PROPOSED WAIKATO DISTRICT PLAN

NOTICE OF REQUIREMENT FOR NEW DESIGNATIONS UNDER SECTION 170 OF THE RESOURCE MANAGEMENT ACT 1991

To: Waikato District Council
Private Bag 544
Ngaruawahia 3742

Attention: Jane Macartney, Senior Policy Planner

From: Chorus New Zealand Limited
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1 Notice of Requirement

Pursuant to Section 170 of the Resource Management Act 1991 (RMA), Chorus New Zealand Limited (Chorus) hereby gives notice that designations for 25 existing sites currently used for telecommunication and radiocommunication works, are required to be included in the Waikato Council District Plan.

The designation purpose shall be ***Telecommunication and Radiocommunication and Ancillary Purposes*.**

Confirmation of the relevant requiring authority, designation purpose, address and legal description, are included in the schedule in Table 1 below.

2 Reasons for the Requirement

Chorus is an approved requiring authority under section 167 of the Resource Management Act 1991 (the Act) for their network utility operations.

Designation as a mechanism allows Chorus to carry out works nationally in a consistent manner on their strategic sites such as exchanges and radio/microwave sites. It also provides a degree of certainty as to the nature of works Chorus can carry out on any particular site, and allows Chorus to undertake wider network planning with a higher degree of ongoing certainty. The designated purpose of *"Telecommunication and Radiocommunication and Ancillary Purposes*" caters for the full range of modern telecommunications operations, including wireless services.

There are eight existing Chorus designations in Waikato District Plan – Franklin Section. These designations are being rolled over by Chorus under a separate process. When undertaking the review of existing designated sites in Waikato District, Chorus identified that none of its 24 strategic sites are designated in the Waikato District Plan – Waikato Section, along with one further site in the Franklin Section at Tuakau. These

sites are not fundamentally different in their general form from the eight existing designated sites being rolled over.

The majority of all similar sites throughout New Zealand are designated in District Plans. Accordingly, Chorus has elected to seek new designations for these sites in order to provide more consistency with how such sites are generally dealt with nationally and in other parts of the Waikato District. A designation also clearly identifies to the community the current and potential future use of the sites.

3 Description of the Designation Sites to which this Notice applies

Table 1. Schedule of sites

Interim Ref.	Site location Address	Current District Plan Underlying Zone	Current District Plan Overlays & Designations	Legal Description	LINZ Id	Site area Ha
C1	State Highway 2, Maramarua (adjacent to 2002 SH 2)	Rural	J18 for the Transmission Line, Waikato River Catchment Policy Overlay.	Pt Lot 2 DP 31656	4512898	0.0255
C2	219 Hunter Rd, Eureka	Rural	Hauraki Gulf Catchment Area overlay	Blk XVI being Pt New Zealand Loan and Mercantile Grant	4269430	0.0278
C3	962 Gordonton Road, Gordonton	Rural	Waikato River Catchment policy overlay	Part Lot 1 DP3435	4566895	0.0278
C4	Land between 44 and 36 Horotiu Road, Horotiu	Business (Commercial)	Waikato River Catchment policy overlay	Lot 2 DP 10993	4291055	0.1012
C5	Horsham Down Road (Adjacent to 7 Henderson Road), Horsham Downs	Rural	Waikato River Catchment policy overlay	Part Lot 1A DP 7516	4365378	0.0278
C6	44 William St, Huntly	Business (Commercial)	Waikato River Catchment policy overlay	Lot 12 DP 1188	4299580	0.1695
C7	608 Matangi Road, Matangi	Business (Commercial)	Waikato River Catchment policy overlay layer, Airport Obstacle Limitation Surface layer.	Lot 2 DPS 63287	4389697	0.0164
C8	Matahuru Rd, Maungakawa	Rural	Waikato River Catchment policy overlay	Section 1 SO 47089	4518507	0.11

Interim Ref.	Site location Address	Current District Plan Underlying Zone	Current District Plan Overlays & Designations	Legal Description	LINZ Id	Site area Ha
C9	Private access track off Rutherford Rd at the rear of Pizzini Road in Orini	Rural	Landscape Policy Area, Waikato River Catchment, Ridgeline Policy Area.	Part Lot 2 DP 19278	4512742	0.1328
C10	Land between 16 & 20 Jesmond St, Ngaruawahia	Business (Commercial)	Waikato River Catchment policy overlay, Town Centre and a Verandah overlay. Designation, number M39 (service lane)	Allot 42 TN OF Newcastle	4373954	0.1113
C11	1327 Orini Road, Netherby	Rural	Designation number M30 (community hall - assumed to be mapping error and not actually affecting site), Waikato River Catchment policy overlay	Deposited Plan 12495	7505788	0.1012
C12	9 Wainui Road, Raglan	Business (Commercial)	Raglan Navigation Beacon overlay, Town Centre overlay	Lot 6 DP 8090	4540318	0.1012
C13	Adjcanent to 1157 Hetherington Rd, Rotongaro	Rural	Waikato River Catchment policy overlay	Pt Section 5 Blk IX Rangiriri Survey District	4482787	0.027
C14	42 Great South Road, Taupiri	Living (Urban)	Reserve Overlay, Waikato River Catchment policy overlay	Section 1 SO 45477 & Closed Road Survey Office Plan 37654	4421359 and 4260640	0.0278 and 0.0091
C15	1117 Tauwhare Rd	Country Living	Hauraki Gulf Catchment Area	PT Lot 3 DP 2903.	4563824	0.0278
C16	1 Saleyard Road, Te Kauwhata	Business (Commercial)	Waikato River Catchment and Structure Plan Boundary overlays.	Section 1 SO 58163	4412932	0.0494

Interim Ref.	Site location Address	Current District Plan Underlying Zone	Current District Plan Overlays & Designations	Legal Description	LINZ Id	Site area Ha
C17	Adjacent to 729-733 Te Kowhai Rd, Te Kowhai	Living (Urban)	Waikato River Catchment Policy Overlay; Area of Interest Policy Overlay.	Pt Allotment 86 Horotiu Parish	4432040	0.0278
C18	Between numbers 773 - 767 Te Mata Road, Te Mata	Rural	None	PT Lot 2 DP 18766	4330521	0.0278
C19	Van Houtte Road, Te Uku	Rural	Ridgeline Policy Area overlay; Designation Q7 for the Te Uku Wind Park Switching Station (very minor overlap of site boundaries)	PT Section 1 Block VII Karioi SD	4513627	0.6571
C20	Junction of Ohautira Road and the main state highway 23	Rural	None	PT Allotment 130B Whaingaroa PSH,	4485531	0.0529
C21	Adjacent to 1114 Waerenga Road, Waerenga.	Rural	Waikato River Catchment overlay	BLK IX Piako SD being Part Lot 1 1 on Deposited Plan 29336	4491325	0.0278
C22	76 Johnson Road, Ohinewai	Rural	Waikato River Catchment overlay	PT Allot 3481, Parish of Taupiri.	4521567	0.0276
C23	Section next to 1335 Whatawhata Road, Whatawhata	Business (Commercial)	Waikato River Catchment overlay	Part Section 14 Block III Alexandra SD	4461148	0.0367
C24	49 Harris St, Huntly West	Living (Urban)	Waikato River Catchment	Part Lot 9 DPS 316	4393328	0.0286
C25	4 St Stephens Avenue, Tuakau	Business (Centre)	Business Centre Classification Waikato River Catchment	Lot 2 DP 137554	5140235	0.052

The sites for which the new designations will apply are described in turn below. Further details of each site are also contained in Appendix B.

C1 Maramarua

Site C1 is located on State Highway 2, Maramarua. The current underlying zoning and surrounding area is Rural. The site to be designated is a small parcel of land, covering 255m^2, which contains a small single story exchange building. A small cluster of houses are located on the opposite side of State Highway 2 and a rural dwelling is located ~50m to the rear of the exchange access off Maxwell Road. The adjacent rural property is affected by the Designation J18 which is indicative the Maramarua Deviation to State Highway 2, and the Waikato River Catchment Policy Overlay. A further designation for a Transpower National Grid transmission line runs approximately 500m to the west of the site.

C2 Eureka

Site C2 is located at 219 Hunter Rd. The current underlying zone is Rural and is covered by the Hauraki Gulf Catchment Area overlay in the District Plan, (this overlay affects activities involving earthworks and/ or forestry). A small single level exchange building occupies a small parcel of land immediately adjoining on two boundaries to the Eureka Community Centre, designation number M22, Waikato District Council (legal description Pt DP 9487 & Lot 1, DPS 2502), which is located on the junction with Hunter Road, Eureka Road and SH 25. The other boundary of the exchange adjoins open grazing land. A business premises is located opposite the exchange and Westmount School is located on the opposite corner at the junction of Hunter Road and Eureka Road.

C3 Gordonton

Site C3 is located at 962 Gordonton Road, State Highway 1B, near to the junction with Piako Road. The site is occupied by a small single level exchange at the front of a 278m^2 zoned Rural in the District Plan. The site is located adjacent to the Gordon Cemetery which is designated in the district plan (number M49). The surrounding Lot 187A Piako Road, Gordonton is a larger 1.073ha site Lot 4 DPS 89029, which has a stream passing through it, no property is contained on this lot. The closest property is St Marys Church which is approximately 95m to the north at 974 Gordonton Road. The closest residential dwelling is approximately 115m away at 951 Gordonton Road.

C4 Horotiu

Site C4 is located on land between 44 and 36 Horotiu Road, Horotiu. The site is occupied by a small single level exchange building. The underlying zone is Business (Commercial) in the District Plan and it is also affected by the Waikato River Catchment policy overlay. The properties either side are also zoned Business (Commercial) and the property at the rear is zoned Rural.

C5 Horsham Downs

Site C5 is located adjacent to 7 Henderson Rd, Horsham Downs. A small single level exchange building is located on a small parcel of land (278m^2) at the junction of Horsham Downs Road and Henderson Road. The underlying zone of the site Rural in the District Plan, there are also high voltage transmission lines which dissect the surrounding rural land parcel, and on the opposite site of Horsham Down road. Each transmission line is located approximately 60m from the exchange site. The surrounding area is covered by Waikato River Catchment policy overlay.

C6 Huntly

Site C6 is located at 44 William St, Huntly. The underlying zone of the property is Business Zone (Commercial) in the District Plan, as are all of the surrounding properties. It is also located within the Waikato River Catchment policy overlay. The site is 1695 m^2 in area. The site is occupied by a relatively substantial single level exchange building, with the balance of the site primarily covered by a sealed parking area. Adjacent sites are primarily occupied by commercial premises, although the adjacent site at 46 William Street appears to be a residential site located within the Business Zone.

C7 Matangi

Site C7 is located at 608 Matangi Road, Matangi. The site area is 164m^2. The underlying zone is Business Zone in the District Plan, it is also within the Waikato River Catchment policy overlay layer and the Airport Obstacle Limitation Surface layer which controls building heights from protruding into the obstacle limitation surface for Hamilton Airport. The site is occupied by a small single level exchange building and is adjoined to the side and rear by residential properties, with a commercial strip located along Tauwhare Road located in close proximity to the south of the site.

C8 Maungakawa

Site C8 is located at 816 Matahuru Rd, Maungakawa, adjacent to the Maungakawa trig on the boundary between Waikato District and Hauraki District it is accessible via an access track over adjacent rural land. The site is relatively remote with the no properties in the vicinity and Matahura Road approximately 1km to the north and Hoult Road approximately2km to the west. The underlying zone is Rural and it is within the Waikato River Catchment Area. Existing infrastructure on the site includes a substantial steel lattice microwave tower that is approximately 28m high inclusive of antennas, four additional antenna support masts/poles and a Chorus equipment building.

The Ridgeline Policy Area in the District Plan begins approximately 100m south of the site.

C9 Mt Pukemore

Site C9 is located in land accessed via a track off Rutherford Rd at the rear of Pizzini Road in Orini. The site is approximately 1233 m^2 in area. The site is on the top of Mt Pukemore, in the Taupiri Ranges, which is a relatively remote hill within a Landscape Policy Area, Waikato River Catchment and Ridgeline Policy Area. The closest property is 51 Pizini Road located approximately 1.1km to the east. The underlying zone is Rural. The closest town is Huntly located approximately 3km to the west.

Existing infrastructure on the site includes a concrete exchange building with a chorus radio mast located on the roof, two air conditioning units and a diesel martin tank. There is also a large Kordia antenna mast and infrastructure collocated on the site adjacent to the exchange building including a

- Base transceiver station cabinet
- Andrews DB806E-XT Antenna 2.4m (eastern wall of shelter approximately 8m)
- Rapco GPS antenna (1m above rood container in a northerly direction)

C10 Ngaruawahia

Site C10 is located on land between 16 & 20 Jesmond St, Ngaruawahia. The site is approximately 1111m^2 in area, and is occupied by a single level exchange building which is set at the rear of a public pocket park with benches and flower beds between the adjacent businesses. The underlying zone is Business, the properties either side of the site are also zoned Business and occupied by commercial premises. The properties to the rear are residential properties located within the Living Zone. The site is also affected by the Waikato River Catchment policy overlay, Town Centre and a Verandah overlay. The site is also covered in part by an existing designation, number M39 which is a designation held by Waikato District Council for *Service Lanes Ngaruawahia, Parts of Lots as shown on Planning Map*. This existing designation does not directly affect that part of the site currently occupied by the exchange, and will retain priority as the earlier designation over Chorus's proposed designation which will be the later designation (see Figure 1 below).

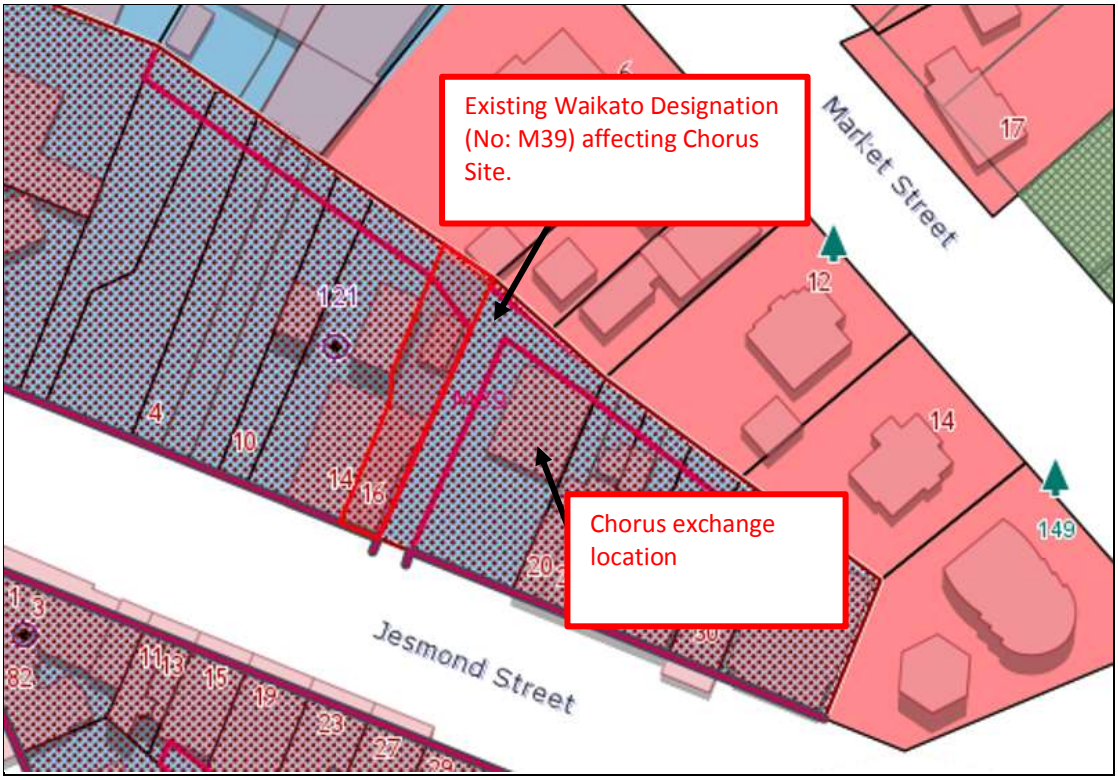

Figure 1: District Plan Zones & Designations (Source: Waikato District Council GIS)

C11 Orini

Site C11 is located at number 1327 Orini Road, Orini. The site is 1012m^2 in area. The site is occupied by a small single level exchange building within a fenced area, with the balance of the site in grass cover. The district plan indicates that designation number M30 which is held by the Waikato District Council for a community centre at 1331 Orini Road, is also shown on the planning maps as affecting the site. This is assumed to be a mapping error on the Council's GIS that requires correction as the full shape of the Council lot is slightly off set onto the Chorus site. The Council should update its maps so that designation M30 is realigned into the correct position. The underlying zone for the site is Rural, and it is also affected by the Waikato River Catchment policy overlay. The adjacent property at 1331 Orini Road, and the property to the rear are also zoned Rural, whilst the property on the other side of the exchange at 1325 Orini Road is zoned Business, with the properties further to the north west being residential sites located in the Living Zone.

Notwithstanding the zoning of this site as Rural, it has been treated as a commercial site for the purposes of the proposed designation conditions that have been applied, as in practice it is an urban site located within a strip of urban development.

C12 Raglan

Site C12 is located at 9 Wainui Road, Raglan it occupies 1012m^2 in area. The underlying zone is Business (Commercial). The site is within the Raglan Navigation Beacon overlay, (which limits building heights) and also the Town Centre overlay. The site is occupied by a single level exchange set slightly back from the road and partially concealed from the road by a substantial bushy tree. The properties either side are

occupied with the St John's Ambulance and a restaurant and are both zoned Business (Commercial). The exchange faces on to a roundabout that joins Wainui Road to Bankart Street which contains residential buildings, to the rear of the exchange is there is currently an empty lot zoned Business.

C13 Rotongaro

Site C13 is located adjacent to 1157 Hetherington Rd, Rotongaro. It is a small site of approximately 270m^2 occupied by a small single level exchange building. The adjoining land is farm land with a dwelling located approximately 20m from the exchange site. The underlying zone for the site and adjoining land is Rural. The site is also affected by the Waikato River Catchment overlay.

C14 Taupiri

Site C14 is located at 42 Great South Road, Taupiri. The site area is approximately 278m^2 and is occupied by a small single level exchange building. The exchange is located adjacent to a reserve on the banks of the Waikato River. The underlying zone is Living (Urban) Zone, and it is within the Waikato River Catchment policy overlay. The site is adjoined on all non-road boundaries by a reserve. There is a Historic Church located opposite the site on the corner of Te Putu Street, and the closest residential dwelling is approximately 25m away at 53 Great South Road. Under the district plan rule 21.52 provides controls regarding buildings within 28m of the Waikato River. The existing site, which is a long-established exchange site, is already located within this set back.

Site C14 extends across two parcels with two differing legal descriptions, Section 1 SO 45477 and Closed Road Survey Office Plan 37654. Section 1 SO 45477 is owned by Chorus. Closed Road Survey Office Plan 37654 was acquired by Chorus (formerly part of Telecom) under the Public Works Act for Telecommunications purposes by way of a Gazette Notice for post and telegraph purposes during the 1950s.

Figure 2: Taupiri designation site over two land parcels (Source: Google Maps)

C15 Tauwhare

Site C15 is located at 1117 Tauwhare Rd. The site is in the Country Living Zone and is also affected by the Hauraki Gulf Catchment Area. A residential property is located

6.5m from the site boundary on the adjacent lot at 1119 Tauwhare Rd. The site is approximately 278m^2 and is occupied by a small single level exchange building. The adjoining site and other sites in the locality are large lot rural residential sites.

C16 Te Kauwhata

Site C16 is located at 1 Saleyard Road, Te Kauwhata, and is approximately 494m^2 in area. It is zoned Business (Commercial) and is affected by the Waikato River Catchment and Structure Plan Boundary overlays. It is occupied by a single level exchange building. The site is near the junction of Saleyard Road and Main Road and the adjacent sites are also zoned Business. The site to the south of the exchange (2A & 2 Saleyard Road), contain a heritage item identified on the District Plan map, the heritage item as '*2 Main Road, Te Kauwhata Former Post Office'*. The site adjoining to the north is currently used for car parking. To the west across Saleyard road, there is a skateboard park as well as a grassed area on a reserve which acts as a barrier between Saleyard Road and the North Island Main Trunk Railway.

