

Waitomo District Council

Hearing on submissions on the Proposed Waitomo District Plan

Report and Decisions of the Independent Hearing Commissioners

Decision Report:

Chapter 36. Light

19 June 2025

Commissioners

Greg Hill (Chair)

Wikitōria Tāne

Allan Goddard

Phil Brodie

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1. Introduction

1. This Decision Report relates to all the submissions received by the Waitomo District Council (Council) on Chapter 36 Light. This includes related provisions within the Proposed Waitomo District Plan (PDP) such as Definitions (Chapter 9) and Appendices and Schedules (Part 4). The chapter seeks to manage the functional importance of artificial lighting while addressing its potential adverse effects.

2. Hearing arrangements

2. The hearing was held in person and online **on 16 and 17 July 2024 in Council's** offices at 15 Queen Street, Te Kūiti. All of the relevant information pertaining to this hearing (i.e., section 42A reports, legal submissions and evidence) is **contained on Council's website**.
3. The following parties submitted on this chapter.

| Submission No | Submitter |
|---------------|---|
| 47 | Forest and Bird |
| 53 | Department of Conservation (DoC) |
| 43 | Graymont (New Zealand) Ltd |
| 17 | Waka Kotahi |
| 14 | New Zealand Pork Industry Board (NZPIB) |
| FS26 | Waikato Regional Council (WRC) |
| FS19 | PF Olsen |
| FS08 | Graymont (New Zealand) Ltd |
| FS10 | King Country Energy |
| FS25 | Ventus Energy |
| FS12 | Manulife Forest Management (NZ) Ltd |
| FS21 | Taharoa Ironsands Ltd |
| FS27 | Waka Kotahi |

4. The Panel heard from Ms Terry Calmeyer on behalf of Graymont (New Zealand) Ltd at the hearing on 16 July 2024.

3. Submitter evidence

5. In her verbal evidence and in response to questions from the Panel, Ms Calmeyer:
 - Generally agreed with the recommendations in the Section 42A Addendum report in respect of amending the wording of LIGHT-P1 to focus on the management of adverse effects.

4. Panel decision

6. Having considered the submissions and evidence presented, the Panel agrees with Ms Calmeyer and the s42A addendum report that it is appropriate to amend LIGHT-P1. This is more fully considered in the section 32AA assessment in Appendix 3.
7. The Panel agreed with the aim of chapter 36 to provide for the benefits of artificial lighting while balancing this with the need to minimise the disturbance that its effects can cause. The Panel found that:
 - Artificial lighting provides important support for business, recreation and entertainment activities. It also enhances safety and security for both people and property. However, improperly designed lighting can cause sleep disturbance and pose traffic safety hazards.
 - In the Waitomo Caves Village tourism zone, where preserving the natural night sky is a priority, it is appropriate to use an advice note to indicate a preference for outdoor artificial lighting to be fully shielded and have a colour corrected temperature of no greater than 3000K (warm white).
 - There is a need for specific rule exemptions for essential lighting functions such as navigation aids, traffic lights, vehicle lights including mobile agricultural machinery, temporary military training activities and emergency response lighting.
8. The Panel agrees that the chapter should acknowledge the benefits of artificial lighting but carefully balance this with the need to minimise amenity issues (particularly sleep disturbance), in sensitive areas such as residential zones.
9. Otherwise, unless stated in the Panel decision above, the Panel has elected to adopt the recommendations in the Section 42A Report and the Section 42A Addendum Report on this chapter.

5. Conclusion

10. The Panel accepts the recommendations in the section 42A reports and where noted above, the evidence filed by the submitters. The reasons for this are those set out in the section 42A reports, the evidence, and provided in this Decision; collectively forming the section 32AA assessment informing this Decision.
11. Overall, the Panel is satisfied that the provisions of chapter as amended will provide a suitable framework for managing the ongoing use and development of lighting, whilst managing any adverse effects.
12. The Panel accepts, accepts in part, or rejects the submissions as set out in the section 42A reports.

For the Hearing Panel

A handwritten signature in black ink, appearing to read "Greg Hill", followed by a period.

