

28 March 2014

Christchurch City Council
PO Box 73012
Christchurch 8154

Attention: Adele Radburnd

Dear Ms Radburnd

RE: NOTICE OF REQUIREMENT – ROLL OVER OF EXISTING DESIGNATIONS FOR CHORUS NEW ZEALAND AND TELECOM NEW ZEALAND

Please find attached a notice of requirement for the rollover of designations (which have not lapsed) under Clause 4 of the First Schedule to the Resource Management Act prepared on behalf of Chorus New Zealand and Telecom New Zealand.

Should you have any questions with respect to this notice please contact Mary Barton, Senior Environmental Planner (Chorus) on (04) 3825465.

Yours Sincerely



Mary Barton
Senior Environmental Planner

T 04 3825465
M 027 702 8650
E mary.barton@chorus.co.nz

REVIEW OF THE CHRISTCHURCH DISTRICT PLAN – DESIGNATIONS

NOTICE OF REQUIREMENT FOR DESIGNATIONS (WHICH HAVE NOT LAPSED) UNDER CLAUSE 4 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: Christchurch City Council
PO Box 73012
Christchurch 8154

From: Chorus New Zealand Limited
P O Box 632
Wellington

and

Telecom New Zealand Limited
C/- P O Box 632
Wellington

Notice of Requirement

Pursuant to Clause 4 of the First Schedule of the Resource Management Act 1991, Chorus New Zealand Limited (Chorus) and Telecom New Zealand Limited (Telecom) hereby give notice that the designations allowing for telecommunication and radiocommunication works as described below (being designations that have not lapsed) are required to be included in the reviewed version of the Christchurch City Council District Plan.

This notice applies to those Chorus and Telecom designations currently included in City and Banks Peninsula Sections of the Operative Christchurch City Council District Plan.

On 30 November 2011, Chorus and Telecom demerged into two separate companies. Details of how existing Telecom designations were to be treated after that time was dealt with in the Telecommunications (TSO, Broadband, and Other Matters) Amendment Act 2011. 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).

Further, a new Section 69XJ was inserted into the Telecommunications Act 2001. This section allowed the Minister for Communications and Information Technology, before separation day and by way of Gazette notice, to issue two lists comprising all of the designations for which Telecom was formerly responsible. These lists detailed the:

- (a) designations that are to be transferred to Chorus; and
- (b) designations that are to be additionally granted back as a secondary designation to Telecom.

Many of the former Telecom designations in the Christchurch City Council District Plan were transferred to Chorus, with ten having a secondary designation granted back to Telecom. A copy of the Gazette notice has previously been provided to the Council, and is therefore not attached to this Notice of Requirement. Three designated sites remain as Telecom New Zealand Limited designations.

The designation purpose shall remain *“Telecommunication and Radiocommunication and Ancillary Purposes”*.

Description of the sites to which this Notice applies

The sites to be included in the reviewed version of the Christchurch City Council District Plan are 37 existing Chorus and Telecom designations contained in the City or Banks Peninsula sections of the Operative Christchurch District Plan. Table 1 identifies the designated sites to be rolled over with minor corrections to the requiring authority, Table 2 outlines the designations to be rolled over with minor corrections including the addition of secondary requiring authority and legal description changes, and Table 3 identifies the designated sites to remain as Telecom New Zealand Limited designations.

Table 1: Designated sites to be Rolled Over (Chorus) with minor corrections

Site name	Location	Existing Planning Map	Existing Zoning	Legal Description	Minor Correction
Akaroa Exchange	Cnr Rue Jolie & Rue Balguriel	S11	Town Centre	Part Lot 2 DP 54049	Legal description change & name change (Chorus)
Akaroa Radio Station	L'Aube Hill	S11	Rural	Sec 1, SO 16982	Name change (Chorus)
Ataahua Exchange	State Highway 75, Ataahua	R7	Rural	Pt Lot 3 DP 14039 Blk III Ellesmere SD	Name change (Chorus)
Avonhead Exchange	296 Yaldhurst Road	33	Living 1	Lot 2 DP 72894 Block X Christchurch Survey District	Legal description change & name change (Chorus)
Cashmere Radio Station	Victoria Park Road	53	Rural Hills	Part Lot 1 DP 11796	Name change (Chorus)
Diamond Harbour Exchange	Where Avenue	S8	Residential	Pt Lot 43 DP 9607	Name change (Chorus)
Duvauchelle Exchange	State Highway 75, Duvauchelle	S15	Residential	Lot 1 DP 62762 Blk XV Pigeon Bay SD	Name change (Chorus)
Governors Bay Exchange	81 Main Road	S5	Small Settlement	Pt Lot 2 DP 14692	Name change (Chorus)
Halswell Exchange	440 Halswell Road	52	Living 1	Lot 3 DP 18478	Name change (Chorus)
Harewood Exchange	401 Harewood Road	24	Living 1	Part Rural Section 330 & Part Lot 4 DP 5395	Name change (Chorus)