C17 Te Kowhai

Site C17 is located at 729-733 Te Kowhai Rd, Te Kowhai. The site is approximately 278m^2 in area and is occupied by a small single level exchange building. The site is adjoined on all boundaries by a large site containing a retirement village comprising single level detached units. On the opposite side of the road is a large rural plot with a residential building located approximately 250m away which is zoned Rural. To the east (zoned Rural) and west (zoned Living) of the farm are further residential dwellings located approximately 100m from the site. The underlying zone for the site is Living (Urban) Zone and the site is affected by the Waikato River Catchment Policy Overlay as well as the Area of Interest Policy Overlay.

C18 Te Mata

Site C18 is located on a 278m^2 section at Te Mata Road in the settlement of Te Mata (no street number shown on Council GIS). The underlying zone is Rural, and the site contains a small single level exchange building. The property immediately adjacent at 773 Te Mata Road is occupied by the Kisimal Bed & Breakfast, and is recorded as a *Heritage Item'* on the Plan identified as the '*Former Te Mata Post Office'*. The land adjoining the exchange site to the north and east is currently used for grazing, the land slopes up away from Te Mata road in an easterly direction, and there is a further residential property approximately 30m to the north of the site.

Notwithstanding the zoning of this site as Rural, it has been treated as a residential site for the purposes of the proposed designation conditions that have been applied, as it is in practice an urban site located within a strip of urban development within Te Mata settlement.

C19 Te Uku (Radio Site)

Site C19 is the Te Uku radio site located at the top of a hill off Van Houte Road. The surrounding area contains a wind farm. Existing infrastructure includes a substantial

steel lattice tower supporting a large array of antennas, and a large equipment building. The site is approximately 6571m^2 in area. The site is located immediately adjacent to designation Q7 for the Te Uku Wind Park Switching Station, as well as designation Q8 Transmission line corridor for an electricity transmission line, located to the north east of the site. The underlying site is zoned Rural, there is also a Ridgeline Policy Area overlay. The planning maps appear to show a very minor overlap of designation Q8 with the boundary of the Chorus site. It is unclear if this is a GIS mapping error. In any case, this overlap does not affect the practical use of the Chorus site, and any existing designation will retain priority over any later designation by Chorus.

Due to the Ridgeline Policy Area overlay a lower height limit for new masts than other rural zones sites is applied to this site, although the proposed conditions enable the existing masts to be upgraded, reconfigured or additional antennas installed, provided that there is no overall increase in the existing height.

C20 Te Uku, State Highway 23, Te Uku

Site C20 is located at the junction of Ohautira Road and State Highway 23 between Raglan and Hamilton. The site area is approximately 529m^2 in area, and is occupied by a small single level exchange building. The underlying zone of the section is Rural and there are no overlays affecting the site. The adjacent lot which surrounds the section is grazing land. The nearest dwellings are located approximately 190m to the northwest and approximately 70m to the northeast. An electricity substation is located across Ohautira Road on the opposite corner with SH23, approximately 60m away.

C21 Waerenga

Site C21 is located at Taniwha Road, Waerenga (see street address shown on Council GIS). The underlying zone is Rural with a Waikato River Catchment overlay. The site is approximately 278m^2, and is occupied by a small single level exchange building. The surrounding land is generally flat pastoral farmland with a cluster of dwellings located around the intersection of Taniwha Road and Waerenga Road. The nearest dwelling is located on the opposite side of Taniwha road 35m from the façade of the dwelling to the boundary of the exchange.

C22 Waiterimu

C22 is located at the junction of Tahuna Road and Johnson Road at 76 Tahuna Road. The underlying zone is Rural and it is also affected by the Policy for Waikato River Catchment. The site is approximately 276m^2 in area and is occupied by a small single level exchange building. Adjoining land and the wider locality is characterised by pastoral farmland. The nearest dwelling is located approximately 40m away from the exchange on the opposite side of Johnson Road.

C23 Whatawhata

Site C23 is located at Whatawhata Road (State High 39 in Whatawhata. It has no address showing on the Council GIS but is immediately adjacent to 1335 Whatawhata Road, within the township. The site is approximately 367m^2 in area and is occupied by a small single level exchange building and a formed car parking area. The underlying zone for the site is Business (Commercial), the site is affected by the Waikato River Catchment policy overlay. The adjacent sites are also zoned Business (Commercial). Adjacent land uses and the wider locality are characterised by commercial premises including automatic repairs and the Whatawhata Tavern.

C24 Huntly West

Site C24 is located at 49 Harris St, Huntly West which is located adjacent to the Rotowaro Branch rail line which is designated in the District Plan (ref L4). The underlying zone of the site is recorded as Living (Urban), it is also within the Huntly Railway Housing Heritage Precinct as well as the Reserve and Waikato River Catchment overlays. The locality is a mix of reserve land, rail corridor commercial premises and residential development. The adjoining site to the south contains a heritage item, which is listed in the schedule as a railway cottage and is zoned Living (Urban). The site is occupied by a single level exchange building, which is part used for commercial purposes.

C25 Tuakau (Franklin Section)

Site C25 located at 4 St Stephens Street, Tuakau it is comprised of a single storey exchange building and an adjacent small ancillary building. Drive on access to the site is provided to the north of the exchange building. Two properties directly adjoin the Tuakau Exchange site. These properties both extend between St Stephens Avenue and George Street (to the west). The buildings on these sites both have buildings with frontage to George Street, with the rear of the site (where they are adjacent with the Tuakau Exchange site) being used for vehicle access and for servicing. Both adjoining sites are also zoned *Business Centre Classification*. The site is located within the Franklin section of the Waikato District Plan.

4 Nature of Proposed Works

Chorus 'demerged' from Telecom as a separate company at midnight on 30 November 2011. As part of its business activities, Chorus maintains and builds a world class network made up of local telephone exchanges, radio communications infrastructure, cabinets and copper and fibre cables. Chorus' telecommunication and radiocommunication facilities and networks are essential services because of the critical role they play, both in terms of allowing people and communities to provide for their "wellbeing", and also for assisting to ensure their "health and safety". Chorus works with many different retail service providers to give access to its network and develop innovative new products and services. Existing Chorus customers include Actrix, Airnet, CallPlus, Compass, Digital Island, Gen-I, Orcon, TelstraClear, Spark, Trustpower, Vodafone and WorldxChange to name a few. Chorus helps these

providers connect their customers to other parts of the Waikato District, New Zealand and the world.

Reliance on telecommunications has never been so high and this will continue to grow as an ever expanding range of applications are developed that require access to an ultra-fast broadband network. Chorus has partnered with Crown Fibre Holdings to undertake one of the largest infrastructure upgrades the country has ever seen, delivery of Ultra-Fast Broadband (UFB), and is also delivering serves to support the Government's Rural Broadband Initiative (RBI) project.

The designations all relate to well established telecommunications sites which are strategic assets of the Chorus local access network. Exchanges and radio sites are the hubs of the telecommunications system and are thus strategic sites without which the network cannot function. Customers are linked to these facilities by either physical lines or wireless means. Designation of these existing facilities is required to ensure the on-going security and resilience of essential services, and to provide for flexibility for the networks to adapt to changing technologies and community expectations.

A range of different equipment may be required on these sites to support telephone and internet services which may be by fixed line and/ or wireless means. This may include:

- A building for housing equipment
- A mast or masts to support antennas
- Antennas
- Back up electricity generators (engine alternators) and associated diesel fuel storage
- Air conditioning plant
- On-site parking for technicians

The sites will require ongoing maintenance, upgrades and replacement of equipment and other ancillary works as necessary and as required for the continued provision and evolution of telecommunications and radiocommunication services to meet the needs of the community and to support a modern knowledge economy.

5 Proposed Designation and Purpose

Designation Purpose

To provide a level of national consistency with other Chorus designated sites throughout the country, as well as with all the other designations in the Waikato District Plan, Chorus requires that the designation purpose for all of the designations subject to this Notice shall be "*Telecommunication and Radiocommunication and Ancillary Purposes".* This will cater for the full range of modern telecommunications operations, including wireless and internet based services.

Proposed Designation Conditions

Proposed designation conditions are set out in Appendix C. A general summary of the conditions and restrictions is as follows:

- A Height limit, and where adjacent to residential zones a height in relation to boundary control, new for masts and antennas (excluding lightning rods).
- Height limits above roofline for antennas mounted on buildings.
- Noise limit for new equipment (excluding engine alternators) at residential zone boundaries: L_{eq} 40/50 dB(A) night time/day time.
- Cumulative noise not to exceed existing levels where noise limit above exceeded by existing equipment.
- Best Practicable Option (BPO) to be employed for any new or upgraded engine alternators.
- BPO to be adopted to avoid unreasonable noise from the site.
- Radiofrequency exposures to comply with NZS2772.1:1999 and the National Environmental Standard for Telecommunications.

The conditions vary accordingly the general sensitivity of the zone in which the site is located.

5. Matters to Consider under Section 171 of the Resource Management Act 1991:

Part 2 of the Resource Management Act 1991 (RMA)

The proposal is consistent with the Purpose of the Act as set out in Section 5, in that it promotes the sustainable management of natural and physical resources. The telecommunications site is a significant physical resource that forms part of a national network critical to enabling the social and economic wellbeing of the community.

The sites are critical components of the telecommunications system and contain equipment necessary for routing calls and data between customers. The exchanges increasingly include internet protocol (IP) electronic equipment as the telecommunications system migrates to a more internet based system. A major role of some large exchanges is also to act as the hub for emergency communications such as 111 services. Other equipment housed in exchanges supports functionality such as teleconferencing, call waiting and message services. Many network providers locate key equipment within exchanges, as all of these networks ultimately need to be connected to be able route calls and data between each other. The radio sites are backbone linking sites providing point to point communications between other major communication sites. Accordingly the sites are integral to the operation of the overall telecommunications system and are therefore of benefit to the entire community. Conditions on the designations will allow adverse effects to be avoided, remedied or mitigated while still enabling the functional requirements of the telecommunications equipment.

No Matters of National Importance (s6 RMA) are consider to be relevant to this proposal. In terms of s7 RMA Other Matters, any effects on visual amenity and the quality of the environment will be mitigated by the proposed designation conditions, which are designed to minimise environmental effects whilst still recognising the telecommunications function of the site and operational and locational constraints. It is also an efficient use of an already established physical resource to provide for the ongoing operation and upgrading of this strategic facility. This proposal is not in conflict with the principles of the Treaty of Waitangi (s8 RMA).

Relevant Policy Statements and Plans

The New Zealand Coastal Policy Statement is relevant to sites located within the Coastal Environment (e.g. Raglan Exchange). The proposed conditions will ensure any adverse effects are generally consistent with what is already enabled in the underlying zoning in terms of impacts on the Coastal Environment.

The Waikato Regional Policy Statement recognises the importance of network utilities infrastructure in the following statement:

Infrastructure (including network utilities) enables people and communities to meet their social, economic and cultural needs and is therefore important to the Region. Inappropriate subdivision, use and development of land can result in conflicts and incompatibilities between activities which may significantly compromise the operation of regionally significant infrastructure. (Sec 3.13 Waikato Regional Policy Statement).

There are no regional plans relevant to this proposal.

The Waikato District Plan (Franklin Section) includes objectives and policies for network utilities in Section 15 and the Waikato Section contain objectives and policies for network utility provision in Section 6.4. Under both sections of the Waikato Plan (Franklin & Waikato) these provisions recognise the benefits of network utility infrastructure to the community, as well as requiring adverse effects from network utilities to be avoided, remedied or mitigated. Accordingly, it is necessary to strike a suitable balance between the operational and technical needs of strategic infrastructure and the broad community and economic benefits that they provide, and the environmental effects this infrastructure may have on local communities. The designation conditions are designed to achieve this balance.

Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 ("NESTF")

Whilst not specifically listed in s171, the NESTF is relevant insofar as it provides for a range of permitted activities in regard to lines, cabinets and radio frequency generating facilities (including radio frequency exposures). In some instances the NESTF will regulate the same activities as those provided for in the proposed designations, whilst in other circumstances the activities enabled by the proposed designations are not regulated by the NESTF (e.g. buildings, noise, new masts and antennas in zones other than Rural Zones). Under s43D of the RMA, a national environmental standard prevails over a designation where the designation is made after the national environmental standard came into effect. The proposed designation conditions are designed to align which the NESFT standards where practicable. In circumstances where the designation conditions and NESTF are in conflict, under the current RMA provisions the NESTF standards would prevail.

Assessment of Environmental Effects

Chorus has a national strategy of designating its strategic sites to provide a management framework whereby these sites can be reasonably managed enabling their telecommunications function while balancing this against environmental effects. The proposed designation conditions are designed to achieve this balance. Other strategic Chorus sites nationally are generally designated, including several other existing sites within the Waikato District.

The sites are all long established telecommunications site forming part of the existing environment. Consequently, there will be no immediate effect on the environment by designating these sites. Any effects on the environment will only arise should additional works or uses be undertaken on the site.

Environmental effects can be mitigated by the proposed designation conditions. Within the confines of the designation conditions, the outline plan process allows for the consideration of any future effects should there be any additional works undertaken.

Visual Effects, Overshadowing and Dominance

The sites are a long established network utility operation that form part of the character of the local areas in which they are located. Conditions have been proposed that will continue to allow Chorus some flexibility to operate and upgrade services on this site while controlling the scale of structures on the site to ensure any adverse effects in the area are not unreasonable.

In general recognition of the underlying zonings and what is already enabled in the District Plan for telecommunications equipment, a package of conditions has been proposed to limit the height and location of new masts and for sites adjoining residential zones, a height in relation to boundary control has been included to limit potential dominance and shading on adjacent sites. As many of the sites are quite small, in essence the height in relation to boundary control would be the ultimate control on the practical height limit.

Controls are also proposed to limit the height of antennas above the roofline of existing buildings. There are designed to align with the NESTF, noting that in residential zones the NESTF only regulates antennas on buildings that are at least 15m tall, so is not applicable to the buildings on the proposed designation sites in residential zones.

Conditions limiting the height for masts and attached antennas in Rural Zones reflects the permitted height limit for masts and antennas in Rural Zones included in the NESTF of 25m. However, for new masts this will be limited to 12.5m in the Landscape Policy Area, which will affect site C9, and within the Ridgeline Policy Area which affects sites C9 and C19. In these circumstances, any existing mast already exceeding this height limit will able to reconfigures subject to there being no overall increase in height. In some circumstances small rural zoned lots within rural villages have had a lower height limit of 15m is applied to recognise the increased sensitivity of these sites. This includes sites C11 and C18.

The proposed height limit for masts and attached antennas within the Living and Business Commercial Zone is 15m in line with the current District Plan rules. Height in relation to boundary controls would apply from adjoining residential zones.

Specific conditions are not proposed in relation to equipment buildings. The main issues that have historically arisen with telecommunications sites are the erection of new masts and antennas, or noise form mechanical plant. Buildings are already established on all sites and a substantive exchange in the scale of these is unlikely in

the future. Any future building changes can be assessed through an outline plan process.

Conditions are proposed in regard to sites C7 and C12 such that no building or structure may protrude into the obstacle limitation surfaces for Hamilton Airport and height restrictions affecting the Raglan navigation beacon.

Radiofrequency Effects

Any equipment transmitting radiofrequency energy will be operated in accordance with the New Zealand Standard for exposure to radiofrequency energy (NZS 2772:1999 Part 1) as required by the *Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016*. Conditions to this effect are proposed.

Noise

Noise generating equipment may include condenser units used for cooling of equipment in a building, as well as backup generators also known as engine alternators (EA's).

Engine Alternators
As EA's only operate infrequently during electricity outages to allow for continued service and for a test run of approximately one hour, undertaken once per week during normal working hours, and one five hour test annually.

These EA's are essential to ensure continued service but it is generally impractical for them to meet residential noise limits. Accordingly, the proposed designation condition for general noise compliance excludes the operation of EA's.

As EA's are upgraded over time Chorus will need to demonstrate the Best Practicable Option (BPO) as part of any outline plan process for any new or upgraded equipment. This will allow the Council to assess and comment on the reasonableness of noise levels and mitigation for any such projects. Upgrades/ replacements usually provide the opportunity to improve any existing noise effects from EA operation.

Telecom (prior to the demerger of Chorus and Telecom) has, in the past, been approached by some power supply and lines companies to make EA's available for 'load shedding'. This would occur in emergency circumstances only at times when the electricity network is under extreme pressure (crisis peak demand) and is facing the likelihood of area supply cuts. Exchanges for example are large power users, and the EA's have the ability to take the exchange off the electricity grid for short periods to assist in avoiding electricity blackouts.

While load shedding could cause short term nuisance where implemented, it would have counter balancing benefits of taking pressure off stressed electricity supplies which would benefit any parties that may suffer some noise nuisance. Such load shedding would only occur in emergency circumstances. It is noted that in reality most if not all of these sites in their current configurations and locations would not be

suitable for this activity. However, the ability to undertake load shedding is sought to retain consistency with other designations in the Chorus network.

Condenser Units

Older condenser units sometimes are not able to comply with residential noise limits. Over time and as these sites require upgrades, Chorus strive to improve the noise levels from its sites where there are pre-existing noise issues. If a new unit is installed, it will not always be economically feasible to resolve all existing noise issues. Accordingly, the designation conditions strategy for noise is to require all new equipment to meet the proposed noise limits in their own right, and to not result in any cumulative increase in existing noise emitted from the site where the noise limits are already exceeded. This is effectively a 'sinking lid' policy that will ensure that there will be improvements in noise levels over time if any issues exist, but that the conditions will be flexible enough to allow upgrades to occur that are economically feasible. An assessment of existing noise and the effect of any upgrading, replacement or addition of new equipment can be assessed in any outline plan of works.

Hazardous Substances

Diesel storage is required for any sites that have back-up generators. Any upgrade of the facilities will need to meet current Hazardous Substances and New Organisms (HSNO) regulations. Further, any sites with existing underground diesel storage are subject to Regulation 8 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 should any removal of redundant fuel systems or site excavation be required. These regulations override any designation confirmed in a district plan after the regulations came into force, and as such, so specific designation conditions in regard to hazardous substances are required. Confirmation of compliance with relevant regulations would be provided in any outline plan for works affecting diesel storage.

Access and Parking

No changes to any existing access or parking arrangements are proposed for any of the sites. No substantive changes to access and parking are envisaged for any future works on the sites. However, should any significant change in site layout ever be proposed, s176A(3)(d) of the RMA requires the consideration of vehicular access, circulation, and provision for parking in an outline plan. Therefore no specific designation conditions regarding access and parking are proposed or necessary.

Heritage

The District Plan does not identify any heritage features directly affecting any of the sites.

Positive Effects

Telecommunications facilities provide essential communications services to the community. The designations for the ongoing use of the Chorus facilities will benefit the wider community, through providing confidence as to the type and scale of works that can be undertaken on the site.

Alternative Sites, Routes or Methods

As the requirement relates to an existing telecommunication and radiocommunication site, a consideration of alternative sites has not been undertaken.

The principle alternative method would be to not designate the sites and rely on district plan rules and thus potentially require resource consents to undertake future works. This is not favoured as it would not give Chorus the long term certainty it requires for ongoing operation and upgrading of the sites. It would also be inconsistent with how other similar sites are dealt with in other parts of the Waikato District and for the majority of Chorus sites nationally.

The designation is reasonably necessary for achieving the objectives of the requiring authority because:

At midnight on 30 November 2011, Chorus and Telecom demerged into two separate companies. Under that Act, a new Section 69XI was inserted into the Telecommunications Act 2001 approving Chorus as a requiring authority under the Resource Management Act 1991 (RMA).

The objective of Chorus is to provide a World Class telecommunication and radiocommunication network, to enable the most up to date products and services available to be delivered via its local access network to the community.

Designation, as a mechanism, is necessary to acknowledge the existing works at the site and to allow for Chorus to carry out future work on its strategic sites in a nationally consistent manner that will have social and economic benefits for the community. The strategic sites include facilities that make up Chorus's core network and include exchanges and microwave/radio stations. This designation relates to an existing exchange, which is an interconnection point for the telecommunications system.

Designation provides a degree of certainty as to the nature of works Chorus can carry out on the site, and allows Chorus to undertake wider network planning with a higher degree of ongoing certainty. Designation also clearly identifies to the community the current and potential future uses of the site.

Consultation

As the requirement relates to a well-established telecommunications site, no works are currently proposed and any future works would be tightly controlled by designation conditions, no specific consultation has been undertaken.

6 Other Resource Consents

No resource consents are required at this stage.

