

Date: Tuesday 21 March 2017
Time: 1.00pm
Meeting Room: Claris Conference Centre
Venue: 19 Whangaparapara Road
Claris
Great Barrier Island

Great Barrier Local Board

OPEN MINUTE ITEM ATTACHMENTS

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Aotea Boardriders Club Public Forum Report

On the 6th of January 2017 ABC held a public presentation on site at the council reserve at the southern end of Sandhills road, Medlands. Five brave ABC committee members presented Aotea Boardriders Club history, Clubhouse proposal history and current proposed site plans for the ABC clubrooms. The meeting was advertised publically and was open to all . There was turnout of around 40 people. During the question and answer section of the presentation there were two or three people voicing their concerns but the majority of people present were supportive of the new proposed section and ABC in general. As we had anticipated, the new site has a new group of concerned landowners and relevant issues.

The main concerns raised at the meeting were:

- Increased traffic
- Parties / noise / alcohol use / loitering
- If accommodating a Surf Lifesaving group is a good idea or not.

At the meeting we gathered emails from interested people (around 20) and added them to an existing email group for clubhouse feedback. A total of 69 recipients were emailed a detailed outline of the concerns brought up, intentions for the clubrooms, attachments of pre-app meeting, public forum notes, rules and GIS maps of area and notice of the Public Opinion Survey to be available to sign for the folloing month.

We received a few emails of support and concerns:

- *"I am situated at 9 Sandhills Road in close proximity to your proposed site. I am concerned about the impact on the well appreciated historic, present and therefore future amenity values this proposed development will have."*
- *"I do not agree to have a clubhouse on this site. It has a significant impact on our amenity values."*
- *"You guys have worked hard to get here- and I agree ABC really does a great job and deserves a decent base/club room somewhere at Medlands – it's the obvious choice!*
- *"It is a provisional YES from me however I do have big concerns around the issues of alcohol use which will need to be very carefully thought about and addressed .I do not support this - why not an alcohol free surf club for our young ones and adults can do their drinking elsewhere esp if it's mostly a storage/education facility. Also how will you guys manage and police loitering and its ensuing issues of general nuisance/noise/littering etc. etc."*

Tabled at the Great Barrier Local Board business meeting on Tuesday, 21 March 2017

Mid January we distributed the Public Opinion Survey at three key locations, Stonewall Store, Claris Store & Port Fitzroy Store. We felt that this sufficiently covered the islands key areas.

We asked the public if they supported the clubrooms in the new purposed location. These were in the stores for around five weeks and we gathered 312 signatures in total, 299 supporting the proposal and 13 who ticked NO.

We asked those who said NO to list reasons for concern:

- 1) wrong end of the beach
- 2) should be closer to the beach
- 3) dusty / traffic
- 4) should be at surf end of the beach, crazy to site it at opposite end
- 5) significant impact on our amenity values
- 6) impact on the well appreciated historic, present and therefor future amenity values this proposed development will have
- 7) to many concerns to list
- 8) last site was much better and there is no surf near this location
- 9) board riders do it in the surf, un-needed
- 10) enough underused clubs
- 11) It should be on the Sandhills by memory rock & be a multi-purpose facility for surf lifesaving etc.
- 12) I liked the original spot
- 13) left no reason

Out of the 13 who ticked NO, we feel that seven could be regarded as YES to clubhouse construction, but at a different site.

In conclusion, ABC committee members are pleased with the support we have received so far, and feel the concerns raised for this site could be mitigated within a management plan for the facility. We would now like to seek the Local Board's support and advice in taking the next steps toward obtaining consent to use the site.

Memo

20 March 2017

To: John Nash, Relationship Manager Great Barrier Island Local Board

From: Warren MacLennan, Manager Planning North West & Islands

Subject: Planning Advice for Aotea Great Barrier Island Dark Sky Sanctuary Application

Background

1. The Great Barrier Local Board is preparing an application for Aotea Great Barrier Island to be considered for Dark Sky Sanctuary status. Dark Sky Sanctuary Accreditation is an international recognition for public or private land possessing an exceptional or distinguished quality of starry nights. The accreditation is awarded by the International Dark Sky Association (IDA) following a formal application process. The application is supported by the Auckland Astronomical Association and the Royal Astronomical Society of New Zealand.
2. Aotea Great Barrier Island has a permanent population of less than 1000 and more than 60% of the land is held as public reserve by the Department of Conservation and Auckland Council. There is no reticulated electricity or street lighting on the island and all power is generated locally through domestic solar panels and with generators. The island has a high level of darkness that qualifies it for Dark Sky Sanctuary status. If the application is successful Aotea Great Barrier Island will be the only Dark Sky Sanctuary in New Zealand and one of only three in the world.
3. At a meeting on 6 March 2017 with Mr Richard Somerville-Ryan, representing the group seeking Dark Sky Sanctuary Accreditation for the island, and John Nash, the Relationship Manager for the Great Barrier Local Board, the North West and Islands Planning team undertook to provide written advice on the relevant regional and district plan provisions that may be applicable to the application.
4. This advice is provided on the understanding that it will form part of the application to the IDA.

District Plan rules

5. The relevant district plan for Aotea Great Barrier Island is the Auckland Council District Plan Hauraki Gulf Islands Section (Operative in part 2013). The lighting provisions are contained in Section 4.10. The relevant objective is 4.10.1:

To provide for outdoor artificial lighting to enable travel, work, entertainment and recreation activities to be undertaken during the hours of darkness while ensuring that the lighting does not have any adverse effects on the environment or the amenity values of surrounding areas.

