

MEMORANDUM – GIBBSTON VILLAGE

MATTER: 32635 Fast Track Application

CLIENT: Gibbston Valley Station

DATE: 14th May 2024

Introduction and executive summary

1. Gibbston Valley Station (**GVS**) has made an application to the Ministry for the Environment (**MfE**) to be considered as a listed project under Schedule 2 of the Fast Track Approvals Bill (**Bill**).
2. This Memorandum sets out supplementary information to be included in the GVS Application relating to Dark Sky controls.

Executive Summary

3. The GVS Fast Track Application includes land which has recently been identified in the Kawarau Gibbston International Dark Sky Park¹. At the time of submitting its Fast Track Application to MfE, the Kawarau Gibbston Dark Sky Park was not certified as such.
4. GVS has been a longstanding supporter of the Gibbston Dark Sky Park proposal (submitted by the Gibbston Community Association). GVS has a significant landholding (over 150 ha out of 2,500ha) within the Dark Sky Park, and therefore its role in the Park's status is important. Dark Sky International has recognised this role of GVS:

We are excited to add another New Zealand site to the International Dark Sky Places program, celebrating stewardship efforts of the Character and Resort Zones and the Queenstown-Lakes District Council. Such certifications help mitigate development impacts, ensuring residents and visitors can enjoy naturally dark skies for years to come. These zones have diligently protected rural ecology, viticulture, and the pristine night sky. We look forward to collaborating with GCA advocates to enhance dark sky protections in the region further.²

5. GVS, through its recent rezoning of the Special Zone, supported provisions in the District plan which ensure:

The location and direction of lights do not cause glare to other properties, roads, public spaces or [unnecessarily] degrade views of the night sky

¹ Certified by Dark Sky International on 8th May 2024 – the Gibbston Kawarau Park is the ninth international dark sky place certified in Aotearoa, and first in the Queenstown Lake District.

² [Kawarau Gibbston becomes the ninth International Dark Sky Place in Aotearoa/New Zealand | DarkSky International](#)

6. The recent formal certification and approval of the Dark Sky Park now allows GVS to announce its proposed controls on development to be included in its Fast Track Application.
7. The proposed controls set out below will collectively ensure that the Gibbston Village proposal will be a leading project of its kind in – creating a sustainable high quality residential village, which is entirely consistent and protective of the Dark Sky certification.
8. It is noted that the Dark Sky Park is not an RMA policy or planning instrument requiring mandatory assessment. GVS however is offering assurance that its Application will fully conform to the Dark Sky Park objectives.

Volunteered conditions

9. The GVS Fast Track Application has sought approvals for subdivision and land use consent for a range of approved building typologies. Buildings are to be constructed according to an 'envelope' of built form controls imposed by way of consent notice conditions and principles within a design guide.
10. The full suite of these conditions has not been submitted with the Fast Track Application, due to the length and complexity of these conditions, and guidance from MfE to:

Please keep the file size and number of documents as succinct as possible. This an initial assessment of your proposal to decide if it is eligible for inclusion as a listed project. Should your project be included on the list you are able to provide more fulsome application documents when you apply to an expert panel.

11. However, in the interests of ensuring the Advisory Panel has comfort over the Gibbston Village's conformity with the Dark Sky Park, below is a suite of proposed 'dark sky controls'.

Volunteered conditions of consent

[xx] Ongoing conditions / consent notices

[xx] The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act:

...

[Dark Sky controls]

General

[x] The location and direction of lights must not cause glare to other properties, roads, public places or degrade views of the night sky.

[x] The location and direction of lights must not cause excessive glare to other properties, roads or public places and avoids unnecessary degradation of the night sky

Building controls

For all new, relocated, and temporary buildings (including for residential visitor accommodation, visitor accommodation, home occupations, Commercial Community, or Business activities):

- Skylights are prohibited
- Window coverings must be installed for large glass doors and windows that allow light to spill outside (e.g., high vaulted and dormer windows).
- Indoor lights that are fitted near glass doors windows must be shielded by tilted light fittings.

Signs

No sign shall have internal or external illumination.

Outdoor lighting

All fixed exterior lighting must be installed to avoid the potential for light to be spilled upwards and affect the ability to view the night sky

All fixed exterior lighting must be directed downwards and away from adjacent properties and roads

Only light-emitting diode, low pressure sodium and high-pressure sodium lamps shall be used

Any security light must be fitted and controlled with a motion sensor

All outdoor lighting shall have a filter to filter out the blue or ultraviolet light, provide the light source would have more than 15% of the total emergent energy flux in the spectral region below 440nm. The filters used must transmit less than 10% of the light at any wavelength less than 440nm. This includes, but is not limited to, fluorescent, mercury vapour, and metal halide lamps.

All outdoor lighting shall have a colour temperature of light emitted of 3000K Kelvin or lower.

No person shall illuminate or display the following outdoor lighting between 10pm and sunrise:

- Searchlights
- Illumination of any public recreational facility
- Outside illumination for aesthetic purposes of any building by floodlight
- Any outdoor illumination in which light is produced by high pressure sodium, metal halide, mercury vapour lighting or fluorescent lighting

No person may undertake the following activities within any allotment, which would be visible from beyond the boundaries of the Gibbston Village land between 10pm and sunrise:

- Laser light displays
- Searchlights
- Helipads and associated aircraft movements
- Advertising blimps
- Hang gliding and similar types of leisure activities

Buildings for Education purposes and open space areas

All buildings for education purposes, and outdoor open space areas must ensure:

- All outdoor sports lighting shall have a colour temperature of light emitted of 5700K Kelvin or lower
- Outdoor sports lighting shall be designed to the illumination levels recommended in Australian Standard AS 2560 Guide to sports lighting
- 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
- Outdoor sports lighting shall not operate between 10pm and 6am.

Street lighting

A luminaire intended for illuminating streets that serves a decorative function in addition to providing optics that effectively deliver street lighting must be:

- designed to mount on a pole using an arm, pendant, or vertical tenon
- opaque or translucent top and/or sides - an optical aperture that is either open or enclosed with a flat, sag or drop lens

- mounted in a fixed position;

All street lighting shall have no light emitted above 90 degrees. Outdoor light fittings will have zero-degree tilt.

Protruding bulbs must be shielded to prevent horizontal glare.

Only warm-white bulbs of 3,000 Kelvin or less may be fitted, and energy-efficient lights, such as light-emitting diode (LED) bulbs. This excludes lighting needed for temporary emergency situations.

Light timers and motion activation switches must be used to minimise non-essential energy use and lumen output, particularly between 10pm and sunrise.

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