



Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting	
Have you met with a council Resource to lodgement? Yes No	ce Consent representative to discuss this application prior
2. Type of Consent being applied t	for
(more than one circle can be ticked):	
✓ Land Use	Discharge
Fast Track Land Use*	Change of Consent Notice (s.221(3))
Subdivision	Extension of time (s.125)
Consent under National Environ (e.g. Assessing and Managing Cont	
Other (please specify)	
*The fast track is for simple land use co	onsents and is restricted to consents with a controlled activity status.
3. Would you like to opt out of the	e Fast Track Process?
Yes V No	
4. Consultation	
Have you consulted with lwi/Hapū?(Yes 🗸 No
If yes, which groups have you consulted with?	
Who else have you consulted with?	
For any questions or information regarding Council tehonosupport@fndc.govt.nz	ng iwi/hapū consultation, please contact Te Hono at Far North District

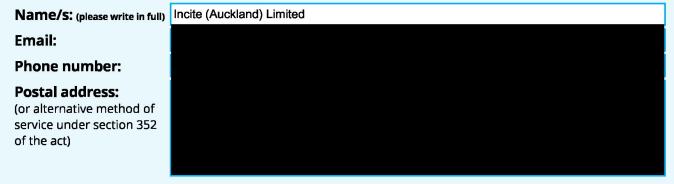
5. Applicant Details	
Name/s:	Fortysouth Group LP
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	
6. Address for Corresp	ondence
Name and address for so	ervice and correspondence (if using an Agent write their details here)
Name/s:	Pavithra Perera
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	
* All correspondence will alternative means of com	be sent by email in the first instance. Please advise us if you would prefer an munication.
7. Details of Property (Owner/s and Occupier/s
Name and Address of th	e Owner/Occupiers of the land to which this application relates e owners or occupiers please list on a separate sheet if required)
Name/s:	N/A - Road reserve
Property Address/ Location:	Road reserve adjacent 12 Williams Road, Paihia
	Postcode

8. Application Site D	etails				
Location and/or prope	erty street address of the prop	osed activity:			
Name/s:	N/A - Road reserve				
Site Address/ Location:	Road reserve adjacent 12 Williams Road, Paihia				
Location.					
		Postcoo	de		
Legal Description:	N/A	Val Number:			
Certificate of title:	N/A	1 31 1 3 3 3 3			
Please remember to atta	ch a copy of your Certificate of Title	to the application, al	long with relevant consent notices		
and/or easements and er	ncumbrances (search copy must be				
Site visit requirement					
_	or security system restricting	access by Counci	staff? Yes No		
Is there a dog on the					
•	of any other entry restrictions etaker's details. This is importa				
9. Description of the	Proposal:				
	escription of the proposal here for further details of informati		·		
Install a new 20m high te	lecommunication facility.				
quote relevant existing	n for a Change or Cancellation g Resource Consents and Con ns for requesting them.		e conditions (s.221(3)), please ifiers and provide details of the		
10. Would you like to	o request Public Notificatio	n?			
Yes V No					

11. Other Consent required/being applied for under different legislation			
(more than one circle can be ticked):			
Building Consent Enter BC ref # here (if known)			
Regional Council Consent (ref # if known) Ref # here (if known)			
National Environmental Standard consent Consent here (if known)			
Other (please specify) Specify 'other' here			
12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:			
The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:			
Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) Yes V No Don't know			
Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. \checkmark Yes \bigcirc No \bigcirc Don't know			
Subdividing land Disturbing, removing or sampling soil			
Changing the use of a piece of land Removing or replacing a fuel storage system			
13. Assessment of Environmental Effects:			
Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties. Your AEE is attached to this application Yes			
13. Draft Conditions:			
Do you wish to see the draft conditions prior to the release of the resource consent decision? Yes No			
If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource			

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.



Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.



15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued					
Declaration The information I have supplied with this application is true and complete to the best of my knowledge.					
Name: (please write in full) Pavithra Perera					
Signature:	Date 15-May-2025				
5	if the application is made by electronic means				
Checklist (please tick if in	nformation is provided)				
Payment (cheques paya	able to Far North District Council)				
	Title (Search Copy not more than 6 months old)				
Details of your consulta	•				
	umbrances, easements and/or consent notices relevant to the application				
	perty Owner / Bill Payer details provided				
Location of property an	d description of proposal				
Assessment of Environr	nental Effects				
Written Approvals / cor	respondence from consulted parties				
Reports from technical	experts (if required)				
Copies of other relevan	t consents associated with this application				
Location and Site plans	(land use) AND/OR				
Location and Scheme P	lan (subdivision)				
Elevations / Floor plans					
Topographical / contou	r plans				
Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.					

Assessment of Environmental Effects

Fortysouth Group LP

Proposed Telecommunications Facility
Road reserve adjacent 12 Williams Road, Paihia

May 2025







Quality Control

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Title	Assessment of Environmental Effects, Proposed Telecommunications
	Facility, road reserve adjacent 12 Williams Road, Paihia
Client	Fortysouth Group LP
Version	Final
Date	15 May 2025
File Reference	A25002.00
Prepared by	Pavithra Perera
Signature	lan Mu
Reviewed by	Chris Horne
Signature	

Limitations:

The report has been prepared for Fortysouth Group LP, according to their instructions, to support a resource consent application. This report has been prepared on the basis of information provided by Fortysouth Group LP. Incite has not independently verified the provided information and has relied upon it being accurate and sufficient for use by Incite in preparing the report. Incite accepts no responsibility for errors or omissions in the provided information.

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1.0 Introduction

This assessment is provided in accordance with the requirements of section 88 of the Resource Management Act 1991 (RMA or "the Act") and the Fourth Schedule to the Act. It is in support of the resource consent application made by Fortysouth Group LP (Fortysouth) to install, operate and maintain a telecommunications facility in the road reserve adjacent 12 Williams Road, Paihia.

Vodafone New Zealand Limited, who rebranded to One New Zealand Group Limited (One NZ) on 1 April 2023, sold its passive mobile tower infrastructure business to Fortysouth, an entity owned by funds managed by leading global investors InfraRed Capital Partners and Northleaf Capital Partners. The creation of Fortysouth follows the establishment of numerous passive mobile tower infrastructure businesses or tower companies that have been seen around the world.

Resource consent as a controlled activity is required as the facility does not meet all of the permitted activity standards for a new pole in a road reserve under the *Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016* (NESTF) and is a controlled activity in the Operative Far North District Plan (ODP). The rules in the Proposed Far North District Plan (PDP) do not currently have legal effect.