Greg Hill, Chair

Dated: 19 June 2025

6. Appendix 1 – Submission Table

Light – Submission points in order of plan provision

| Submission no | Submitter | Support / in part / oppose | Plan provision | Relief sought | Recommendation |
|---------------|----------------------------------|----------------------------|------------------------------|---|---|
| 47.166 | Forest and Bird | Support with amendment | Overview and general comment | <p>Amend the overview of the Light chapter to include an additional sentence to acknowledge the impact of artificial light on indigenous fauna, with this wording or similar:</p> <p><u>Unmodified artificial lighting can also impact indigenous fauna such as long tailed bats, seabirds and insects.</u></p> <p>And</p> <p>Amend the Light chapter to identify appropriate light levels in areas of bat habitat, and in areas known to be (or potentially suitable as) pathways for seabirds coming ashore to nest, or migration pathways. It is recommended that Waitomo DC work with WRC, DOC and other bat and seabird specialists.</p> <p>And</p> <p>Add specific Objectives, Policies and Rules following on from the above.</p> <p>And</p> <p>Add a rule on modifying street lighting to reduce its impact in insects.</p> <p>And</p> <p>Any consequential changes or alternative relief to achieve the relief sought.</p> | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS26.14 | Waikato Regional Council (WRC) | Support | | Amend the overview of the Light chapter as suggested by F&B. Amend objectives, policies and rules in the Light chapter to ensure that impacts of light on indigenous fauna is avoided. | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| 53.65 | Department of Conservation (DoC) | Support with amendments | Introduction | <p>Amend the LIGHT introduction with the following or relief to like effect:</p> <p>If artificial lighting is not properly located, installed and designed it can have adverse effects on people, particularly if it causes sleep disturbance. Poorly designed artificial lighting can also affect traffic safety and <u>wildlife, such as long tailed bats and seabirds.</u></p> | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS19.49 | PF Olsen | Oppose | | Disallow submission point | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| 43.61 | Graymont (New Zealand) Ltd | Support | Light-O1 | Retain as notified. | This matter was addressed in the ecosystems and indigenous biodiversity |

| Submission no | Submitter | Support / in part / oppose | Plan provision | Relief sought | Recommendation |
|---------------|----------------------------|----------------------------|--------------------------|--|---|
| | | | | | chapter |
| 47.167 | Forest and Bird | Support with amendment | LIGHT-O1 | <p>Amend LIGHT-O1 as follows:</p> <p><u>...while managing adverse light spill effects and other impacts on indigenous fauna such as long tailed bats, seabirds and insects.</u></p> <p>And</p> <p>Any consequential changes or alternative relief to achieve the relief sought.</p> | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| 53.66 | DoC | New | New Objective and Policy | <p>I seek the following or relief to like effect:</p> <p>Retain: LIGHT-O1</p> <p>LIGHT-O2</p> <p>Introduce new objective LIGHT-Ox: <u>Artificial outdoor lighting is designed and located to minimise its adverse effects, is compatible with the character and qualities of the surrounding area and protects the values and characteristics of light sensitive areas.</u></p> <p>Introduce new policy LIGHT-Px: <u>Avoid all artificial outdoor lighting that does not meet the intensity, type, and direction requirements for light sensitive areas unless it is critical for health and safety reasons.</u></p> | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS08.17 | Graymont (New Zealand) Ltd | Oppose in part | | Disallow | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS10.72 | King Country Energy | Oppose | | Disallow | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS25.35 | Ventus Energy | Oppose | | Disallow | This matter was addressed in the ecosystems and indigenous biodiversity chapter |