Le Bons Bay Exchange	Le Bons Bay Road	S20	Rural	Pt Lot 2 DP 2978	Name change (Chorus)
Linwood Exchange	594-596 Hereford Street	40	Living 2	Lot 1 DP 22646	Name change (Chorus)
Little Akaloa	Little Akaloa Road	S23	Small Settlement	Pt RS 195 SO 9435	Name change (Chorus)
Little River Exchange	State Highway 75, Little River	S28	Rural	Easement A DP 69182 over Pt Sec12, Blk 1, Res 887	Name change (Chorus and Telecom)
Lyttleton Exchange	7 Canterbury Street	S2	Town Centre	Lot 1 DP 56786 Blk IV Halswell	Name change (Chorus)
Marleys Hill Land Mobile Station	399 Worsleys Road	66	Rural Hills	Part Lot 1 DP 16075 Block III Halswell Survey District	Name change (Chorus)
Memorial Avenue Exchange	237 Memorial Avenue	31	Living 1	Lot 7 & Part Lot 9 DP 20584 & Lot 8 DP 20584	Name change (Chorus)
Mt Pearce Radio Station	Mt Pearce, off Summit Road	R4	Rural	Pt Lot 1 DP 3469 Akaroa SD	Name change (Chorus)
Mt Pleasant Exchange	10 Main Road, Mt Pleasant	48	Living Hills	Lot 45 DP 9784	Name change (Chorus)
New Brighton Exchange	9-11 Collingwood Street	34	Living 1	Lots 64 & 65 DP 100	Name change (Chorus)
Okains Bay	Okains Bay Road	S22	Rural	Lot 1 DP 56924	Name change (Chorus)
Pigeon Bay	Pigeon Bay Road	S25	Rural	Pt Lot 1 DP 9830	Name change (Chorus)
Shirley Exchange	11 Shirley Road	33	Living 1	Part Rural Section 1107	Name change (Chorus)
Spencerville Exchange	382 Lower Styx Road, Spencerville	4	Living RS	Lot 2 DP 19627	Name change (Chorus)

Table 2: Designated sites to be Rolled Over (Chorus with secondary Telecom) with minor corrections

Site name	Location	Existing Planning Map	Existing Zoning	Legal Description	Minor Corrections
Beckenham Exchange	148 Colombo Street	46	Business 1	Lot 1 DP 62042	Name change (Chorus and Telecom) & legal description change
Belfast Exchange	805 Main North Road	10	Living 1	Part Rural Section 1176	Name change (Chorus and Telecom)
Burwood Exchange	284 Mairehau Road	26	Living 1	Lot 1 Deposited Plan 67158	Name change (Chorus and Telecom) & legal description change
Fendalton Exchange	Cnr Bryndwr & Glandovey Roads	31	Living 1	Lot 3 DP 6250	Name change (Chorus and Telecom)
Hill Top Land Mobile Station	Summit Road	R4	Rural	Pt Lot 1, Lots 4 & 5 DP4902, Pt RS's 11546, 1147, 22791, 23203, 25399, 35374 Blk XIV Pigeon Bay SD	Name change (Chorus and Telecom)
Islington Exchange	851 Halswell Junction Road	43	Business 4	Lot 2 DP 80136	Name change (Chorus and Telecom)
Mt Pleasant Radio Station	Broadleaf Lane off Summit Road	62 (R1)	Rural Hills	Freehold Area: Pt RS 500 & 34917, part of Pt Lot 1 DP 4018 and Pt Lots 1 & 2 DP 11832, Blk 1 Sumner SD Ground Lease Area Pt Res 3817 Blk XVI Christchurch	Name change (Chorus and Telecom)

Papanui Exchange	449 Papanui Road	32	Living 1	Lot 2 DP 8444	Name change (Chorus and Telecom)
St Albans Exchange	25 St Albans Street	32	Living 2	Lot 1 DP 5758	Name change (Chorus and Telecom)
Sumner Exchange	29 Nayland Street	56	Living 3	Part Lot 2 DP 9642	Name change (Chorus and Telecom)

Table 3: Designated sites to be Rolled Over (Telecom) with minor corrections

Site name	Location	Existing Planning Map	Existing Zoning	Legal Description	Minor Corrections
Christchurch Exchange	95-109 Hereford Street, 15 Cathedral Square	39	Central City Business	Lot 1 DP 82408	Nil
Hillmorton Exchange	33 Lincoln Road	45	Living 1	Part Rural Section 159	Nil
Riccarton Exchange	253-255 Riccarton Road	38	Living 1	Lots 6 & 9 DP 11923 & Lot 7 DP 11923	Nil

All of the sites identified in Tables 1, 2 and 3 are long established telecommunications sites that have been given effect to. Some of the sites are subject to conditions these conditions are detailed in Appendix A. Certificates of Titles are attached in Appendix B.

Nature of the Proposed Works

The designations all relate to established telecommunications sites which are strategic assets of the Chorus and Telecom networks. Designation of these existing facilities is required to ensure the ongoing 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

These sites 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 radiocommunications services to meet the needs of the community, and to support a modern knowledge economy.

Proposed Modifications and the Effects of any Modifications on the Environment

There are minor corrections to the designations as listed in the Christchurch City Plan and Banks Peninsula District Plan. These minor corrections are as follows:

- The deletion of Telecom New Zealand Ltd and addition of Chorus New Zealand Ltd as the Requiring Authority for most of the designations that are to be rolled over (reflecting NZ Gazette Notice 8265, 2011 page number 5151);
- The addition of Telecom New Zealand Ltd as a secondary requiring authority to some designations (detailed in Table 2);
- The minor correction of legal descriptions for four sites (see Tables); and
- The deletion of condition 8 of the Christchurch City Plan designations (Appendix A).

These corrections are considered minor in nature because the sites are existing. The minor corrections are not considered to be modifications to the designations, as they do not alter the nature of the designations or the extent of the sites. Further details are discussed below.

Minor Corrections to Legal Descriptions

The Akaroa, Avonhead, Beckenham and Burwood designations have a change of legal description (as detailed in Table 2). The sites at Akaroa, Avonhead, Beckenham and Burwood are not changing and are the same sites identified in the current Christchurch City planning maps. It is considered that this

change is minor in nature because there is no change to the designations on the ground or the purpose of the designation.