7 Additional Information

No additional information is provided.

Signed**:**
Date: 11 June 2018
Andrew Kantor *Environmental Planner and RMA Advisor* **Chorus New Zealand Limited**

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Appendix A

Schedule of Designations

[The table provided below is an example of how the proposed sites which are the subject of this Notice of Requirement can be added to the Schedule of Designations in the Proposed Waikato District Plan.]

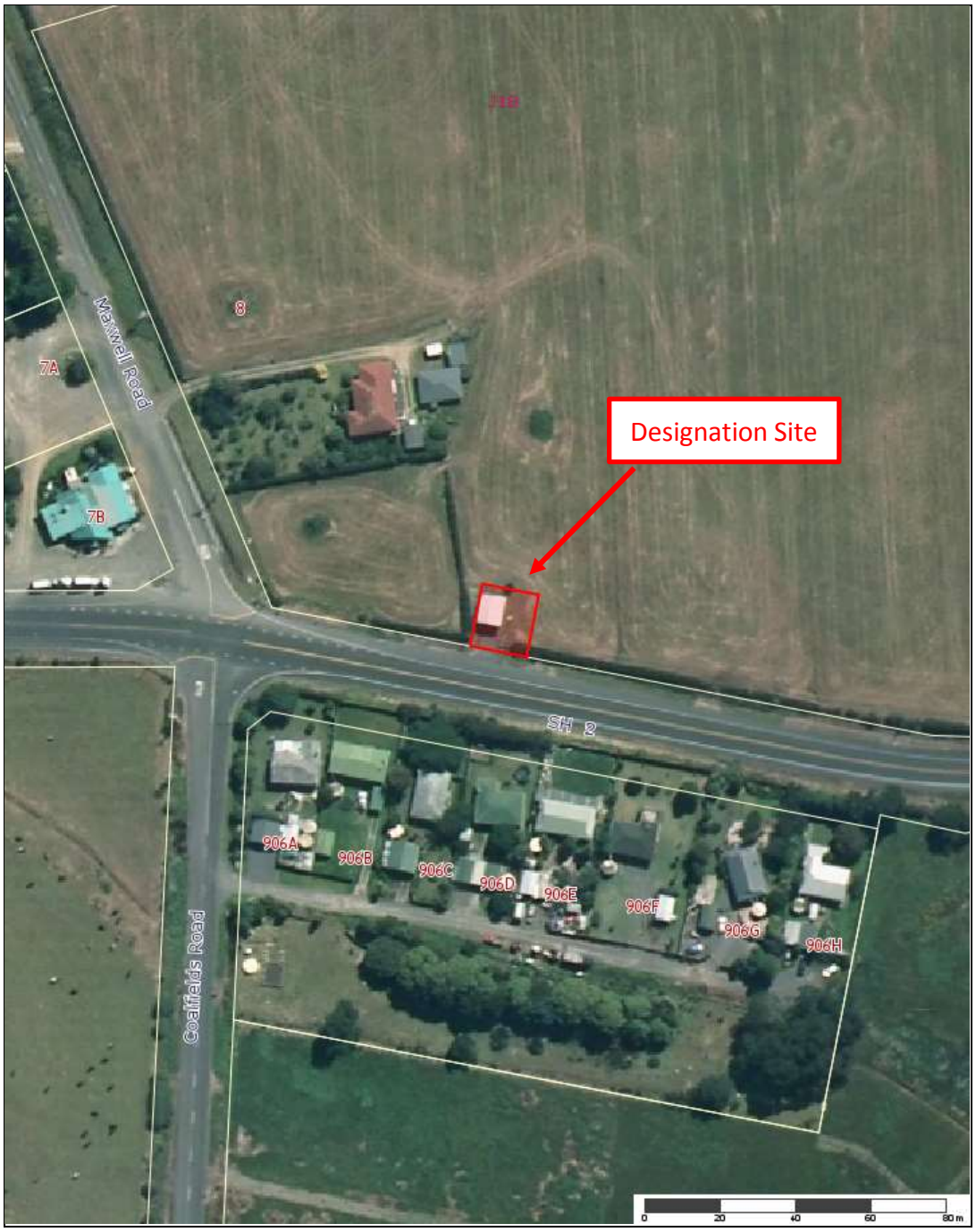
SCHEDULE OF DESIGNATIONS
WAIKATO DISTRICT PLAN

DESIGNATION NUMBER	DATE	DESIGNATING AUTHORITY	LEGAL DESCRIPTION	LINZ No:	DESIGNATED PURPOSE	AREA (Ha)	UNDERLYING ZONE
[X]		Chorus New Zealand Limited	Lot 6 DP 8090 on CT SA46B/316	4540318	Telecommunication and Radiocommunications and Ancillary Purposes	0.1012	Business Zone (sub category Commercial)

Appendix B

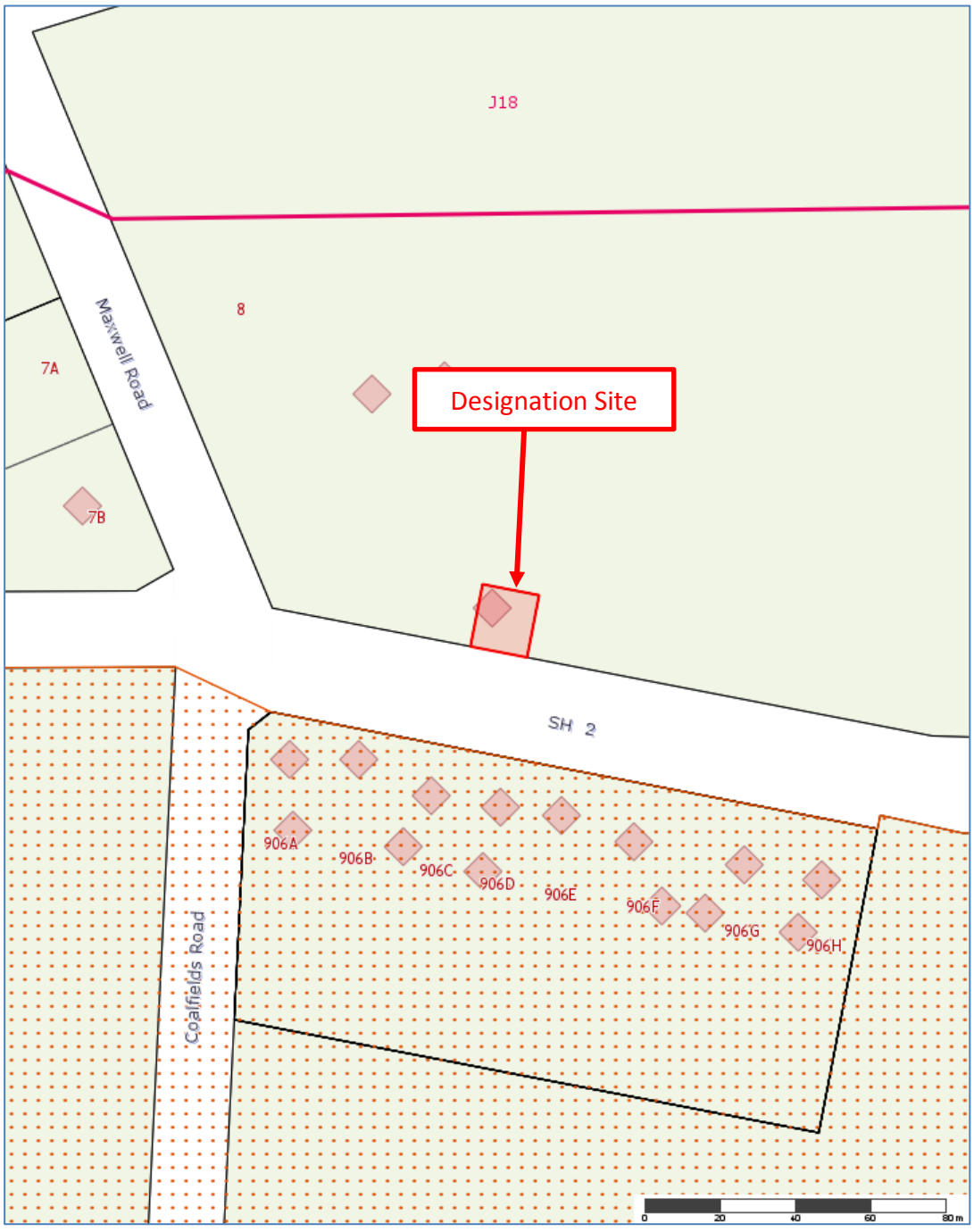
Site Details- District Plan Maps Aerials and photographs

Site C1 2002 State Highway 2, Maramarua- Aerial Map



(Source: Waikato District Council GIS)

Site C1 2002 State Highway 2, Maramarua- District Plan Map



(Source: Waikato District Council GIS)

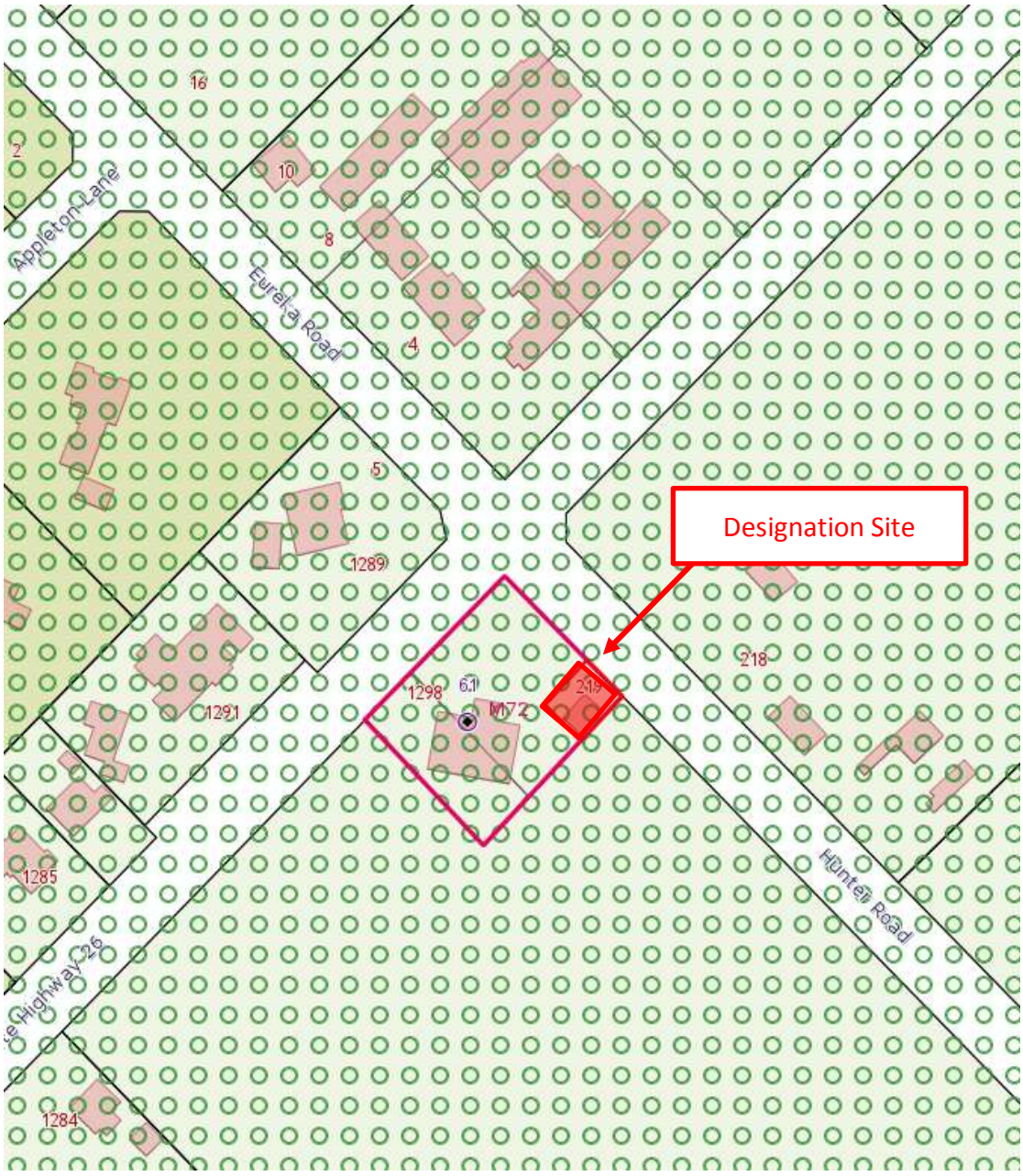
Site C1: Adjacent to 2002 State Highway 2, Maramarua-Site Photograph

(Source: Google Maps Streetview)

Site C2, 219 Hunter Rd, Eureka - Aerial Map

(Source: Waikato District Council GIS)

Site C2, 219 Hunter Rd, Eureka – District Plan Map



(Source: Waikato District Council GIS)

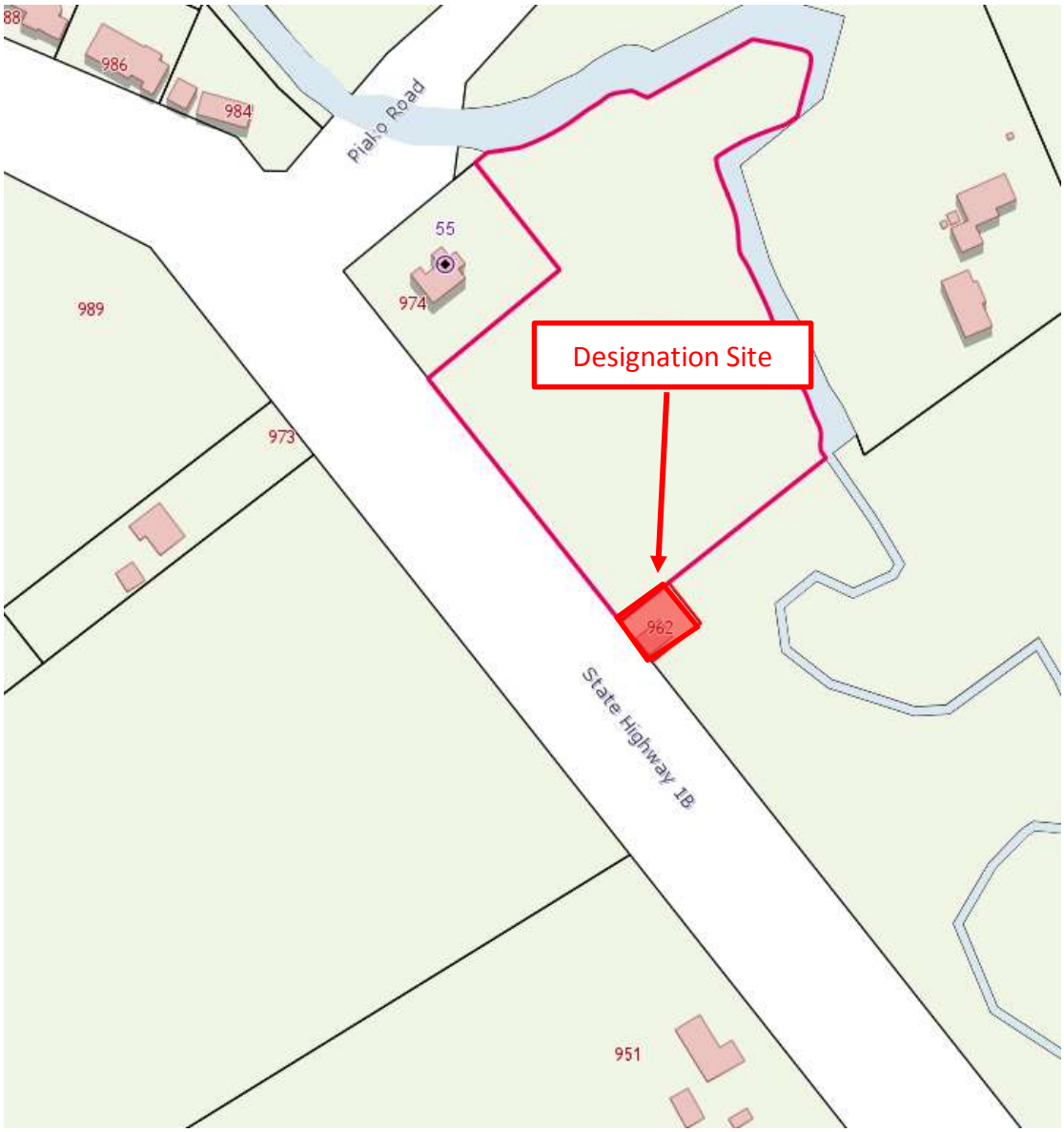
Site C2: 219 Hunter Rd, Eureka – Site Photograph

(Source Google Maps Streetview)

Site C3: 962 Gordonton Road, Gordonton - Aerial Map

(Source: Waikato District Council GIS)

Site C3, 962 Gordonton Road, Gordonton – District Plan Map

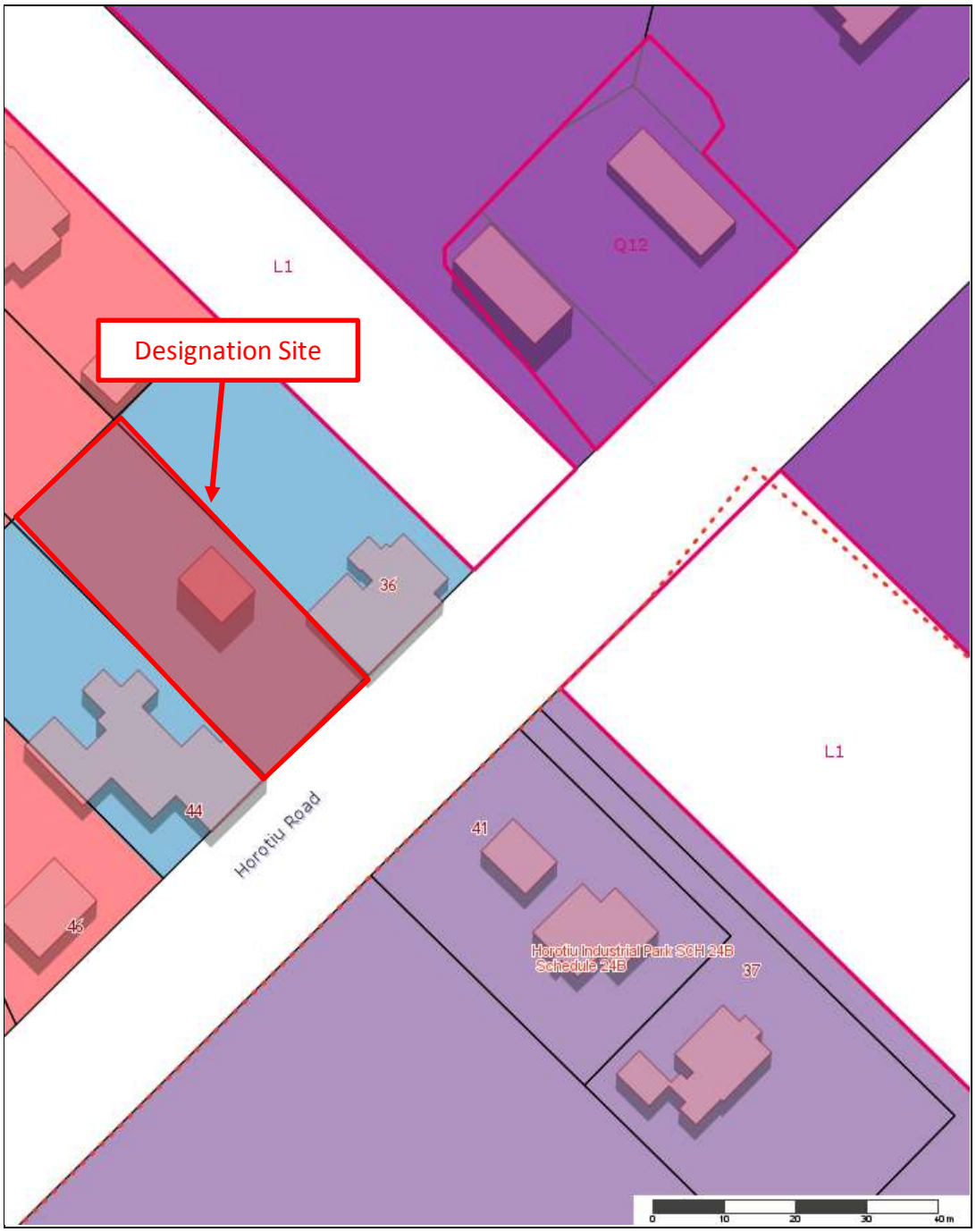


(Source: Waikato District Council GIS)

Site C3: 962 Gordonton Road, Gordonton – Site Photograph

(Source Google Maps Streetview).

