



06th March 2026

Far North District Council
Private Bag 752
KAIKOHE 0405

Attention: Planning Team – Resource Consent Applications

Dear Sir or Madam:

RESOURCE MANAGEMENT ACT 1991 – RESOURCE CONSENT APPLICATION BY FORTYSOUTH, FOR THE UPGRADE & CONTINUED OPERATION OF A TELECOMMUNICATIONS FACILITY, 73B SIGNAL STATION ROAD, OMAPERE, NORTHLAND

Enclosed for your further action is a copy of the above application.

The documentation in support of the application is as follows:

1. A description of the activity for which the consent is sought
2. An analysis of the provisions of the Plan, which are relevant to the application
3. An analysis of the National Environmental Standards for Telecommunications which are relevant to the application
5. Plans and elevations; and
6. Associated specialist reports.

This application includes information concerning Police radio communications and for security reasons it is requested that all papers concerning and including this application are filed in a secure manner (and not electronically scanned) with staff access privileges for bona-fide purposes only and with no provision for public access (refer to s5 & s6 of the Local Government Official Information and Meetings Act 1987).

The appropriate lodgement fee will be paid on lodgement. If you have any questions or queries, please contact me directly (021 02929905). We look forward to hearing from you in respect of this matter.

Yours faithfully

Fortysouth

Colin Clune (021) 0292 9905

colin.clune@fortysouth.co.nz

Security Request

This application includes information concerning Police radio communications and for security reasons it is requested that all papers concerning and including this application are filed in a secure manner (and not electronically scanned) with staff access privileges for bona-fide purposes only and with no provision for public access (refer to s5 & s6 of the Local Government Official Information and Meetings Act 1987)

**APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
OF THE RESOURCE MANAGEMENT ACT 1991**

Fortysouth applies for a resource consent as described below:

1. The names and addresses of the owner (other than the applicant) of any land to which the application relates are as follows:

Raewyn Maureen Klaricich & John Klaricich, Lila May Klaricich
73B Signal Station Road
Phone for contact: 021 112 8581 David Klaricich (son)

2. The general location and legal description covered by this application is Private Property legally described as **Lot 2 DP 313162 held in Title 85736** at the following location:
 - Signal Station Road, Omapere
3. The type of resource consent sought is land use consent for a Discretionary Activity under the Far North District Plan.
4. A description of the activity to which the application relates is:

The upgrade of an established co-locatable telecommunications facility, at Signal Station Road, Omapere. Located on an Outstanding Natural Feature and within a Site of Significance to Māori.

The activity is more fully described in the attached annexure.

5. There is no additional resource consents required in relation to the proposed activity.
6. The attached annexure forms part of this application and provides a full description of any effects on the environment in accordance with the Fourth Schedule to the Resource Management Act 1991.
7. No other information is required by the District Plan or regulations.

Address for service of applicant: Colin Clune
Fortysouth
Level 1, AA Building
46 Sale Steet
AUCKLAND 1142
Mobile: 021 0292 9905
colin.clune@fortysouth.co.nz

.....
Colin Clune on behalf of Fortysouth
Date:

Annexure: A description of the proposed activity in accordance with the Fourth Schedule to the Act.



Fortysouth^{40°}

Colin Clune
Fortysouth
Level 1, AA Building
46 Sale Steet
AUCKLAND 1142
Mobile: 021 0292 9905
colin.clune@fortysouth.co.nz

FORTYSOUTH LTD

***Resource Consent Application:
The Upgrade of an Established Co-
locatable Telecommunications Facility,
Signal Station Road, Omapere***

**REFERENCE:
OMAPERE (N1OMP)**

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1. Introduction

BACKGROUND

- 1.1 Aotearoa Towers Group (ATG) trading as Fortysouth is undertaking a project to modernise their network. This application pertains to the establishment of a new standalone telecommunication facility. Required for network modernisation and resilience.

NATIONAL ENVIRONMENTAL STANDARDS

- 1.2 The National Environmental Standards 2016 (NESTF) for telecommunication facilities came into force on the 1st of January 2017. These regulations substitute the previous NESTF 2008 and existing District Plan rules for telecommunications structures in the road reserve. Activities that do not qualify as regulated activities, under the regulations of the NESTF, are to be assessed through the relevant District Plan under the Resource Management Act 1991.
- 1.3 This report contains the following information:
 - i. A description of the proposed activity
 - ii. A description of the site and surrounding locality
 - iii. An analysis of the provisions of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 which are relevant to the application
 - iv. An analysis of the provisions of the District Plan that are relevant to the application.

SALE BY VODAFONE NEW ZEALAND LIMITED OF MOBILE TOWER INFRASTRUCTURE TO AOTEAROA TOWERS GROUP LP

- 1.4 Vodafone (rebranded to One NZ on 1 April 2023) sold its passive mobile tower infrastructure business to Aotearoa Towers Group (ATG), trading as Fortysouth, an entity owned by funds managed by leading global investors InfraRed Capital Partners and Northleaf Capital Partners. The creation of ATG follows the establishment of numerous passive mobile tower infrastructure businesses or tower companies that have been seen around the world. One NZ is upgrading its infrastructure on this ATG asset.

2. Site and Location

- 2.1 The existing telecommunication facility to be upgraded is located on the Pukekohe summit, a property owned by J. Klaricich (Legal Description: Lot 2 204637 and Lot 2 DP 313162). The location of the facility is 15m south of the Pukekohe summit. The summit itself is above and to the south of Signal Station Road and overlooks the Hokianga Harbour to the North Hokianga, west to the Tasman Sea and east to Omapere and Opononi.
- 2.2 The site is located in the Rural Production Zone. The site is bounded by land zoned Conservation to the north, General Coastal zone to the west, Rural Production zone to the south and Coastal Living zone to the northeast. The subject site and surrounding rural zone sites and are predominantly comprised of pastoral farming land. There are a sparse number of dwellings in the surrounding environment, typical of living zones.
- 2.3 Fortysouth operates an existing telecommunications facility on the site comprising of a pole supporting three panel antennas, two yagi antennas, two dish antennas, a lightning rod, ancillary equipment and an existing equipment cabinet. The pole and cabinet are contained within a stock fence. A telecommunications shelter and power transformer also associated with this facility are located on a separate title (Lot 2 DP 204637) to the north.

Figure 1: Omapere Site Location (Map)



Figure 2: Omapere Site Location (Street View)



Figure 3: Omapere Site Location (Site View)



3. The Proposal

- 3.1 The proposed facility will provide an important component of Kordia Tait Systems. Tait Systems NZ Ltd is currently working to establish a number of digital radio communication facilities in Northland to provide a new communications network for emergency services. The project is Government funded, with that funding being overseen by Next Generation Critical Communications (NGCC). NGCC, is the government’s leading advisor on critical communications for public safety in New Zealand. More information regarding the rollout is available here: <https://www.ngcc.govt.nz/>
- 3.2 The purpose of the new network is to provide secure and reliable digital mobile radio coverage and multinetwork priority cellular broadband capability in the area and surrounds for New Zealand’s First Responders.
- 3.3 Details of the upgrade are summarised in the following table and demonstrated in the application drawings within **Appendix 2**.

Table 1 Proposed Works	
Site	Proposal
Omapere (N1OMP): Signal Station Road, Omapere	<p>The following upgrade will be undertaken on the existing previously established pole measuring 18.9m in height (excluding the yagi antenna) for the co-location of Kordia Tait antennas on a Fortysouth facility. The height of the pole will remain unchanged.</p> <ul style="list-style-type: none"> Proposed new 0.9mØ dish antenna and two (20 security cameras) – attached on a new mount, <u>extending from a height of 4.5m to an approximate height of 6.0m</u> Proposed new cable tray <u>measuring 0.3m width x 1.1m length x 4.0m height, attached to the base of the pole</u> Proposed new 1.2mØ dish antenna – attached on a new mount at <u>an approximate height of 6.5m</u> Proposed cable clips with bandit strap to

	<p><u>attached at one-meter increments to the pole</u></p> <ul style="list-style-type: none">• Proposed two (2) new dipole antennas – attached on a new mount extending from <u>8.5m to an approximate height of 12.5m</u>• Extension of the existing concrete pad, on the southern side of the pole, on which the facility is established. <u>The new concrete pad measures 3.7m length x 3.8m width (total 14.06m²)</u>. The pad will require a retaining wall measuring approximately 1.18m height to be backfilled with hardfill aggregate. <u>The total earthworks required will be approximately 15m³</u>• Proposed new wooden stock fence to be <u>constructed around the perimeter of the facility</u>• The installation of a new side by side cabinet array, <u>consisting of two cabinet bays measuring:</u> <u>Bay 1 measures 1.36m length x 0.81m width x 2.1m height covering a total area of 1.1m²</u> <u>Bay 2 measures 1.36m length x 0.97m width x 2.1m height covering a total area of 1.3m²</u>
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4. National Environmental Standards for Telecommunication Facilities 2016

- 4.1 An assessment of the proposal against the relevant provisions of the National Environmental Standards for Telecommunication Facilities 2016 (NESTF) is attached as **Appendix 3**.
- 4.2 This NESTF assessment has demonstrated that the proposed upgrades comply with the following Subparts of the NESTF 2016.
- Subpart 5 – Application of District & Regional Rules
 - Subpart 7 – Radiofrequency Regulations
 - Subpart 2 – Antennas
- 4.3 The existing facility is located within an Outstanding Natural Landscape Feature and Site of Cultural Significance to Māori Overlays and will not comply with Regulation 50(1) of the NESTF.
- 4.4 In order to determine the activity status of the application, the proposed facility must be assessed against the Far North District Plan, to determine the activity status of the application.