| Submission no | Submitter | Support / in part / oppose | Plan provision | Relief sought | Recommendation |
|---------------|----------------------------|----------------------------|---|---|---|
| 43.62 | Graymont (New Zealand) Ltd | Support | Light-O2 | Retain as notified. | Accept |
| 47.168 | Forest and Bird | Support with amendment | LIGHT-P1 | Amend LIGHT-P1 as follows: the health and safety of people, <u>indigenous fauna such as long tailed bats, seabirds and insects, and...</u> And Any consequential changes or alternative relief to achieve the relief sought. | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| 17.86 | Waka Kotahi | Support | LIGHT-P1 | Retain as notified. | Reject |
| 43.63 | Graymont (New Zealand) Ltd | Support with amendment | LIGHT-P1 | Amend LIGHT-P1 as follows: Artificial lighting is located, designed and operated so that it does not adversely affect amenity <u>to an unacceptable extent</u> , the health and safety of people, and the safe operation of the transport network. | Accept in Part |
| FS10.22 | King Country Energy | Support | | Allow | Accept in Part |
| 53.67 | DoC | Oppose in part | Rules Light Table 1 Light Table 2 | I seek the following or relief to like effect: Amend: LIGHT-R1 Add new Rule: Unless specifically stated otherwise, the rules in this table apply to all zones, precincts, all roads, new roads approved by resource consent and activities on the surface of water. Light Sensitive areas: LIGHT-Rx – Emission of artificial light in Light Sensitive Areas Activity Status: PER Where: 1. All of the relevant performance standards in LIGHT Table 3 LIGHT – Table 3 – Performance Standards LIGHT -Rx Emission of Artificial Light in Light Sensitive Area The D-G requests that performance standards should include, at minimum, a requirement that light (lux) be as low as possible (0.1 lux) at the boundary or within any area set aside for bat protection, including any such SNAs and/or corridor, lux level should be in line with the Eurobats Guidelines for consideration of bat in lighting projects. Standards should also manage colour temperature, directing that fixed lighting in the Light Sensitive Area will be white and not exceed 2700 kelvins with as little blue light as possible. All lighting | This matter was addressed in the ecosystems and indigenous biodiversity chapter |

| Submission no | Submitter | Support / in part / oppose | Plan provision | Relief sought | Recommendation |
|---------------|----------------------------|----------------------------|----------------|--|---|
| | | | | <p>should emit zero upward light, be installed with the light emitting surface directly down and be mounted as low as practical.</p> <p>In accordance with the D-G's recommended definition for 'light sensitive areas' the D-G also requests lighting performance standards appropriate to avoid and mitigate adverse effects on the characteristics and values of SNAs, ONLs, NOSZ. It requested that these standards consider other indigenous biodiversity that are affected by lights such as seabirds.</p> <p>Any other similar, alternative, additional, or consequential relief which will address the matters outlined above.</p> | |
| FS08.18 | Graymont (New Zealand) Ltd | Oppose in part | | Disallow | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS10.73 | King Country Energy | Oppose | | Disallow | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS25.36 | Ventus Energy | Oppose | | Disallow | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS19.50 | PF Olsen | Support in part | | Allow submission points as amended by our further submission | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| 43.64 | Graymont (New Zealand) Ltd | Support with amendment | LIGHT-R2 | <p>Amend LIGHT-R2 as follows:</p> <p>1. All exterior artificial lighting must be oriented so that light <u>does not spill onto</u> is emitted away from any road or <u>cause an adverse effect to</u> any oncoming traffic; and ...</p> | Accept in part |
| 17.87 | Waka Kotahi | Support | LIGHT-R2.1 | Retain as notified. | Reject |
| 17.88 | Waka Kotahi | Support | LIGHT-R2.6 | Retain as notified. | Accept |

| Submission no | Submitter | Support / in part / oppose | Plan provision | Relief sought | Recommendation |
|---------------|---|----------------------------|--|---|---|
| 17.89 | Waka Kotahi | Support | LIGHT-R2(f) | Retain as notified. | Accept |
| 14.20 | New Zealand Pork Industry Board (NZPIB) | Support in part | Light Table 2 – Performance Standards | <p>Amend wording as follows:</p> <p>7. The following activities are exempt from the provisions of this rule:</p> <p>(i) Streetlights, navigation aids and traffic signals; and</p> <p>(ii) Lights of vehicles <u>(including farm vehicles and mobile farm machinery)</u>, trains and aircraft; and</p> <p>(iii) Lighting associated with temporary events and commercial filming; and</p> <p>Temporary lighting for the purpose of emergency management activities, temporary military training activities and emergency response.</p> | Accept in part |
| 53.72 | DoC | Support with amendment | APP 1.x Information requirements for all applications undertaken within or partially within a Bat Protection Area, where removal of bat roosting habitat is proposed | <p>The D-G seeks the following or relief to like effect:</p> <p>The Bat Management Plan will:</p> <ul style="list-style-type: none"> • Have an objective specified in the PDP 'information requirements' provisions against which its effectiveness can be measured. • Extend beyond roosting sites and manage effects on foraging and commuting sites to protect the functionality of core bat habitat. • Be prepared by the same suitably qualified ecologist/s to ensure they integrate to achieve the specified objective. • Be peer reviewed by a suitably qualified ecologist. <p>Consider roosting tree removal as a last resort but include best practice tree removal protocols⁴, and mitigation for any potential trees that have been identified for removal.</p> • Set out how protected, restored or enhanced habitat will link to other areas immediately outside of the application site. It is important that connectivity to the wider landscape is accounted for. <p>Any other similar, alternative, additional, or consequential relief which will address the matters outlined above.</p> | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS12.24 | Manulife Forest Management (NZ) Ltd | Oppose in part | | <p>Reject submission and support national approaches to development of species management plans and guidance.</p> <p>**wrong submission number quoted in further submission**</p> | This matter was addressed in the ecosystems and indigenous biodiversity chapter |