Site C4: Land between 44 and 36 Horotiu Road, Horotiu, Aerial Map



(Source: Waikato District Council GIS)

Site C4: Land between 44 and 36 Horotiu Road, Horotiu, District Plan Map

(Source: Waikato District Council GIS)

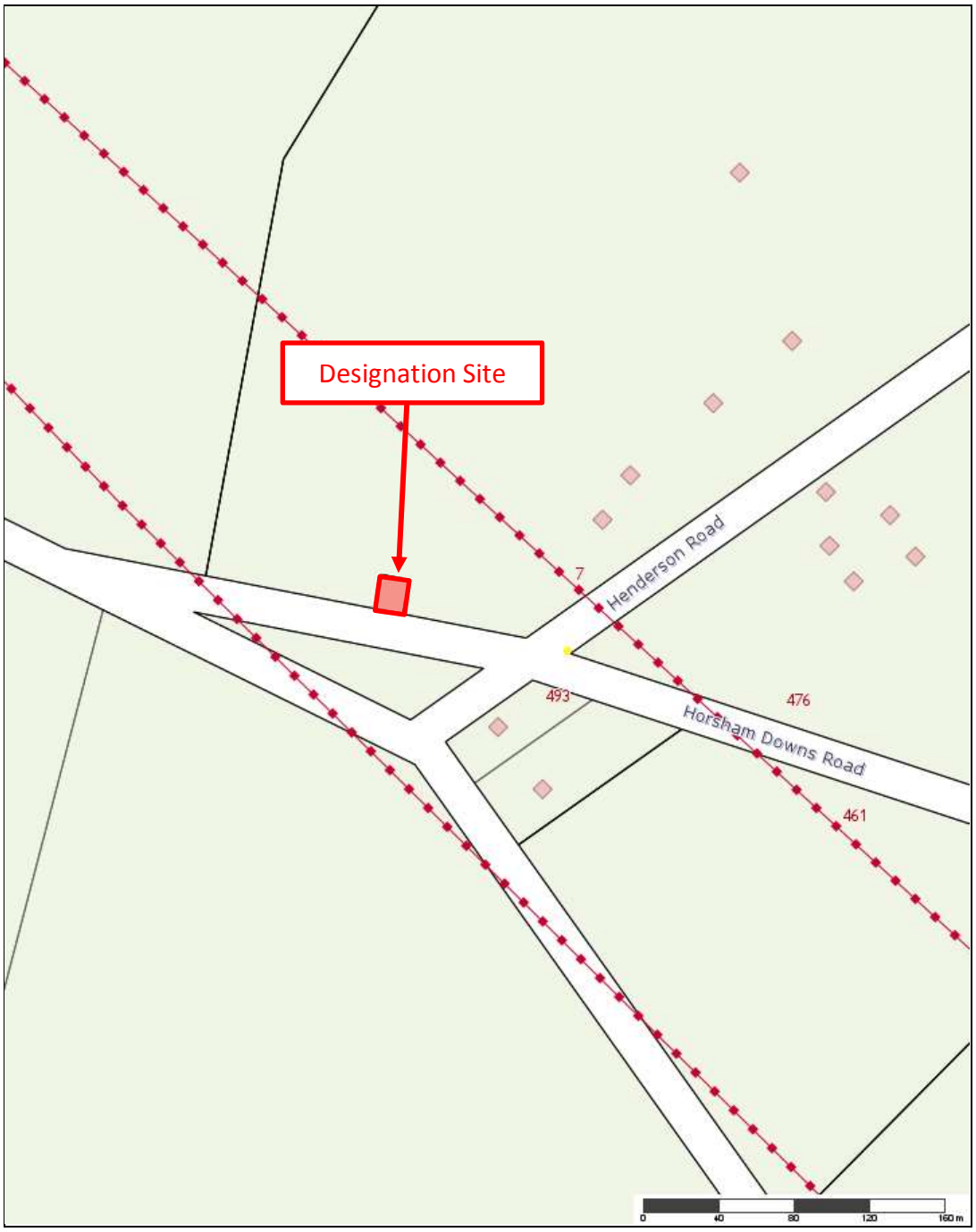
Site C4: Land between 44 and 36 Horotiu Road, Horotiu, Site Photograph

(Source: Google Maps Streetview).

Site C5: 528-568 Horsham Downs Rd, Horsham Downs- Aerial Map

(Source: Waikato District Council GIS)

Site C5: 528-568 Horsham Downs Rd, Horsham Downs- District Plan Map



(Source: Waikato District Council GIS)

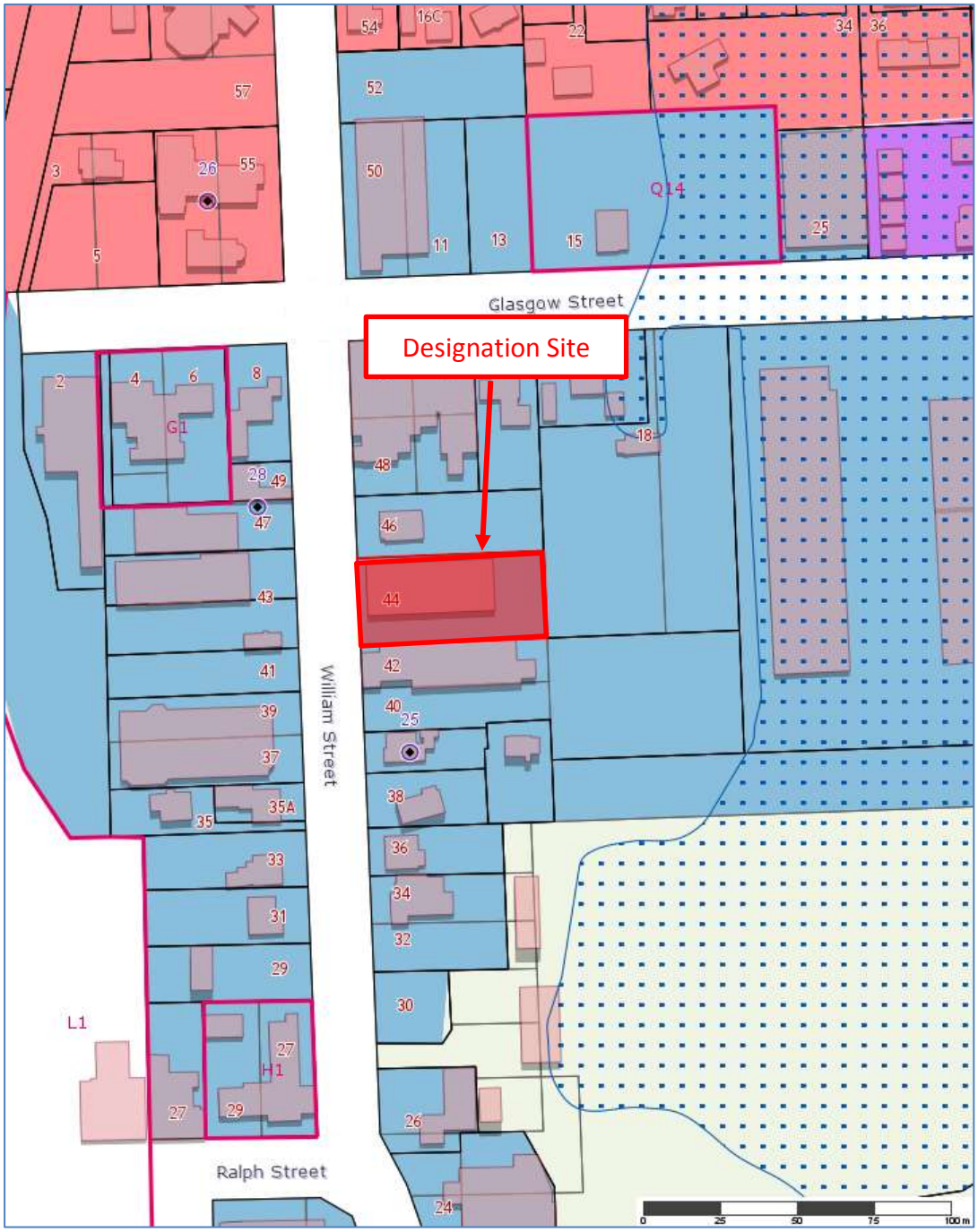
Site C5: 528-568 Horsham Downs Rd, Horsham Downs- Site Photograph

(Source Google Maps Streetview).

Site C6: 44 William St, Huntly – Aerial Map

(Source: Waikato District Council GIS)

Site C6: 44 William St, Huntly – District Plan Map



(Source: Waikato District Council GIS)

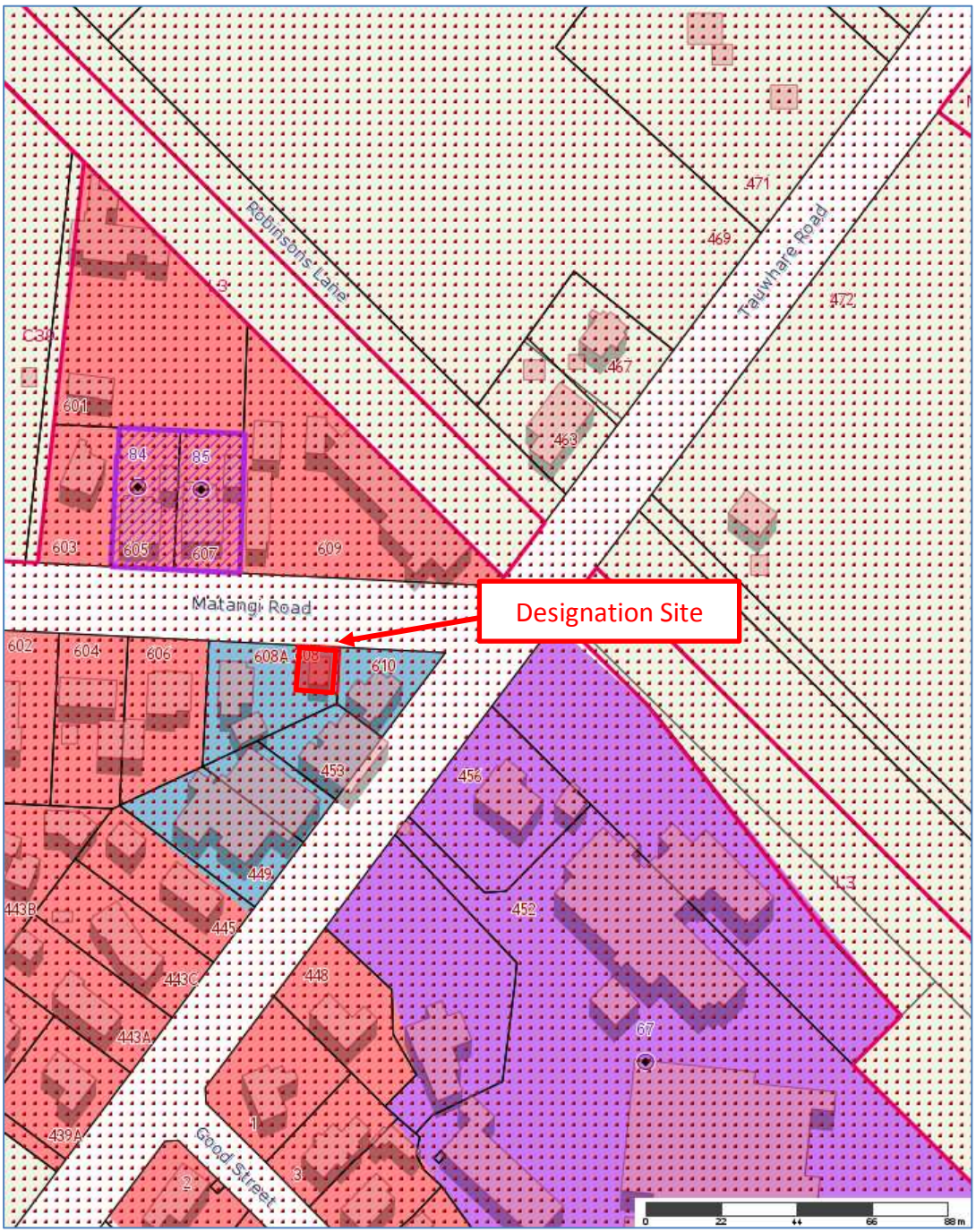
Site C6: 44 William St, Huntly – Site Photograph

(Source Google Maps Streetview).

Site C7: 608 Matangi Road, Matangi- Aerial Map

(Source: Waikato District Council GIS)

Site C7: 608 Matangi Road, Matangi- District Plan Map

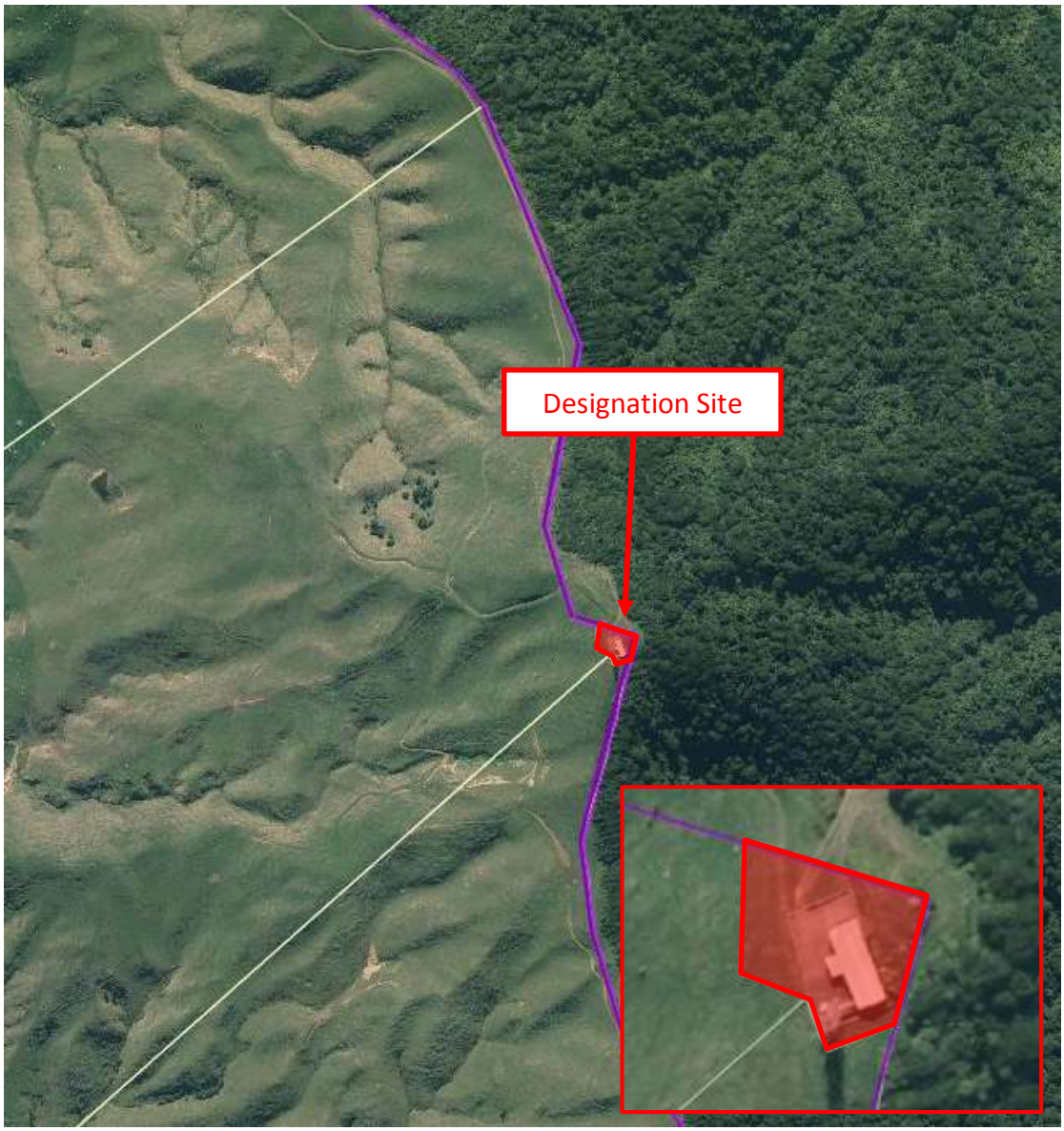


(Source: Waikato District Council GIS)

Site C7: 608 Matangi Road, Matangi- Site Photograph

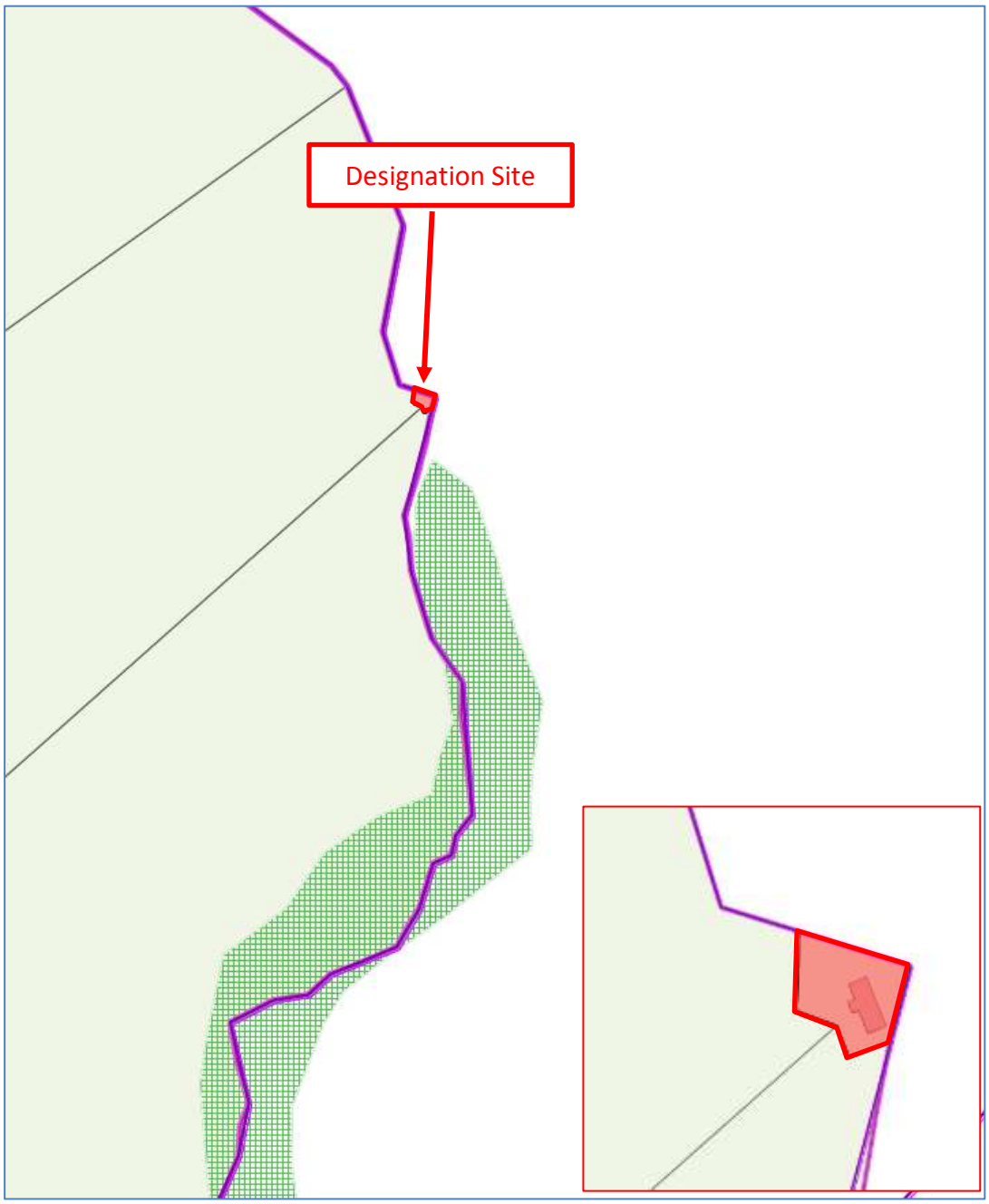
(Source Google Maps Streetview).