Minor Corrections to Designation Conditions

The Resource Management (National Environmental Standard for Telecommunication Facilities) Regulations 2008 came into force on 9 October 2008. Regulation 4 of the NES relates to telecommunication facilities generating radiofrequency fields and introduces nationwide provisions for radiofrequency fields. Condition 8 of the Christchurch City Plan designations requires that all communication facilities shall comply with the radio frequency exposure levels for the general public as set out in NZS2772.1:1999. The NES overrides District Plan rules and therefore the condition is not required as radio frequency emissions are regulated by the NES. On this basis, the condition on the designation is redundant and should be deleted.

Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2008

In this situation, the telecommunication and radiocommunication sites are existing. Therefore the radiofrequency emissions from the equipment are not changing. Any changes in the future will be assessed at the time of outline plan submission.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The NES applies to land that currently has, or historically had, an activity or industry undertaken on it that is included in the Hazardous Activities and Industries List (HAIL). No excavation and soil disturbance is proposed because the sites are existing; therefore the NES for assessing and managing contaminants in soil to protect human health is not relevant.

Alternatives

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

The principle alternative method would be to not designate the sites, which is not favoured as it would not give Chorus or Telecom the long term certainty it requires for ongoing operation and upgrading of these sites.

Consultation

As the requirement relates to sites with telecommunication facilities that have been established for some time, no consultation is considered necessary.

Other Resource Consents

No other resource consents are required at this stage.

Additional Information

Appendix A: Conditions from Volume 3: Part 12 Designations: Clause 2.4 of the Operative Christchurch City Council District Plan & Appendix II of the Operative Banks Peninsula District Plan of the Operative Christchurch City Council District Plan.

Appendix B: Certificates of Title for all Chorus/Telecom Designated Sites

Signed: 	Signed: 
Date: 28.3.14	Date: 27-03-14
Gretchen Joe <i>Head of Access and Consents</i> Chorus New Zealand Limited	Ron Brown <i>Head of Property</i> Telecom New Zealand Limited

Address for Service – Chorus & Telecom

Mary Barton
Chorus
P O Box 632
Wellington

Telephone: 04 382 5465
E-mail: mary.barton@chorus.co.nz

Address for Consultant:

Matthew McCallum-Clark
Incite
PO Box 25-289
Christchurch 8144

Telephone: 03 379 9749
E-mail: matthew@incite.co.nz

Appendix A – Designation Conditions

Conditions for Chorus and Telecom Sites under the Christchurch City Plan

1. The term “building” in the following conditions shall include any structure whether permanent, moveable or immovable, except where the conditions specifically include other conditions for specific structures. The term building shall not include a fence or wall less than 2m in height, structures less than 6m² in area and less than 1.8m in height, or temporary structures for maintenance and construction purposes. The term “building” in conditions 4-7 includes support structures unless a different standard is specified for support structures.
2. The term “support structure” in the following conditions means a structure used solely for the purpose of supporting antennas and, for the avoidance of doubt, excludes connection flanges on the structure and mounting structures used to attach antennas and other equipment to the support structure.
3.
 - (i) The following conditions do not apply to existing buildings and existing support structures and to the structures included in the exceptions in conditions 3(ii) below.
 - (ii) The following conditions apply to all new buildings and support structures and additions to existing buildings and support structures, with the exception that the conditions relating to maximum heights, setbacks and recession plane controls shall not apply to:
 - aerials;
 - antennas;
 - dish antennas (not exceeding 1.5m in diameter on the sites listed in Volume 3, Part 12, Appendix 5 or exceeding 3m in diameter on all other sites);
 - lightning rods;
 - climbing rungs;
 - ventilation ducts and pipes; and
 - associated mounting structures for the above.
4. With respect to the sites listed in Appendix 5;
 - (i) Maximum height
 - (a) No building, other than a support structure complying with (4)(i)(b) below, shall exceed a maximum height of 8m, except in respect of the Mt Pleasant Exchange site on which no building shall exceed a maximum height of 7m.
 - (b) Any support structure shall be limited to a maximum height of 20m provided that where a support structure is within 20m of a residential unit located in a Living zone it shall be limited to a maximum height of 12m and a maximum diameter of 0.5m. However, the height may be increased to a maximum of 18m and the diameter may be increased to a maximum of 0.9m where it also does not project beyond the building envelope defined in Condition (4) (ii) below.
 - (ii) Sunlight and outlook for neighbours

No building, other than a support structure complying with (4)(i)(b) above, shall project beyond a building envelope constructed by recession planes from points 2.3m above all site boundaries that adjoin a Living, Cultural, Conservation or Open Space zone, as shown in attached Appendix 6.
 - (iii) Yard setbacks

Buildings, other than a support structure complying with (4)(i)(b) above, shall be set back a minimum of 4.5m from a boundary of the site with a road and 1.8m from any other site boundary.

(iv) Screening from neighbours

Areas of outdoor storage shall be screened from roads and Living, Cultural, Conservation and Open Space zone sites by landscaping, walls, fences, or a combination, to at least 1.8m height. Where such screening is by way of landscaping it shall have a minimum depth of 1.5m.

(v) Open Space

No more than 40% of the area of the site shall be covered by buildings, excluding support structures complying with (4)(i)(b) above.