| Submission no | Submitter | Support / in part / oppose | Plan provision | Relief sought | Recommendation |
|---------------|-----------------------|----------------------------|----------------------|---|---|
| FS19.52 | PF Olsen | Oppose | | Disallow submission point | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS21.34 | Taharoa Ironsands Ltd | Oppose | | Reject the submission point | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| 53.07 | DoC | New definition | Light Sensitive Area | Insert the following definition or relief to like effect <u>Light Sensitive Area:</u> <u>Includes land in the following areas:</u> a. <u>Significant Areas Overlay</u> b. <u>Outstanding Natural Landscapes Overlay</u> c. <u>the Natural Open Space Zone.</u> <u>Bat Protection Areas Overlay</u> | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS08.15 | Graymont Ltd | Oppose | | Disallow | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS10.57 | King Country Energy | Oppose | | Disallow | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS25.17 | Ventus Energy | Oppose | | Disallow | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS27.06 | Waka Kotahi | Oppose in part | | Waka Kotahi seeks further consultation regarding the extent of the new areas | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS19.28 | PF Olsen | Oppose | | Disallow submission point | This matter was addressed in the ecosystems and indigenous biodiversity chapter |

Appendix 1 – Submission points in order of plan provision

| Submission no | Submitter | Support / in part / oppose | Plan provision | Relief sought | Recommendation |
|---------------|-------------------------------------|----------------------------|--|--|---|
| 53.72 | DoC | Support with amendment | APP 1.x Information requirements for all applications undertaken within or partially within a Bat Protection Area, where removal of bat roosting habitat is proposed | <p>The D-G seeks the following or relief to like effect:</p> <p>The Bat Management Plan will:</p> <ul style="list-style-type: none"> • Have an objective specified in the PDP 'information requirements' provisions against which its effectiveness can be measured. • Extend beyond roosting sites and manage effects on foraging and commuting sites to protect the functionality of core bat habitat. • Be prepared by the same suitably qualified ecologist/s to ensure they integrate to achieve the specified objective. • Be peer reviewed by a suitably qualified ecologist. <p>Consider roosting tree removal as a last resort but include best practice tree removal protocols⁴, and mitigation for any potential trees that have been identified for removal.</p> <ul style="list-style-type: none"> • Set out how protected, restored or enhanced habitat will link to other areas immediately outside of the application site. It is important that connectivity to the wider landscape is accounted for. • Any other similar, alternative, additional, or consequential relief which will address the matters outlined above. | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS12.24 | Manulife Forest Management (NZ) Ltd | Oppose in part | | <p>Reject submission and support national approaches to development of species management plans and guidance.</p> <p>**wrong submission number quoted in further submission**</p> | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS19.52 | PF Olsen | Oppose | | Disallow submission point | This matter was addressed in the ecosystems and indigenous biodiversity chapter |
| FS21.34 | Taharoa Ironsands Ltd | Oppose | | Reject the submission point | This matter was addressed in the ecosystems and indigenous biodiversity chapter |

7. Appendix 2 – Decisions Version of the Chapter

Overview

Artificial lighting performs an important functional role for a range of activities. It enables activities to occur beyond daylight hours, including businesses, recreation and entertainment activities that operate during the night-time. It can also assist in improving the safety and security of people and property. If artificial lighting is not properly located, installed and designed it can have adverse effects on people, particularly if it causes sleep disturbance. Poorly designed artificial lighting can also affect traffic safety.

