Plan Change Provisions

The plan change provisions have been shown in red, all other District Plan provisions remain unchanged

Chapter 4 – Rural Zone

4.5.2. Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Rural Zone:

(a) Maximum Building Height

(i) Dwellings: 10 metres.

(ii) Other Buildings: 15 metres.

(iii) Within the Dark Sky Management Area identified within **Appendix 15,** Outdoor Sports Lighting Poles at Recreational Facilities: 18 metres

Chapter 6 – Commercial Zone

6.5.2. Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Commercial Zone.

(a) Maximum Building Height

(i) 15 metres;

(ii) 7 metres for coastal settlements.

(iii) 18 metres for Outdoor Sports Lighting Poles at Recreational Facilities within the Dark Sky Management Area identified within **Appendix 15.**

Chapter 7 – Industrial Zone

7.5.2. Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Industrial Zone, **except for** those within the Opaki Special Management Area that are subject to the standards in Rule 7.5.3:

(a) Maximum Building Height

(i) 15 metres.

(ii) Within the Dark Sky Management Area identified within **Appendix 15,** Outdoor Sports Lighting Poles at Recreational Facilities: 18 metres.

Chapter 19 – General Amenity Values

19. GENERAL AMENITY VALUES

19.1. Introduction

"Amenity values" refers to those environmental characteristics of an area that contribute to the pleasantness and attractiveness of that area as a place to live, work or visit. Inherently, amenity values are subjective in nature, although there are qualities that are commonly accepted and shared by most people.

Many factors contribute to the perception of an area's amenity values. These values derive from a range of environmental characteristics, including the built form (the scale, density appearance, condition, age and other values of buildings), as well as from the absence of buildings – open space, planting, and the naturalness of an area. Other important contributors to amenity values include the level and types of noise, privacy, access to sunlight and types of odour, and the ability to clearly view the night sky.

In general, the combined amenity values of an area go towards defining the character of that area. Thus, amenity values within the Wairarapa vary from location to location, and largely depend upon the perceived character of each area. In other words, the amenity values of an industrial area differ from that say of a residential area; and older residential areas will have different character to other more recently developed residential areas.

These differences in character are important factors in determining which environmental characteristics may be acceptable in one area while not in another. For example, the level of signs within a commercial area would generally not be acceptable in a residential neighbourhood.

Many of the factors that are influential in creating a pleasant environment can be managed, at least in part, by the Plan: for example, the amenity values derived from the density, bulk, height and design of built form. Many of these aspects are managed under the District Plan policies for the various environmental zones and management areas, as these factors directly relate to the management of the character and environmental quality of each of these parts of the Wairarapa.

This section addresses those environmental conditions that can generally affect amenity values across all of the Wairarapa, including the effects of temporary or transitory activities, odour, noise and excessive light and glare.

19.1.Significant Resource Management Issues

1. Temporary activities can potentially create adverse effects on amenity values.
2. Odour or noise can have an adverse effect upon people's health and neighbourhood amenity.
3. Glare from, for example, outdoor lighting and reflective surfaces, can annoy people and distract motorists.
4. Light emitted from outdoor lighting can cause adverse effects on the brightness and clarity of the night sky

19.2.Objectives, Policies and Methods

19.3.1. Objective GAV1 – General Amenity Values

To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.

19.3.2. GAV1 Policies

19.2.1.1. Recognise that temporary activities generally have a minor effect on amenity due to their short duration, provided that some limitations are imposed as necessary to avoid significant, albeit short-term, effects.

19.2.1.2. Control the levels of noise, based on existing ambient noise and accepted standards for noise generation and receipt.

19.2.1.3. Manage the interface of different environmental zones to protect the sensitive zones from more noisy areas.

19.2.1.4. Ensure vibrations occurring through the use of equipment or machinery does not cause adverse effects on the comfort of occupants of adjacent properties.

19.2.1.5. Manage the intensity, location and direction of artificial lighting to avoid light spill and glare onto adjoining sites and roads.

Implemented through Method 19.3.4(a). 19.3.4(b) 19.3.4(c) and 19.3.4(g)

19.2.1.6. Within the Dark Sky Management Area, manage the light colour temperature, shielding and hours of operation of outdoor artificial lighting to mitigate skyglow to protect the clarity and brightness of the night sky.

19.2.1.7. Manage activities with unacceptable visual effects on amenity values, in accordance with the qualities of each environmental zone. As a guide to determining if an activity has unacceptable visual effects, consideration will be given to other policies relevant to a particular activity or environmental zone.