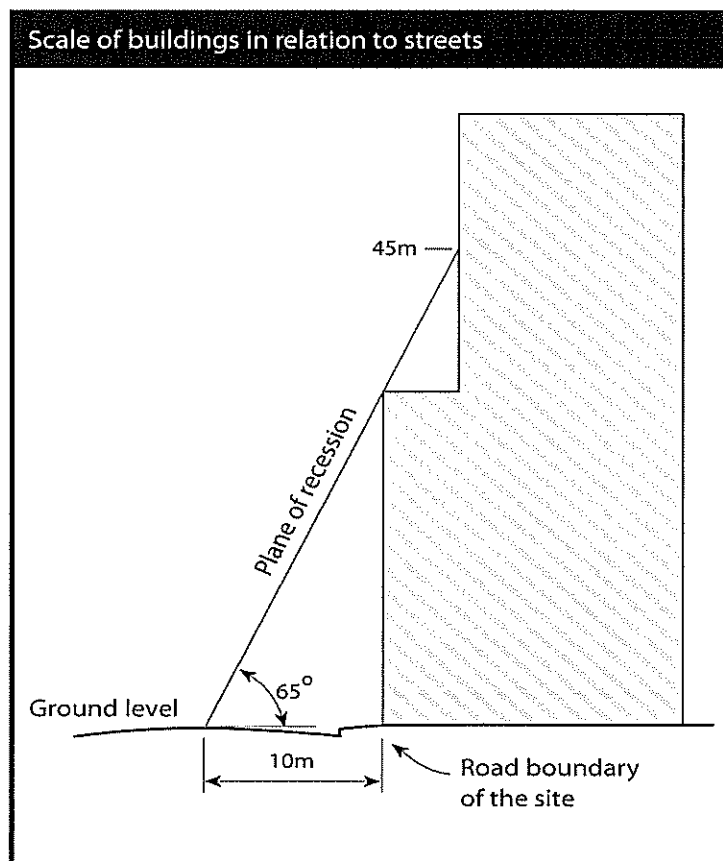
5. With respect to the Christchurch Exchange site;

(i) Maximum height

No building shall exceed a height of 45m.

(ii) Scale of buildings in relation to streets

No building shall penetrate a recession plane of 65° from the horizontal and inclined towards the building and drawn from a line located 10 metres out from the road boundary of the site. All buildings must comply with this requirement up until the recession plane reaches a height of 45 metres above ground level. Once the recession plane reaches a height of 45 metres, it shall no longer apply. Refer to diagram below.



(iii) Outdoor storage

Any outdoor storage areas adjoining or visible from any public road shall be screened from the road by landscaping, walls, fences or a combination, to at least 1.8m height. Where such screening is by way of landscaping it shall have a minimum depth of 1.5m.

6. With respect to the Beckenham Exchange and Islington Exchange sites;
 - (i) Maximum height
 - (a) No building on the Beckenham Exchange site, other than a support structure complying with (6)(i)(b) below, shall exceed a maximum height of 8m.
 - (b) Any support structure shall be limited to a maximum height of 20m provided that where the support structure is within 20m of a residential unit located in a Living zone it shall be limited to a maximum diameter of 0.4m, except that the bottom 4m and the top 4m of any support structure may have a maximum diameter of 0.5m and 0.7m respectively. However, the diameter of the entire structure may be increased to a maximum of 0.9m where it does not project beyond the building envelope defined in Condition (6)(iii).
 - (ii) Maximum floor area

The maximum floor area of any buildings (measured to the inside of the exterior walls) shall not exceed the area of the site.
 - (iii) Sunlight and outlook for neighbours
 - (a) No building on the Beckenham Exchange site, other than a support structure complying with (6)(i)(b) above, shall project beyond a building envelope constructed by recession planes from points 2.3m above all site boundaries with Living zone sites as shown in Volume 3, Part 12, Appendix 6.
 - (iv) Screening from neighbours

Areas of outdoor storage shall be screened from adjoining roads and Living zone sites by landscaping, walls, fences, or a combination, to at least 1.8m in height. Where such screening is by way of landscaping it shall have a minimum depth of 1.5m.
 - (v) Yard setbacks
 - (a) On the Beckenham Exchange site buildings shall be set back a minimum of 3m from any site boundary with a Living zone.
 - (b) On the Islington Exchange site buildings shall be set back a minimum of 6.0m from the road boundary.
7. With respect to the Marleys Hill Land Mobile Station, Mt Pleasant Radio Station, and Cashmere Radio Station sites;
 - (i) Maximum height

No building shall exceed a maximum height of 9m, except a support structure up to a maximum height of 37m and a maximum diameter of 5m at the base narrowing to a maximum diameter of 2.5m at the top.
 - (ii) Vegetation disturbance
 - (a) There shall be no removal or loss of native vegetation indigenous to that part of the Mt Pleasant Radio Station site identified by the number 29.04 (Ecological Heritage Site) in Planning Map 62B.
 - (b) Should any unmodified areas be disturbed as a result of future work, these areas shall be revegetated and reinstated as far as practicable, provided that the planting of exotic species or native plants non-local origin shall not be permitted.
 - (iii) Yard Setbacks

Buildings, other than a building or structure 1.8m in height or 1.5m² or less in area, shall be set back a minimum of 15m from any site boundary with a road and a minimum of 10m from any other site boundary.

(iv) Outdoor Storage

Any outdoor storage areas adjoining or visible from any public road shall be screened from the road by landscaping not less than 1.8m high. The screening shall have a minimum depth of 1.5m and the plants shall be natives of local origin.

