

## REVIEW OF THE TIMARU DISTRICT PLAN – DESIGNATIONS

### NOTICE OF REQUIREMENT FOR DESIGNATIONS UNDER CLAUSE 4 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

**To:** Timaru District Council

**From:** Chorus New Zealand Limited  
C/- P O Box 632  
Wellington

#### Notice of Requirement

Chorus New Zealand Limited (Chorus) hereby gives notice of its requirement that a new designation for telecommunication and radiocommunication and ancillary purposes be included in the Proposed Timaru District Plan.

#### Reasons for Requirement

Chorus New Zealand Limited (Chorus), as a network utility operator, has been approved as a requiring authority under section 167 of the Resource Management Act 1991. The designation of this site is required in order to reflect the existing use of the site and allow for the continued operation and maintenance of the utilities, to secure the site for the designated purpose, and to provide notice to the community of the intention of Chorus to use this land for telecommunication, radiocommunication and ancillary purposes.

#### Description of the Site to Which This Notice Applies

The site to be included in the Proposed Timaru District Plan is one Chorus designation.

**Table 1: Proposed designated site to be included (Chorus)**

Site No.	Site Name	Site Address	CT	Legal Description	Designated Purpose
	Hilton Exchange	Brenton Road, Hilton, Geraldine	33A/491	Part Lot 1 DP 795	Telecommunications and Radio Communications and Ancillary

The site identified in Table 1 is an established telecommunications site. There is an existing building and structure on the site which is within a small parcel of forested land. The exterior of the building is white weatherboard with a small window. There is an existing vehicle crossing for the site. A Certificate of Title is attached in Appendix A.

## **Nature of the Proposed Works**

The proposed designation relates to an already existing site which is a strategic asset of the Chorus network. Designation of this existing facility is required to ensure the on-going security and resilience of essential services, and to provide for flexibility for the network to adapt to changing technologies and community expectations.

A range of different equipment may be required on this site 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

This site would 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 Designation and Effects on the Environment**

### **Timaru District Plan Objectives and Policies**

A brief assessment of the objectives in the operative Timaru District Plan is included. The primary objectives relating to utilities are as follows:

1.
  - a. *Avoid, remedy, or mitigate the adverse effects of development, including servicing infrastructure, on the environment.*
  - b. *Ensure that an adequate level of infrastructure is provided to enable the efficient use and development of natural and physical resources by the recovery of the costs of providing that infrastructure directly from developers and, where appropriate, by apportioning costs between the developer and the community in accordance with the relative benefits of providing that infrastructure.*
2.
  - a. *“An effective and efficient telecommunications and radiocommunications system which is capable of meeting social and economic needs”.*

The proposal does not include any physical changes to the proposed designation site. The existing buildings and structures on the site are of a small scale and are part of the existing environment. The designation is to provide for activities specific to the purpose of the designation and will ensure

protection and efficient use of infrastructure. The site is already well managed for the purpose of the designation, and currently avoids, remedies or mitigates any adverse effects. The proposal is therefore in line with the objectives of the operative Timaru District Plan. Any future changes will be subject to an outline plan process.

## **Assessment of Effects**

### **Visual Effects**

The proposed designation is for existing buildings, structures and infrastructure. The visual effects are therefore existing and are unaffected by the proposal to designate the site. The designation proposal will allow for activities related to the purpose of the designation to continue to occur and any further effects of future proposals will be assessed at the time of an outline plan.

### **Noise Effects**

On-site air conditioning units may emit noise but that would be less than minor and is part of the existing environment.

### **Maintenance**

The ongoing maintenance of the existing site will mean visits by Chorus technicians. However, as this site is rurally located, and maintenance will be of a temporary nature and are inherent to the ongoing functioning of the infrastructure, the effects from will be less than minor. Visits are not expected to exceed once or twice per month.

Overall, the designation proposal will allow for activities related to the purpose of the designation to occur and any effects of future proposals will be assessed at the time of an outline plan.

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

In this situation, the telecommunication and radiocommunication site is 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 site is existing; therefore the NES for assessing and managing contaminants in soil to protect human health is not relevant.

## Alternatives

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

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

## Consultation

As the requirement relates to a site with radiocommunication and telecommunication facilities that have been established for some time, no specific consultation is considered necessary. Other than the required notification of the designation through the District Plan review process.

## Other Resource Consents

No other resource consents are required at this stage.

## Additional Information

Appendix A: Certificate of Title for Chorus Designated Site.

Signed:



Date: 11 August 2015

Gretchen Joe

*Head of Property Operations*

**Chorus New Zealand Limited**

## Address for Service – Chorus

Mary Barton

Chorus

P O Box 632

Wellington

Telephone: 04 896 4168  
027 702 8650

**Address for Consultant:**

Matthew McCallum-Clark

Incite

PO Box 25-289

Christchurch 8144

Telephone: 03 379 9749

E-mail: [matthew@incite.co.nz](mailto:matthew@incite.co.nz)