19.2.1.8. Manage the levels of odour and dust by avoiding inappropriate odours and dust from adversely affecting sensitive activities on adjoining properties.

19.2.1.9. Avoid, remedy or mitigate the potential effects of subdivision and development on street trees.

19.2.1.10. Allow for activities undertaken on either reserve land which are consistent with the Reserve Management Plan for that reserve where one exists, or on public land dedicated for community, recreational, sporting, educational, cultural, festive, and ceremonial or gala/market day purposes.

19.3.3. Explanation

This Plan seeks to maintain and enhance the amenity values within all neighbourhoods. To this end, the policies recognise the importance of amenity to health and welfare and the inclusion of rules that will maintain amenity values are important Plan methods.

Temporary activities that only have minor effects should be permitted activities: for example, galas and fairs, construction works and sports events, and temporary filming. The impact of such activities may be quite large at the time when they occur, but requiring resource consent would be out of proportion to their overall longer-term impact. In general, because their duration is short-term, and there are economic social and cultural benefits from such activities, the adverse effects are largely accepted by the community. However, where such effects may become unacceptable if too frequent or too lengthy, maximum durations may need to be specified for some temporary activities. Other special standards may also need to be applied to limit the potential adverse effects of some types of temporary activities.

Residential amenity is particularly sensitive to noise, artificial light and other site-specific adverse effects. These effects can seriously impact upon the health and create considerable animosity between neighbours. The policies and methods have been established to protect residents from such adverse effects.

Noise limit standards are directed at two main types of potential adverse effects: first, the potential for disturbed sleep, particularly during night hours, and second, the interference with people's enjoyment of activities undertaken, particularly in residential and rural areas.

Vibration from land use activities can range in effect from structural damage to buildings to the disturbance of sleep and general annoyance. Such effects can be effectively managed through the imposition of recognised national standards.

Artificial lighting, particularly in residential areas, can adversely affect people's ability to sleep and ability to view the night sky. The two main causes are the general loss of night sky from the cumulative effects of urban lighting, and the nuisance caused by single sources that emit high levels of glare. The visibility of the night sky is most affected by artificial lighting that is projected upwards and excessive lighting that is reflected upwards, in particular by lighting that creates more blue light (cooler colour temperatures). Again such effects can be mitigated through compliance with standards on light emission, including those that control levels across property boundaries, light temperature and light shielding.

Offensive or objectionable odours and excessive dust can result from a range of activities. Odours and dust can detrimentally affect the enjoyment and amenity values of living and working environments. Therefore, it is important these effects are contained within the boundaries of the subject site to an acceptable degree.

Street trees contribute to the overall visual quality of an area. Inappropriate works on the street trees themselves, or on land surrounding the street trees could potentially compromise their special qualities.

There is a variety of public reserve land owned and administered by the Councils. Given the range of land, and diverse legal and reserve status of these different areas of land, different management approaches are used throughout the Wairarapa. It is important the reserve land can continue to be used and maintained for a variety of purposes.

19.3.4. Methods to Implement General Amenity Policies

(a) **Performance standards for permitted activities to maintain general amenity values throughout the Wairarapa.**

(b) **Assessment of environmental effects through the resource consent process for activities that do not comply with performance standards.**

(c) **Conditions on resource consent to control adverse effects of activities.**

(d) **Education and information on ways to avoid remedy or mitigate adverse effects on amenity values.**

(e) **The allocation of funding through the Long Term Council Community Plan (LTCCP) process for services or initiatives that support the policies on general amenity.**

(f) **The use of other statutory powers to support the policies, such as Bylaws, Road Controlling Authority controls and Reserve Management Plans.**

(g) **Liaison with Road Controlling Authorities to promote the use of streetlighting with a colour temperature of 3000 Kelvin or lower, shields and other devices to direct light downwards.**

19.3.5. Principal Reasons for Adoption

Noise limits have been set to control intrusive noise in each of the zones and are within range of limits recommended in New Zealand Standards relating to acoustics.

The methods for artificial light, glare and access to sunlight allow for flexible use and development, while setting minimum amenity standards. This will ensure the amenity for neighbouring properties is not compromised by activities and development on adjacent sites.

There are a number of other methods outside the RMA that can assists in the managing the adverse effects of activities on amenity values. For example, as road controlling authorities under the Local Government Act, Councils have controls over activities occurring within roads.

19.4. Anticipated Environmental Outcomes

(a) The maintenance of amenity values appropriate to the surrounding environment.