8. ~~Radio frequency emissions~~

~~With respect to all sites, all communication facilities shall comply with the radio frequency exposure levels for the general public as set out in NZS2772.1:1999 when measured and assessed in accordance with NZS 6609 (1990) Part 2.~~

9. Conditions for those designations, or parts of designations within the former Banks Peninsula District Plan:

Locality	Conditions
Marleys Hill	<p>No building shall exceed a maximum height of 9m, except a support structure up to a maximum height of 37m.</p> <p>Future works involving new support structures shall require a visual effects assessment to be carried out by a suitably qualified professional and submitted as part of the outline plan.</p>
Mt Pearce	<p>That no building shall exceed a maximum height of 7.5m, except for a support structure up to a maximum height of 35m.</p> <p>That all future works involving new support structures shall require a visual effects assessment to be carried out by a suitably qualified professional and submitted as part of the outline plan.</p>
Mt Pleasant	<p>No building shall exceed a maximum height of 9m, except support structure up to a maximum height of 38m.</p> <p>Future works involving new support structures shall require a visual effects assessment to be carried out by a suitably qualified professional and submitted as part of the outline plan.</p>
Hilltop	<p>That no building shall exceed a maximum height of 7.5m, except for a support structure up to a maximum height of 30m.</p> <p>That future works involving new support structures shall require a visual effects assessment to be carried out by a suitable qualified professional and submitted as part of the outline plan.</p>

19 June 2014

Christchurch City Council
PO Box 73012
Christchurch 8154

Attention: Adele Radburnd

Dear Adele,

RE: CHORUS/ TELECOM DESIGNATIONS CHRISTCHURCH CITY DISTRICT PLAN: MT PLEASANT AND MT PEARCE

I am writing in response to your email dated Wednesday 11 June 2014 with respect to the designations sought to be rolled over by Chorus New Zealand (Chorus) and Telecom New Zealand (Telecom) for Mount Pleasant Radio Station (Chorus with a secondary designation to Telecom) and Mount Pearce Radio Station (Chorus only). I confirm that this notice supersedes the notice previously submitted to Council with respect to these two sites.

Notice of Requirement

Pursuant to Clause 4 of the First Schedule of the Resource Management Act 1991, Chorus New Zealand Limited (Chorus) and Telecom New Zealand Limited (Telecom) hereby give notice that the designations allowing for telecommunication and radiocommunication works as described below (being designations that have not lapsed) are required to be included in the reviewed version of the Christchurch City Council District Plan.

This notice supersedes the notice previously submitted to Council only with respect to the Mount Pleasant Radio Station and Mt Pearce Radio Station, being designations currently included in City and Banks Peninsula Sections of the Operative Christchurch City Council District Plan.

On 30 November 2011, Chorus and Telecom demerged into two separate companies. Details of how existing Telecom designations were to be treated after that time was dealt with in the Telecommunications (TSO, Broadband, and Other Matters) Amendment Act 2011. 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).

Further, a new Section 69XJ was inserted into the Telecommunications Act 2001. This section allowed the Minister for Communications and Information Technology, before separation day and by way of Gazette notice, to issue two lists comprising all of the designations for which Telecom was formerly responsible. These lists detailed the:

- (a) designations that are to be transferred to Chorus; and
- (b) designations that are to be additionally granted back as a secondary designation to Telecom.

The designation purpose shall remain "*Telecommunication and Radiocommunication and Ancillary Purposes*".

Mount Pleasant Radio Station

This site extends over the boundaries of both the Operative Christchurch City Plan and the Banks Peninsula District Plan and has therefore been held in two separate designations. This rollover seeks to amalgamate these two designations into a single designation to be rolled over into the proposed plan.

Site Description and Nature of proposed works

The site is divided into a number of lots, some of which are designated in the Banks Peninsula District Plan and others are designated in the Christchurch City Plan. The portions of the overall site that are to be amalgamated and rolled over into the Proposed Plan are also gazetted for Post Office Purposes or included as part of the Mt Pleasant Scenic Reserve over which Chorus holds a lease with the Department of Conservation (see Appendix C).

The designation relates to established telecommunications site comprising strategic assets to the Chorus and Telecom networks including:

- A receiver mast (guyed) 37m in height (support structure and lightning rods);
- A transmission mast (guyed) 38m in height (support structure and lightning rods);
- A steel gantry 5m in height; and
- A single storey green equipment building.

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

The designation and proposed modifications:

The site is designated for telecommunication and radio communication and ancillary purposes under the Operative Christchurch City Plan and is listed in the Plan as follows:

Site Name	Location	Legal Description and Area	Planning Map no.	Zone
Mt Pleasant Radio Station	Broadleaf Lane off Summit Road	Part Lot 1 DP 4018 & Pt Lots 1-2 DP 11832 (CT 33F/720 Reserve 3817) (60,000m ² approx)	62	Rural Hills

The conditions associated with this designation are as follows (note conditions not relevant to this site have been removed):

Special conditions

1. The term "building" in the following conditions shall include any structure whether permanent, moveable or immovable, except where the conditions specifically include other conditions for specific structures. The term building shall not include a fence or wall less than 2m in height, structures less than 6m² in area and less than 1.8m in height, or temporary structures for maintenance and construction purposes. The term "building" in conditions 4-7 includes support structures unless a different standard is specified for support structures.
2. The term "support structure" in the following conditions means a structure used solely for the purpose of supporting antennas and, for the avoidance of doubt, excludes connection flanges on the structure and mounting structures used to attach antennas and other equipment to the support structure.
- 3.

- (i) The following conditions do not apply to existing buildings and existing support structures and to the structures included in the exceptions in conditions 3(ii) below.
 - (ii) The following conditions apply to all new buildings and support structures and additions to existing buildings and support structures, with the exception that the conditions relating to maximum heights, setbacks and recession plane controls shall not apply to:
 - aerials;
 - antennas;
 - dish antennas (not exceeding 1.5m in diameter on the sites listed in Volume 3, Part 12, Appendix 5 or exceeding 3m in diameter on all other sites);
 - lightning rods;
 - climbing rungs;
 - ventilation ducts and pipes; and
 - associated mounting structures for the above.
7. With respect to the Marleys Hill Land Mobile Station, Mt Pleasant Radio Station, and Cashmere Radio Station sites;
- (i) *Maximum height*
No building shall exceed a maximum height of 9m, except a support structure up to a maximum height of 37m and a maximum diameter of 5m at the base narrowing to a maximum diameter of 2.5m at the top.
 - (ii) *Vegetation disturbance*
 - (a) There shall be no removal or loss of native vegetation indigenous to that part of the Mt Pleasant Radio Station site identified by the number 29.04 (Ecological Heritage Site) in Planning Map 62B.
 - (b) Should any unmodified areas be disturbed as a result of future work, these areas shall be revegetated and reinstated as far as practicable, provided that the planting of exotic species or native plants non-local origin shall not be permitted.
 - (iii) *Yard Setbacks*
Buildings, other than a building or structure 1.8m in height or 1.5m² or less in area, shall be set back a minimum of 15m from any site boundary with a road and a minimum of 10m from any other site boundary.
 - (iv) *Outdoor Storage*
Any outdoor storage areas adjoining or visible from any public road shall be screened from the road by landscaping not less than 1.8m high. The screening shall have a minimum depth of 1.5m and the plants shall be natives of local origin.
8. *Radio frequency emissions*
With respect to all sites, all communication facilities shall comply with the radio frequency exposure levels for the general public as set out in NZS2772.1:1999 when measured and assessed in accordance with NZS 6609 (1990) Part 2.