The relevant policies to achieve the objective include the following policies:

1. *By controlling the intensity, location and direction of artificial lighting so as to avoid light spill and glare onto adjacent sites and the loss of night time viewing;*
 5. *By avoiding, remedying or mitigating the adverse effects of lighting on the night sky.*
6. District plan rule 4.10.3 states that the following is a permitted activity:

The use of artificial lighting producing an illuminance up to but not exceeding 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plane at ground level or at the exterior of any building within or adjacent to the site on which the lighting is placed, is a permitted activity.

7. Any lighting that does not comply with the permitted status of 150 lux requires resource consent as a discretionary activity. The assessment criteria for consideration of discretionary resource consent includes consideration of *the extent to which glare from outdoor lighting detracts from the dark night-time sky environment.*

IDA requirements and Future Regulatory requirements

8. The IDA Guidelines for a Dark Sky Sanctuary includes the requirement for a Lightscape Management Plan that contains the minimum requirements for fully-shielded lighting fixtures apart from where fixtures contain lamps of no greater than 500 initial lumens, and lighting of a colour temperature no greater than 3000K.
9. The IDA Guidelines require a commitment for 100% of the lighting in the sanctuary to conform to the standards within 10 years of the sanctuary status being granted. The IDA requirements are based on containing light spill and controlling the brightness of any lighting, in order to protect the night sky viewing conditions. Although the district plan objective and policies relevant to Aotea Great Barrier Island broadly offer protection to the night sky, the explicit rules and the 150 lux permitted activity status do not offer the level of protection required by the IDA standards.
10. The IDA standard of a maximum of 500 initial lumens before shielding of the fixture is required is a measure taken at source that equates to the total amount of light emitted from the light source. The district plan standard of a maximum measure of 150 lux is generally applied at the site boundary and the measure takes into account the distance and area of measure, as well as the amount of light emitted at source. Lux is a way to measure what we see as brightness, and if the light is focussed in a small area it will appear brighter than if it is diffused across a large area. Under the district plan permitted standard of 150 lux, the light luminance at source could be considerably greater than 500 initial lumens, depending on the site size, the view angle and the distance of the light source from the point where the lux measure is taken. In this way the existing district plan rules are not strictly compatible with the requirements of the IDA.
11. The Auckland Unitary Plan (Operative in part 2016) (AUP) contains the regional level objectives and policies that apply to Aotea Great Barrier Island. Within the Regional Policy Statement, and where the island is subject to regional level overlays including Outstanding Natural Features and Landscapes, there is a level of protection offered to the 'natural darkness of the night sky' through relevant objectives and policies. However these sections of the AUP are not yet fully operative and are either partially subject to appeal or, in the case of the Regional Coastal Plan provisions require Minister of Conservation approval before becoming fully operative.
12. The AUP lighting rules contained in chapter E24 do not currently apply to Aotea Great Barrier Island and there is at present no clear timeframe for when the island will be brought into the AUP at the district plan level.
13. If Aotea Great Barrier Island is successful in its bid to be awarded Dark Sky Sanctuary status, the process for incorporating the island into the AUP would provide an opportunity for the requirements of the IDA to be included in the lighting rules for the island. Objectives, policies and specific rules could be put forward by council that limit lighting in order to protect night sky viewing. Specific lighting rules could potentially include requirements on the colour temperature of lamps, the type of directional shielding required on fixtures, specific lux level limits for both inhabited and public reserve areas of the island, and lighting curfews.

14. Although it is the role of council to determine the lighting rules that will be proposed, significant factors that would influence this would include if the island had been awarded Dark Sky Sanctuary status and the Local Board's support for specific lighting limits. The consultation process required to incorporate the island into the AUP would also provide for consideration of public submissions on the proposed rules before they are finalised, and the plan and rules are made operative.
15. As there is no timeframe for when Aotea Great Barrier Island will be incorporated into the AUP, in the interim we understand from the information provided by Richard Sommerville-Ryan and the Great Barrier Local Board that there are virtually no sites on the island where outdoor lighting impacts on the night sky. To further support the IDA standards there is potential for the minimum IDA standards to be adopted on council owned land where outdoor lighting exists, such as Shoal Bay wharf. These discussions have been initiated with the relevant council departments.
16. We understand that the Local Board supports the bid for Dark Sky Sanctuary accreditation and will be confirming their support at the Local Board meeting to be held on 21 March 2017. In the event the application for Dark Sky Sanctuary accreditation is successful, and until an appropriate regulatory regime can be put into place through the AUP plan change process, council can continue to support the Local Board aspirations for keeping outdoor lighting on the island at a minimum. This could include making information available on the council's Local Board website and providing written information about the Dark Sky Sanctuary through the Claris service centre and as part of the pre-application and consenting process for developments requiring resource consent on the island. We understand that budget can be made available through the Local Board for producing educational information and leaflets on the Dark Sky Sanctuary should the IDA application be successful.

Conclusion

17. This information has been provided by the North West and Islands planning team in support of the application by the local community and the Great Barrier Local Board for IDA Dark Sky Accreditation for Aotea Great Barrier Island. Should Dark Sky Sanctuary status be granted, and at such time that Aotea Great Barrier Island is to be incorporated into the AUP, the North West and Islands planning team will continue to offer ongoing planning advice and support to the Local Board in relation to their aspirations for the specific lighting rules that are proposed for the island.