5. District Plan Provisions

- 5.1 The subject site is located on private land. The underlying zoning of the subject site is **rural production** in the District Plan Maps of both the Operative and Proposed Plan.
- 5.2 The subject site includes an Outstanding Natural Feature overlay and is also a Site and Area of Significance to Māori (SASM) Ref# MS11-28 in the Far North District Plan.
- 5.3 The following table provides a compliance assessment of the proposal, against the relevant provisions of the Operative District Plan and the part of the Proposed Far North District Plan that has legal effect.

Operative District Plan

RULE	STANDARDS	ACTIVITY STATUS
CHAPTER 12 – NATURAL AND PHYSICAL RESOURCES		
12.1.6. Rules	<p>12.1.6.3.2 BUILDINGS WITHIN OUTSTANDING LANDSCAPE FEATURES</p> <p><u>Any new building, or any alteration or extension to an existing building, in an Outstanding Landscape Feature, as listed in Appendix 1B and shown on the Resource Maps is a discretionary activity</u></p> <p><u>Comment</u> The proposal involves the upgrade of telecommunication antennas and above ground ancillary cabinets on a previously established co-locatable telecommunication mast, located in an outstanding natural landscape feature overlay. Due to the above ground nature of the proposed upgrade, it will not comply with Rule 12.1.6.3.2.</p>	Discretionary

<p>12.1.6. Rules</p>	<p>12.1.6.3.3 DEVELOPMENT ON AN OUTSTANDING NATURAL FEATURE</p> <p><u>Any new building, relocated building, extension or alteration to an existing building, excavating, filling, planting of trees or clearance of vegetation on an Outstanding Natural Feature, as listed in Appendix 1A and shown on the Resource Maps is a discretionary activity.</u></p> <p>Comment The proposed upgrade involves extension of the existing concrete pad requiring approximately 15m³ of associated earthworks/excavation within the listed outstanding natural landscape feature overlay. Due to the above ground nature of the proposed upgrade, it will not comply with Rule 12.1.6.3.2.</p>	<p>Discretionary</p>
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Proposed District Plan

RULE	STANDARDS	ACTIVITY STATUS
<p>PART 2 – DISTRICT WIDE MATTERS</p>		
<p>Sites of Significance to Māori</p>	<p>SASM-R1 – New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures, earthworks or indigenous vegetation clearance</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>PER 1: The activity is undertaken by the requesting party listed in Schedule 3.</p> <p>PER 2: Any indigenous vegetation clearance is for customary purposes.</p>	

	<p><u>Comment</u></p> <p>The proposal involves the upgrade of telecommunication antennas and above ground ancillary cabinets on a previously established co-locatable telecommunication mast, located in a Site and Area of Significance to Māori (SASM) Ref# MS11-28.</p>	<p><i>Restricted Discretionary</i></p>
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RULE	STANDARDS	ACTIVITY STATUS
PART 2 – DISTRICT WIDE MATTERS		
<p><i>Sites of Significance to Māori</i></p>	<p><i>SASM-R2 – New building or structure, extensions to an existing building or structure, earthworks or indigenous vegetation clearance</i></p> <p><i>Activity status: Permitted</i></p> <p><i>Where:</i></p> <p><i>PER-1:</i></p> <p><i>The activity is undertaken by or with the written approval of the Te Oneroa-a-Tōhe Board or Te Hiku o Te Ika Iwi/Hapū.</i></p> <p><u>Comment</u></p> <p>The proposed upgrade involves extension of the existing concrete pad requiring approximately 15m³ of associated earthworks/excavation within a Site and Area of Significance to Māori (SASM) Ref# MS11-28. Written approval has been provided as Appendix 7.</p>	<p><i>Restricted Discretionary</i></p>

- 5.4 It is considered that the remaining chapters of the District Plan are relevant to the proposal.

6. ***Assessment of Effects***

- 6.1 In assessing this application for a **Discretionary Activity**, Council must have consideration to the matters set out in Section 104 of the Resource Management Act. These matters must be considered pursuant to Part 2 of the Act.

Subject to Part 2 of the Act, section 104(1) sets out the range of matters to which Council shall have regard. The specific matters of relevance to this application are as follows:

104(1)(a) Any actual or potential effects on the environment of allowing the activity; and

104(1)(b)(iv) Any relevant provisions of a plan or proposed plan

- 6.2 The effects of the proposal on the environment have been evaluated as required by Section 88 of the Resource Management Act 1991. The proposal is considered an appropriate activity, and the following matters have been identified as being relevant to an evaluation of this proposal:

- i. **Visual & Landscape Effects***
- ii. **Positive Effects***
- iii. **Archaeological Effects***
- iv. **Cultural Effects***

6.3 Visual & Landscape Effects

The existing telecommunications facility consists of an 18.9m high monopole telecommunication structure, with a variety of attachment panel, yagi and dish antennas. The existing facility was originally established in 2002 (Application Number RC 2010891 granted November 2001) and has now become part of the current visual landscape.

Due to the activity status of telecommunication masts and associated antennas within the Outstanding Natural Landscape Feature, the proposed antenna and cabinet upgrade will add to the level of non-compliance. The proposed additional dipole antennas will be attached to the monopole structure at a maximum height of approximately 11.3m from ground level.

The proposal will involve the attachment of an additional 0.9mØ and 1.2mØ dish antennas, attached at an approximate height of 5.5m-6.5m from ground level. The proposed antennas will appear visually consistent with the existing facility, being of a similar scale and appearance to the existing telecommunication antennas.

Once attached, the proposed antennas will appear visually appropriate, being located alongside comparable utility equipment. When paralleled against the bulk of the monopole structure, the visual effects associated with the proposed antenna attachment will be less than minor.

The proposed antennas will be finished in a non-textured, recessive grey or non-finished metallic colour, with a low reflective nature. The colour will be consistent with the existing antennas and the remainder of the facility. Furthermore, the recessive colouring and low reflectivity ensure the antennas visual acceptance when viewed against the skyline from ground level.

The existing telecommunications facility has been established within a removed area of rural farmland, setback approximately 360m from Signal Station Road. Located to the north of the facility. Furthermore, the facility is removed from the nearest dwelling (not located on the subject site), being 73A Signal Station Road. Located approximately 335m to the northeast of the site. Given the significant separation distances, it is considered that the proposed antenna and cabinet upgrade infringements will be barely discernible within the existing rural environment.

Due to the above-mentioned mitigating factors, any potential visual effects generated by the proposal will be less than minor, with no persons considered to be adversely affected.

6.4 Positive Effects

The proposal will have significant benefits to the community as it forms a part of essential infrastructure providing enhanced telecommunication and wireless broadband services for the One NZ network and critical services for first responders via the Tait network. A modern and secure digital communication network for first responders will benefit the health and safety of communities. Mobile phone and broadband services provide social and economic benefits by maintaining and improving mobile connectivity and data speeds for rural communities, thereby assisting businesses and households alike. The proposal will also provide additional radio links from other telecommunications facilities and connect this facility to a wider network which will support mobile phone broadband coverage for Omapere. Additionally, it will enhance disaster resilience by providing a more comprehensive and robust telecommunications network. Co-locating multiple

operators on a single facility will provide the community with the additional services without the need for a new facility within this area.

6.5 Archaeological Effects

The existing facility has previously been established within the vicinity of recorded archaeological site O06/626. An archaeological survey and assessment report commissioned and provided by Northern Archaeological Research, attached as **Appendix 6** of this report. The assessment of archaeological effects in the archaeological report is as follows:

Archaeological Assessment of Effects

In 2001 the cellular mast proposal at that time was located on the top of Pukekohe summit and archaeological site, O06/626. Following the initial archaeological survey and assessment in March 2001 (Johnson 2001), the recommendation was made to remove the mast proposal from the summit and relocate the mast on the shoulder of the summit some 12m below to the south (with the equipment shed below to the site by some distance to the east). This was ultimately adopted in construction of the facility to prevent any unauthorised damage or disturbance to the site. The new proposal to add a horizontal area of 5m x 5m for the emergency services cabinets to the north of the mast will extend the facility back into the area of the site, specifically the southern lateral terrace/filled ditch that formed the basis of the original decision to relocate the mast off the area of the site.

If the current proposal is to be established, then the proposed 5m wide cut for the base platform will extend up to and likely into the edge of the terrace. In relation to any unrecorded subsurface archaeological remains, in addition to any potential direct effects on the terrace, the construction of the cabinet enclosure will require the written authority of Heritage New Zealand Pouhere Taonga under Section 48(1)(a) for the partial modification of archaeological site, O06/626. To all intents the authority may well largely be precautionary. Given the poor condition of the terrace and the limited peripheral effects on the site we would advise Heritage New Zealand to grant such authority with standard monitoring conditions including sampling of any remains present for analysis and radiocarbon dating.

Alternatively, it is understood that that Fortysouth would prefer to avoid the lengthy HNZPT Authority process for the emergency services upgrade on the hill. To achieve this, our preferred option would be to locate the new cabinet enclosure to the either the east, west or south of the existing mast. This would then avoid all areas of the site without affecting the small buffer that separates the mast from O06/626 and the edge of O06/626 itself. From verbal phone discussion with Fortysouth (K. Cheung, 17.2 26.) the suggestion was made to extend the cabinet enclosure only 2.5m to the north into the

buffer area. This was assessed on the ground through a hand dug, spade sized test pit that revealed the 20cm deep stony brown loam topsoil over yellow silty clay evident in the mast earthworks in 2002. This indicated that the 2.5m extension could be achieved without affecting the long lateral terrace at O06/626. To do this however, the limit of the facility to the north would have to be determined on the ground with the archaeologist and marked out to provide a boundary beyond which earthworks cannot occur to prevent any damage or disturbance to the site.