The site is designated for telecommunication and radio communication and ancillary purposes under the Operative Banks Peninsula District Plan and is listed in the Plan as follows:

Locality	Address	Designation and Purpose	Designating Authority	Legal Description	Area (ha)	Zone
Mt Pleasant	Broadleaf Lane (off Summit Road) Telecommunication & Radio Communication	Conditions: Height and visual effects	Telecom NZ Ltd Freehold Area: Pt RS 500 & 34917, part of Pt Lot 1 DP 4018 and Pt Lots 1	Ground Lease Area Pt Res 3817 Blk XVI Christchurch (CT 33F/720)	2.9898	Ru

	tion & Ancillary Purposes		& 2 DP 11832, Blk 1 Sumner SD			
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The conditions associated with this designation are as follows:

- No building shall exceed a maximum height of 9m, except support structure up to a maximum height of 38m.
- Future works involving new support structures shall require a visual effects assessment to be carried out by a suitably qualified professional and submitted as part of the outline plan.

Proposed Corrections and Modifications and the Effects of any Modifications on the Environment

Minor Corrections

There are minor corrections to this designation as listed in the Christchurch City Plan and Banks Peninsula District Plan. These minor corrections are as follows:

- The deletion of Telecom New Zealand Ltd and addition of Chorus New Zealand Ltd as the Requiring Authority (reflecting NZ Gazette Notice 8265, 2011 page number 5151);
- The addition of Telecom New Zealand Ltd as a secondary requiring authority to the designation;
- The deletion of condition 8 of the Christchurch City Plan designations.
- Amalgamate the conditions currently listed under the Christchurch City Plan and the Banks Peninsula District Plan and include a single set of conditions for the designation, including imposing a maximum height of 38 metres for masts to reflect current equipment on the site.

These corrections are considered minor in nature because the site and equipment are existing. A full copy of the designation and associated conditions as sought to be rolled over by Chorus and Telecom is listed in Appendix A to this notice.

Minor Corrections to Designation Conditions

The Resource Management (National Environmental Standard for Telecommunication Facilities) Regulations 2008 came into force on 9 October 2008. Regulation 4 of the NES relates to telecommunication facilities generating radiofrequency fields and introduces nationwide provisions for radiofrequency fields. Condition 8 of the Christchurch City Plan designations requires that all communication facilities shall comply with the radio frequency exposure levels for the general public as set out in NZS2772.1:1999. The NES overrides District Plan rules and therefore the condition is not required as radio frequency emissions are regulated by the NES. On this basis, the condition on the designation is redundant and should be deleted.

The designation conditions as they relate to the maximum height of masts differ between the designations held under the Operative Christchurch City District Plan and the Banks Peninsula District Plan. Accordingly Chorus and Telecom seek to have these amalgamated into one set of conditions. There is a difference of one metre given between the maximum height conditions set out under the Christchurch City District Plan (37 metres) and the Banks Peninsula District Plan (38 metres). As detailed above the existing transmission mast located on the site is 38 metres high, accordingly a condition imposing a corresponding maximum height of 38 metres for this designation is considered appropriate. As the mast is existing it is not considered that the imposition of the condition with the greater height would give rise to adverse effects. Any future

new support structures proposed would be required to be accompanied with a visual assessment in accordance with the conditions of the designation.

Minor Modification to designated area

Through investigations it has been identified that much of the Chorus/ Telecom equipment associated with the Mt Pleasant Radio Station is not included within the designated area(s). Chorus and Telecom accordingly seek to have the designated area amended and extended to ensure that the necessary operation, maintenance, replacement and upgrading of this existing equipment is able to be undertaken. This modification would ensure that the designation is reflective of the lease and associated concession held by Chorus for occupation of the Department of Conservation land. The extent of the additional area is limited within the context of the existing designated area, comprising an additional 7856m², and is shown on the plan attached as Appendix B to this notice.

Given the equipment is already existing it is not anticipated that the proposed extension to the designated area would give rise to adverse effects. Further, there are stringent conditions imposed on Chorus/ Telecom under the Department of Conservation concession for the occupation of this land. These would ensure that the proposed extension does not give rise to additional structures or buildings on this portion of land, rather the concession provides for the operation, maintenance, replacement and upgrading of these existing facilities to ensure the on-going security and resilience of essential telecommunication and radiocommunication services within Canterbury region.

Mt Pearce Radio Station

This site is currently designated under the Banks Peninsula District Plan, however investigations have identified that the location shown on the planning map under the Operative District Plan is incorrect and does not correlate with the equipment described in the designation. This rollover seeks to correct the location to ensure that it is shown correctly in the planning maps.