The provisions in this chapter allow adequate lighting to support activities and enable safety and security whilst managing potential adverse effects. The rules in this chapter do not apply to specific types of activities or lighting which have an important functional role such as navigation aids and traffic lights.

Objectives

Refer also to the relevant objectives in Part 2 District - Wide Matters

- LIGHT-O1. Enable activities to generate an appropriate level of artificial lighting to support the safety and security of people and property, while managing adverse light spill effects.
- LIGHT-O2. The benefits of artificial lighting are recognised, particularly the ability to extend the use of outdoor areas for night-time working, recreation and entertainment activities.

Policies

Refer also to the relevant policies in Part 2 District - Wide Matters

- LIGHT-P1. Artificial lighting is located, designed and operated so that it manages adverse effects on amenity, the health and safety of people, and the safe operation of the transport network.
- LIGHT-P2. Artificial lighting is located, designed and operated to ensure that the natural night sky is preserved as far as practicable in the tourism zone of Waitomo Caves Village.

Rules

The rules that apply to light are contained in the tables listed below. To undertake any activity, it must comply with the rules listed in:

- LIGHT - Table 1 - Activities Rules; and
- LIGHT- Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

[Refer to Part 1 - How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations.

LIGHT - Table 1 - Activities Rules

| Unless specifically stated otherwise, the rules in this table apply to all zones, precincts, all roads, new roads approved by resource consent and activities on the surface of water | | |
|---|---|--|
| LIGHT-R1. | Emission of artificial light | |
| All zones | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> All of the relevant performance standards in LIGHT - Table 2 are complied with. | <p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The matters of discretion associated with any performance standard which cannot be complied with in LIGHT - Table 2. |

LIGHT - Table 2 - Performance Standards

| LIGHT-S1. | Emission of artificial light | |
|-----------|---|---|
| | <ol style="list-style-type: none"> All exterior artificial lighting must be oriented so that light does not cause an adverse effect on any road or any oncoming traffic; and The spill of light from artificial lighting on to any site in the general rural zone as measured at or within the notional boundary of any sensitive activity must not exceed: <ol style="list-style-type: none"> 10 lux (horizontal and vertical); <p>AND</p> <ol style="list-style-type: none"> Within the industrial zone, the spill of light from artificial lighting must not exceed 20 lux (horizontal and vertical) when measured or calculated at points 1.5 m within the boundary of any other site. However, where the site adjoins another zone, the provisions of LIGHT-S1.4 apply; and In all other zones, the spill of light from artificial lighting must not exceed 10 lux (horizontal and vertical) when measured or calculated at points 1.5 m within the boundary of any other site; and In the case of contiguous sites held in the same ownership for the same activity, the spill of light shall be measured or calculated at points 1.5 m within the | <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> Measures to ensure that the natural night sky is preserved where practical in the tourism zone of Waitomo Caves Village; and The extent to which light overspill may impact on activities occurring on an adjoining property, including areas for outdoor living; and The ability to mitigate adverse effects through the imposition of conditions such as shielding the light; and The extent and effect of the duration, hours of operation and frequency of the activity on the amenity values and sleep quality experienced in adjoining properties; and Whether artificial lighting is necessary for operation or functional purposes; and |

| | |
|---|--|
| <p>boundary of any other site beyond the boundary of the holding; and</p> <p>6. The standards for light must be measured and assessed in accordance with AS/NZS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting; and</p> <p>7. The following activities are exempt from the provisions of this rule:</p> <ul style="list-style-type: none"> (i) Streetlights, navigation aids and traffic signals; and (ii) Lights of vehicles, trains and aircraft; and (iii) In the general rural zone, lights of farm vehicles and mobile agricultural machinery; and (iv) Lighting associated with temporary events and commercial filming; and (v) Temporary lighting for the purpose of emergency management activities, temporary military training activities and emergency response. | <p>(f) Effects on the safety of traffic system users attributable to lighting and glare.</p> |
|---|--|

Advice notes

Waitomo Caves Village tourism zone

Note: In Waitomo Caves Village tourism zone, the preference is for outdoor artificial lighting to be fully shielded and have a colour corrected temperature of no greater than 3000K (warm white).