We would also recommend that any earthworks to the north of the mast be monitored by the archaeologist in an attempt to more accurately determine the subsoil status of the location.

Any proposal to establish the cabinet platform to the west, east or south of the mast, should be able to be established without further archaeological consideration.

No archaeological remains occurred in the area of the proposed “Meter Box with Geni Socket Changeover” and proposed power route in the immediate vicinity of the existing green equipment shelter, below the summit on the east side. As such these can be established without further archaeological consideration.

If the proposal to avoid the site O06/626 is chosen, then in the unlikely event that any unrecorded subsurface archaeological remains are exposed, all work affecting such remains should cease immediately and Northern Archaeological Research Ltd be notified so that appropriate action can be taken.

It is understood there will be no further earthworks associated with the provision of access.

Any change to the proposed plan assessed in this report will need to be subject to archaeological evaluation.

The survey of the property was conducted specifically to locate and record archaeological remains. The survey and report does not necessarily include the location and/or assessment of wahi-tapu or sites of cultural or spiritual significance to the local Maori community, who may be approached independently for any information or concerns they may have.

Conclusion

Northern Archaeological Research Ltd were commissioned by L. Cheung (Fortysouth) to undertake an archaeological survey and assessment of the proposed cellular facility subdivision upgrade at Omapere, South Hokianga,

Far North. One previously recorded archaeological site (O06/626) was recorded as a result of the fieldwork undertaken. Recommendations for the protection, mitigation and management of this site and any unrecorded subsurface archaeological sites are made in accordance with the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act, 2014 and standard procedures.

Summary

In accordance with the recommendations of the archaeological assessment of effects from Northern Archaeological Research, Fortysouth proposes to extend the new concrete platform on the southern side of the pole only. The new platform and associated earthworks will be undertaken away from the “buffer area” between the existing facility and site O06/626. Northern Archaeological Research have indicated in their assessment of effects that undertaking the earthworks to the south will avoid any interference with recorded archaeological site O06/626 as follows:

*Alternatively, it is understood that that Fortysouth would prefer to avoid the lengthy HNZPT Authority process for the emergency services upgrade on the hill. **To achieve this, our preferred option would be to locate the new cabinet enclosure to the either the east, west or south of the existing mast. This would then avoid all areas of the site without affecting the small buffer that separates the mast from O06/626 and the edge of O06/626 itself.***

Based on the recommendations and finding of the archaeological report Fortysouth will only be extending the platform 3.8m further to the south, away from the buffer area and O06/626. Furthermore, in accordance with the archaeological assessment, Fortysouth recommend that as a condition of consent, Northern Archaeological Research be on site during all earthworks for archaeological monitoring and accidental discovery protocols. On this basis, the new concrete slab foundation and associated earthworks will have less than minor effects on the neighbouring archaeological sites of significance.

6.6 Cultural Effects

Given the cultural significance of the subject site and surrounding Hokianga Harbour, Te Roroa Trust have been consulted with regarding the upgrade of the facility. As the Te Roroa rohe encompasses the subject site location. Support for the proposed upgrade has been granted from Te Roroa (dated March 3rd, 2026) and attached as **Appendix 7** of this report. Te Rora granted support based on the positive effects associated with the proposed upgrade as follows:

“With continuity and improved access, benefits of daily life will be improved, particularly with the recurring weather events now being experienced. This facility will assist to mitigate many of the issues that follow”

Given the consultation support provided by Te Roroa Trust, the proposed upgrade will have less than minor effects on the surrounding cultural landscape of significance.

7. Objectives and Policies

- 7.1 The proposed facility requires assessment against the relevant objectives and policies of the Operative District Plan are outlined below:

Operative District Plan

Objectives

17.2.3.1 *To provide for the efficient development, use, maintenance and upgrading of utility services to meet the reasonable needs of residents and businesses throughout the District while ensuring that significant adverse effects are avoided, remedied or mitigated.*

Policies

17.2.4.1 *That the maintenance and upgrading of utility services and radio communication facilities is provided for.*

17.2.4.2 *That any significant adverse effects of proposed utility services and radio communications on amenity values is avoided, remedied or mitigated.*

17.2.4.3 *That provision be made to enable new/upgraded utility services to meet growth demand*

17.2.4.4 *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.*

17.2.4.5 *That the safe and efficient development, operation and maintenance of existing utility services is not compromised by incompatible land development.*

- 7.2 The proposed upgrade is consistent with the above-mentioned objectives and policies. Potential visual effects associated with the facility have been mitigated as far as possible, through appropriate design, location, colouring and consultation. Furthermore, the proposed facility is co-locatable and will involve the attachment of more than one telco operator's antennas. The proposed facility is required to provide resilient mobile coverage levels and to provide for the introduction of emergency services. When compared to the positive effects associated with new mobile technologies and reliable wireless data, the effects associated with the proposed facility will be less than minor.

7.3 The proposal is considered consistent with the objectives and policies as follows:

- The proposal facility contributes towards a modern, robust, effective and regionally significant mobile telecommunications network.
- The introduction of new mobile telecommunications technology, improving the efficiency of the mobile network and decreasing the latency of data streaming.
- Adverse visual effects have been mitigated through appropriate site location and design.
- The proposed facility will contribute to significant public benefit including social, economic, safety, cultural, recreational and environmental.
- The facility will contribute to public safety through the provision of a resilient lifeline utility.
- The proposed facility allows for co-location and will have more than one operator antennas attached.
- The proposed upgrade will provide continued resilient coverage to neighbouring State Highways and coastal marine area for boats.

8. Resource Management Act 1991

PART II ASSESSMENT

8.1 The purpose of the Act as set out in Section 5(1) is:

“to promote the sustainable management of natural and physical resources”

8.2 For Fortysouth and its mobile network operator tenants to continue to provide an effective and efficient nationwide mobile service, the reliability and increased coverage of the network needs to be ensured. As telecommunication is becoming increasingly important to modern society it is essential that this resource is managed appropriately and is consistently provided. The proposed facility will provide new and improved mobile coverage within the surrounding environment without detracting from the qualities of the residential receiving environment.

8.3 SECTION 95

8.4 Section 95A of the Act identifies where public notification is necessary, or if the applicant agrees to public notification.

(1) The consent authority may, in its discretion, decide whether to publicly notify an application for resource consent for an activity.

(2) Despite subsection(1), a consent authority must publicly notify the application if-

(a) it decides under Section 95D that the activity will have or is likely to have adverse effects on the environment that are more than minor; or

(b) the applicant requests public notification of the application; or

(c) a rule or national environmental standard requires public notification of the application.

8.5 The proposal has been assessed as a **Discretionary Activity**. The actual or potential adverse effects are considered appropriate for the receiving environment. Fortysouth does not request that the application be notified nor are there any rules in the Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016 that require the application to be notified.

- 8.6 Section 95D of the Act requires a consent authority to decide if adverse effects may be more than minor and states:

A consent authority that is deciding, for the purpose of Section 95A(2)(a), whether an activity's adverse effect on the environment may be more than minor –

- (a) must disregard any effects on persons who own or occupy –*
 - (i) the land in, on, or over which the activity will occur; or*
 - (ii) any land adjacent to that land; and*
- (e) must disregard any effect on a person who has given written approval to the relevant application.*

- 8.7 The effects on the environment arising from the proposal are less than minor, particularly considering the appropriate design and location. For these reasons, and those contained in Section 6 of this report, there are no potentially affected parties from which written approval is required.

- 8.8 Section 95E of the Act requires a consent authority to decide if any persons are affected by a proposal.

(1) a consent authority must decide that a person is an affected person, in relation to the activity, if the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

(2) the consent authority, in making its decision –

(a) must disregard any adverse effect of the activity on the person if a rule or national environmental standard permits an activity with that effect; and

(3) despite anything else in this section, the consent authority must decide that a person is not an affected person if –

(a) the person has given written approval to the activity and has not withdrawn the approval in a written notice received by the authority before the authority had decided whether there are any affected persons; or

(b) it is unreasonable in the circumstances to seek the person's written approval.

8.9 For the reasons discussed in Section 6 of this report, no one is considered affected.

8.10 Section 104

8.11 Pursuant to section 104 of the Act, when considering an application for resource consent, a consent authority must, subject to Part 2, have regard to:

(a) Any actual and potential effects on the environment of allowing the activity; and

(b) Any relevant provisions of –

(i) A national policy statement

(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 matters the consent authority considers relevant and reasonable necessary to determine the application.

8.12 For the reasons outlined in Section 6 (assessment of effects) of this report, the actual and potential adverse effects of the proposed facility is considered appropriate in the context of the receiving environment, and consistent with the environmental results anticipated by the policy framework of the District Plan. It is considered the proposal satisfies the criteria of section 104, and that Council can proceed to process the application on a non-notified basis.

9. Conclusion

- 9.1 Fortysouth seeks resource consent to upgrade a previously established co-locatable telecommunications facility on private property within a removed rural setting of Omapere.
- 9.2 Based on the above assessment we consider that in terms of section 104(1)(a), the adverse effects of the proposal will be appropriate to the receiving environment. The proposal will increase the mobile coverage levels and provide capacity for future telecommunications technology. Thereby contributing significant positive effects to the receiving environment. The proposed telecommunications facility is consistent with the relevant objectives and policies of the District Plan.
- 9.3 In accordance with section 104C of the Act, it is considered appropriate for consent to be granted subject to fair and reasonable conditions.

