination

Description of proposed change:

It is proposed to change 'luminance' with illuminance.

Reason for proposed change:

The change from luminance to illuminance will reflect technical accuracy. Illuminance is the amount of light falling onto a surface whilst luminance is the amount of light coming out from a source when viewed at a certain angle. Rule SIGN.4(5) seeks to control the amount of light that is falling onto a surface.

Wording of proposed change (changes are in red and underscored):

Rule SIGN.4(5) General Signage Standards

5. Illumination - Illuminated signage shall only be permitted within the Industrial Zone or Commercial Precincts and excludes any signage attached to an item of historic heritage or located within the site of an item listed in schedule 5.2 - historic heritage items. Any illuminated signage shall ensure that artificial light spill shall not exceed the following illuminance levels, within the boundary of any other site not zoned industrial or not within the commercial precinct overlay:

(a) day time 25 lux

(b) night time 10 lux

Illuminance levels shall be measured vertically or horizontally anywhere along the affected site boundary in accordance with professional engineering practice.

Policy URB.8 –proposed new Policy

Description of proposed change:

It is proposed to add a policy to manage the adverse effects of lighting associated with subdivision, land use and development on the Stewart Island / Rakiura night sky. Note that this policy does not apply to offshore Islands for example the Titi / Muttonbird Islands, Ruapuke Island and Whenuahou / Codfish Island.

Reason for proposed change:

The proposed policy will help to guide decision making if a resource consent is required.

Wording of proposed change (changes are in red and underscored):

Policy URB.8

Manage subdivision, land use and development in a manner that maintains or enhances the dark quality of the Stewart Island / Rakiura night sky (excludes offshore islands)

Explanation: The Stewart Island / Rakiura night sky is considered to be of an exceptional dark quality and this is formally recognised via the Island's Dark Sky Sanctuary accreditation status. It is considered that any subdivision, land use and development has the ability to erode this unique quality if not carefully managed through the application of appropriate lighting design. In this instance the offshore islands for example the Titi / Muttonbird Islands, Ruapuke Island and Whenuahou / Codfish Island are excluded because it is considered the majority of development that is likely to adversely affect the night sky will occur on the mainland of Stewart Island / Rakiura.

Rule URB.5(8) General Urban Standards

Description of proposed change:

It is proposed to separate general urban standard Rule URB.5(8) Lighting and Glare into two parts and to add specific lighting requirements that relate to the spill of light, the direction of lighting, the type of lighting fixtures used and the colour temperature of lights.

Reason for proposed change:

The proposed change will result in lighting controls that will specifically relate to the Urban Zone on Stewart Island / Rakiura only (excludes offshore islands).

Wording of proposed change (changes are in red and underlined):

Rule URB.5 General Urban Standards

8(1). Lighting and Glare (with the exception of Stewart Island / Rakiura)

- (a) The spill of light from artificial lighting (excluding street lights and traffic signals) on to any other site (except as provided for by (b) below) shall not exceed 8 lux (horizontal and vertical) when measured at or within the boundary of any other site.
- (b) The spill of light from artificial lighting (excluding street lights and traffic signals) on to any other site within the commercial precinct shall not exceed 12 lux (horizontal and vertical) when measured at or within the boundary of that site.
- (c) All outdoor lighting shall be directed away from adjoining properties.

8(2). Lighting and Glare within the Stewart Island / Rakiura Urban Zone

- (a) The spill of light from artificial lighting (excluding street lights and traffic signals) on to any other site (except as provided for by (b) below) shall not exceed 3 lux (horizontal and vertical) when measured at or within the boundary of any other site.
- (b) All outdoor lighting shall be directed away from adjoining properties.
- (c) All fixtures shall be fully shielded with no lightspill being permitted above the horizontal plane.
- (d) Artificial lighting colour is to be 'warm white' (being equal to or less than 3000K correlated colour temperature only).

Note: for clarification, outdoor garden solar lights are exempt from this rule.

Rule IND.4(6) General Industrial Standards

Description of proposed change:

It is proposed to separate General Industrial Standard Rule IND.4(6) Lighting and Glare into two parts and to add specific lighting requirements that relate to the spill of light, the direction of lighting, the type of lighting fixtures used and the colour temperature of lights.

Reason for proposed change:

The proposed change will result in lighting controls that specifically relate to the Industrial Zone on Stewart Island / Rakiura (excludes offshore islands).

Wording of proposed change (changes are in red and underscored):

Rule IND.4(6) General Industrial Standards

6(a). Lighting and Glare (with the exclusion of Stewart Island / Rakiura)

All exterior lighting shall be designed, located and at all times directed, screened, adjusted and maintained to ensure that:

- (i) The spill of light from artificial lighting (excluding street lights and traffic signals) on to any other site shall not exceed 10 lux (horizontal and vertical) when measured at or within the boundary of any other site.
- (ii) All outdoor lighting is directed away from adjoining properties.