Floodlights

Note: The rules for floodlights associated with recreational or sporting activities are contained in the open space zone. For floodlights not associated with recreation or sporting activities the provisions of this chapter apply.

Artificial illumination of [signs](#) and digital [signs](#)

Note: For artificial illumination of signs and digital signs see the [signs chapter](#).

8. Appendix 3 – Section 32AA Evaluation

1. A section 32AA evaluation is only required for any changes that are proposed to the provisions of this plan since the original section 32 evaluation report for the proposal was completed. The section 32AA evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.

Amendment of the application of wider plan provisions

2. This chapter does not require the relevant objectives and policies of part 3 **to be considered or “all” the rules to be considered** when assessing the activity as many will be irrelevant to an application. This wording was erroneously included. RMA schedule 1, clause 16 enables a local authority to make an amendment to its proposed plan, without using the process in schedule 1, to alter any information, where such an alteration is of minor effect, *or to correct any minor errors*. Using RMA schedule 1, clause 16 the Panel has directed that the following amendments are made:

Objectives & Policies

Refer also to the relevant objectives in Part 2 District - Wide Matters ~~and Part 3 – Area Specific Matters~~

Rules

The rules that apply to light are contained in the tables listed below. To undertake any activity, it must comply with ~~all~~ the rules listed in:

- LIGHT - Table 1 - Activities rules; and
- LIGHT - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-wide matters; and
- Any relevant provision in Part 3 Area Specific Matters.

3. There is also scope to make these amendments under BP Oil New Zealand Limited and Z Energy Limited (the Fuel Companies) submission to make any alternative or consequential relief as required to give effect to this submission, including any consequential relief required in any other sections of the proposed plan that are not specifically subject of this submission but where consequential changes are required to ensure a consistent approach is taken throughout the document.

Policy

- LIGHT-P1. Artificial lighting is located, designed and operated so that it ~~does not adversely affect~~ manages adverse effects on amenity, the health and safety of people, and the safe operation of the transport network.

Other reasonably-practicable options

4. Other than recommending the amendment above, the other reasonably practicable options include retaining the notified version, not providing a policy position or relying entirely on the governing objective LIGHT-O1. Other options include relying on a New Zealand Standard in its entirety (eg: AS/NZS 4282-2019

(Control of the Obtrusive Effects of Outdoor Lighting)), using advice notes to set guidelines or addressing lighting through Bylaws rather than using the district plan.

5. Given a light chapter is provided for in the national planning standards it is considered appropriate to provide policy provisions for light spill and glare. LIGHT-O1 is broad and does not provide an appropriate level of detail to direct and support decision making on consents. Bylaws have been discounted due to the difficulties managing non-compliances. That is, the framework for enforcement in the RMA is more clear and cost-effective. Guidance is not recommended as an option, as the impacts of glare cannot be appropriately managed if there are nuisance effects.
6. As such, it is considered that the policy as amended, appropriately frames the two major effects the chapter is seeking to manage, those being; the nuisance effects to people and the adverse effects on the operation of the transport network where artificial lighting is poorly designed and located.

Effectiveness and efficiency

7. The change modifies the approach of LIGHT-P1 insofar as the emphasis of the **policy is shifted from 'not adversely affecting' amenity, people's health and safety and the safe operation of the transport network to 'managing adverse effects'** on these matters. This wording is effective and efficient as it better reflects the direction of LIGHT-O1 which seeks to enable activities to generate an appropriate level of artificial lighting to support the safety and security of people and property, while managing adverse light spill effects.

Costs and benefits

8. The amendment has the effect of reducing unanticipated costs as a result of development. The rules and supporting policy framework clearly outline the expectation for lighting effects in each type of receiving environment. Developers have the opportunity to comply with the rules or apply for consent where non-compliance cannot be avoided.

Risk of acting or not acting

9. There are no additional risks in acting to amend this policy. There is a low risk of not acting which could lead to debate and confusion during a consenting process if this amendment is not made. There is sufficient information to justify the amendment to the policy.

Decision about the most appropriate option

10. The amendment gives effect to the relevant objective LIGHT-O1. It is considered to be more appropriate in achieving the purpose of the objective than that of the notified version, the absence of this approach in LIGHT-P1 or the other alternatives considered.