Site Description

The site is located within a lease area comprising 1.6415 hectares held by Kordia and contains an established telecommunication and radiocommunication equipment, which is operated by both Chorus and Kordia. There are a number of buildings and structures on site including:

- Kordia support structure and antenna 35m in height (on which Chorus co-locates);
- Chorus tower and antenna 12m in height; and
- A single storey equipment building.

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

The designation and modifications:

The site is designated for telecommunication and radio communication and ancillary purposes under the Operative Banks Peninsula District Plan and is listed in the Plan as follows:

Locality	Address	Designation and Purpose	Designating Authority	Legal Description	Area (ha)	Zone
Mt Pearce	Mt Pearce, (off the Summit Road)	Telecommunication & Radio Communication & Ancillary Purposes Conditions: Height and visual effects	Telecom NZ Ltd	Pt Lot 1 DP 3469 Akaroa SD (CT 481/171)	0.098	Ru

Conditions associated with this designation are as follows:

- That no building shall exceed a maximum height of 7.5m, except for a support structure up to a maximum height of 35m.
- That all future works involving new support structures shall require a visual effects assessment to be carried out by a suitably qualified professional and submitted as part of the outline plan.

Proposed Corrections and Modifications and the Effects of any Modifications on the Environment

Minor Corrections

There are minor corrections to this designation as listed in the Banks Peninsula District Plan. These minor corrections are as follows:

- The deletion of Telecom New Zealand Ltd and addition of Chorus New Zealand Ltd as the Requiring Authority (reflecting NZ Gazette Notice 8265, 2011 page number 5151);
- The addition of the legal description for the lease area to the designation (being: Lease area Lot 1 DP 83019)

These corrections are minor in nature and reflect the transfer in ownership of the equipment associated with the demerger of Telecom and Chorus as described above and a more accurate legal description for the portion of the site occupied by Chorus.

A full copy of the designation and associated conditions as sought to be rolled over by Chorus is listed in Appendix D to this notice.

Minor Modification to designated area

Through investigations it has been identified that the Chorus equipment associated with the Mt Pearce Radio Station is not located in the position identified in the Operative District Plan. Accordingly Chorus seeks to correct this error and modify the designation to accurately identify the area on which it's equipment is located. The land occupied by Chorus forms part of an area leased by Kordia, being 1.6415 hectares as shown on the attached lease plan in Appendix F. Chorus subleases the parts of the land on which it's equipment is located. While the proposed modification seeks to alter the position of the designation, this change has no material effect given it relates to the actual location of the equipment on the site. Correcting the location will ensure that the necessary operation, maintenance, replacement and upgrading of Chorus's equipment is able to be undertaken in accordance with the intended designation. Chorus is not seeking to alter the conditions applied to this designation as they remain appropriate and relevant for both the site and the existing equipment. The extent of the modified designation area is shown on the plan attached as Appendix E to this notice.

Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2008

In this situation, the telecommunication and radiocommunication sites (as detailed above) are existing. Therefore the radiofrequency emissions from the equipment are not changing. Any changes in the future will be assessed at the time of outline plan submission.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The NES applies to land that currently has, or historically had, an activity or industry undertaken on it that is included in the Hazardous Activities and Industries List (HAIL). No excavation and soil disturbance is proposed because the sites are existing; therefore the NES for assessing and managing contaminants in soil to protect human health is not relevant.

Alternatives

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

The principle alternative method would be to not designate the sites, which is not favoured as it would not give Chorus or Telecom the long term certainty the companies requires for ongoing operation and upgrading of these sites.

Consultation

As the requirement relates to sites with telecommunication facilities that have been established for some time, no consultation is considered necessary. Where the equipment is located on land not owned by Chorus/ Telecom the occupation is secured by lease agreements.

Other Resource Consents

No other resource consents are required at this stage.

Additional Information

Appendix A: Mt Pleasant designation to be rolled over with modifications

Appendix B: Mt Pleasant Plan showing extent of designation with modification


Appendix C: Mt Pleasant lease area

Appendix D: Mt Pearce designation to be rolled over with modifications

Appendix E: Mt Pearce Plan showing extent of designation with modification

Appendix F: Mt Pearce lease area

Signed on behalf of Chorus New Zealand Ltd and Telecom New Zealand Ltd



Mary Barton
Senior Environmental Planner

Address for Service – Chorus & Telecom

Mary Barton
Chorus
P O Box 632
Wellington

Telephone: 04 382 5465

Address for Consultant:

Matthew McCallum-Clark
Incite
PO Box 25-289
Christchurch 8144

Telephone: 03 379 9749

E-mail: matthew@incite.co.nz

Appendix A

Mt Pleasant Radio Station

Designated site to be Rolled Over (Chorus with secondary Telecom) with minor corrections

Site name	Location	Existing Planning Map	Existing Zoning	Legal Description	Minor Correction
Mt Pleasant Radio Station	Broadleaf Lane off Summit Road	62 (R1)	Rural Hills	Freehold Area: Pt RS 500 & 34917, part of Pt Lot 1 DP 4018 and Pt Lots 1 & 2 DP 11832, Blk 1 Sumner SD Ground Lease Area Pt Res 3817 Blk XVI Christchurch	Name change (Chorus and Telecom)

Conditions:

1. The term "building" in the following conditions shall include any structure whether permanent, moveable or immovable, except where the conditions specifically include other conditions for specific structures. The term building shall not include a fence or wall less than 2m in height, structures less than 6m² in area and less than 1.8m in height, or temporary structures for maintenance and construction purposes. The term "building" in conditions 4(a)-(e) includes support structures unless a different standard is specified for support structures.
2. The term "support structure" in the following conditions means a structure used solely for the purpose of supporting antennas and, for the avoidance of doubt, excludes connection flanges on the structure and mounting structures used to attach antennas and other equipment to the support structure.
3. The following conditions do not apply to existing buildings and existing support structures and to the structures included in the exceptions in conditions 3(i) below.