The proposed Fortysouth facility will provide enhanced coverage, capacity and data speeds for One NZ mobile phone and wireless broadband services in the area.

2.0 Description of the Proposal

2.1 Plans and Documentation

The following plans and documentation are attached as appendices:

Appendix A – Plans

Appendix B – Radiofrequency Assessment

Appendix C - Noise Report

2.2 The Site and Surrounds

The application site is located in the road reserve adjacent 12 Williams Road, Paihia. The proposed facility is located on a wide grass berm. The immediate and surrounding area around the site is characterised as a commercial environment comprised of retail and business premises. The Williams Road car park is located immediately adjacent to the site while the telecommunications exchange is located immediately opposite the site. The wider environment is comprised of a mix of commercial, recreational and residential activities.



The existing streetscape is comprised of vertical structures such as street light poles, overhead power poles as well as mature trees located on the road reserve and adjacent properties. A telecommunication facility is located on the exchange opposite the proposed pole location. The facility will be a new vertical element within the road reserve.

No residential sites are located within close proximity to the site, with the closest dwelling located approximately 100m away to the north west.



Figure 1: Proposed facility location (Far North District Council GIS Maps)

2.3 The Proposal

The proposal seeks to install, operate and maintain a new telecommunications facility in the road reserve adjacent 12 Williams Road, Paihia.

A description of the proposed work is as follows:

 Install a new pole structure. Total height of the new pole inclusive of antennas, excluding the lighting rod, is 20m. The maximum width of the pole at its base will measure approximately 0.41m



- Install new One NZ panel antennas within a 4.4m high x 0.7m wide envelope at the top of the pole. This comprises of a shroud that will cover the middle bank of antennas but not the top and bottom banks.
- Install ancillary equipment for antennas (small equipment boxes) and a small GPS antenna on the pole below the antennas.
- Install a new equipment cabinet on a concrete foundation measuring approximately 1.6m high with a 1.39m² footprint.
- Install underground fibre and power connections.
- Minor ancillary earthworks for foundations and service trenches.

Plans showing the proposed telecommunication facility are attached as **Appendix A.**

3.0 Reasons for Resource Consent

In order to determine the activity status of the proposal, it must first be considered against the regulations provided for under the NESTF. If the regulations of that National Environmental Standard cannot be met, or the activity is not regulated, then the ODP requires consideration.

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

The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (the NESTF) provide national standards for telecommunication utilities. The NESTF 2016 came into effect on 1 January 2017 and replaces the previous 2008 regulations. The current regulations have broader application than the previous regulations and now also cover a range of new facilities and upgrades outside of roads, as well as providing for new poles and a larger development envelope for equipment inside roads. The NESTF applies to Fortysouth and One NZ as they fall within the definition of a "facility operator" because they have been declared a "network operator" under section 5 of the Telecommunications Act 2001. The following table outlines the provisions of the NESTF relevant to the proposal.



Table 1: Assessment of relevant NESTF 2016 regulations¹

Regulation	Compliance Assessment
11: Activity complying with standard is a permitted	Does not comply: As set out below, the proposed
activity	works in regard to the pole and antennas do not
	comply with all of the relevant permitted activity
	conditions. See assessment of Regulation 29 below.
14: Controlled activities	A regulated activity is a controlled activity if it is not
	carried out in accordance with the national
	environmental standard and under the relevant
	district plan or proposed district plan, it is a permitted
	or controlled activity. As set out in the district plan
	assessment below, the proposal is a controlled activity
	under the ODP.
19: Cabinets – regulated activity and standard	Complies: The equipment cabinets are a regulated
13. Cabinets Tegalatea activity and standard	activity. All relevant standards applying to the
	cabinets are complied with as set out below.
20: Cabinets not servicing antenna on building	Complies:
20. Cabinets not servicing antenna on bunding	The regulation applies as the cabinet is not subject
	to regulation 21 (cabinets serving antenna on
	building).
	2. The height and footprint rules in sub clause 3 are
	met and the power supply is connected underground.
	3. Clause (b) is relevant to cabinets in a road reserve
	that adjoins a non-residential zone (Commercial
	Zone). The height of the cabinets does not exceed 2m
	(approx. 1.6m high) and the footprint of each
	individual cabinet does not exceed 2m ² (total
	proposed footprint is 1.39m²).
22: Group rules for cabinets in road reserve	Complies: No existing cabinet is located within 30m
	from proposed cabinets and the total cabinet
	footprint does not exceed 2m ² (1.39m ²).
24: Noise limits for cabinets in road reserve	Complies: This regulation applies as the cabinet is
	located in a road reserve. Clause 4 is relevant to
	cabinets located in road reserves adjoining non-
	residential zones.
	The noise limits for cabinets are:
	(a) at any time, 60 dB LAeq(5min); and
	(b)between 10 pm and 7 am, 65 dB LAFmax.
	As set out in clause (7), the measurement point is 3m
	from the cabinet where there is no habitable room
	within 4m of the road reserve.

¹ This table should be read in conjunction with the NESTF 2016: http://www.legislation.govt.nz/regulation/public/2016/0281/30.0/DLM6697001.html

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	Attached to Appendix C is a noise report for the
	proposed cabinets, which is to be installed as part of
	this proposal. The cabinets will comply with the
	relevant noise limits.
28: Antennas – regulated activity and standard	Does not Comply: The new pole and antennas are a
	regulated activity under this rule as it is located within
	the road reserve and there are existing poles within
	100m of the site location. The proposed antennas are
	to be installed on a new pole. However, not all of the
	conditions in Regulation 29 are met as set out below.
29: Antenna on new pole in road reserve ²	Does not Comply:
'	1. This regulation applies as the proposed activity is
	subject to regulation 28.
	2. Clause 2 is not complied with . The new pole does
	not have a headframe, but does not comply with all
	of the antenna size rules in subclause 3, no dish
	antennas are proposed, and complies with the pole
	width rules in subclause 5. The height rule in sub
	clause 4 is not met.
	3. Clause 3 is not complied with as whilst the width
	of the panel antennas will not exceed 0.7m, not all of
	the antennas are contained within a notional
	envelope of 0.7m x 3.5m due to the smaller panel
	antennas mounted lower on the pole.
	4. Clause 4 is not complied with as the height of the
	new pole will exceed the average height of the
	neighbouring poles (9m) + 3.5m. The proposed height
	is 20m (the height above the permitted baseline in
	the road reserve is 7.5m).
	5. Clause 5 is complied with as the width of the new
	pole will not exceed the width of the neighbouring
	poles along the road reserve (0.22) x 2. The proposed
	pole width is 0.41m.
44: Trees and vegetation in road reserve	NA: The proposal is not located within any areas with
45: Significant trees	these values where there are rules in the ODP that
46: Historic Heritage Values	would otherwise require a resource consent for this
47: Visual amenity landscapes	equipment.
48: Significant habitats for indigenous vegetation	
49: Significant habitats for indigenous fauna	51: The proposed site is located within a Coastal
50: Outstanding natural features and landscapes	Environment overlay under the PDP. However coastal
51: Places adjoining the Coastal Marine Area	rules within the PDP currently do not have legal effect
52: Rivers and lakes	and are therefore not relevant for assessment.
53: Earthworks associated with certain antennas	NA: Not relevant to regulated activities under
23. 23. Cittoria associated With Certain differnias	Regulation 28.
54: Earthworks: regional rules apply	Complies: The very minor earthworks in the road
34. Lai tilworks. regional rules apply	1
	berm will not require a regional earthworks consent.