Appendix 1

Certificate of Title

Appendix 2

Application Drawings

Appendix 3

NESTF Assessment

Appendix 4

Archaeological Report

Appendix 5

Resource Consent Decision

Appendix 6

Archaeological Report

Appendix 7

Iwi Consultation Approval



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 85736
Land Registration District North Auckland
Date Issued 03 November 2005

Prior References

51744 NA87C/160 NA88D/22

Estate Fee Simple
Area 54.4983 hectares more or less
Legal Description Lot 2 Deposited Plan 313162 and Lot 2
Deposited Plan 321491

Proprietors

Raewyn Maureen Klaricich

Interests

Subject to a right of way over part marked A on DP 321491 specified in Easement Certificate C266739.4 (affects part formerly CT 87C/160)

Appurtenant hereto is a right of way created by Easement Instrument 5477489.2 - 3.2.2003 at 9:00 am (affects part formerly in CT 51744)

Subject to a right of way over part marked B on DP 313162 created by Easement Instrument 5477489.2 - 3.2.2003 at 9:00 am (affects part formerly in CT 51744)

Appurtenant hereto is a right of way created by Transfer 5477489.3 - 3.2.2003 at 9:00 am (affects part formerly in CT 51744)

Subject to a right of way over part marked B on DP 313162 created by Transfer 5477489.3 - 3.2.2003 at 9:00 am (affects part formerly in CT 51744)

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 321491)

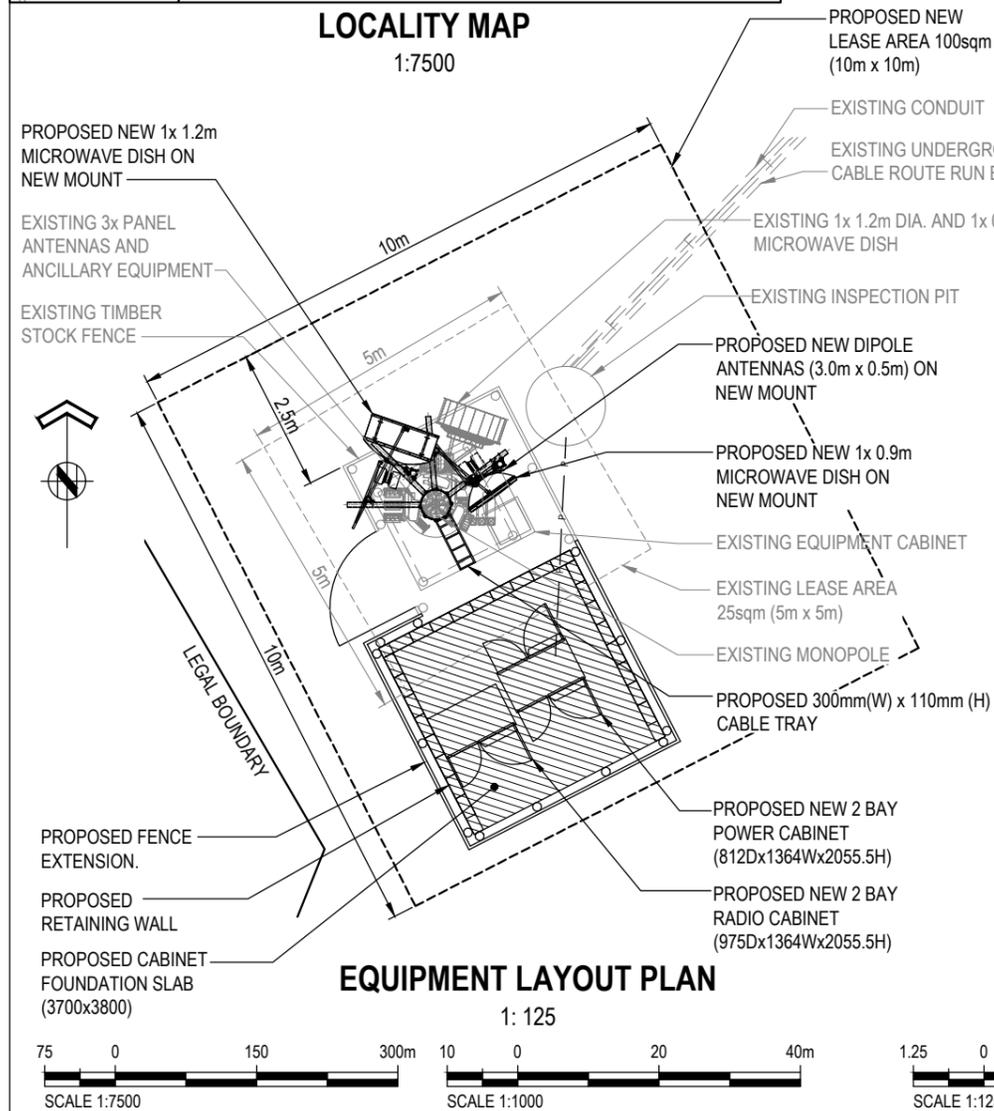
6633958.6 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 3.11.2005 at 9:00 am (affects Lot 2 DP 321491)



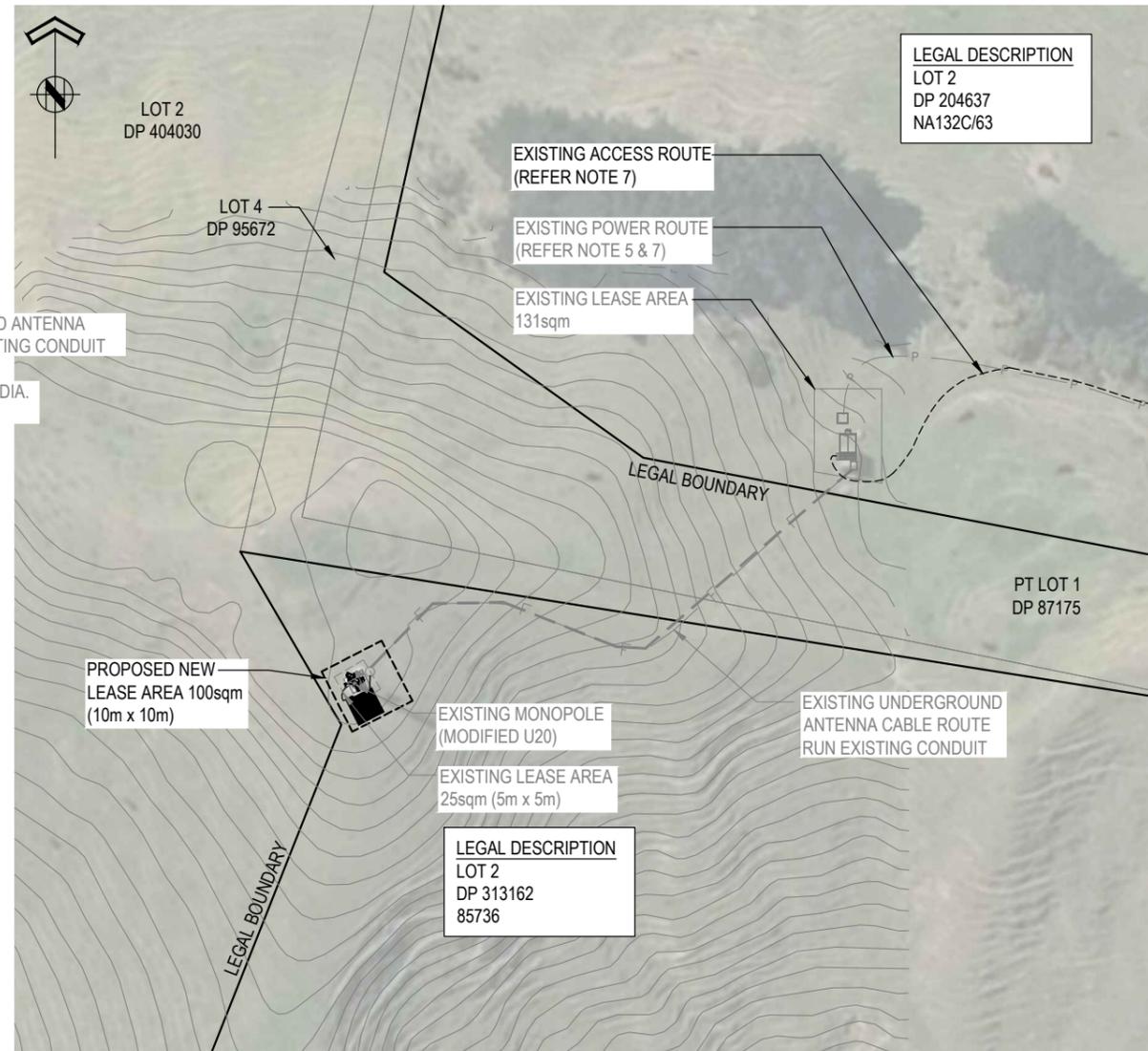
SITE
LOT 2, DP 204637
NA132C/63
N: 6628896 (NZMG)
E: 2544633 (NZMG)

SITE
LOT 2, DP 313162
85736
N: 6628860 (NZMG)
E: 2544560 (NZMG)

LOCALITY MAP
1:7500



EQUIPMENT LAYOUT PLAN
1:125



SITE LAYOUT PLAN
1:1000

IMAGE : SOURCE FROM THE LINZ DATA SERVICE

NOTES :

- ACCESS TO SITE FROM SIGNAL STATION ROAD AS SHOWN.
- LEGAL BOUNDARY SURVEY PREVIOUSLY COMPLETED AND INCORPORATED.
- ALL EXISTING SURFACES AND FEATURES SHALL BE FULLY REINSTATED TO THEIR ORIGINAL CONDITION.
- EXISTING SERVICES INFORMATION HAS BEEN OBTAINED AND PLOTTED FROM LOCAL AUTHORITY AND SERVICE PROVIDERS RECORDS. WHILE EVERY ENDEAVOUR HAS BEEN MADE TO INDICATE ALL KNOWN SERVICES ON PLANS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES IN THE VICINITY OF THE SITE. THESE SERVICES HAVE NOT BEEN CONFIRMED ON SITE. ANY DAMAGE TO EXISTING SERVICES SHALL BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
- ROUTE TO BE CONFIRMED FOR POWER AND TELECOMMUNICATION ROUTE.
- REFER TO FORTYSOUTH STANDARD SIGNS AS REQUIRED.
- THE WIDTH OF PROPOSED POWER, TELECOMMUNICATION AND ACCESS ROUTES SHOULD BE 3m WIDE.