Site C8: 816 Matahuru Rd, Maungakawa - Aerial Map



(Source: Waikato District Council GIS)

Site C8: 816 Matahuru Rd, Maungakawa - District Plan Map



(Source: Waikato District Council GIS)

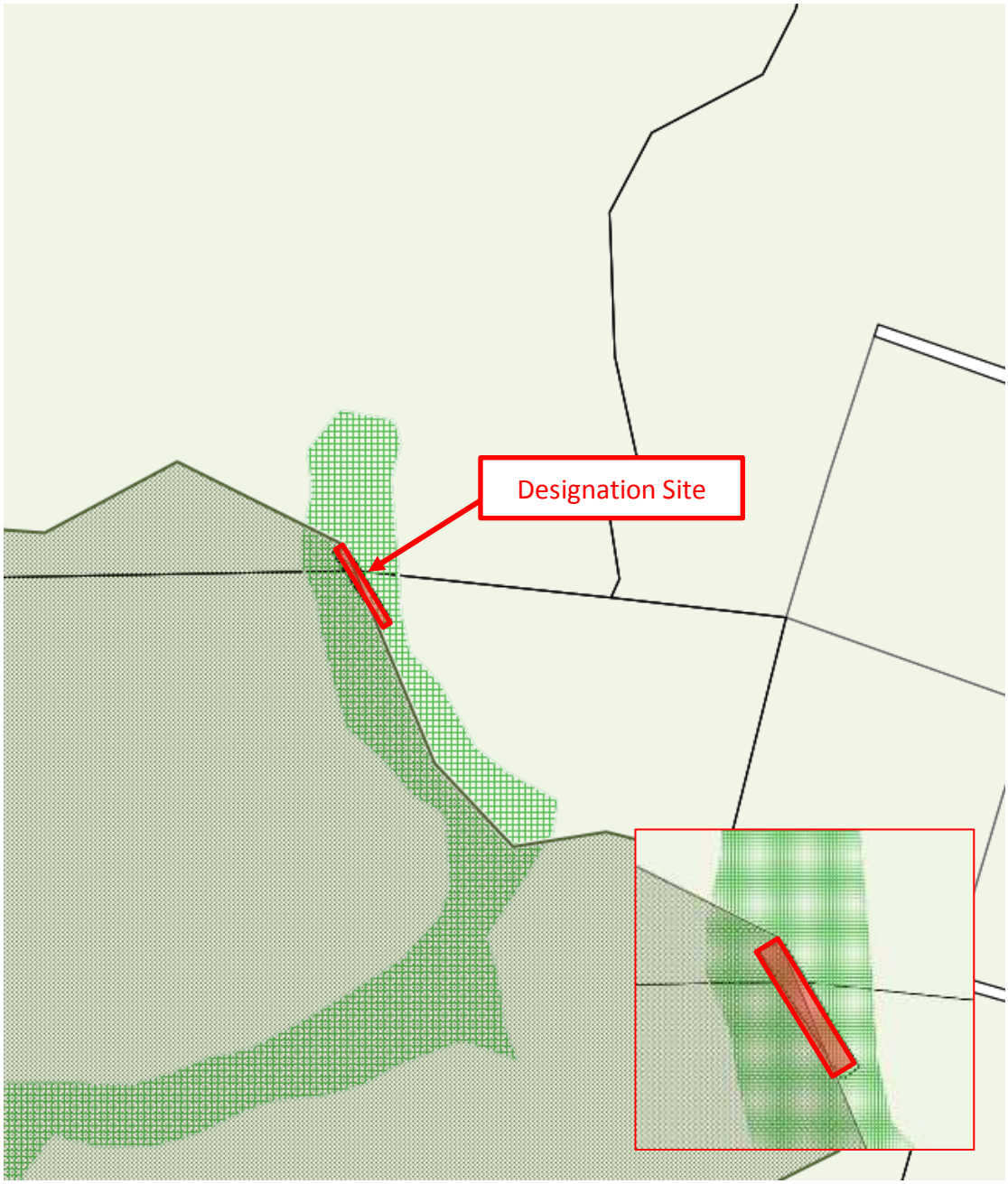
Site C8: Maungakawa, Site Photograph

Source: Chorus site photograph

Site C9: Mt Pukemore, private access track accessed from Rutherford Rd – Aerial Map.

(Source: Waikato District Council GIS)

Site C9: Mt Pukemore, private access track accessed from Rutherford Rd – District Plan Map



(Source: Waikato District Council GIS)

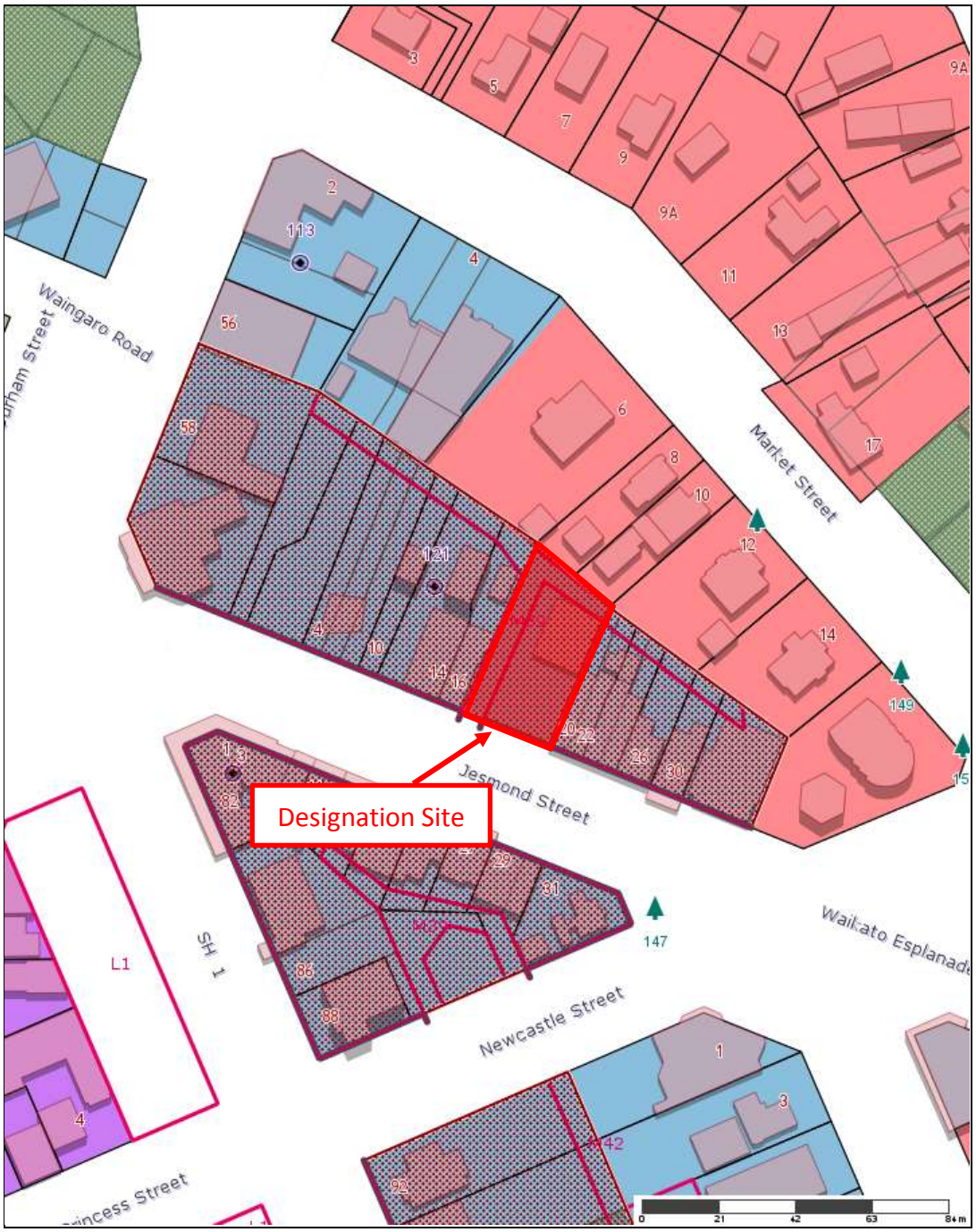
Site C9: Mt Pukemore

Source: Chorus site photograph

Site C10: Land between 16 & 20 Jesmond St, Ngaruawahia- Aerial Map

(Source: Waikato District Council GIS)

Site C10: Land between 16 & 20 Jesmond St, Ngaruawahia- District Plan Map



(Source: Waikato District Council GIS)

Site C10: Land between 16 & 20 Jesmond St, Ngaruawahia- Site Photograph

(Source: Google Map Streetview)

Site C11: 1327 Orini Road, Orini- Aerial Maps

(Source: Waikato District Council GIS)

Site C11: 1327 Orini Road, Orini- District Plan Maps

(Source: Waikato District Council GIS)

Site C11: 1327 Orini Road, Orini- Site Photographs

(Source: Google Map Streetview)

Site C12: 9 Wainui Road, Raglan- Aerial Map

(Source: Waikato District Council GIS)

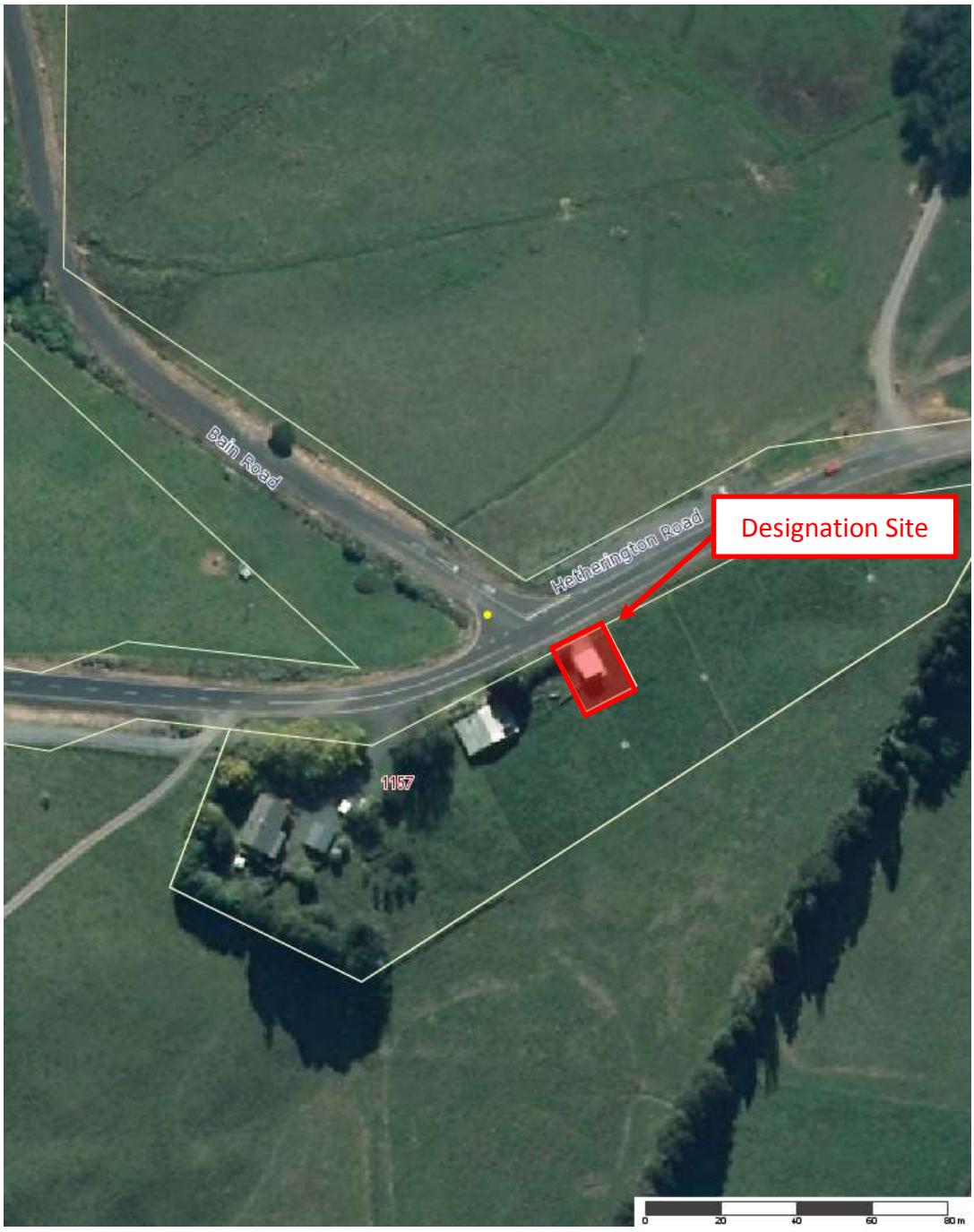
Site C12: 9 Wainui Road, Raglan- District Plan Map

(Source: Waikato District Council GIS)

Site C12: 9 Wainui Road, Raglan- Site Photograph

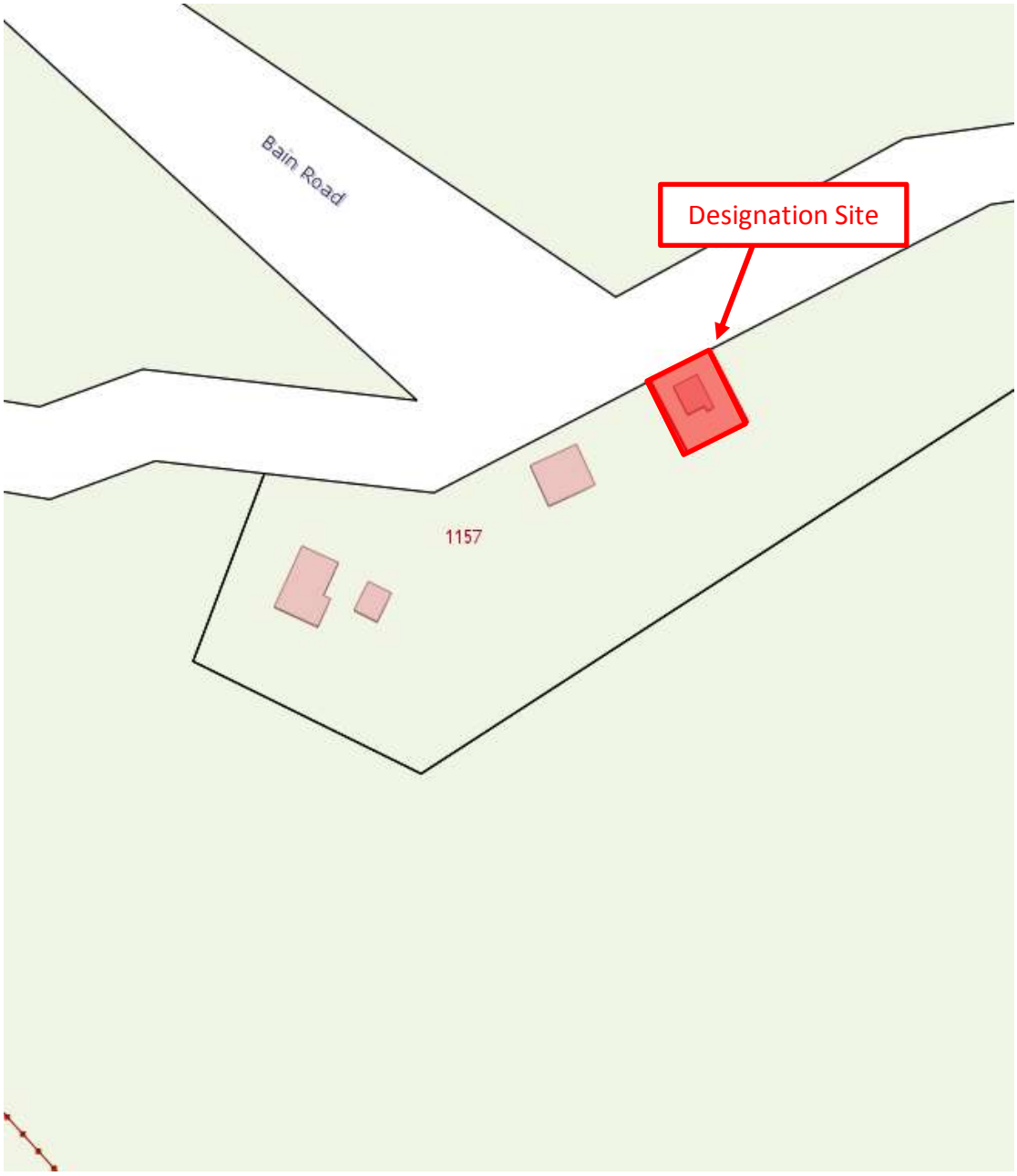
(Source: Google Map)

Site C13: 1157 Hetherington Rd, Rotongaro- Aerial Map



(Source: Waikato District Council GIS)

Site C13: 1157 Hetherington Rd, Rotongaro- District Plan Map



(Source: Waikato District Council GIS)

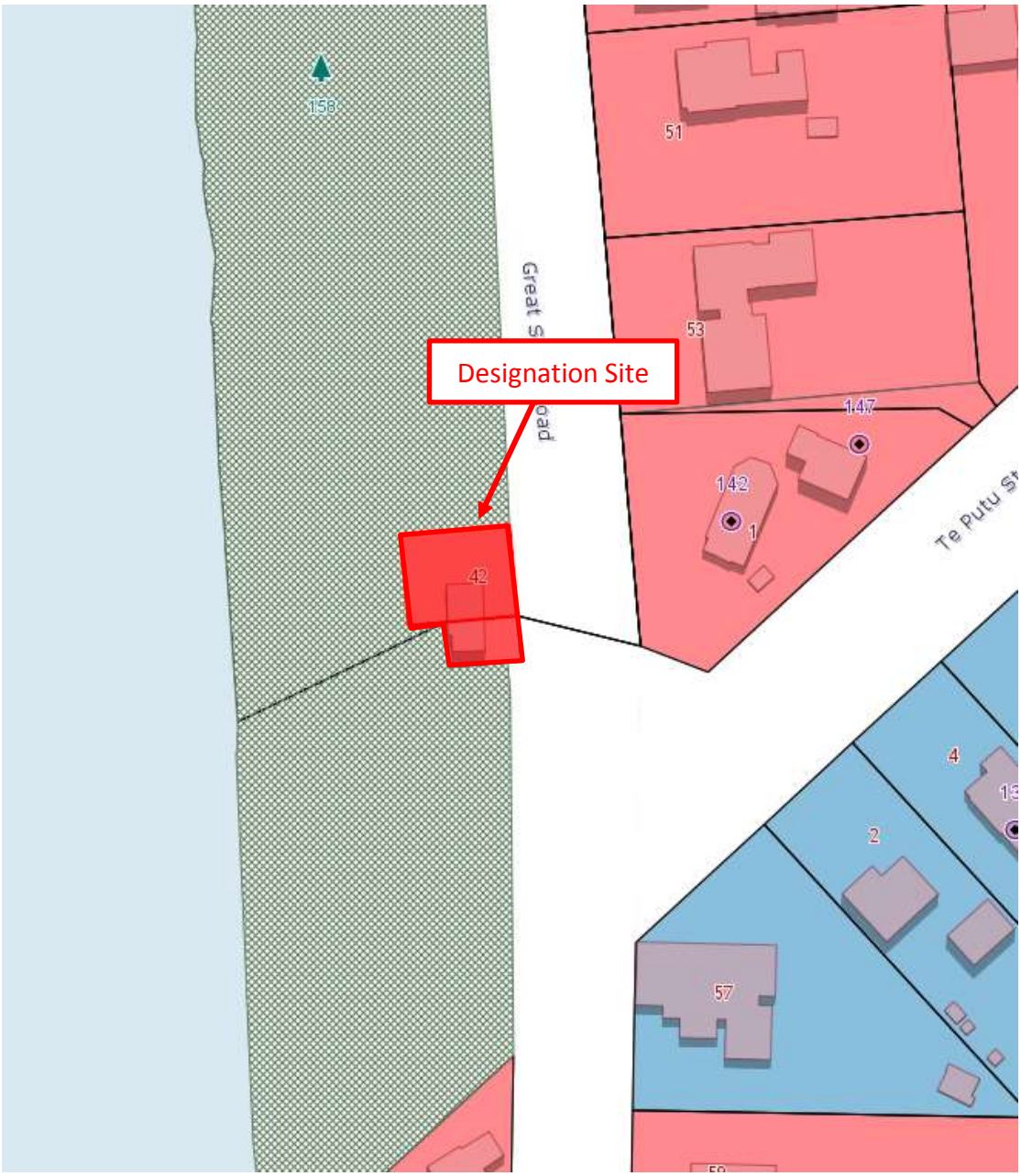
Site C13: 1157 Hetherington Rd, Rotongaro- Site Photograph