6(b). Lighting and Glare within the Industrial Zone on Stewart Island/Rakiura

All exterior lighting shall be designed, located and at all times directed, screened, adjusted and maintained to ensure that:

- (i) The spill of light from artificial lighting (excluding street lights and traffic signals) shall not exceed 10 lux (horizontal and vertical) when measured at or within the boundary of any other site.
- (ii) All outdoor lighting is directed away from adjoining properties.
- (iii) All fixtures shall be fully shielded with no lightspill being permitted above the horizontal plane.
- (iv) Artificial lighting colour is to be 'warm white' (being equal to or less than 3000K correlated colour temperature only).

Rule FRZ.2 – Controlled Activities

Description of proposed change:

It is proposed to add an additional matter for control as it relates to Rule FRZ.2 - Controlled Activities.

Reason for proposed change:

The inclusion of an additional matter for control in Rule FRZ.2 will mean that lighting is assessed as part of any resource consent application for a controlled activity. Whilst a controlled activity is not a resource consent that council can decline it does enable Council to impose conditions of consent which potentially can include lighting specifications as required.

The specific reference to the matter for control only relating to Stewart Island / Rakiura (excluding offshore islands for example the Titi / Muttonbird Islands, Ruapuke Island and Whenuahou / Codfish Island) will ensure that the status quo is maintained within the wider FRZ zone ie the rule does not apply to Fiordland.

Wording of proposed change (changes are in red and underscored):

Rule FRZ.2 – Controlled Activities

One dwelling or building on an area of land which existed in one or more Computer Freehold Registers as at 28 November 2012, are Controlled Activities, provided that:

1. The clearance, modification or removal of indigenous vegetation does not exceed a maximum of 500 m² or 40% of the land area, whichever is the lesser.
2. The height does not exceed either:
 - a) 7.5 metres above ground level within the 'Stewart Island/Rakiura Transitional Overlay'; or
 - b) 6 metres above ground level elsewhere
3. The floor area does not exceed 200 m², except within the Stewart Island/Rakiura Transitional Overlay.
4. External building materials and colours are to be recessive with a maximum reflectance value of 40%. (Note: this does not apply to glazing, natural or stained timber, solar panels or building trims such as the fascia boards, soffits, and window frames).

The matters over which Council reserves its control are:

1. The location and visual impact of any building, structure or dwelling on Outstanding Natural Features and Landscapes.
2. The material and external finishing to be used in the construction of the dwelling or building.
3. The effects of artificial lighting on the Stewart Island / Rakiura (excludes offshore islands) night sky.
4. The setbacks of any building, structure or dwelling from surrounding water bodies.
5. The impacts of any building, structure or dwelling on significant indigenous biodiversity.
6. Effects of associated earthworks.
7. The risk of natural hazards.

Rule FRZ.5 – General Standards

Description of proposed change:

It is proposed to add a new General Standard to Rule FRZ.5 in the Fiordland / Rakiura Zone as it relates to Stewart Island / Rakiura (excludes offshore islands for example the Titi / Muttonbird Islands, Ruapuke Island and Whenuahou / Codfish Island.) only.

Reason for proposed change:

There is currently no general standard within the Fiordland/Rakiura Zone that regulates lighting. An additional lighting general standard will enable lighting associated with development on Stewart Island / Rakiura (excludes offshore islands for example the Titi / Muttonbird Islands, Ruapuke Island and Whenuahou / Codfish Island) to be regulated and subsequently assessed as part of a resource consent application if required.

Wording of proposed change (changes are in red and underscored):

Rule FRZ.5 – General Standards

4. Lighting on Stewart Island/Rakiura (excludes offshore islands), with the exception of lights for maritime and aviation navigational aids, shall meet the following:

- (a) All fixtures shall be fully shielded with no lightspill being permitted above the horizontal plane.
- (b) Artificial lighting colour that is 'warm white' (being equal to or less than 3000 correlated colour temperature only).

Note: lights for navigation aids are to comply with Maritime and Civil Aviation regulations and bylaws and are not required to comply with this rule.

Section 4 – Definitions

Description of proposed change:

It is proposed to include a definition of ‘fully shielded light fixture’.

Reason for proposed change:

A definition of ‘fully shielded’ light fixtures is required to clarify to District Plan users what type of lighting is required by the proposed plan change rules. This is to be used in conjunction with the Council produced Lighting Guidance Document, which will have pictures of preferred lighting fixtures.

Wording of proposed change (change is in red and underscored):

Fully shielded light fixture – a fully shielded (full cut-off) light fixture has a solid barrier (cap) at the top of the fixture in which the light source is located. The fixture is angled so that the light source is not visible below the barrier.

Section 5.10 – Guidelines for Buildings in Stewart Island/Rakiura Urban Zone

Description of proposed change:

It is proposed to add an additional point at the ‘materials’ section of the Section 5.10 - Guidelines for Buildings in Stewart Island / Rakiura.

Reason for proposed change:

The additional ‘material’ is to provide guidance to anyone developing on Stewart Island / Rakiura (excludes offshore Islands) that they must consider the design and installation of lighting as part of their proposal.

Wording of proposed change (change is in red and underscored):

Section 5.10 Guidelines for Buildings in the Stewart Island / Rakiura Urban Zone

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‘Materials

1. Avoid highly reflective materials.
2. Employ materials that are natural in character and visually compliment the Stewart Island / Rakiura landscape.
3. Utilise the Council’s lighting guidance information when considering installation of external artificial lighting.