LEGEND

— P —	POWER
— P/T —	POWER AND TELECOMMUNICATIONS
— T —	TELECOMMUNICATIONS
— T —	TELECOMMUNICATION - CHORUS
— G —	GAS
— W —	WATER
— E-UG —	POWER - UNDER GROUND
— Z —	POWER - OVERHEAD
— FO —	FIBRE OPTIC
— SW —	STORMWATER
— S —	SEWER
— — —	DRAINAGE
— — —	FENCE
— — —	ACCESS ROUTE
— — —	LEGAL BOUNDARY
○	MANHOLE



Drawn	SP	Date	14.11.25
Designed	SB	Date	14.11.25
Checked	AS	Date	14.11.25
Approved	JM	Date	14.11.25
Checked	SQ	Date	20.11.25
Approved	SQ	Date	20.11.25
Client	2	ISSUE FOR APPROVAL	SP 04.03.26
Client	1	ISSUE FOR APPROVAL	SP 25.11.25
Client	A	DRAFT FOR APPROVAL	SP 14.11.25
REF		REVISION DETAILS	BY DATE

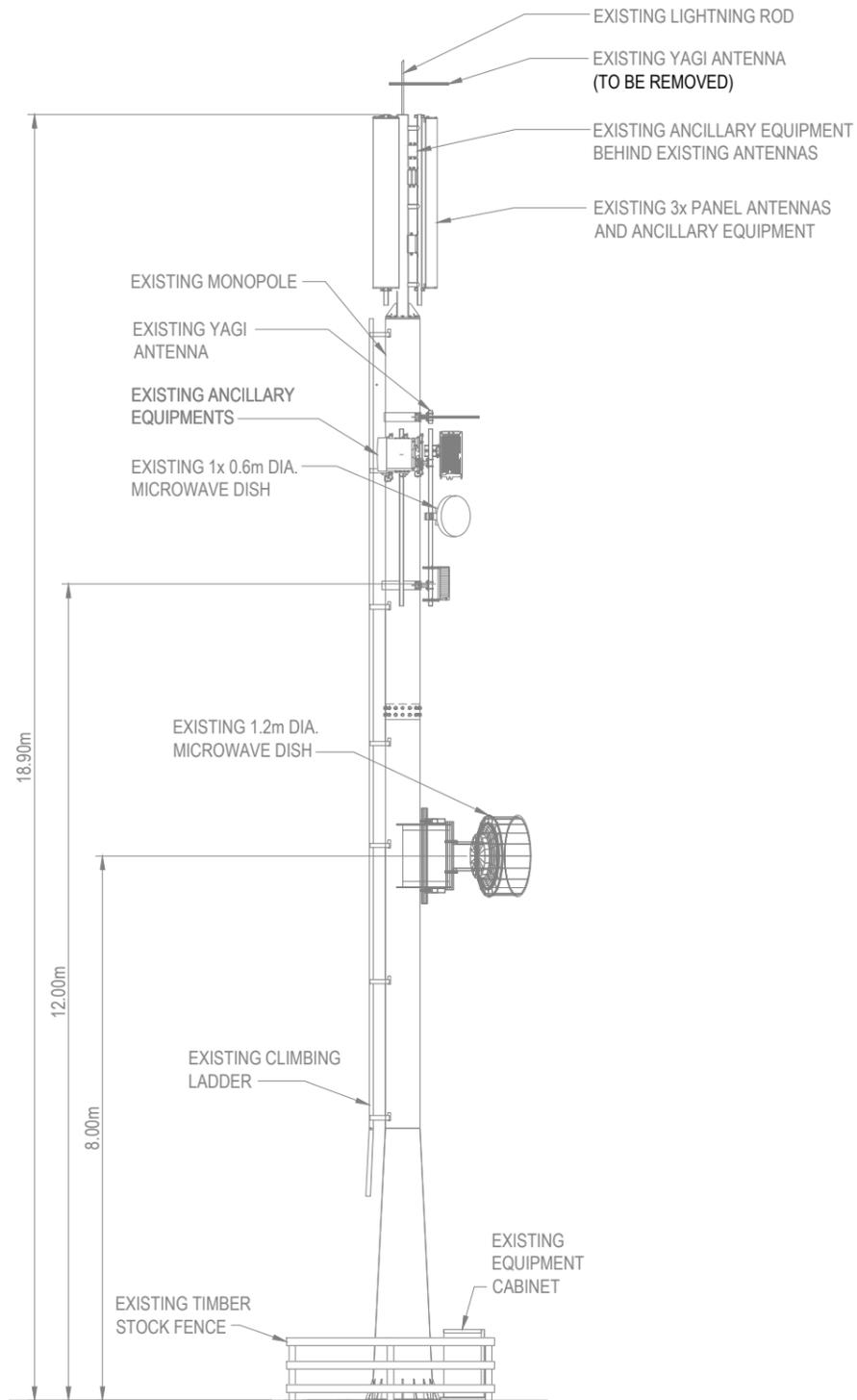
Project:
**N10MP (NLLOME)
OMAPERE
SIGNAL STATION ROAD,
OMAPERE
P-001314**

Drawing Title:
EQUIPMENT LAYOUT

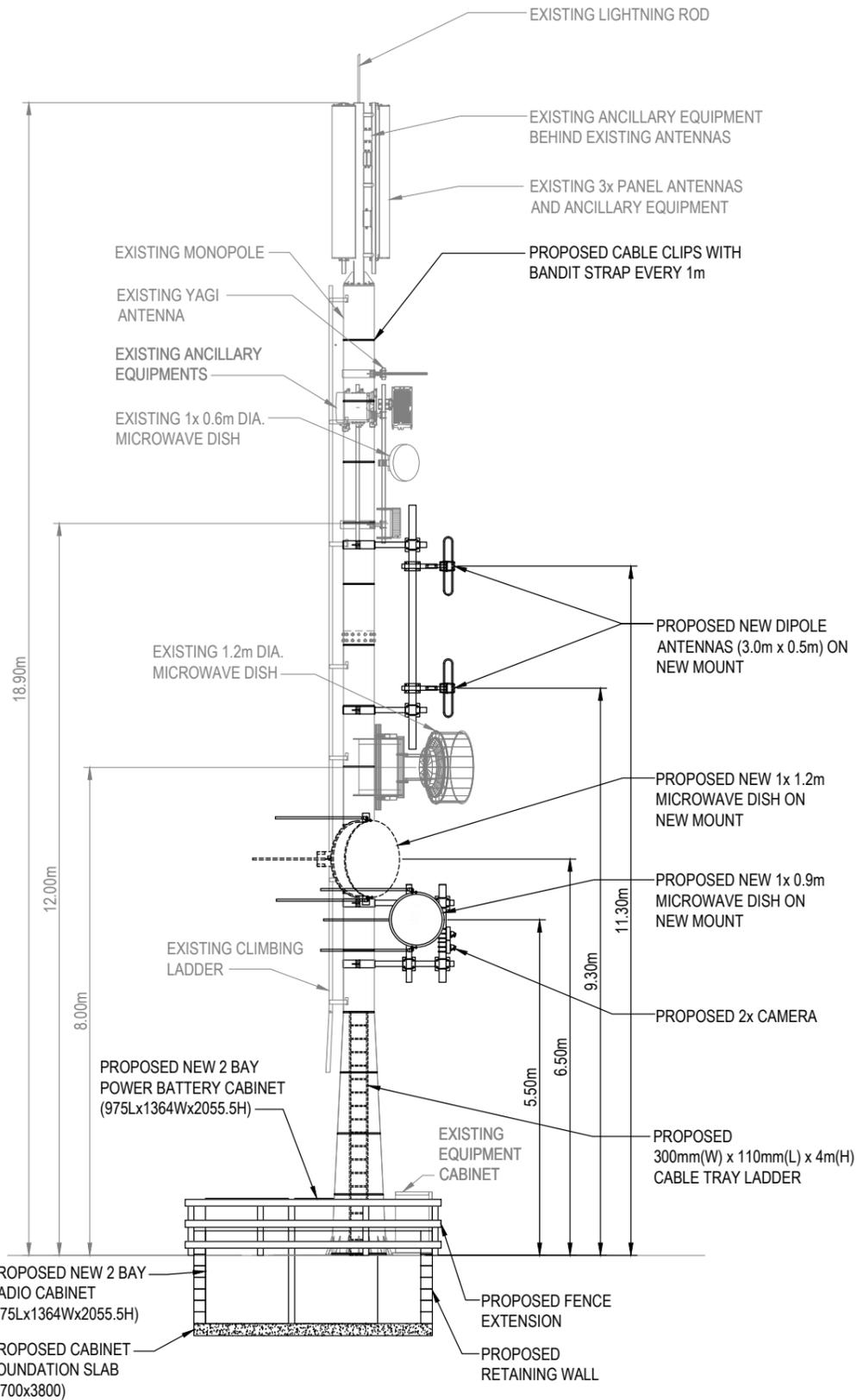
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Status	PLANNING	
Site Code	N10MP	Scale
		AS SHOWN
Site Type	GREENFIELD	Sheet Size
		A3
Drawing No.	S-010-SP	Rev.
		2



EXISTING SOUTHEAST ELEVATION
1: 100



PROPOSED SOUTHEAST ELEVATION
1: 100

NOTES :

1. REFER NOTES IN S-010-SP.
2. ANTENNA HEIGHTS ARE MEASURED FROM GROUND LEVEL AND ARE APPROXIMATE ONLY.
3. ANTENNAS TO BE ACCESSIBLE VIA CLIMBING LADDER.



