

To: Hearing Commissioners – Te Tai o Poutini Plan

From: Briar Belgrave – Reporting Officer

Date: 2 May 2025

Re: **Addendum to s42A Author Right of Reply Part 2 – General District Wide Matters: Management of Indigenous, Threatened, and Endangered species**

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## Introduction and Purpose

- (1) This addendum has been prepared to the General District Wide Matters Right of Reply Part 2 ('Part 2 Right of Reply'), and relates to the rules within the Light chapter under the Te Tai o Poutini Plan ('pTTPP').
- (2) The Part 2 Right of Reply considered the potential effects of lighting on indigenous, threatened, and endangered species.
- (3) The recommended format and structure of the Light rules is identified at Paragraph 11 of the Part 2 Right of Reply and is summarised below:
  - a. LIGHT-R2 applying to lighting in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, PORTZ - Port, HOSZ - Hospital, STADZ - Stadium, AIRPZ- Airport and all INZ - Industrial Zones;
  - b. LIGHT-RX1 applying to lighting in all Residential Zones, SETZ – PREC 2 – Settlement Zone – Settlement Centre Precinct, SETZ – PREC 4 – Settlement Zone – Rural Residential Precinct, OSZ – Open Space Zone, and OSRZ - Open Space and Recreation Zone;
  - c. LIGHT-RX2 applying to lighting in all Rural Zones and MINZ – Special Purpose Mineral Extraction Zone; and
  - d. LIGHT-RX3 applying to lighting in zones not provided for in the above, and within spatially identified sensitive environments.
- (4) In particular, I note that the above format and structure sought to provide a targeted approach to lighting control by differentiating between sensitive environments within the West Coast region while also enabling lighting in less sensitive areas to support social, cultural, and economic well-being.
- (5) Rules LIGHT-RX1-LIGHT-RX3 above are recommended to replace LIGHT-R3 and LIGHT-R4 as notified. As a consequence of these amendments, a number of zones have been invertedly excluded from the rule framework as set out in the recommended provisions as they have not been specifically identified. These zones are:
  - a. SARZ - Sport and Active Recreation Zone;
  - b. NCZ - Neighbourhood Centre Zone;
  - c. BCZ - Buller Coalfield Zone;
  - d. FUZ - Future Urban Zone;
  - e. MPZ – Māori Purpose Zone; and
  - f. SVZ - Scenic Visitor Zone

- (6) This addendum sets out the recommended approach to managing lighting within these zones.

### Analysis

- (7) The recommended lighting approach to these is identified in Table 1.

Zone	Recommendation	Assessment
SARZ - Sport and Active Recreation Zone	Managed under LIGHT-RX1	The exclusion of the SARZ is a minor error, as LIGHT-RX1 incorrectly refers to the 'OSRZ - Open Space and Recreation Zone'. This should be corrected to the 'SARZ – Sport and Active Recreation Zone'.
NCZ - Neighbourhood Centre Zone	Managed under LIGHT-RX1	The NCZ provides for small-scale commercial, retail, and community activities within existing residential areas. I consider that LIGHT-RX1 is appropriate due to the limited nature and scale of activities and built form that is provided for. This will also achieve a consistent approach with adjacent residential zones, which will generally surround the NCZ.
BCZ - Buller Coalfield Zone	Managed under LIGHT-RX2	The BCZ provides for mineral extraction activities (BCZ-O1 and BCZ-O2). I therefore consider that LIGHT-RX2 is appropriate, consistent with the provision and management of lighting in the Rural and Special Purpose Mineral Extraction zones.
FUZ - Future Urban Zone	Managed under LIGHT-RX2	The FUZ applies to rural land suitable for future urbanisation. The FUZ seeks to ensure future urbanisation is not compromised by incompatible activities (FUZ-O1). Under the FUZ, Agricultural pastoral and horticulture activities are provided for as permitted (FUZ-R1). I consider LIGHT-RX2 is appropriate as this will achieve a consistent approach with other Rural zones in the surrounding environment.
MPZ – Māori Purpose Zone	Managed under LIGHT-RX2	The MPZ provides for the use of ancestral land by Poutini Ngāi Tahu and Te Rūnanga o Ngāi Tahu, and enables Ngāi Tahu to exercise tino rangatiratanga. The MPZ specifically provides for Poutini Ngāi Tahu needs and activities, including residential, social, cultural, environmental and economic use (MPZ-O1 and MPZ-O2). I consider that LIGHT-RX2 is appropriate as this will achieve a consistent approach with Rural zones, noting that the MPZ is generally located outside of the urban area.

Zone	Recommendation	Assessment
SVZ - Scenic Visitor Zone	Managed under LIGHT-RX1	The SVZ provides for community and visitor needs in the in the Fox Glacier/Weheka, Franz Josef/Waiau and Punakaiki townships. I therefore consider that LIGHT-RX1 will be appropriate as it will achieve a consistent approach to residential zones and between visitor accommodation and other residential activities.

- (8) In addition to the above, I note that LIGHT-RX3 will require more restrictive lighting within identified locations, irrespective of the underlying zoning and these rules continue to apply within the above zones.
- (9) For the reasons outlined above, I consider that the recommended lighting approach for the SARZ, NCZ, BCZ, FUZ, MPZ, and SVZ will be efficient and effective in achieving LIGHT-O1 and LIGHT-O2.
- (10) All zones that are not provided for under LIGHT-R2, LIGHT-RX1 and LIGHT-RX2 will be subject to LIGHT-RX3. For completeness, this includes the NOSZ – Natural Open Space Zone and SETZ – PREC 3 Settlement Zone – Coastal Settlement Precinct in addition to the identified spatial areas.

#### Recommended Light Rules

- (11) I recommend the Light rule headings as set out in Attachment 1 to the Part 2 Right of Reply are amended as follows:

<b>LIGHT-R1</b>	All Zones: General Permitted Activity Standards
<b>LIGHT-R2</b>	Artificial Outdoor Lighting in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, PORTZ - Port, HOSZ - Hospital, STADZ - Stadium, AIRPZ- Airport and all INZ - Industrial Zones
<b>LIGHT-RX1</b>	Artificial Outdoor Lighting in all Residential Zones, <u>SVZ – Scenic Visitor Zone</u> , SETZ – PREC 2 – Settlement Zone – Settlement Centre Precinct, SETZ – PREC 4 – Settlement Zone – Rural Residential Precinct, <u>NCZ – Neighbourhood Centre Zone</u> , OSZ – Open Space Zone, and <u>SARZ – Sport and Active Recreation Zone</u> <del>OSRZ – Open Space and Recreation Zone</del>
<b>LIGHT-RX2</b>	Artificial Outdoor Lighting in all Rural Zones, <u>FUZ – Future Urban Zone</u> , <u>MPZ – Māori Purpose Zone</u> , <u>and MINZ – Special Purpose Mineral Extraction Zone</u> , and <u>BCZ – Buller Coalfield Zone</u>