(b) Minimised conflict over amenity between established uses and temporary activities.

(c) Preservation of the brightness and clarity of the night sky within the Dark Sky Management Area.

Chapter 21 – District Wide Land Use Rules

21.1.11. Outdoor Artificial Light

(a) The emission of outdoor artificial light (including glare) meets the following standards:

(i) A maximum artificial light level of 8 lux (lumens per square metre) measured at 1.5m above ground level at the site boundary.

(ii) Within the Dark Sky Management Area identified within **Appendix 15,** all outdoor lighting shall have a colour temperature of light emitted of 3000K Kelvin or lower.

(iii) Within the Dark Sky Management Area identified within **Appendix 15**, all outdoor lighting with a light output of 500 lamp lumens or greater shall be shielded or tilted so as to not emit any light at or above a horizontal plane measured at the light source.

Exceptions:

(iv) Lighting controlled by motion-activated switches limiting the duration of illumination to less than five (5) minutes after activation are exempt from complying with standards (ii) and (iii) above.

(v) Night-time works for the construction, maintenance and upgrading of network utilities and energy generation facilities undertaken by a network utility operator or wind energy facility operator are exempt from complying with standards (ii) and (iii) above.

(vi) Lighting on existing buildings or structures erected or maintained pursuant to civil aviation or maritime transport legislation are exempt from complying with standards (ii) and (iii) above.

(vii) Lighting from or mounted to moveable vehicles.

(b) Outdoor Sports Lighting at Recreation Facilities

Within the Dark Sky Management Area identified within **Appendix 15**, the emission of light from outdoor sports lighting at Recreational Facilities which meets the following standards:

(i) All outdoor sports lighting shall have a colour temperature of light emitted of 5700K Kelvin or lower.

(ii) Outdoor sports lighting shall be designed to the illumination levels recommended in Australian Standard AS 2560 Guide to sports lighting, all parts. Maximum permitted illumination level is to be that recommended for "Level 3" competition standard. The lighting designs initial levels shall not exceed the recommended average service illuminance level by more than 50% and shall meet the recommended uniformity.

(iii) Luminous intensity from any light source for any viewing angles at 1.5m height, at a distance of 45m beyond the field shall not exceed 1000 candela.

(iv) Outdoor sports lighting shall not operate between 10pm and 6am.

(v) All outdoor sports lighting shall provide the following controls;

(1) Automatic curfew controls to ensure the lighting is off between 10pm and 6am.

(2) Local control to turn lights on and off.

(3) If the lighting has a lighting level for competition, it shall also have a selectable lower lighting level for training.

Chapter 22 – Assessment Criteria

22.1.17. Outdoor Artificial Light

(i) The extent to which the light will adversely affect adjoining allotments.

(ii) The impact of light direction on the safe and efficient operation of the road network.

(iii) The extent to which the lighting~~(s)~~ is necessary for reasons of security, heritage, public amenity, or safety.

(iv) The hours during which the lighting will operate.

(v) Proposed methods to avoid, remedy or mitigate potential adverse effects including the height, orientation, angle, light colour temperature, and shielding of the light source.

(vi) The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.

(vii) For outdoor sports lighting, whether the lighting is consistent with the requirements of Australian Standard AS 2560 Guide to sports lighting.

22.2.10. Signs

(viii) The location (outside of or within the site), design and appearance of the sign.

(ix) Whether the proposed sign will be visibly obtrusive, particularly from roads or public areas in the vicinity.

(x) Effects on the streetscape's openness and attractiveness.

(xi) Effects on the amenity of adjoining allotments, including artificial light and glare.

(xii) The extent to which any illuminated sign will contribute to skyglow and adversely affect the quality of viewing the night sky.

(xiii) Necessity of the sign to direct people to the activity.

(xiv) Effects on the safe and efficient operation of the road, rail and pedestrian networks, including possible distraction or confusion.

(xv) Compatibility with the scale, character, nature and proximity of other signage within the area.

Chapter 27 – Definitions

Lamp lumens – the initial total amount of light produced by a light source just after it has stabilised but before depreciation (loss of operational efficiency) has started.

Outdoor Sports Lighting – Artificial lighting required only for the purposes of illumination of an area where outdoor recreation activities will occur at night.

Skyglow – the lighting of the night sky caused by light directed near horizontally and into the sky either directly (from light sources that project light above the horizonal) or indirectly (reflected from a surface).

Appendix 15 – Dark Sky Management Area