	<table border="1"> <tr><td>Drawn</td><td>SP</td><td>Date</td><td>14.11.25</td></tr> <tr><td>Designed</td><td>SB</td><td>Date</td><td>14.11.25</td></tr> <tr><td>Checked</td><td>AS</td><td>Date</td><td>14.11.25</td></tr> <tr><td>Approved</td><td>JM</td><td>Date</td><td>14.11.25</td></tr> <tr><td>Checked</td><td>SQ</td><td>Date</td><td>20.11.25</td></tr> <tr><td>Approved</td><td>SQ</td><td>Date</td><td>20.11.25</td></tr> </table>	Drawn	SP	Date	14.11.25	Designed	SB	Date	14.11.25	Checked	AS	Date	14.11.25	Approved	JM	Date	14.11.25	Checked	SQ	Date	20.11.25	Approved	SQ	Date	20.11.25	<p>Project:</p> <p>N10MP (NLLOME) OMAPERE SIGNAL STATION ROAD, OMAPERE P-001314</p>	<p>Drawing Title:</p> <p>ELEVATION</p>	<p>Status</p> <p>PLANNING</p>	
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<table border="1"> <tr><td>2</td><td>ISSUE FOR APPROVAL</td><td>SP</td><td>04.03.26</td></tr> <tr><td>1</td><td>ISSUE FOR APPROVAL</td><td>SP</td><td>25.11.25</td></tr> <tr><td>A</td><td>DRAFT FOR APPROVAL</td><td>SP</td><td>14.11.25</td></tr> <tr><td>REF</td><td>REVISION DETAILS</td><td>BY</td><td>DATE</td></tr> </table>	2	ISSUE FOR APPROVAL	SP	04.03.26	1	ISSUE FOR APPROVAL	SP	25.11.25	A	DRAFT FOR APPROVAL	SP	14.11.25	REF	REVISION DETAILS	BY	DATE	<table border="1"> <tr><td>Site Code</td><td>N10MP</td><td>Scale</td><td>AS SHOWN</td></tr> <tr><td>Site Type</td><td>GREENFIELD</td><td>Sheet Size</td><td>A3</td></tr> <tr><td>Drawing No.</td><td>S-011-SE</td><td>Rev.</td><td>2</td></tr> </table>	Site Code	N10MP	Scale	AS SHOWN	Site Type	GREENFIELD	Sheet Size	A3	Drawing No.	S-011-SE	Rev.	2
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1. National Environmental Standards for Telecommunication Facilities 2016

1.1 The proposed facility is subject to the provisions of the National Environmental Standards for Telecommunication Facilities 2016 (NESTF). The NESTF regulations provide for the development of different telecommunication facilities, both within and outside the road reserve.

The NESTF regulations applying to this application have been assessed in a sequential order, applicable to the activity, land use, radio frequency and development as follows:

- Subpart 5 – Application of District & Regional Rules
- Subpart 7 – Radiofrequency Regulations
- Subpart 2 – Antennas
- Subpart 1 – Cabinets

Subpart 5 – Application of District & Regional Rules

1.2 Subpart 5 of the NESTF requires that all regulated telecommunication facilities comply with specific district wide controls for land use and with Regional Rules of relevance. The following provides an assessment of the proposed telecommunications facility upgrade in context with the applicable District & Regional Plan Rules.

Subpart 5 – Application of District and Regional Rules

Regulation 44: Trees and Vegetation in the Road Reserve

Conditions

(1) This regulation applies to a regulated activity if—

(a) the activity is carried out at a place that is in a road reserve and within the drip line of a tree or other vegetation; and

(b) In the absence of these regulations, the relevant district plan or proposed district plan would require the facility operator to obtain a resource consent for the regulated activity.

(2) This regulation is complied with if the regulated activity is carried out in accordance with the district rules about the protection of trees and other vegetation that apply at that place.

Site Location

Signal Station Road, Omapere

Comments

The existing pole is not located in the road reserve.

N/A

Subpart 5 – Application of District and Regional Rules

Regulation 45: Protection of Significant Trees

Conditions

(1) This regulation applies to a regulated activity if the activity is carried out at a place that—

(a) is not in a road reserve; and

(b) is within the dripline of a tree that is, or is in a group of trees that are, identified in the relevant district plan or proposed district plan as being subject to the tree protection rules.

(2) This regulation is complied with if the regulated activity is carried out in accordance with the tree protection rules that apply in relation to that tree.

*In this regulation, **tree protection rules** means the district rules about the protection of trees that are identified in that plan as being of special significance.*

Site Location	Comments
Signal Station Road, Omapere	The existing pole is not located within the dripline of any tree. N/A

Subpart 5 – Application of District and Regional Rules

Regulation 46: Historic heritage values

Conditions

(1) This regulation applies to a regulated activity if it is carried out at a place identified in a district plan or proposed district plan as being subject to the historic heritage rules.

(2) This regulation is complied with if the regulated activity is carried out in accordance with the historic heritage rules that apply to that place.

(3) In this regulation, historic heritage rules means the district rules about the protection of historic heritage values .

Site Location	Comments
Signal Station Road, Omapere	<p>The proposed site location is not located within any listed or identified heritage place, item, site surround or extent of place setting.</p> <p>The facility is located on an Outstanding Natural Feature overlay and is also a Site and Area of Significance to Māori. This is assessed further in this report under Reg50.</p> <p>Complies</p>

Subpart 5 – Application of District and Regional Rules	
Regulation 47: Visual amenity landscapes	
Conditions	
<p><i>(1) This regulation applies to a regulated activity if it is carried out at a place identified in the relevant district plan or proposed district plan as being subject to visual amenity landscape rules.</i></p> <p><i>(2) This regulation is complied with if the regulated activity is carried out in accordance with the visual amenity landscapes rules that apply to that place.</i></p> <p><i>(3) In this regulation, visual amenity landscapes rules means district rules about the protection of landscape features (such as view shafts or ridge lines) identified as having special visual amenity values.</i></p>	
Site Location	Comments
Signal Station Road, Omapere	<p>The subject site is not located within any identified visual amenity landscape overlay or feature.</p> <p>Complies</p>

Subpart 5 – Application of District and Regional Rules

Regulation 48: Significant habitats for indigenous vegetation

Conditions

(1) This regulation applies to a regulated activity if it is carried out at a place identified in the relevant district plan or proposed district plan as being subject to the significant vegetation rules.

(2) This regulation is complied with if the regulated activity is carried out in accordance with the significant vegetation rules that apply at that place.

(3) In this regulation, significant vegetation rules means the district rules about the protection of significant habitats for indigenous vegetation (however described).

Site Location

Signal Station Road, Omapere

Comments

The proposed facility will not be located within any listed place or overlay. Identified as being subject to any vegetation (significant vegetation or otherwise) overlay or rules in the District Plan.

Complies

Subpart 5 – Application of District and Regional Rules

Regulation 49: Significant habitats for indigenous fauna

Conditions

(1) This regulation applies to a regulated activity if it is carried out at a place identified in the relevant district plan or proposed district plan as being subject to the significant fauna rules.

(2) This regulation is complied with if the regulated activity is carried out in accordance with the significant fauna rules that apply to that place.

(3) In this regulation, significant fauna rules means district rules about the protection of significant habitats for indigenous fauna (however described).

Site Location	Comments
Signal Station Road, Omapere	The proposed site location is not located within any listed place or overlay. Identified as being subject to District Plan rules/overlays for the protection of significant habitats for indigenous fauna. Complies

Subpart 5 – Application of District and Regional Rules

Regulation 50: Outstanding natural features or landscapes

Conditions

(1) This regulation applies to a regulated activity if it is carried out at a place identified in the relevant district plan or proposed district plan as being subject to the outstanding natural places rules.

(2) This regulation is complied with if the regulated activity is carried out in accordance with the outstanding natural features or landscape rules that apply to that place.

(3) In this regulation, outstanding natural features or landscapes rules means the district rules about the protection of outstanding natural features or landscapes (however described).

Site Location	Comments
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Signal Station Road, Omapere	<p>The subject site includes an Outstanding Natural Feature overlay and is also a Site and Area of Significance to Māori (SASM) Ref# MS11-28 in the Far North District Plan.</p> <p>Comment</p> <p>The proposed antenna upgrade will be undertaken on an existing telecommunications facility. The proposed upgrade will not comply with Rule 12.1.6.3.2 and will require discretionary consent under the District Plan.</p> <p>Therefore, the proposed upgrade will not comply with Regulation 50.</p> <p>Will not comply</p>
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Subpart 5 – Application of District and Regional Rules	
Regulation 51: Places adjoining coastal marine area	
Conditions	
<p><i>(1) This regulation applies to a regulated activity if it is carried out at a place identified in the relevant district plan or proposed district plan as being subject to coastal protection rules.</i></p> <p><i>(2) This regulation is complied with if the regulated activity is carried out in accordance with the coastal protection rules that apply at that place.</i></p> <p><i>(3) In this regulation, coastal protection rules means district rules that regulate the carrying out of activities in places adjoining the coastal marine area for the purpose of protecting the coastal marine area.</i></p>	
Site Location	Comments
Signal Station Road, Omapere	The proposed site is not located adjoining the coastal marine area or within any coastal protection setback or margin.