² Lightning rods are excluded from the allowable maximum height under NESTF Regulation 7(8).

Fortysouth Group LP Paihia



Complies: The facility is to be operated in accordance with NZS 2772: Part 1: 1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz. It is confirmed that radiofrequency exposures from the proposed antennas to be used by One NZ will comply with this standard. The radio frequency assessment in Appendix B meets the requirements for a precommencement report as stipulated in Regulation 55(2)(b)(ii).

Other transmitting facilities in the immediate locality have been considered in regard to cumulative exposures.

As stipulated in Regulation 55(2)(b)(i), this application provides formal notice to the Council of the proposed transmitting facility, where the facility is located.

The location and the site type ensure that there is no area in front of the face of the antenna that is accessible to the public. Therefore, the associated radio frequency fields, including any cumulative effects, are not expected to reach or exceed 25% of the maximum level authorized by NZS2772.1.1999 in areas accessible to general public.

Based on the above assessment, the proposal will not comply with Regulation 29 (2), (3) and (4) in regard to the lower antennas not being contained within the notional envelope, and the permitted height increase being exceeded by 7.5m. As outlined in the District Plan assessment below the proposed pole and antennas are a controlled activity in the ODP. Therefore, under Regulation 14 of the NESTF the proposal requires a resource consent as a controlled activity³.

All matters relating to the cabinets comply with the NESTF and do not require resource consent.

³ Under Regulation 14, a regulated activity is a controlled activity if it is not carried out in accordance with the national environmental standard and under the relevant district plan or proposed district plan, it is a permitted activity or a controlled activity.



3.2 Operative Far North District Plan

The site is located in a road reserve adjacent to a Commercial Zone. There are no relevant overlays or designations applicable to the site.

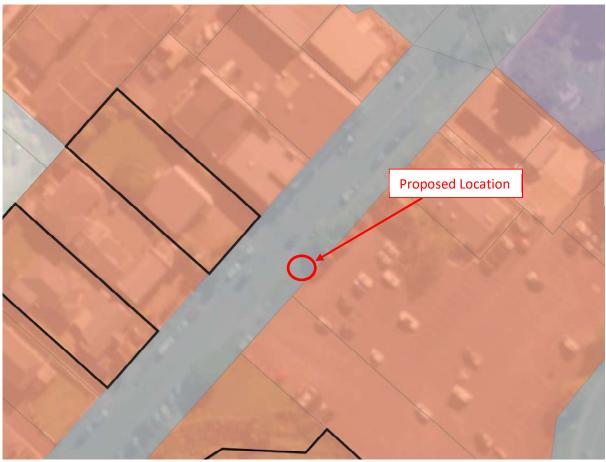


Figure 2: ODP Zoning Map (Far North District Council GIS Maps)

The rules for network utilities are contained in Chapter 17 Designation and Utility Services of the ODP.

Under Rule 17.2.6.4.1 telecommunication facilities in the road reserve are provided for as a permitted activity if they comply with the NESTF. In this case, the proposal does not comply with the NESTF and is not a permitted activity.

There no other relevant standards for permitted or controlled activities in Part 3 District Wide Provisions

As such, the proposed facility is a **controlled activity** under Rule 17.2.6.2 for activities that don't comply with the standards for permitted activities.



3.3 Proposed Far North District Plan

The Proposed Far North District Plan (PDP) was notified on 27 July 2022.

Within the PDP, the application site is located in a road reserve adjacent a Mixed Zone. The site is also located within a Coastal Environment. The relevant rules within the PDP do not yet have any legal effect. Therefore, the rules under the PDP have not been assessed.



Figure 3: PDP Zoning Map (Far North District Council GIS Maps)

4.0 Assessment of Environmental Effects

4.1 Overview of Effects

The cabinets are a permitted activity under the NESTF and as such do not require resource consent.

As the pole does not meet the permitted pole height increase standard and the notional envelope in the NESTF and is a controlled activity under the ODP, resource consent as a controlled activity under Regulation 14 of the NESTF is required.

Under Regulation 14(2) of the NETSF, for The purposes of section 87A(2)(b) of the Act, control is reserved over the subject matter of each regulation (or component of a regulation)—



- (a) compliance with which is part of the standard; and
- (b) that is not complied with.

Accordingly, this application focuses on the effects of the above identified NESTF infringements. For completeness, the assessment of effects also considers the following effects under ODP as well as positive effects:

- the visual impact of the proposal.
- the extent to which mitigation of any adverse visual effects is practicable or possible.
- the potential for minimising effects by location and/or proximity to existing service corridors or carriageways.

4.2 Visual Effects

The proposed facility will exceed the permitted NESTF height limit by 7.5m. Given the slimline design of the facility and the positioning of the facility within the road reserve surrounded by a Commercial Zone, this infringement is considered to have less than minor additional adverse effects over and above the permitted baseline of what could be built on all of the adjacent and opposite properties. The only other infringement is the location of three small panel antennas lower on the pole outside of a 3.5m x 0.7m diameter notional envelope. These are minor elements on the overall structure equivalent in scale to permitted antically radio units and have minimal impact on its overall bulk.

The overall area surrounding the proposed pole, is comprised of a Commercial Zone, as identified in Figure 2. The ODP anticipates freestanding telecommunication facilities in the surrounding Commercial Zone up to 20m in height. There is also no width limit for the pole within this zone under the ODP. Therefore, a proposed pole within a road corridor adjacent a Commercial Zone will be of consistent scale to a pole permitted within any of the surrounding properties. The proposed pole is located approximately 3.4m away from the closest commercial boundary where it would be a permitted activity and would not require resource consent under the ODP.