(Source: Google Map Streetview)

Site C14: 42 Great South Road, Taupiri- Aerial Map

(Source: Waikato District Council GIS)

Site C14: 42 Great South Road, Taupiri- District Plan Map

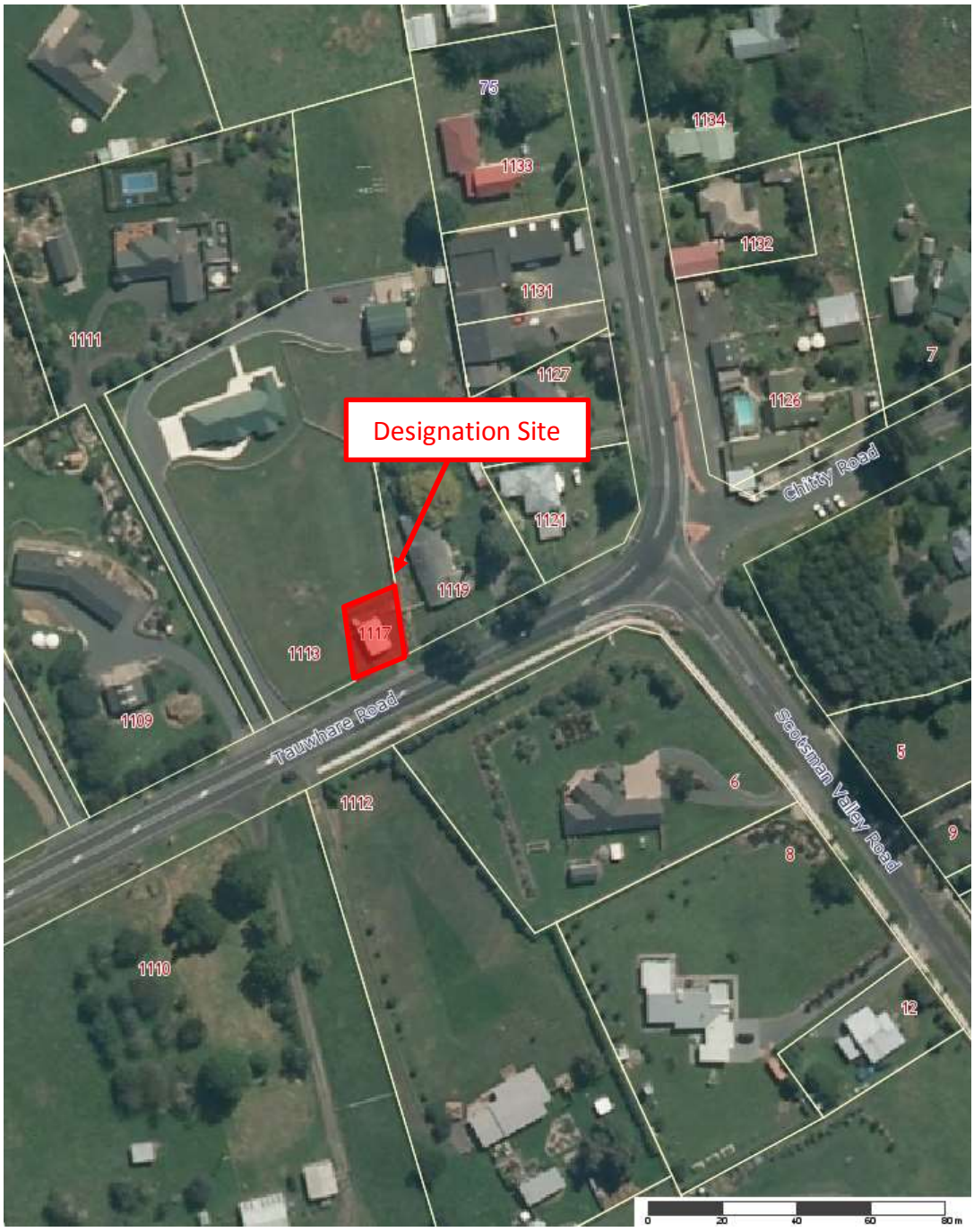


(Source: Waikato District Council GIS)

Site C14: 42 Great South Road, Taupiri- Site Photograph

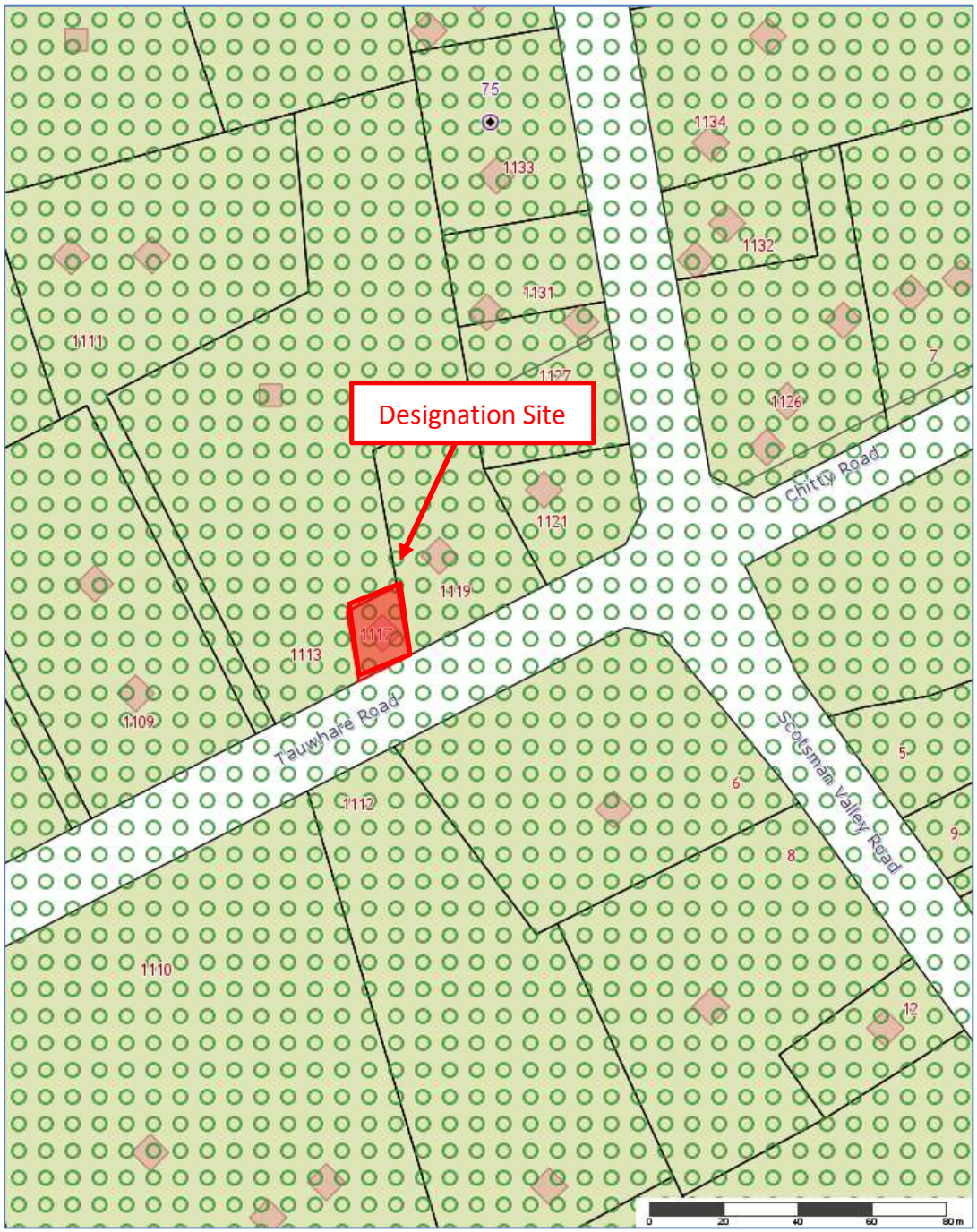
(Source: Google Map Streetview)

Site C15: 1117 Tauwhare Rd- Aerial Map



(Source: Waikato District Council GIS)

Site C15: 1117 Tauwhare Rd- District Plan Map



(Source: Waikato District Council GIS)

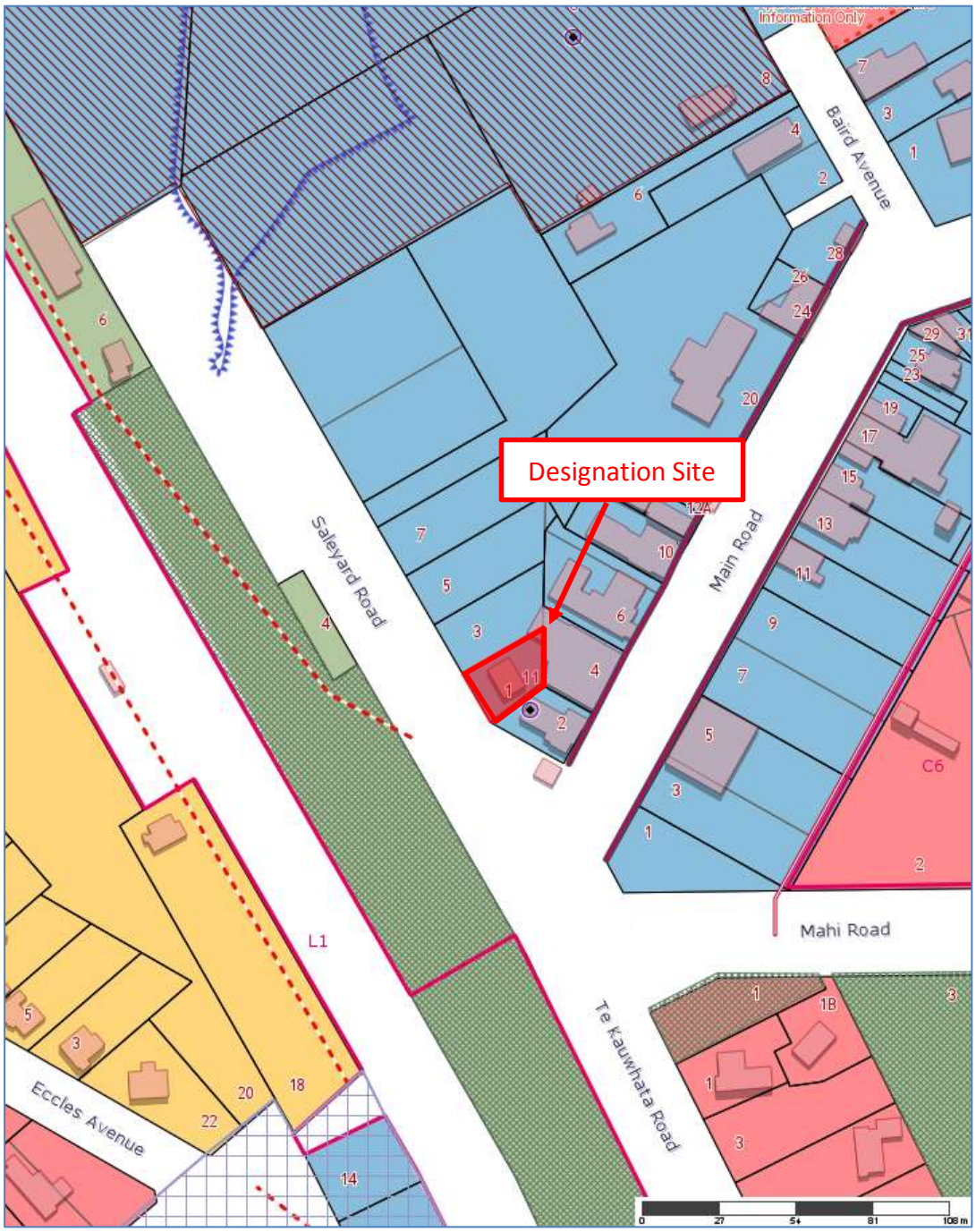
Site C15: 1117 Tauwhare Rd- Site Photograph

(Source: Google Map Streetview)

Site C16: 1 Saleyard Road, Te Kauwhata- Aerial Map

(Source: Waikato District Council GIS)

Site C16: 1 Saleyard Road, Te Kauwhata- District Plan Map



(Source: Waikato District Council GIS)

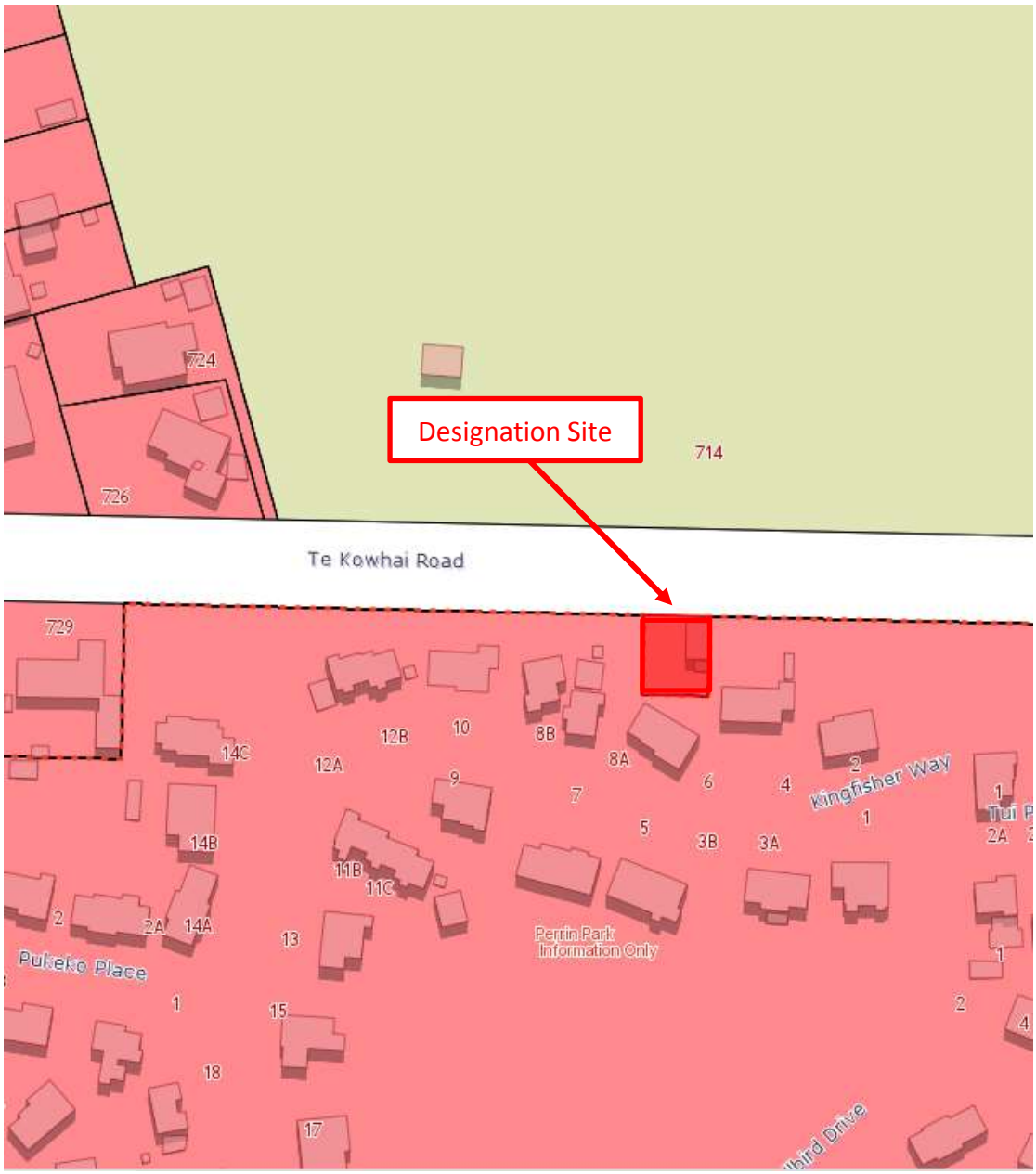
Site C16: 1 Saleyard Road, Te Kauwhata- Site Photograph

(Source: Google Map Streetview)

Site C17: 729-733 Te Kowhai Rd, Te Kowhai- Aerial Map

(Source: Waikato District Council GIS)

Site C17: 729-733 Te Kowhai Rd, Te Kowhai- District Plan Map

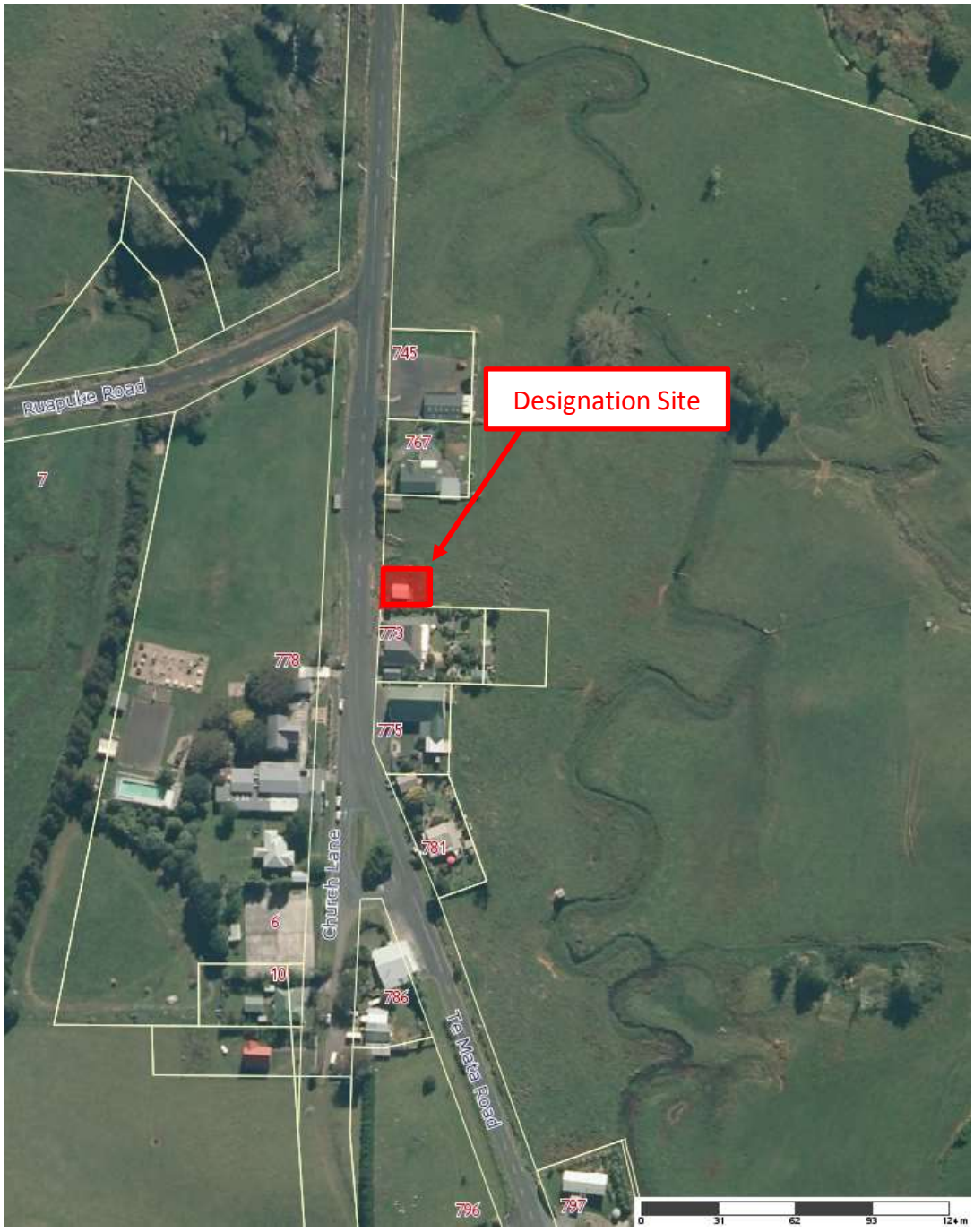


(Source: Waikato District Council GIS)

