

## 2635 Mt Eden Telecommunications Site

Designation Number	2635
Requiring Authority	Chorus New Zealand Ltd
Location	2B Poronui Street, Mt Eden
Rollover Designation	Yes
Legacy Reference	Designation E08-43, Auckland Council District Plan (Isthmus Section) 1999
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Telecommunication and radiocommunication and ancillary purposes.

## Conditions

### Masts and Antennas

1. The height of any new equipment shall not exceed the Mt Eden Volcanic Cone height limit of 9m above ground level using the rolling height method (excluding any lightning rod) as contained in the Auckland Council District Plan (Isthmus Section) 1999.
2. Notwithstanding Condition 1, the antennas on the existing mast existing 1 January 2009 may be upgraded, reconfigured or additional antennas installed subject to:
  - a. The constraints in condition 7;
  - b. There being no increase in the overall height of the mast and attached antennas;
  - c. The total width of the mast head (including antennas) shall be no more than 4.5m; and
  - d. All antennas shall be placed on mast head, with none attached directly to the mast pole.
3. Any new masts and associated antennas shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland Council District Plan (Isthmus Section) 1999 as at 1 January 2009. Any mast and associated antennas shall not exceed a diameter of 1 m for those parts of the equipment exceeding 8 m in height above ground level.
4. Antennas mounted on the roof of buildings shall not extend more than 3 m above the maximum height of the roof provided they comply with Condition 1, and shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland Council District Plan (Isthmus Section) 1999 as at 1 January 2009 where antennas are mounted above the roofline (will not apply to antennas mounted against the building fascia and not extending above the roofline).
5. All antennas and support structures shall be painted or supplied in a recessive colour or supplied in a material that will weather to a dull finish (e.g. galvanised steel brackets and antenna components).
6. The total number of masts on site shall not exceed 1 (one).

7. The total number of antennas on the site shall not exceed 10 (ten) - being up to 9 (nine) on the existing mast and 1 (one) Global Positioning System (GPS) on the building.

### **Buildings**

8. Any building, excluding masts, exhaust fumes, antennas and air conditioning equipment shall be contained within the following building envelope:

a. Height: 9 m;

b. Front yard: 2.5m; and

c. Height in relation to boundary: shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland Council District Plan (Isthmus Section) 1999 as at 1 January 2009.

Except the above shall not restrict the maintenance, upgrading and replacement of any existing building where it already infringes this condition provided there is no additional exceedence of the standards within this condition. For the avoidance of doubt, building height shall be measured by a rolling height method.

### **Outline Plans**

9. 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 Auckland Council District Plan (Isthmus Section) 1999.

### **Noise**

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

a. 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)

b. At the boundary of any adjacent residentially zoned property:

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

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

11. Any new noise generating equipment (excluding any electricity 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 10 are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

12. For any changes or additions to the electricity alternators on the site, where the noise from all electricity alternators exceeds the noise limits in Condition 10 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 and do not exceed existing noise levels.

13. The testing and routine maintenance of Electricity Alternators on site shall be restricted to the hours between 8am-5pm Monday to Friday, with no testing or routine maintenance permitted outside these hours.

14. 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**

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

### **Contaminated Site**

16. Should an Outline Plan of Works involve earthworks and/or excavation, the requiring authority shall undertake an Environmental Site Assessment (ESA) to be submitted with the outline plan of works. The ESA shall be comprised of a desktop study, a walkover of the proposed development area to identify potential contamination and soil sampling within the proposed development area. The results of the ESA shall demonstrate the level of contamination within the area of works and propose mitigation in the event that the contamination is above the regulatory guideline values for the protection of human health in the relevant zone.

Notwithstanding the above, in the case of:

- a. Removing any existing underground fuel tank, the ESA can be conducted following the removal of the tank and any material around the tank pit; or
- b. Very minor earthworks/excavations, the Council (Resource Consents Team Manager) may at their discretion waive the need to undertake an ESA and soil sampling.

If evidence of contamination which has not been previously identified is discovered during works, the Requiring Authority shall immediately cease works and notify the Team Leader: Compliance and Monitoring, and provide a detailed site contamination report and action plan to the satisfaction of the Team Leader: Compliance and Monitoring. The Requiring Authority shall ensure the excavated materials that require offsite disposal are disposed of in an appropriate landfill and provide evidence of the disposal to the Team Leader: Compliance and Monitoring.

### **Operational Planning**

17. A Communication Plan shall be prepared for the site and shall include:

- a. A procedure to ensure that all contractors and staff working at the site are aware of designation conditions;

b. Instructions to all those entering the buildings regarding actions required to respect residential neighbours; parking, talking outside, music, avoiding doors banging etc; and

c. A procedure to advise immediate neighbours of any proposed capital works that will generate external noise or require any external work outside normal working hours of 7am-6pm Monday to Friday (incl).

18. The hours of operation for routine external maintenance and upgrade works (excluding emergency and urgent works or internal works within the exchange building) shall be between the hours of 7am-6pm Monday to Friday and 8am to 1pm Saturday. For the avoidance of doubt, this condition shall not prevent the delivery and installation of large equipment items outside of these hours where transport of such items is subject to restrictions on time of travel on public roads or road closure or traffic management is required.

## Attachments

### Diagram 7.3 - Recession Plane Indicator and Diagram 7.4 - Recession Plane Cross Section