Views of the proposed facility will not be unrestricted and will be seen with existing vertical structures such as overhead power poles, light poles and matures trees within the road reserve as well as a large monopole supporting telecommunication equipment located on the Telecom exchange located directly opposite the proposed location. Therefore, while the proposed facility introduces a new vertical element into the streetscape, it will not be out of place or overly dominant within the surrounding environment. Further, the slimline design ensures any additional bulk from the height infringement will have less than minor overshadowing on the adjacent land which is comprised of a car park. No dwellings are located within close proximity to the facility with the closest dwelling located approximately 100m away to the north west.

The facility will be a steel pole and painted in a recessive grey colour, whilst the antennas and ancillary equipment boxes will be grey which will further mitigate the views of the pole against the skyline.



An infringement of the pole height and antenna notional envelope standards under the NESTF is required in order for Fortysouth to install a new telecommunication facility with new panel antenna technology antennas which will enhance mobile phone and wireless broadband services in the area. A facility complying with the permitted height limit under the NESTF in the same location would result in unacceptable coverage and would not be able to clear the surrounding buildings, vertical structures and trees to meet One NZ's coverage objectives for this project.

This is an optimal location for achieving technical objectives, where the positioning of the facility immediately adjacent a Commercial Zone, existing vertical structures and use of recessive colours will ensure any adverse visual effects from the respective infringements are less than minor.

As a controlled activity, the Council must grant approval and only has scope to impose conditions. In this instance the use of recessive grey colouring of the pole and antennas will minimise visibility against the skyline.

4.3 Effects on existing service corridors or carriageways

The proposed facility is located on a grass berm. The pole and cabinets will not impact on the function of the road for pedestrians or traffic, or access to adjacent land. The overall context of the surrounding environment with street trees and other vertical structures, provide a sense of scale in the streetscape to ensure the proposed pole is not a dominant feature.

The usual Corridor Access Request process will be followed prior to installing the equipment.

4.4 Positive Effects

The proposal will have a number of positive effects for the community as it forms a part of essential infrastructure providing coverage and capacity of telecommunication and wireless broadband services (One NZ antennas will be operated on this Fortysouth facility). The telecommunication facility will provide social and economic benefits by maintaining and improving mobile connectivity and data speeds for the community, thereby assisting businesses and households alike. Additionally, it will enhance disaster resilience by providing a more comprehensive and robust telecommunications network.

4.5 Summary of Effects

Having regard to the above analysis, it is considered that any actual or potential adverse effects of the pole will be less than minor. A facility complying with Regulation 29 of the NESTF will not provide the required service or capacity for the One NZ to meet operational requirements. While exceeding the permitted standards under the NESTF for equipment in roads, the proposed facility is of an appropriate scale for the environment within which it is proposed to be located and will be viewed within the



context of the surrounding commercial activities and enables a development envelope for the same equipment if situated on any other site adjacent to the road in the area. It is considered that any actual or potential adverse effects of the facility location will be less than minor. Overall, it is anticipated that the proposal will result in positive effects for the surrounding area.

The proposed cabinet is within the permitted baseline of effects as it is permitted by the NESTF.

5.0 Statutory Assessment

5.1 Resource Management Act (RMA)

Section 104(1) of the RMA sets out the matters a consent authority must, subject to Part 2, have regard to. These matters are as follows:

- a) any actual and potential effects on the environment of allowing the activity; and
- ab) any measure proposed or agreed to be the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
- b) any relevant provisions of
 - i). a national environmental standard:
 - *ii).* other regulations:
 - iii). a national policy statement:
 - iv). a New Zealand coastal policy statement
 - v). a regional policy statement or proposed regional policy statement
 - vi). a plan or proposed plan; and
- c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."

Taking section 104(1) into regard, the statutory assessment for this proposal considers the following matters relevant:

- RMA Part 2 (Purpose and Principles)
- Operative Far North District Plan
- Proposed Far North District Plan

5.1.1 Section 5 - Purpose

The purpose of the RMA is to "promote the sustainable management of natural and physical resources" (s5(1)). Under section 5(2) "sustainable management" means:

"managing the use, development, and protection of natural and physical resources in a way or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while —

- a) sustaining the potential natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- c) avoiding, remedying, or mitigating any adverse effects of activities on the environment."



With regard to section 5(2), the proposal:

- Provides for the social and economic wellbeing of the local community through the provision of improved telecommunications and wireless broadband coverage to the area.
- Is not considered to detract from the landscape and visual amenity values of the surrounding environment as it is consistent with what is permitted on adjacent sites.

5.1.2 Section 6 – Matters of national importance

In achieving the purpose of the RMA, it is stated that all persons exercising functions and powers under it shall recognise and provide for several matters of national importance. There is no matter of national importance relevant to this application.

5.1.3 Section 7 – Other matters

In achieving the purpose of the RMA it is stated that all persons exercising functions and powers under it shall recognise and provide for additional matters with regards to managing the use, development, and protection of natural and physical resources. The following are those that have been considered of relevance to this application:

b) the maintenance and enhancement of amenity values

...

e) maintenance and enhancement of the quality of the environment

...

With regard to section 7, the proposal:

 Will result in less than minor adverse effects on amenity values and the quality of the environment whilst will providing positive social and economic effects for people and communities.

5.1.4 Section 8 – Treaty of Waitangi

In achieving the purpose of the RMA, the principles of the Treaty of Waitangi must be taken into account by all persons exercising functions and powers under it in relation to managing the use, development and protection of natural and physical resources. No treaty issues have been identified that are relevant to this proposal.

5.2 Relevant Objectives and Policies

Operative Far North District Plan

The relevant objectives and policies to this application are included in Chapter 17: Designations and Utility Services.

The objectives and policies in Chapter 17 generally address the need to protect the environment from any adverse effects and to ensure that any adverse effects from development on site amenity in regard



to natural and landscape values are avoided, remedied or mitigated. The policy themes relevant to this application are assessed as follows:

- That any significant adverse effects of proposed utility services and radio communications on amenity values is avoided, remedied or mitigated.
 - The proposal will be located in the road reserve adjacent a car park and will have less than minor adverse visual effects due to the positioning of the facility immediately adjacent a Commercial Zone, existing vertical structures and use of recessive colours.
- That provision be made to enable new/upgraded utility services to meet growth demand.
 - The proposal allows for an extension of mobile/wireless broadband coverage which will meet the publics growth and demand.
- That provision be made for utility services corridors (such as roads) and the co-siting of telecommunication and radio communication equipment where technically and commercially practicable.
 - The facility will be located in the road corridor which will ensure it is safeguarded from incompatible land use in the future and thus avoids reverse sensitivity effects. Additionally, locating the facility within an established infrastructure corridor will also ensure any adverse effects on the environment will be less than minor and appropriately absorbed into the landscape. Co-locatable facilities are generally not sited in roads due to the additional bulk that would be required to support additional services.