Site C17: 729-733 Te Kowhai Rd, Te Kowhai- Site Photograph

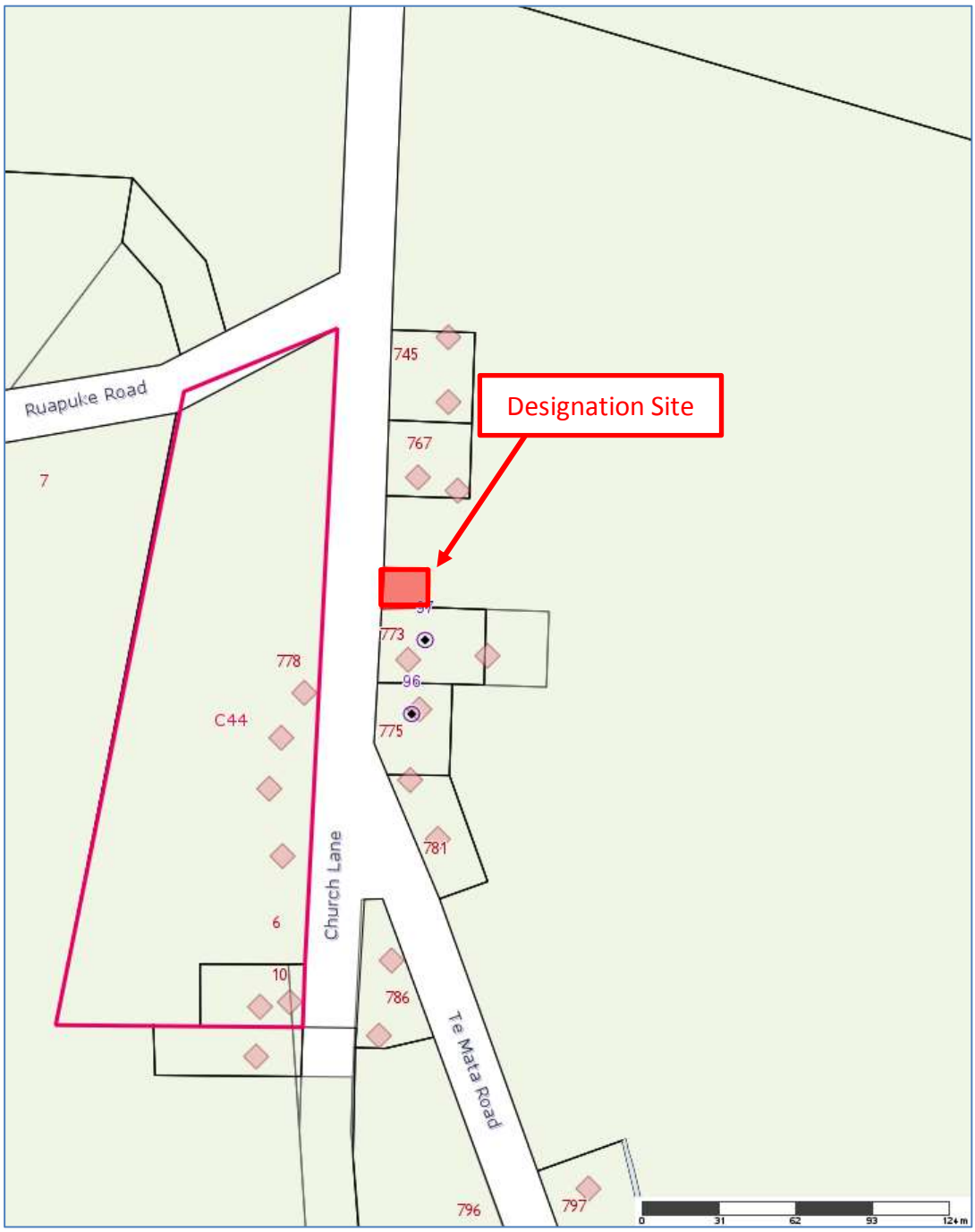
(Source: Google Map Streetview)

Site C18: Between numbers 773 - 767 Te Mata Road, Te Mata- Aerial Map



(Source: Waikato District Council GIS)

Site C18: Between numbers 773 - 767 Te Mata Road, Te Mata- District Plan Map

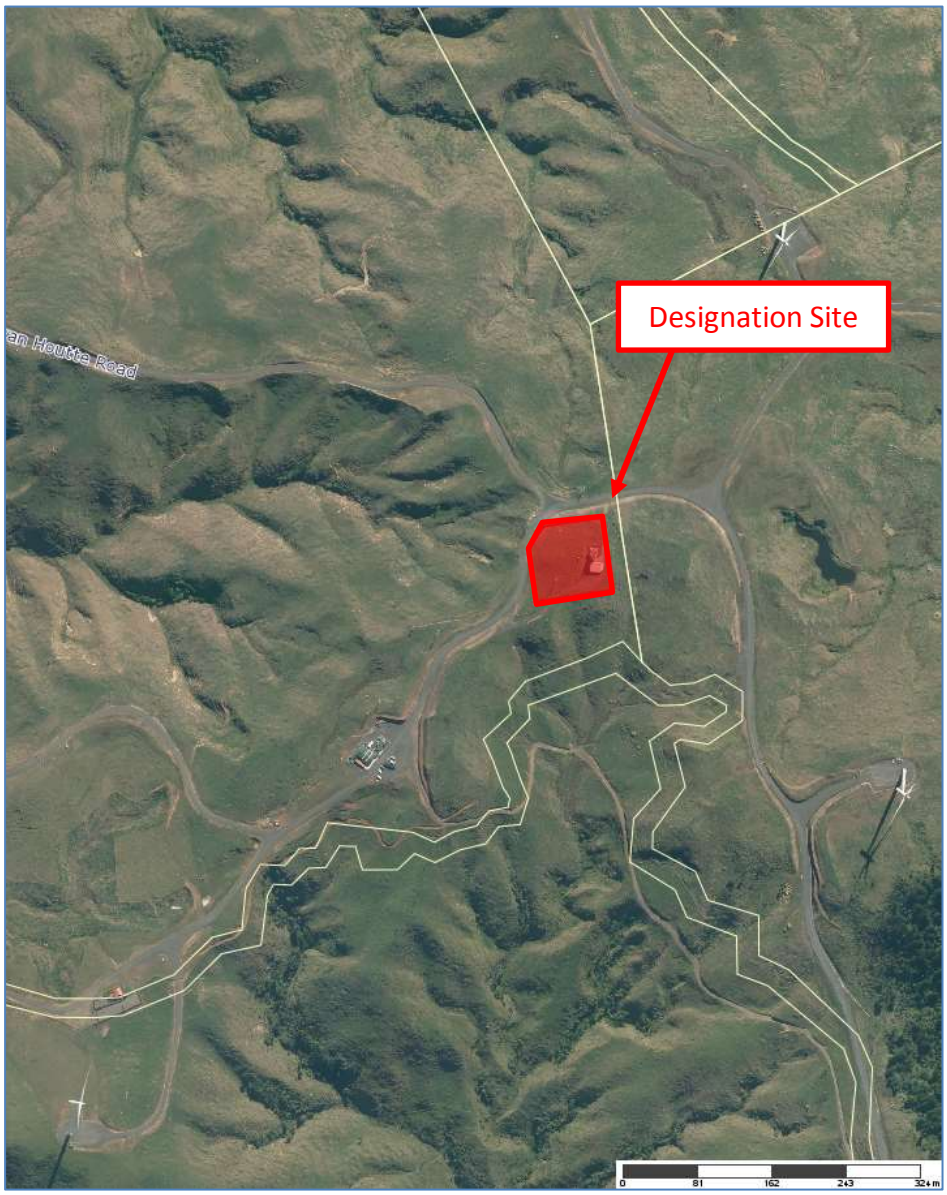


(Source: Waikato District Council GIS)

Site C18: Between numbers 773 - 767 Te Mata Road, Te Mata- Site Photograph

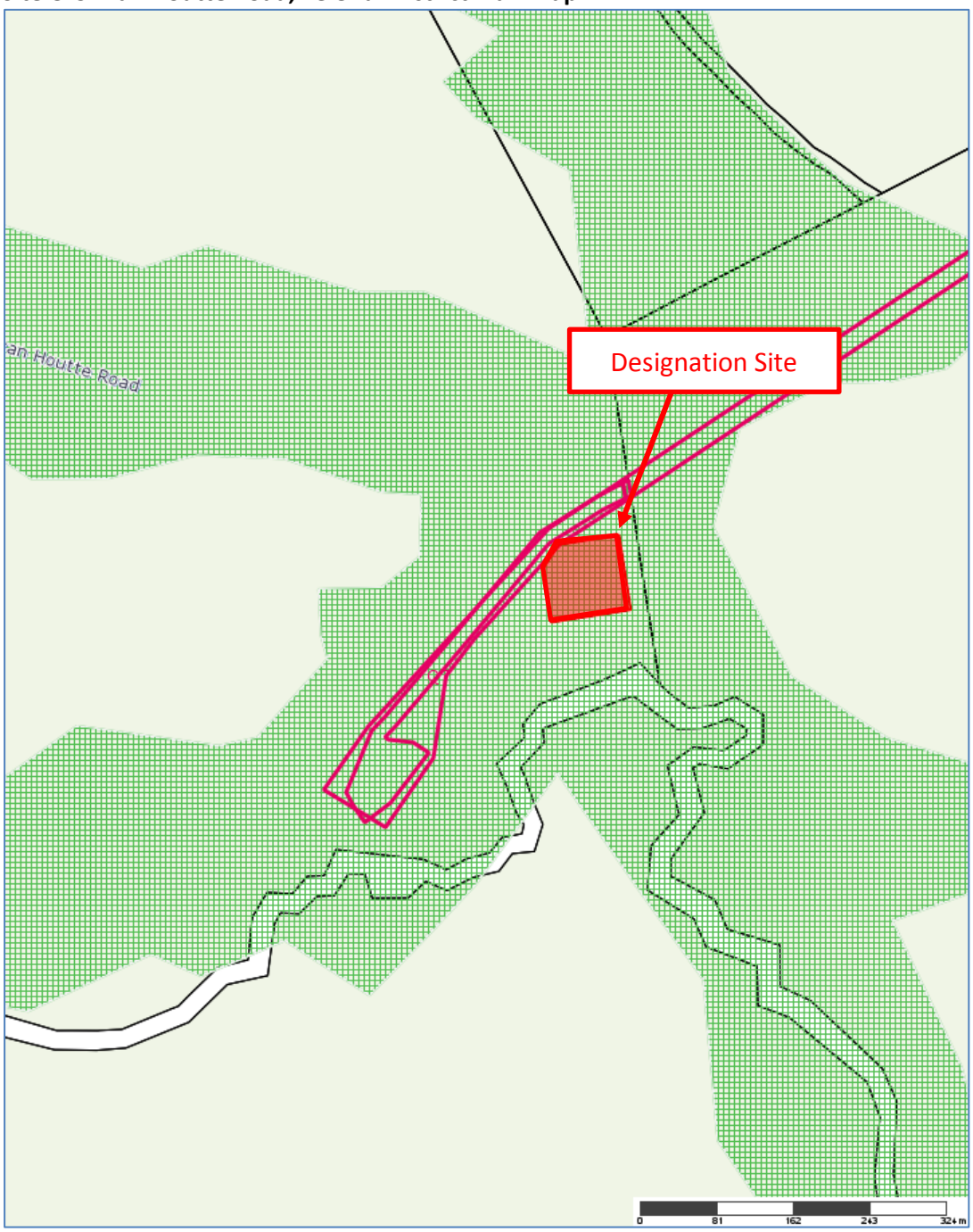
(Source: Google Map Street View)

Site C19: Van Houtte Road, Te Uku- Aerial Map



(Source: Waikato District Council GIS)

Site C19: Van Houtte Road, Te Uku- District Plan Map



(Source: Waikato District Council GIS)

Site C19: Van Houtte Road, Te Uku- Site Photograph

(Source: Chorus site photograph)

(Source: Chorus site photograph)

Site C20: Junction of Ohautira Road and the main state highway 23- Aerial Map

(Source: Waikato District Council GIS)

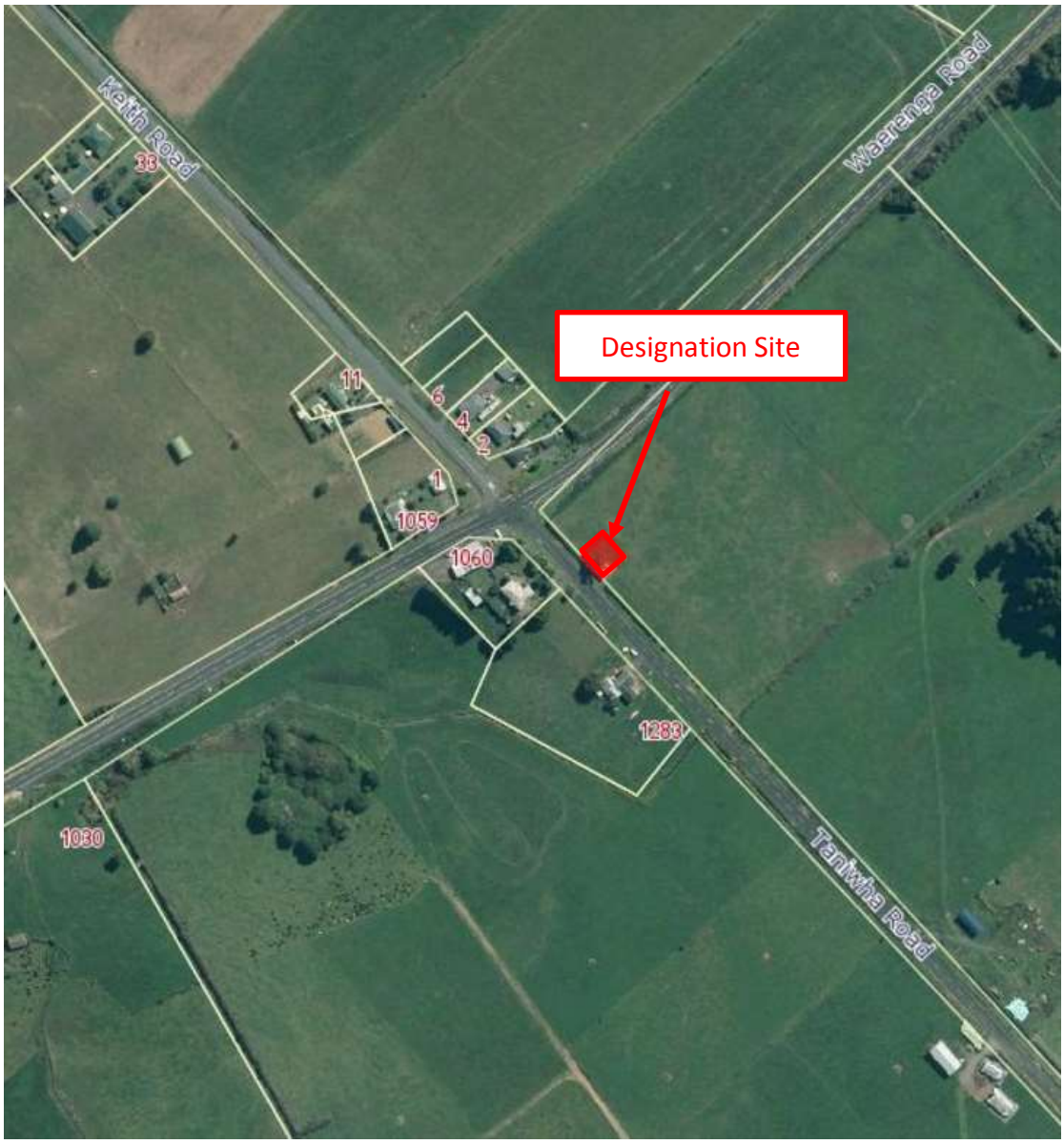
Site C20: Junction of Ohautira Road and the main state highway 23- District Plan Map Site

(Source: Waikato District Council GIS)

Site C20: Junction of Ohautira Road and the main state highway 23- Site Photograph

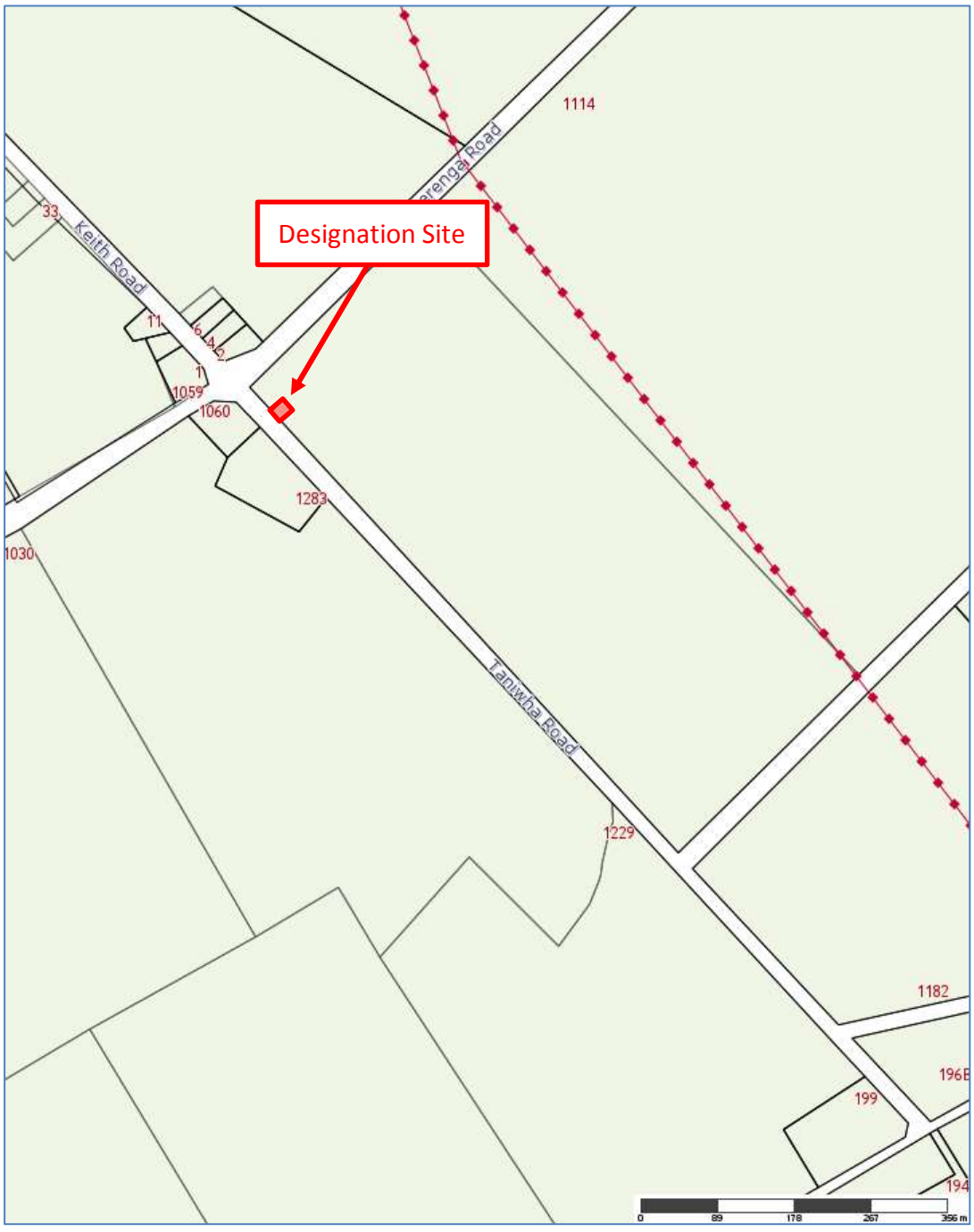
(Source: Google Map)

Site C21: 1114 Waerenga Road, Waerenga - Aerial Map



(Source: Waikato District Council GIS)

Site C21: 1114 Waerenga Road, Waerenga - District Plan Map Site



(Source: Waikato District Council GIS)

Site C21: 1114 Waerenga Road, Waerenga - Site Photograph

(Source: Google Map Street View)

Site C22: 76 Tahuna Road, Waiterimu- Aerial Map

(Source: Waikato District Council GIS)