	Complies
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Subpart 5 – Application of District and Regional Rules	
Regulation 52: Rivers and lakes	
Conditions	
<i>(1) This regulation applies to a regulated activity if it is carried out over a river or lake (as referred to in regulation 8(2)).</i>	
<i>(2) This regulation is complied with if the regulated activity is carried out in accordance with the applicable regional rules about carrying out that activity over the river or lake.</i>	
Site Location	Comments
Signal Station Road, Omapere	The proposed site is not located adjoining any river or lake.
	Complies

1.3 An assessment of the NESTF Subpart 5 Regulations above has shown that the proposed upgrade **will not comply with Regulation 50**, due to being previously established on an Outstanding Natural Feature, where a rule in the District Plan does not provide a permitted activity status for telecommunication facilities.

Subpart 7 - Radiofrequency Fields

1.4 Subpart 7 of the NESTF provides the permitted standards for radiofrequency emissions, where the activity complies with the following conditions.

Subpart 7 - Radiofrequency fields

Conditions

(1) This Regulation applies to an RFG facility.

(2) This regulation is complied with if—

(a) The facility must be installed and operated in accordance with NZS 2772.1;and

(b) Before the facility becomes operational, the facility operator gives the local authority-

- (i) Written notice of the facility's location; and*
- (ii) A pre-commencement report that complies with subclause (3); and*

(c) either —

- (i) The facility operator gives the local authority a post-commencement report that complies with subclause (4) within 3 months after the facility becomes operational; or*
- (ii) Under subclause (5), the facility operator is not required to give a post-commencement report.*

(3) A pre-commencement report must—

- (a) be prepared in accordance with AS/NZS 2772.2; and*
- (b) take into account exposures arising from other telecommunication facilities in the vicinity of the facility; and*
- (c) predict whether the radiofrequency field levels at places in the vicinity of the facility that are reasonably accessible to the general public will comply with NZS 2772.1.*

(4) A post-commencement report must—

- (a) be prepared in accordance with AS/NZS 2772.2; and*
- (b) provide evidence that the actual radiofrequency field levels at places in the vicinity of the facility that are reasonably accessible to the general public comply with NZS 2772.1.*

(5) The facility operator is not required to give a post-commencement report if the prediction referred to in subclause (3)(c) was that the radiofrequency field levels will not reach 25% of the maximum level authorised by NZS 2772.1 for exposure of the general public.

(6) In this regulation, —

AS/NZS 2772.2 means AS/NZS 2772.2:2016 Radiofrequency fields - Part 2: Principles and methods of measurement and computation - 3 kHz to 300 GHz

NZS 2772.1 means NZS 2772.1:1999 Radiofrequency fields - Maximum exposure levels - 3 kHz to 300 GHz.

Site Location	Comments
Signal Station Road, Omapere	<p>The bottom of the proposed antennas (dish) will be approx. 5.5m above ground level, clear of any area reasonable accessible by the general public. Therefore, NZS 2772.1 will not be exceeded at any point.</p> <p>Radio frequency exposures arising from all other telecommunication facilities in the immediate vicinity, have been taken into consideration in calculating the Radiofrequency statement of compliance reports.</p> <p>The radiofrequency field levels from the proposed antennas are not predicted to reach 25% of the maximum levels authorised by NZS 2772.2 at a point where the public can reasonably gain access.</p> <p>Confirmation of compliance with the radiofrequency standards are detailed in the Radiofrequency statement of compliance report, provided as Appendix 4 of this report.</p> <p>Complies</p>

Subpart 2 – Antennas

1.5 Subpart 2 of the NESTF provides for the replacement of antennas on existing poles outside the road reserve as a permitted activity, where the facility can comply with the following conditions.

SUBPART 2 – ANTENNAS

Subpart 2 Antennas - Antennas on existing poles with antennas not in road reserve and not in a residential zone

Regulation 32: Regulated activity and standard

(1) *The installation and operation of an antenna (**antenna D**) by a facility operator is a regulated activity if, —*

(a) *before work to install **antenna D** begins (**date D**), there is a pole (**pole D**) that—*

(i) *is not in a road reserve; and*

(ii) *is not in a residential zone; and*

(iii) ***has 1 or more antennas (the existing antennas)** attached to it (whether operated by the same or a different facility operator); And*

(b) *the installation and operation of the existing antennas on pole D complies with the Act; and*

(c) *antenna D (alone or with 1 or more other antennas) is to be installed—*

(i) *on pole D in pole D's original location; or*

(ii) *on pole D after pole D is moved to a new location; or*

(iii) *on a new pole erected to replace pole D; and*

(d) *the pole on which antenna D is to be installed (**the final pole**) is—*

(i) *not in a road reserve; and*

(ii) *not in a residential zone.*

(2) *The standard for the activity is that—*

(a) *regulation 33 must be complied with; and*

- (b) each regulation in subpart 5, if it applies, must be complied with; and*
- (c) if the activity includes earthworks, regulations 53 and 54 must be complied with; and*
- (d) if the antenna is an RFG facility, regulation 55 must be complied with.*

Conditions	Comments
Signal Station Road, Omapere	<p>The subject site is zoned Rural Production under the Proposed District Plan.</p> <p>The existing pole (pole D) measures 18.9m in height. The proposed antenna upgrade will result in no increase in the overall height or width of the pole.</p> <p>The existing facility includes attachment antennas. The proposal involves the replacement and attachment of additional antennas.</p> <p>The width of the existing pole will remain the same.</p> <p>Complies</p>

Subpart 2 Antennas - Antennas on existing poles with antennas not in road reserve and not in a residential zone

Regulation 33: Antenna on existing pole with antenna not in road reserve and not in residential zone

- (1) This regulation applies to the regulated activity described in regulation 32.*
- (2) This regulation is complied with if, at the time antenna D is installed, —*
 - (a) if pole D is moved or replaced, the location of the final pole —*
 - (i) is not in a road reserve; and*
 - (ii) is not in a residential zone; and*
 - (iii) is not more than 5 m from pole D’s location on date D; and*

- (b) if the antenna is a dish or panel antenna, the antenna size rules in subclause (3) are complied with; and*
- (c) the pole width rules in subclause (4) or (5) are complied with; and*
- (d) if the final pole has a headframe, the headframe width rules in subclause (6) are complied with; and*
- (e) the pole height rules in subclause (7) are complied with.*

*(3) The **antenna size rules** are that, —*

(a) if antenna D is a panel antenna, the width of the panel must not be more than, —

- (i) if antenna D is a replacement for an existing panel antenna the width of which was more than 0.7 m, the width of the replaced antenna;
or*
- (ii) otherwise, 0.7 m; or*

(b) if antenna D is a dish antenna, the diameter of the dish must not be more than, —

- (i) if antenna D is a replacement for an existing dish antenna the diameter of which was more than 1.2 m, the diameter of the replaced antenna; or*
- (ii) otherwise, 1.2 m.*

*(4) If the final pole is in a rural zone, the **pole width rules** are that the width of the final pole must not be more than, —*

(a) if the width of pole D on date D was more than 6 m, that width; or

(b) otherwise, the lesser of—

- (i) 6 m; and*
- (ii) the width of pole D on date D multiplied by, —*
 - (A) if the number of antennas attached to the final pole is more than the number that were attached to pole D on date D, 2; or*
 - (B) otherwise, 1.3.*

*(5) If the final pole is not in a rural zone, the **pole width rules** are that the width of the final pole must not be more than the width of the baseline pole on the baseline date multiplied by, —*

- (a) if the number of antenna attached to the final pole is more than the number that were attached to the baseline pole on the baseline date, 2; or*
- (b) otherwise, 1.3.*

- (6) The **headframe width rules** are that the width of the headframe on the final pole must not be more than, —
- (a) if pole D had a headframe on date D the width of which was more than 6 m, the width of that headframe; or
 - (b) otherwise, 6 m.
- (7) The **pole height rules** are that the height of the final pole and all antennas must not be more than, —
- (a) if the pole was installed without a resource consent in reliance on regulation 34, the lesser of—
 - (i) the height of pole D and all antennas on date D plus the permitted height increase; and
 - (ii) 25 m; or
 - (b) otherwise, the height of the baseline pole and all antennas on the baseline date plus the permitted height increase.
- (8) In this regulation, the **permitted height increase** is, —
- (a) if the facility operator for antenna D is the facility operator for all antennas attached to the final pole, 3.5 m; or
 - (b) otherwise, 5 m

Conditions	Comments
Signal Station Road, Omapere	<p>The subject site is zoned Rural Production under the District Plan.</p> <p>The antenna upgrade will be undertaken on Pole D, in its existing location.</p> <p>The proposed dish antennas will not exceed 1.2mØ.</p> <p>There will be no change to pole D, the width of the pole will remain the same.</p> <p>The existing pole has a headframe. There will be no alteration to the existing headframe.</p> <p>The existing telecommunication pole first was established in 2002. (consent to establish attached as Appendix 5).</p> <p>The max height of the existing facility will remain the same.</p>

	<p>Summary The proposed upgrade and antenna attachments will be a permitted activity, complying with the max permitted dimensions in Regulation 33.</p> <p>Complies</p>
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Subpart 1 – Cabinets

1.6 Subpart 1 of the NESTF provides for telecommunications cabinets as a permitted activity, where the cabinets comply with the following conditions.