Proposed Far North District Plan

The relevant objectives and policies to this application are included in PART 2 – DISTRICT-WIDE MATTERS / ENERGY, INFRASTRUCTURE, AND TRANSPORT / Infrastructure.

The objectives and policies in the chapter generally address the need to protect the environment from any adverse effects and to ensure that any adverse effects from development of telecommunications infrastructure on site amenity in regard to natural and landscape values are avoided, remedied or mitigated. The policy themes relevant to this application are assessed as follows:

- In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure activities.
 - While located in the coastal environment, the facility is located in a commercial environment well away from the coastal edge and separated by existing buildings and trees. The proposal will avoid any significant adverse effects on any natural features and landscapes, and areas of natural character.
- Provide for infrastructure where there are benefits.
 - The proposal will benefit the community by providing improved telecommunication and broadband services to the area which will improve the quality of life and standard of living.



Overall, the proposal is assessed as being consistent with the relevant objectives and policies of the ODP and the PDP.

6.0 Consultation

For the reasons outlined in the assessment of environmental effects above, the adverse effects of this proposal, when considering the location, siting and design of the equipment, are considered less than minor, and no consultation has been undertaken.

Fortysouth will submit notice of the work under the Telecommunications Act 2001 to the road controlling authority and the build contractor will follow the necessary Corridor Access Approval process with the road controlling authority. Council roading has approved the proposed site location.

The usual Corridor Access Request process will be followed prior to installing the equipment.

7.0 Notification Assessment

Public Notification Assessment - s95A

In relation to public notification, we do not request that the application is publicly notified.

The application is precluded from public notification because:

• the activity is a controlled activity

Limited Notification Assessment – s95B

There are no affected customary rights groups or customary marine title groups and the land is not subject to a statutory acknowledgement.

The application is precluded from limited notification because:

• the activity is a controlled activity under the ODP

Overall Notification Assessment

Based in the assessment above, the Council can process and grant this application on a non-notified basis with no affected party approvals.

8.0 Conclusion

The proposed project is a well-designed facility that is necessary to provide enhanced telecommunication and wireless broadband services to the area.



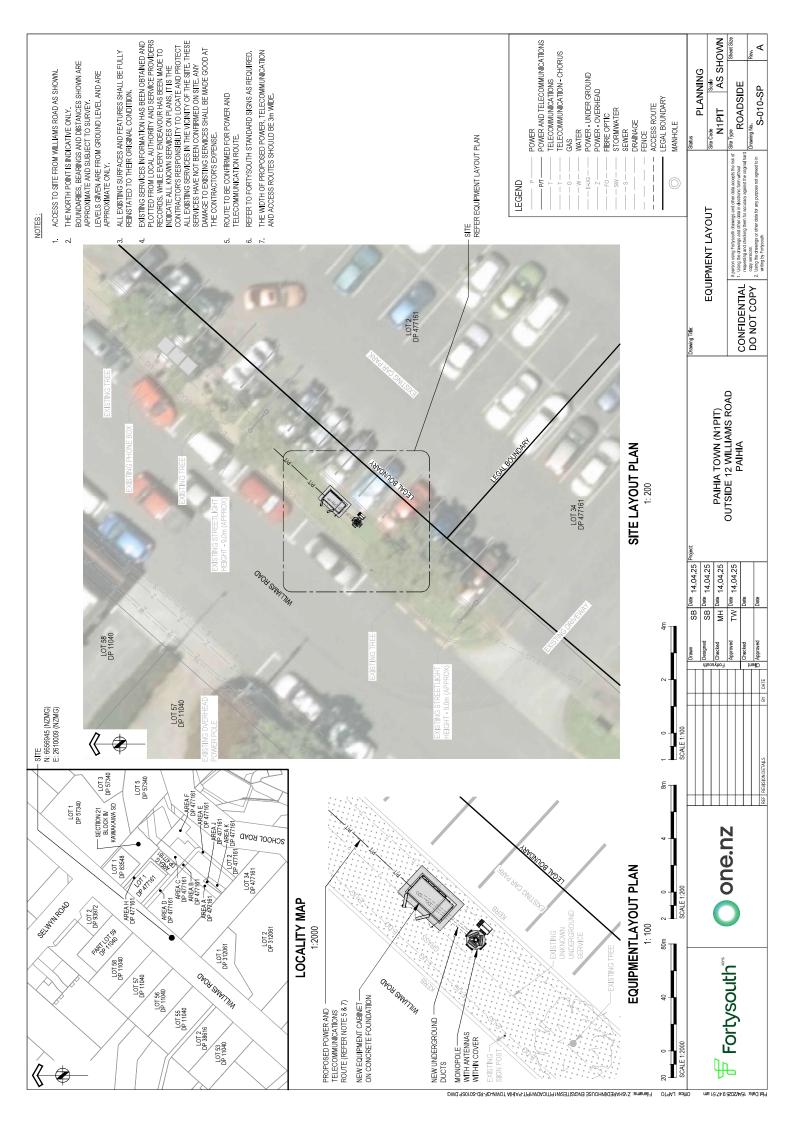
The proposal has been assessed as having less than minor adverse environmental effects over and above the permitted baseline and will have positive social and economic effects for the community through provision of enhanced telecommunication and wireless broadband services to the area. It is therefore assessed as being consistent with the relevant objectives and policies of the ODP and PDP.