Site C22: 76 Tahuna Road, Waiterimu- District Plan Map Site

(Source: Waikato District Council GIS)

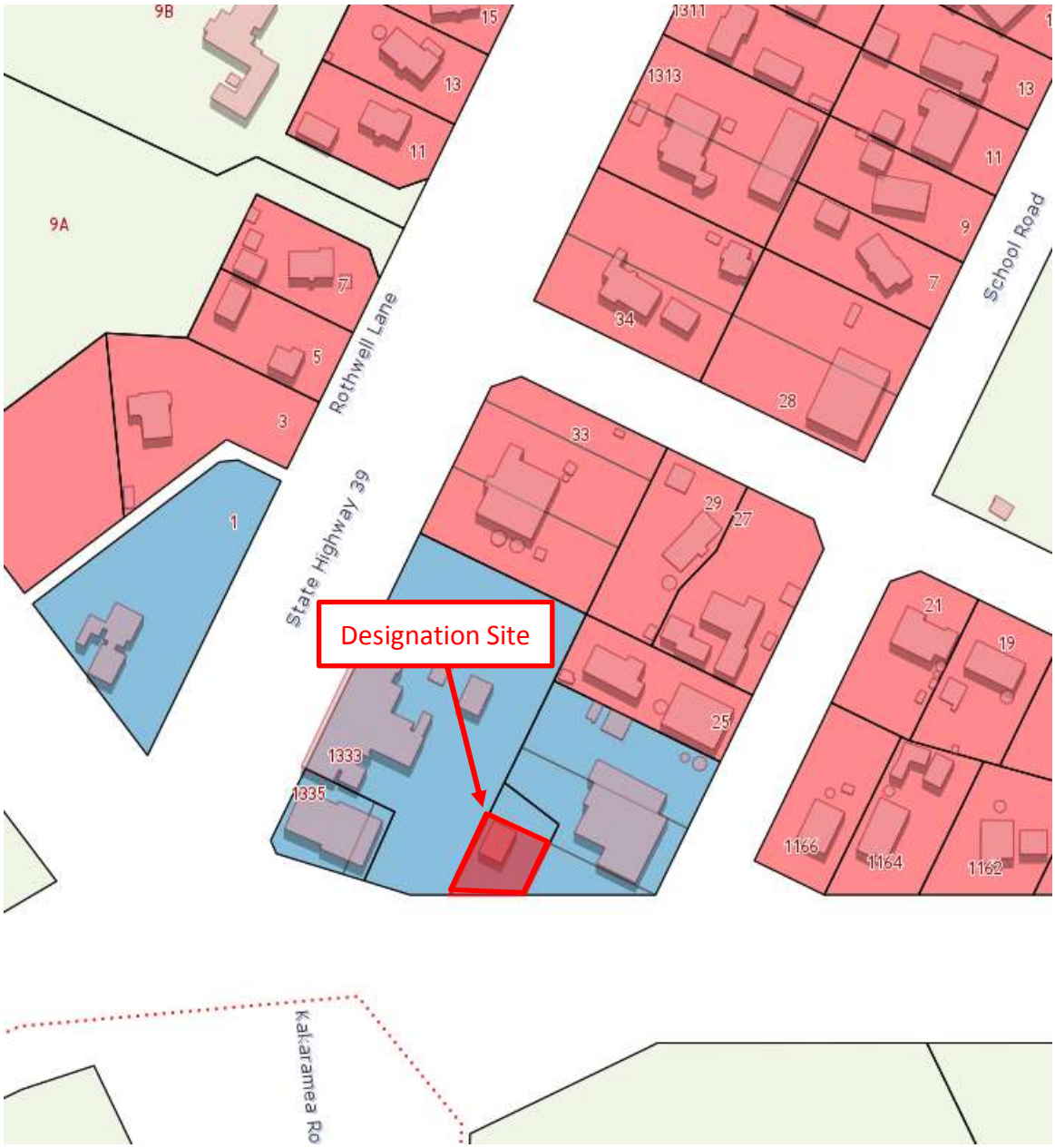
Site C22: 76 Tahuna Road, Waiterimu- Site Photograph

(Source: Google Map Street View)

Site C23: Section next to 1335 Whatawhata Road, Whatawhata- Aerial Map

(Source: Waikato District Council GIS)

Site C23: Section next to 1335 Whatawhata Road, Whatawhata- District Plan Map Site



(Source: Waikato District Council GIS)

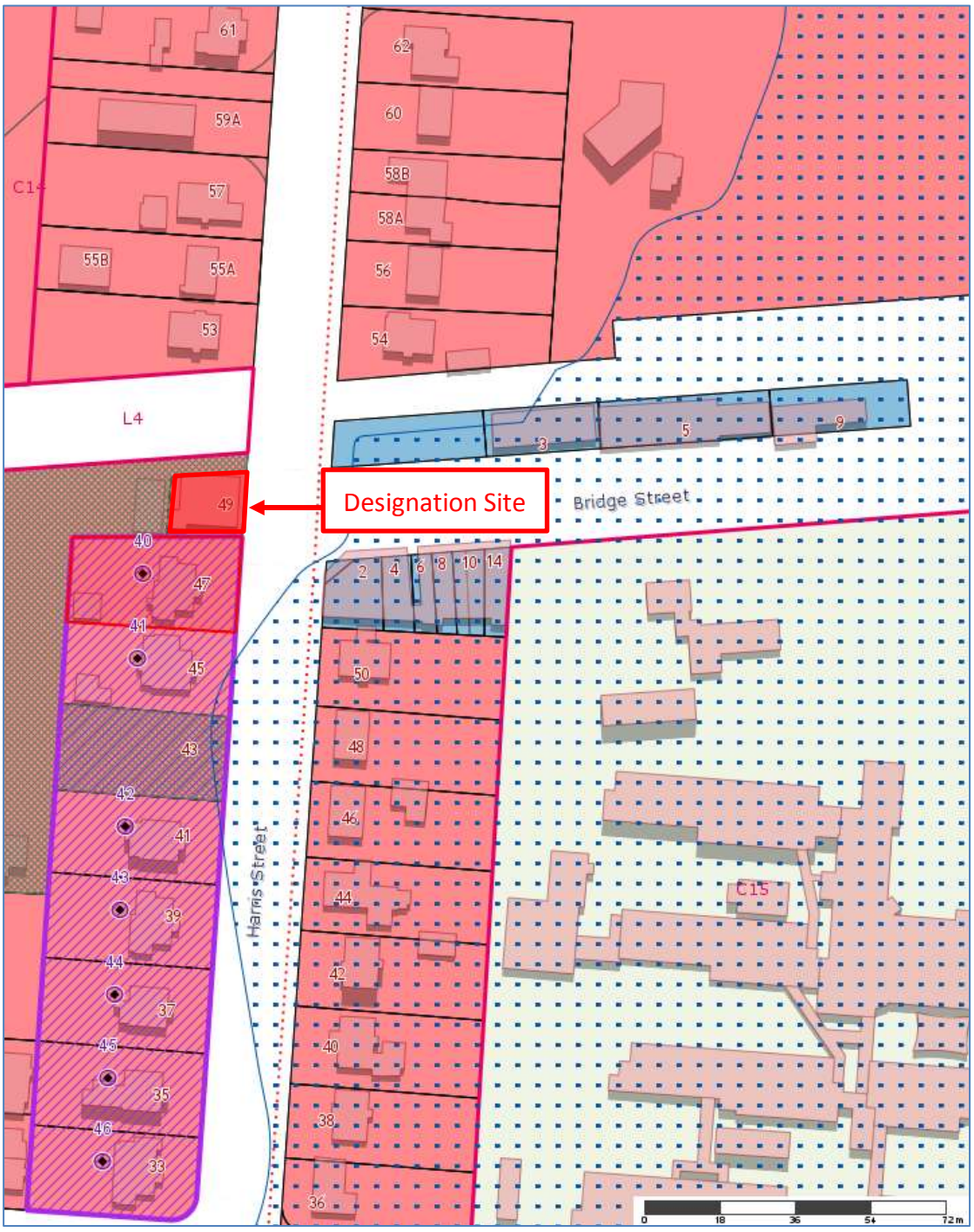
Site C23: Section next to 1335 Whatawhata Road, Whatawhata- Site Photograph

(Source: Chorus's own photograph)

Site C24: 49 Harris St, Huntly West- Aerial Map

(Source Waikato Council GIS)

Site C24, 49 Harris St, Huntly West- District Plan Map Site



(Source: Waikato District Council GIS)

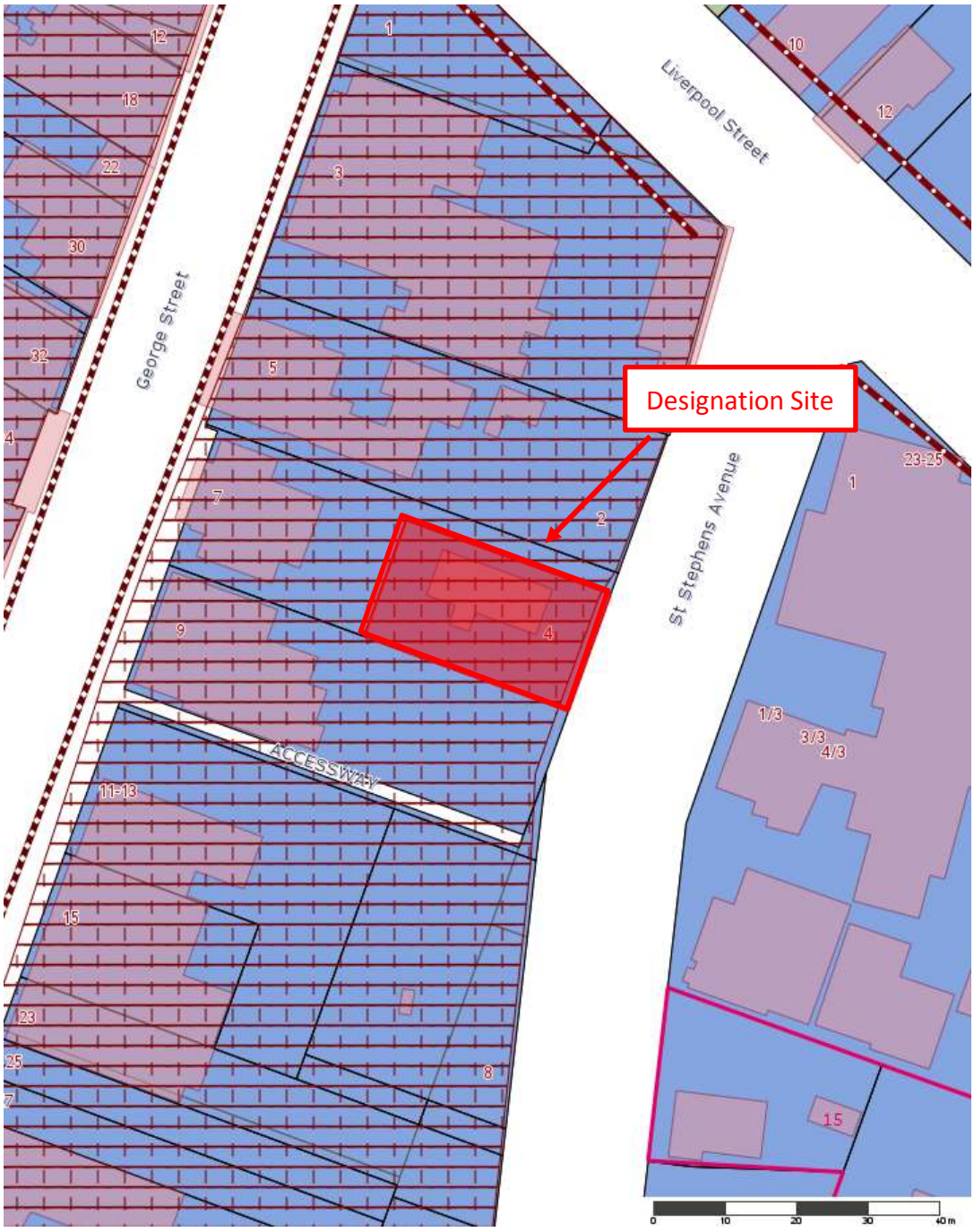
Site C24, 49 Harris St, Huntly West- Site Photograph

(Source: Google Map Streetview)

Site C25, 4 Stephens Street, Tuakau- Aerial

(Source: Waikato District Council GIS)

Site C25, 4 Stephens Street, Tuakau - District Plan



(Source: Waikato District Council GIS)

Site C25, 4 Stephens Street, Tuakau - Site Photograph

(Source: Google Map)

Appendix C

Proposed Conditions

Conditions (Rural Zoned Sites)

Sites Affected C1, C2, C3 C5, C8, C9, C13, C19, C20, C21 C22.

Masts and Antennas

1. The height of any new mast and any antennas (mounted on a mast or a building) shall not exceed 25m above ground level (excluding any lightening rod), except for Sites C9 and C19 where this height limit shall be 12.5m.

2. Notwithstanding Condition 1, antennas attached to masts existing as at [insert proposed plan notification date] may be upgraded, reconfigured or additional antennas installed, provided that there is no overall increase in height where Condition 1 would otherwise not be met.

3. Antennas mounted on the roof of buildings shall not extend more than 5m above the maximum height of the highest part of the roof, provided that they comply with Condition 1.

4. In regard to conditions 1-3 above, the dimensions of any antennas, masts and head frames shall comply with the *Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016* or any subsequent replacement standard where any equipment is regulated by that standard.

Outline Plans

5. That an Outline Plan of works shall not be required for
    a) Any internal building works (excluding equipment generating external noise);

    b) Replacement of equipment where the new equipment is of a similar size in height, breadth and depth and subject to compliance with noise conditions set out below;

    c) The replacement of any antennas with antennas of similar size provided that there is no increase in the overall height of the facility;

    d) General site maintenance and repair work, or boundary fencing otherwise permitted by the District Plan.

Noise

6. Any new noise generating equipment (excluding any engine alternator required for emergency back-up power generation) shall not exceed the following limits
    a) At the boundary of any adjacent residential or rural residential zoned property:

    <u>or</u>

    b) At the notional boundary 20m from the facade of any dwelling in a rural zone, or at the site boundary, whichever is closest to the dwelling:

    7am – 10pm on any day:
    Leq 50 dB(A)

10pm – 7am on any day:
Leq 40 dB(A)

7. Any new noise generating equipment (excluding any engine alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 6 are exceeded. A noise assessment may need to be submitted as part of any outline plan (depending on circumstances such as the nature of the noise generating equipment, remoteness of the site, and proximity to sensitive boundaries) to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

8. For any changes or additions to the engine alternators on the site, where the noise from all engine alternators exceeds the noise limits in Condition 6, an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

9. The requiring authority shall adopt the best practicable option to ensure emission of noise from its designated site does not exceed a reasonable level.

Radiofrequency Fields

10. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in New Zealand Standard NZS2772.1:1999 or any successor standard as required by the National Environmental Standards for Telecommunications Facilities at any place where the public has reasonable access.

Conditions (Business Zoned Sites)

Sites Affected C4, C6, C7, C10, C12, C16, C23, C25

Masts and Antennas

1. The height of any new mast and any antennas (mounted on a mast or building) shall not exceed 15 m above ground level (excluding any lightning rod).

2. Notwithstanding Condition 1, antennas attached to masts existing as at [insert proposed plan notification date] may be upgraded, reconfigured or additional antennas installed, provided that there is no overall increase in height where Condition 1 would otherwise not be met.

3. Any new mast and antennas shall comply with a height in relation to boundary control from any adjoining residential or rural residential zoned boundaries of 2.5m high at the boundary and 45 degrees.

4. Antennas mounted on the roof of buildings shall not extend more than 5m above the maximum height of the highest part of the roof, provided that they comply with Condition 1, and shall comply with a height in relation to boundary control from any adjoining residential or rural residential zoned boundaries of 2.5m high at the boundary and 45 degrees.

5. In regard to conditions 1-4 above, the dimensions of any antennas, masts and head frames shall comply with the *Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016* or any subsequent replacement standard where any equipment is regulated by that standard.

6. For site **C12,** any building or structure must not protrude into the Raglan navigation beacons height restriction plane**.**

7. For site **C7**, any building or structure must not protrude through the obstacle limitation surfaces for Hamilton Airport.

Outline Plans

8. That an Outline Plan of works shall not be required for

    a) any internal building works (excluding equipment generating external noise);

    b) replacement of equipment where the new equipment is of a similar size in height, breadth and depth and subject to compliance with noise conditions set out below;

    c) the replacement of any antennas with antennas of similar size provided that there is no increase in the overall height of the facility;

    d) general site maintenance and repair work, or boundary fencing otherwise permitted by the District Plan.

Noise

9. Any new noise generating equipment (excluding any engine alternator required for emergency back-up power generation) shall not exceed the following noise limits

   a) At the boundary of any adjacent residential or rural residential zoned property:

      7am – 10pm on any day:
      Leq 50 dB(A)

      10pm – 7am on any day:
      Leq 40 dB(A)

   b) At the boundary of any adjacent business zoned property:

      7am – 10pm on any day:
      Leq 55 dB(A)

      10pm – 7am on any day:
      Leq 45 dB(A)

10. Any new noise generating equipment (excluding any engine alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 9 are exceeded. A noise assessment may need to be submitted as part of any outline plan (depending on circumstances such as the nature of the noise generating equipment, remoteness of the site, and proximity to sensitive boundaries) to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

11. For any changes or additions to the engine alternators on the site, where the noise from all engine alternators exceeds the noise limits in Condition 9, an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

12. The requiring authority shall adopt the best practicable option to ensure emission of noise from its designated site does not exceed a reasonable level.

Radiofrequency Fields

13. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in New Zealand Standard NZS2772.1:1999 or any successor standard as required by the National Environmental Standards for Telecommunications Facilities at any place where the public has reasonable access.

Conditions (Living–Urban and Country-Living)

Sites Affected C11*C14, C15, C17, C18*& C24

Masts and Antennas

1. The height of any new mast and any antennas (mounted on a mast or building) shall not exceed 15m above ground level (excluding any lightning rod).

2. Notwithstanding Condition 1, antennas attached to masts existing as at [insert proposed plan notification date] may be upgraded, reconfigured or additional antennas installed, provided that there is no overall increase in height where Condition 1 would otherwise not be met.

3. Any new mast and antennas shall comply with a height in relation to boundary control from any adjoining residential or rural residential zoned boundaries of 2.5m high at the boundary and 45 degrees.

4. Antennas mounted on the roof of buildings shall not extend more than 3m above the maximum height of the highest part of the roof, provided that they comply with Condition 1, and shall comply with a height in relation to boundary control from any adjoining residential or rural residential zoned boundaries of 2.5m high at the boundary and 45 degrees.

5. In regard to conditions 1-4 above, the dimensions of any antennas, masts and head frames shall comply with the *Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016* or any subsequent replacement standard where any equipment is regulated by that standard.

Outline Plans

6. That an Outline Plan of works shall not be required for

    a) any internal building works (excluding equipment generating external noise);

    b) replacement of equipment where the new equipment is of a similar size in height, breadth and depth and subject to compliance with noise conditions set out below;

    c) the replacement of any antennas with antennas of similar size provided that there is no increase in the overall height of the facility;

    d) general site maintenance and repair work, or boundary fencing otherwise permitted by the District Plan.

Noise

7. Any new noise generating equipment (excluding any engine alternator required for emergency back-up power generation) shall not exceed the following noise limits

a) At the boundary of any adjacent residential or rural residential zoned property:

7am – 10pm on any day:
Leq 50 dB(A)

10pm – 7am on any day:
Leq 40 dB(A)

8. Any new noise generating equipment (excluding any engine alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 7 are exceeded. A noise assessment may need to be submitted as part of any outline plan (depending on circumstances such as the nature of the noise generating equipment, remoteness of the site, and proximity to sensitive boundaries) to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

9. For any changes or additions to the engine alternators on the site, where the noise from all engine alternators exceeds the noise limits in Condition 7, an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

10. The requiring authority shall adopt the best practicable option to ensure emission of noise from its designated site does not exceed a reasonable level.

Radiofrequency Fields

11. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in New Zealand Standard NZS2772.1:1999 or any successor standard as required by the National Environmental Standards for Telecommunications Facilities at any place where the public has reasonable access.

Note * C11 & C18 are zoned Rural. However due to their locations within urban villages and proximity of residential buildings, conditions more compatible with residential and rural residential zoned sites have been applied. The lower height limit used for the Country Living zone is adopted.