- (a) The following conditions apply to all new buildings and support structures and additions to existing buildings and support structures, with the exception that the conditions relating to maximum heights, setbacks and recession plane controls shall not apply to:
- i. aerials;
 - ii. antennas;
 - iii. dish antennas (not exceeding 3m in diameter);
 - iv. lightning rods;
 - v. climbing rungs;
 - vi. ventilation ducts and pipes; and
 - vii. associated mounting structures for the above.

4

(a) Maximum height

No building shall exceed a maximum height of 9m, except a support structure up to a maximum height of 38m and a maximum diameter of 5m at the base narrowing to a maximum diameter of 2.5m at the top.

(b) Vegetation disturbance

- (i) There shall be no removal or loss of native vegetation indigenous to that part of the Mt Pleasant Radio Station site identified by the number 29.04 (Ecological Heritage Site) in Planning Map 62B.
- (ii) Should any unmodified areas be disturbed as a result of future work, these areas shall be re-vegetated and reinstated as far as practicable, provided that the planting of exotic species or native plants non-local origin shall not be permitted.

(c) Yard Setbacks

- (i) Buildings, other than a building or structure 1.8m in height or 1.5m² or less in area, shall be set back a minimum of 15m from any site boundary with a road and a minimum of 10m from any other site boundary.

(d) Outdoor Storage

Any outdoor storage areas adjoining or visible from any public road shall be screened from the road by landscaping not less than 1.8m high. The screening shall have a minimum depth of 1.5m and the plants shall be natives of local origin.

(e) Visual Effects

- (i) Future works involving new support structures shall require a visual effects assessment to be carried out by a suitably qualified professional and submitted as part of the outline plan.

Appendix B

Mt Pleasant Plan showing extent of designation with modification

Telecom/Chorus Mt Pleasant Designation



Proposed addition area equals approximately 7856m².

Appendix C

Mt Pleasant Lease Area

Appendix D

Mt Pearce Radio Station

Designated site to be Rolled Over (Chorus) with minor corrections

Site name	Location	Existing Planning Map	Existing Zoning	Legal Description	Minor Correction
Mt Pearce Radio Station	Mt Pearce, off Summit Road	R4	Rural	<u>Lease area Lot 1 DP 83019 being Pt Lot 1 DP 3469 Akaroa SD</u>	Legal description addition & name change (Chorus)

1. That no building shall exceed a maximum height of 7.5m, except for a support structure up to a maximum height of 35m.
2. That all future works involving new support structures shall require a visual effects assessment to be carried out by a suitably qualified professional and submitted as part of the outline plan.

Appendix E

Mt Pearce Plan showing extent of designation with modification



Appendix F

Mt Pearce lease area



**COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **CB47D/1035**
Land Registration District **Canterbury**
Date Registered 30 June 2000 12:00 am

Prior References
CB31F/1118

Estate	Leasehold	Instrument	L A464459.1
		Term	10 years from 1 December 1998

Legal Description Lot 1 Deposited Plan 83019

Proprietors
Broadcast Communications Limited

Interests

1

DP 3469

CT 318/1118

1.6415 ha

ROAD

Lease Road

FOR LEASE PURPOSES ONLY

Scale: 1:500

Date: June 1998

TERRITORIAL AUTHORITY: Banks Peninsula District

Surveyed by ANDERSEN & ASSOCIATES LTD

Lot 1 being Part Lot 1 DP 3469

LAND DISTRICT: Canterbury

Survey Blk & District: XI Pigeon Bay

Level 7, Purple Tower
Spark City
167 Victoria Street West
Auckland
1010

T 09 363 5168

sparknz.co.nz



**Spark
New Zealand**

Adele Radburnd
Christchurch City Council
PO Box 73012
Christchurch 8154

20 August 2014

Dear Adele

Designations – Christchurch City District Plan Review: Spark New Zealand Trading Limited

I am writing to confirm that on 31 August 2014, Telecom Mobile Limited amalgamated with Telecom New Zealand Limited. Please find enclosed copy of the Certificate of Amalgamation. On 7 August 2014 Telecom New Zealand Limited changed its name to Spark New Zealand Trading Limited. Please find enclosed the "Application to change name of company" filed at Companies Office.

It is therefore requested that all references to designations under the name Telecom Mobile Limited or Telecom New Zealand Limited that are to be notified under the proposed Christchurch City District Plan be amended to "Spark New Zealand Trading Limited".

If you have any questions in relation to this matter please contact Mary Barton by way of either email mary.barton@chorus.co.nz or phone 04 3825465

Yours Sincerely

Sian Waldron



10062772067

New Zealand Companies Office

www.companies.govt.nz 0508 COMPANIES | 0508 266 726

Post your completed form to: National Processing Centre, Private Bag 92061, Victoria Street West, Auckland 1142

Application to change name of company

Section 23(1) Companies Act 1993

Existing name of company

Telecom New Zealand Limited

Company number

391406

- ① Use this form to make a contemporaneous name change (where two companies are swapping names). Complete any other change to your company name online at www.companies.govt.nz.

This application must be made by a director of the company with the approval of its board or by a person authorised by the company's constitution.

Proposed name of company

Spark New Zealand Trading Limited

Name reservation
number

14166727

This application is accompanied by the notice reserving the proposed name of the company.

Signed by director or authorised person

Signature

Name of signatory Jolie Hodson

Date

7 August 2014

Completed by

Name: Silvana Roest
Telecom Corporation of New Zealand Limited

Postal address: Private Bag 92028
Auckland 1142

Email (optional):

Telephone: (09) 359 6413

Facsimile: (09) 303 3430