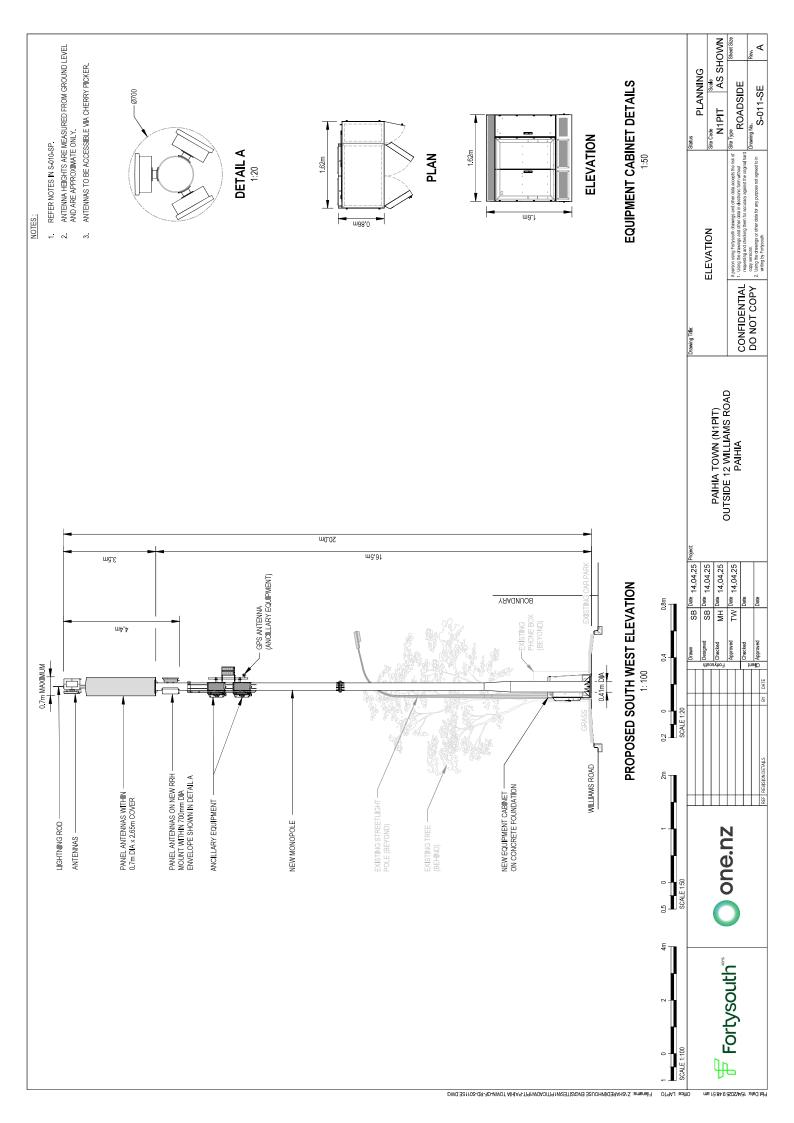
Accordingly, the proposal is considered to promote the sustainable management of natural and physical resources as embodied in Part 2 of the Resource Management Act 1991.



Appendix A

Plans







Appendix B

Radiofrequency Assessment



Notice and Report-Statement of Compliance

Submitted in accordance with Reg 55 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.

Site Code: N1PIT

Site Name: Paihia Town

Site Address: Adjacent 12 Williams Road, Paihia.

Author:	Craige Pote – RF Design Engineer
Approved By:	Brett 'O Brien – RF Design Engineer
Date:	14/05/2025

National Environmental Standards Compliance Distance Calculation

RF Human Exposure Limits

The New Zealand Government has produced a national standard for exposure to RF transmissions.

This is encompassed in the New Zealand Standard NZS2772.1.1999 which permits a maximum exposure level to Radio Frequency Fields 3 KHz to 300 GHz.

Compliance Certification

One New Zealand is performing technical work to this cell site.

After the technical work, the site will still operate in compliance with the New Zealand Standard.

The calculations used to confirm compliance were made in accordance with the requirements described in the new Australian/New Zealand Standard AS/NZS2772.2.2016.

The location and the site type ensure that there is no area in front of the face of the antenna that is accessible to the public. Therefore, the associated radio frequency fields, including any cumulative effects, are not expected to reach or exceed 25% of the maximum level authorized by NZS2772.1.1999 in areas accessible to general public.

In addition, this report has been prepared in accordance with NZS AS/NZS 2772.2 Radiofrequency Radiation: Part 2: Principles and Methods of Measurement 3 KHz to 300 GHz, and as such meets Reg 55(3)(a) of the NES 2016.

Compliance with NZS 2772.1.:1999

One New Zealand confirms that the cell site is designed, installed, and operated in accordance with NZS 2772.1.1999. Compliance with Clause 10 of this Standard is achieved through careful site planning and design and following best industry practices.

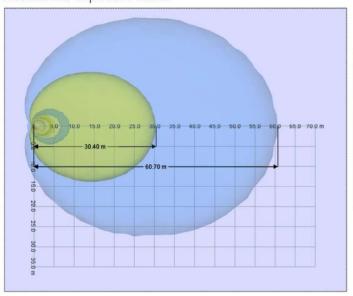
RF warning signs, access control measures, and safe working procedures will be in place. One New Zealand engages contractors who are certified industrial professionals, with extensive health and safety training as required under the Health and Safety at Work Act.

National Environmental Standards Compliance Distance Calculation

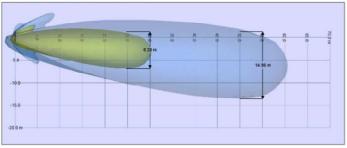
800372991 LB 2-12 HB 2-12/AVQC-320W @75%

Katherin 800372991 & Nokia AVQC

Horizontal exposure limits



Vertical exposure limits





Appendix C

Noise Report





ORCX RAISED PLINTH MOBILE PHONE CABINET SOUND LEVEL DISTANCE TABLES

Rp 001 20180724 | 4 September 2018



84 Symonds Street PO Box 5811 Wellesley Street Auckland 1141 New Zealand T: +64 9 379 7822 F: +64 9 309 3540 www.marshallday.com

Project: ORCX RAISED PLINTH MOBILE PHONE CABINET

Sound Level Distance Tables

Prepared for: Vodafone New Zealand Limited

PO Box 4584 Christchurch 8011 New Zealand

Attention: Saul Madden

Report No.: Rp 001 20180724

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Document Control

Status:	Rev:	Comments	Date:	Author:	Reviewer:
Approved	-	Client Issue	4 Sept 2018	Kevin Prosée	Curt Robinson



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APPENDIX A NESTF 2016 - NOISE LIMITS

APPENDIX B ORCX - SOUND LEVEL DISTANCE TABLES



1.0 INTRODUCTION

Marshall Day Acoustics Limited (MDA) has been engaged by Vodafone New Zealand Limited (Vodafone) to provide predicted L_{Aeq} sound emission data in relation to Vodafone's *ORCX Raised Plinth* mobile phone telecommunications cabinet. The data provided in this report relates specifically to this cabinet design, fitted with 4 heat exchangers for internal temperature control.

The ORCX cabinet has been developed by Vodafone for implementation in relation to the *Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016* (NESTF Standard).

The L_{Aeq} sound data presented in this report is intended for use in relation to measurement and assessment criteria in New Zealand Standards NZS 6801:2008 *Acoustics – Measurement of environmental sound* and NZS 6802:2008 *Acoustics – Environmental Noise.*

2.0 CABINET

2.1 Configuration

The configuration for the ORCX raised plinth cabinet is depicted in Figure 1 below. The cabinet design includes an equipment compartment on the left-hand side and a battery compartment on the right-hand side. The battery compartment does not contain any noise generating equipment. The overall dimensions are 1600mm High x 1620mm Wide x 860mm Deep, excluding the front access doors which extend out from the cabinet.

Figure 1: ORCX Cabinet Configuration





2.2 Sound Emission from Cabinets

The principal sound source from the cabinets is from the cooling fans (internal heat exchangers) used to maintain the internal temperature of the cabinets within manufacturer's specified temperature limits. The cooling fan sound is generally constant in nature.

The internal cabinet temperature is monitored continuously, and the cooling fan speed is adjusted automatically via voltage regulation to achieve the desired level of heat transfer from inside the cabinet to outside. Excess heat is exhausted via vents (Refer Figure 1) located at the front of the cabinet. There are no vents on the sides or rear of the cabinet. Accordingly, sound emission levels are highest from the front of the cabinet and lowest from the rear.



2.3 Cabinet Orientation

ORCX cabinets are typically located within road reserves and may be located adjacent to a residential site. In order to minimise the sound emission received at a residential (or other) site, the cabinet is typically installed so that the quieter rear face of the cabinet is oriented towards the residential property. However, there are times when sound emission from the front or sides of the cabinet must also be considered. Accordingly, the expected sound levels presented in this report relate to distances along both the front, rear and side axes of the cabinet.

3.0 NESTF 2016 PERFORMANCE STANDARDS

Noise controls are contained within Sections 24 and 25 of the NESTF 2016 regulations and these are reproduced in full in Appendix A.

From Section 24, sound emission from cabinet(s) located in a road reserve must not exceed:

- 50 dB L_{Aeq (5min)} between 7:00 am and 10:00 pm (daytime), and 40 dB L_{Aeq (5min)} / 65 dB L_{AFmax} between 10:00 pm and 7:00 am (night-time), if the cabinet is located in a residential zone or an adjoining road reserve
- 60 dB L_{Aeq (5min)} at any time and 65 dB L_{AFmax} between 10:00 pm and 7:00 am (night-time), for any other cabinet not located in a residential zone or an adjoining road reserve

Where a habitable room in a building is located further than 4 metres from the road reserve where the cabinet is located, sound emission from the cabinet must be measured at least 3 metres from the cabinet and within the boundaries of land adjoining the road reserve where the cabinet is located.

Section 25 states that cabinets not located in a road reserve are deemed to comply with the NESTF 2016 regulations if the cabinet is installed and operated in accordance with the district rules about noise from a facility at the place where the cabinet is located.

4.0 MEASURED SOUND LEVELS

Sound emission levels were measured by the College of Engineering Acoustics Research Group from the University of Canterbury (UC) inside the Ilam Studio (Studio Two) at Whitebait Media in Christchurch.

Measurements were undertaken at a distance of 3 metres from the centre of all four sides of the cabinet (at a height of 1.2 metres) for test conditions simulating New Zealand worst case ambient temperature conditions of 30 degrees Centigrade for daytime operation and 20 degrees Centigrade for night-time operation. Sound power levels for each side of the cabinet were also determined using sound intensity measurements.

Test results are documented in UC Letter Sound pressure level and sound power measurements for an OCX-REF-GN1 roadside cabinet dissipating 3kw of resistive thermal load with maximum solar gain, dated 15 August 2018 (UC Letter).

The sound emission levels from that report with 4 heat exchangers fitted and a 3-kW heat load, measured from the front, rear and sides of the cabinet, are summarised in Table 1 overleaf.



Table 1: Test Results - Sound Pressure Levels with 4 Heat Exchangers & 3 kW Heat Load

Orientation	Resultant Noise Level	(dB L _{Aeq} @ 3 metres)
	Daytime (30°C / 4.8 Vdc¹)	Night-time (20°C / 2.6 Vdc²)
Front	55	45
Back	50	40
Left	51	41
Right	49	42

Notes to Table 1:

- (1) Fan supply voltage setting for Daytime 30°C ambient temperature operation
- (2) Fan supply voltage setting for Night-time 20°C ambient temperature operation

Based on the measured sound pressure level data in Table 1 and the dimensional information in Section 2.1, sound power levels for sound emission from the front, rear and side axes of the cabinet have been determined and are presented in Table 2 below.

Table 2: Sound Power Levels - ORCX Raised Plinth - 4 Heat Exchangers, 3 kW Heat Load

Sound Emission Axis		and Power Level e 10 ⁻¹² W)	Lp Data Source
	Day (30°C)	Night (20°C)	
Front	74	64	UC Letter
Back	69	59	UC Letter
Left	70	61	UC Letter
Right	70	61	UC Letter

5.0 SOUND LEVEL TABLES

The expected sound levels at various distances between 1 and 50 metres from the front of the cabinet have been calculated for daytime and night-time operation. The results are presented in Appendix B.

All calculated sound levels are "time average levels" symbolised by $L_{Aeq(t)}$ where (t) is the representative sample period which may be up to 15 minutes ($L_{Aeq(5min)}$ applies to the NES Standard).

The L_{Aeq (t)} may also be referred to as "LEQ" (Table 1, NZS6802:2008).

6.0 DISCUSSION

Sound from the cooling units is generally constant so, for the purpose of environmental acoustic assessment, the L_{max} can be assumed to be similar to the L_{eq} and both can be derived from the sound power level data.

The tables in Appendix B are based on receiver locations with a clear line of site to the cabinets. Screening provided by solid fences, bunds or buildings would reduce the received sound level. Large solid surfaces behind or to the side of the sound source may reflect sound thereby increasing the received sound level.



Based on the data in Appendix B, compliance with NES noise limits can be generally achieved at the distances (in metres) presented in Table 3 below.

Table 3: Compliance Distances -ORCX Raised Plinth - 4 Heat Exchangers, 3 kW Heat Load

Sound Emission Axis	Operation	NES Nois	e Limit dB L _{Aeq}	(5min)
		40	50	60
Front	Daytime 30°C	n/a	6 m	2 m
	Night-time 20°C	6 m	n/a	0 m
Back	Daytime 30°C	n/a	3 m	1 m
	Night-time 20°C	3 m	n/a	0 m
Left	Daytime 30°C	n/a	3 m	1 m
	Night-time 20°C	4 m	n/a	0 m
Right	Daytime 30°C	n/a	3 m	1 m
	Night-time 20°C	4 m	n/a	0 m

Inspection of Table 3 indicates that compliance with the NES night-time 40 dB $L_{Aeq (Smin)}$ noise control, typically measured at least 3 metres from the cabinet, is achieved at 3 metres from the back of the cabinet.

However, for sound emission from the front axis of the cabinet, where compliance with 40 dB $L_{Aeq (5 min)}$ requires a distance of 6 metres, further mitigation such as acoustic screening would be required to achieve compliance with 40 dB $L_{Aeq (5 min)}$ at 3 metres from the cabinet's front façade.



APPENDIX A NESTF 2016 – NOISE LIMITS

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

Part 3 r 23 Regulations 2016 2016/281

24 Noise limits for cabinet in road reserve

- (1) This regulation applies to a cabinet located in a road reserve.
- (2) This regulation is complied with if the noise from the cabinet does not exceed the noise limits set out in subclauses (3) and (4).
- (3) If the cabinet is located in a residential zone or an adjoining road reserve, the noise limits for the cabinet are,—
 - (a) between 7 am and 10 pm, 50 dB L_{Aeq(5min)}; and
 - (b) between 10 pm and 7 am,—
 - (i) 40 dB L_{Aeq(5min)}; and
 - (ii) 65 dB L_{AFmax}.
- (4) For any other cabinet, the noise limits for the cabinet are,—
 - (a) at any time, 60 dB L_{Aeq(5min)}; and
 - (b) between 10 pm and 7 am, 65 dB L_{AFmax}.

How noise to be measured

- (5) The measurement of the noise from a cabinet must be—
 - (a) made in accordance with NZS 6801; and
 - adjusted in accordance with NZS 6801 to a free field incident sound level; and
 - (c) assessed in accordance with NZS 6802.

Where noise to be measured

- (6) If a building containing a habitable room is within 4 m of the road reserve where the cabinet is located, the noise must be measured at a point that is—
 - (a) 1 m from the side of the building; or
 - (b) on the vertical plane of the side of the building.
- (7) In any other case, the noise must be measured at a point that is—
 - (a) at least 3 m from the cabinet; and
 - (b) within the boundaries of land adjoining the road reserve where the cabinet is located.
- (8) In this regulation,—

adjoining road reserve, in relation to a zone in a district plan or proposed district plan, means that part of a road reserve that adjoins, and is on the same side of the road as, land that is in that zone

L_{Aeq(5min)} has the same meaning as in NZS 6801

 L_{AFmax} has the same meaning as in NZS 6801

NZS 6801 means NZS 6801:2008 Acoustics – Measurement of environmental sound

NZS 6802 means NZS 6802:2008 Acoustics - Environmental noise.

25 Noise limits for cabinet not in road reserve

- (1) This regulation applies to a cabinet not located in a road reserve.
- (2) This regulation is complied with if the cabinet is installed and operated in accordance with the district rules about noise from a facility at the place where the cabinet is located.

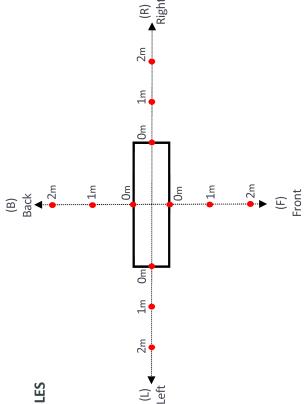


APPENDIX B ORCX - SOUND LEVEL DISTANCE TABLES

Daytime Operation:

Notes:

Axes (F), (L), (R) and (B) extend from the acoustic centre at right angles (90°) to the cabinet faces.



Orientation of Directions/Axes - Plan View

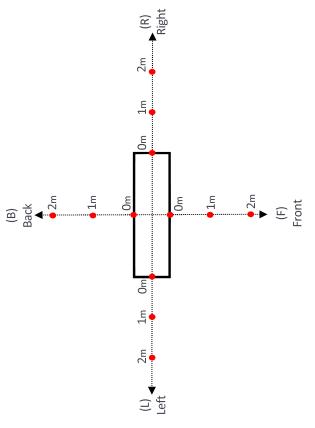
ORCX Daytime Operation	on	Expering the second sec	Expected Noise Level (dB L _{Acq}) at a height of 1.2 metres above the ground at a distance of 'X' metres from the cabinet façade in the specified direction/axis	oise Le fied di⊦	vel (dl	B L _{Aeq}) 1/axis	at a h	eight c	ıf 1.2 r	netres	above	e the g	round	at a d	istanc	e of 'X	metr	es fror	n the (cabine	t façac	e
Direction / Axis L _{aw} 1 2 3 4	L _{AW}	1	2	3	4	2	9	2	8	6	10	10 12 14 16 18	14	16		20 25	25	30	35	35 40 45	45	20
(F) Front	74	74 63	58 55 53 51	55	53	51	20	49	47	47	46	44	43	42	41	40	38	36	35	34	33	32
(B) Back	69	58	69 58 53 50 48 46	20	48		45	44	42	42	41	39	38	28	98	35 33	33	31	30	29	28	27
(L) Left	70	57	70 57 53 50 48 47	20	48		45	44	43	42	41	40	39	37	37	36	34	32	31	30	29	28
(R) Right	70	57	70 57 53 50 48 47	20	48		45	44 43 42	43	42	41	40	39	37	37	36	34 32		31	30	29	28



Night-time Operation:

Notes:

Axes (F), (L), (R) and (B) extend from the acoustic centre at right angles (90°) to the cabinet faces.



Orientation of Directions/Axes - Plan View

ORCX Night-time Operation		Experior in the	cted N	oise Le fied di	Expected Noise Level (dB L _{Aeq}) at a height of 1.2 metres above the ground at a distance of 'X' metres from the cabinet façade in the specified direction/axis	B L _{Aeq}) 1/axis	at a h	eight o	of 1.2 r	netres	above	e the g	round	at a d	istanc	e of 'X	metr	es froi	m the	cabin€	ıt façaı	e e
Direction / Axis	L _{AW}	L _{AW} 1 2 3	2	3	4	2	9	7	8	6	10	12	14	10 12 14 16 18	18	20 25		30	35	40	45	20
(F) Front	64	64 53 48 45 43	48	45	43	41	40	39	37 37	37	36	34	33	33 32 31		30	28	56	25	30 28 26 25 24 23	23	22
(B) Back	29	59 48 43 40 38	43	40		36	35	34	32	32	31	29	28	35 34 32 32 31 29 28 27 26 25 23 21 20 19 18	26	25	23	21	20	19		17
(L) Left	61	61 48 44 41 39	44	41		38	36 35		34	33	32	31	30	28 28 27 25 23	28	27	25	23	22	21 20		19
(R) Right	61	61 48 44 41	44	41	39	38	36	32	34	33	32	31	30	28	28 27	27	25 23	23	22	21 20	20	19