<p>Subpart 1 Cabinets</p> <p>Regulation 20: Cabinet not servicing antenna on building</p>
<p>Conditions</p>
<p><i>(1) This regulation applies to any cabinet other than one to which regulation 21 applies.</i></p> <p><i>(2) This regulation is complied with if –</i></p> <p style="padding-left: 20px;"><i>(a) The height, footprint, and grouping rules in subclause (3) are complied with; and</i></p> <p style="padding-left: 20px;"><i>(b) One of the following applies:</i></p> <p style="padding-left: 40px;"><i>(i) The cabinet’s equipment does not require power;</i></p> <p style="padding-left: 40px;"><i>(ii) Power for the cabinet’s equipment is provided by a self-contained power unit;</i></p>

(iii) The power supply for the cabinet's equipment is connected under the ground or inside the cabinet.

(3) The height, footprint, and grouping rules are as follows:

(a) If the cabinet is in a road reserve that is in, or adjoins, a residential zone, -

(i) The height of the cabinet must not be more than 1.8m; and

(ii) The footprint of the cabinet must not be more than 1.4m²; and

(iii) The group rules in regulation 22 must be complied with (subject to regulation 23):

(b) If the cabinet is in any other road reserve -

(i) The height of the cabinet must not be more than 2m; and

(ii) The footprint of the cabinet must not be more than 2m²; and

(iii) The group rules in regulation 22 must be complied with (subject to regulation 23):

(c) If the cabinet is not in a road reserve and is in a residential zone, -

(i) The height of the cabinet must not be more than 2m; and

(ii) The footprint of the cabinet must not be more than 2m²;

(d) If the cabinet is not in a road reserve and is not in a residential zone, -

(i) The height of the cabinet must not be more than 2.5m; and

(ii) The footprint of the cabinet must not be more than 5m².

(4) In this regulation, part of a road reserve **adjoins** a residential zone if that part of the road reserve adjoins, and is on the same side of the road as, land that is in a residential zone.

Site Location	Comments
---------------	----------

Signal Station Road, Omapere	<p>The proposed cabinet is located outside the road reserve on land zoned rural production.</p> <p>Installation of a new side by side cabinet array, consisting of two cabinet bays measuring:</p> <p>Bay 1 measures 1.36m length x 0.81m width x 2.1m height covering a total area of 1.1m²</p> <p>Bay 2 measures 1.36m length x 0.97m width x 2.1m height covering a total area of 1.3m²</p> <p>Complies</p>
------------------------------	---

Subpart 1 Cabinets	
Regulation 25: Noise limits for cabinet not in road reserve	
Conditions	
<p>(1) <i>This regulation applies to a cabinet not located in a road reserve.</i></p> <p>(2) <i>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.</i></p>	
Site Location	Comments
Signal Station Road, Omapere	<p>The subject site is located outside the road reserve on land zoned rural production.</p> <p>Under Part 2, Rural Environment, Rule 8.6.5.1.7(a), the following noise controls for the Rural Zone, measured at the notional boundary.</p>

	<p><i>Noise generated by any activity shall not exceed the following limits within the <u>notional boundary</u> of any <u>noise sensitive activity</u> in the Rural Production, Rural Lifestyle or Māori Purpose zones:</i></p> <ul style="list-style-type: none"> • 0700 to 2200 hours 65 dBA • 2200 to 0700 hours 45 dBA • 70 dBA Lmax <p>A noise report for the proposed cabinet model has been attached as Appendix 8 of this application report. The proposed cabinets will comply with the noise controls above at 3m. The cabinets will be located over 100m from the nearest dwelling, being 73A Signal Station Road. Located approximately 335m to the northeast. Therefore, the proposed cabinet will easily comply with the rural zone noise controls measured at the nearest notional boundary.</p> <p>Complies.</p>
--	--

Subpart 6 – Earthworks

1.6 Subpart 6 of the NESTF provides for earthworks associated with telecommunication facilities as a permitted activity, where the facility can comply with the following conditions.

Subpart 6 – Earthworks
Regulation 54: Earthworks regional rules apply
Conditions
<p>(1) <i>This regulation applies to a regulated activity if it includes earthworks (as referred to in regulation 5(1)(d)).</i></p> <p>(2) <i>This regulation is complied with if the earthworks are carried out in accordance with any applicable regional rules about earthworks.</i></p>

Site Location	Comments
Signal Station Road, Omapere	<p>The proposal involves the extension of the existing concrete pad, requiring approximately 15m³ of earthworks. The proposal complies with all application regional rules about earthworks.</p> <p>Due to the site being located in on an Outstanding Natural Feature, the proposal will not comply with the District Plan Earthworks control. This is assessed further in the AEE report under the District Plan assessment section.</p> <p>Complies</p>

NESTF Regulation Assessment Summary

- 1.7 The NESTF assessment has demonstrated that the proposed upgrade will not comply with Regulation 50(1) of the NESTF Regulations. Given that the existing facility has been established on a Scheduled Outstanding Natural Feature.



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

RECEIVED

30 NOV 2001

PROJ	4520/7		
TO	ACTION	INFO	INIT
re			KE
FILE	/	REG	

28 November 2001

Connell Wagener
PO Box 9762
Auckland

Dear Sir/Madam,

Re: RC 2010891 - APPLICATION BY VODAFONE NZ LTD TO ESTABLISH A TELECOMMUNICATIONS FACILITY ON LOT 2 DP 204637 & LOT 2 DP 184541

I enclose a copy of Council's decision on the above application.

The Resource Management Act provides a right of appeal to the Environment Court, in respect of the whole or any part of the Council's decision. This must be lodged within 15 working days of receipt of this decision. An information sheet on appeals is attached.

Yours faithfully

R K Smythe
for RESOURCE PLANNER

FAR NORTH DISTRICT COUNCIL

IN THE MATTER of the Resource
Management Act 1991:

AND

IN THE MATTER of an application
under the aforesaid Act, 1991
by VODAFONE NZ LTD

APPLICATION NUMBER RC 2010891

HEARINGS APPLICATION TO ESTABLISH A TELECOMMUNICATIONS FACILITY
The property in respect of which the application is made, is situated at LO 2 DP 204637 & LOT 2
DP 184541. SIGNAL STATION ROAD, OMAPERE.

HEARING

Before the Hearing By Commissioners of the Far North District Council, on the 5TH November,
2001, the following decision was made;

DECISION

THAT PURSUANT TO SECTIONS 105(1)(C) OF THE RESOURCE MANAGEMENT
ACT 1991 THE FAR NORTH DISTRICT COUNCIL GRANTS CONSENT TO THE
APPLICATION BY VODAFONE NZ LTD TO ESTABLISH AND OPERATE A
TELECOMMUNICATIONS FACILITY INCLUDING A 18.6 METRE HIGH MONOPOLE
MAST WITH AN ARRAY OF PANEL, YAGI AND GRIDPACK ANTENNAS ATTACHED
AT VARIOUS HEIGHTS AND AN EQUIPMENT SHELTER LOCATED
APPROXIMATELY 100 METRES AWAY FROM THE MAST ON LOT 2 DP 204637 &
LOT 2 DP 184541, SUCH LAND BEING LOCATED AT SIGNAL STATION ROAD,
OMAPERE.

THE CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE APPLICATION SHALL PROCEED IN ACCORDANCE WITH THE PLANS
AND INFORMATION PROVIDED BY CONNELL WAGNER LTD REF. LOCATION
AND SITE PLAN DRAWING NO. 482075-P1 REV. 3, SITE PLAN DRAWING NO.
482075-P1A REV 1, MAST & SHELTER LOCATION PLAN DRAWING NO.
482075-P2 REV 3 AND MAST ELEVATION & PICTORIAL VIEW OF PROPOSED
SHELTER DRAWING NO. 482075-P4 REV 3.
2. RADIO FREQUENCY EMISSIONS SHALL COMPLY WITH THE RECOMMENDED
LIMITS IN NZS 2772.1.1999.
3. THE EQUIPMENT SHELTER AND OUTDOOR TRANSFORMER SHALL BE
FINISHED IN KARAKA GREEN COLOUR.
4. THE EQUIPMENT SHELTER SHALL BE SCREEN PLANTED AS SHOWN ON
THE SUBMITTED PLANS AND BE FENCED OFF TO AVOID DAMAGE FROM
STOCK. THE PLANTINGS AND FENCING SHALL BE MAINTAINED ON A
CONTINUING BASIS.

5. THAT THE EXACT LOCATIONS OF THE MAST, SHELTER AND TRANSFORMER AND ROUTES OF THE ACCESS TRACK AND CABLE TRENCHES BE DETERMINED AND MARKED ON THE GROUND BY AN ARCHAEOLOGIST. FOLLOWING CONSTRUCTION OF THE FACILITY ALL BARE AREAS OF EARTH SHALL BE REGRASSED.
6. THAT THE CONSTRUCTION OF THE ACCESS TRACK ACROSS THE BACK OF THE FLAT BELOW OHINETURU BE MONITORED BY AN ARCHAEOLOGIST.
7. THAT IF ANY UNRECORDED ARCHAEOLOGICAL REMAINS ARE UNCOVERED DURING EARTHWORKS ASSOCIATED WITH UNMONITORED SECTIONS OF THE PROPOSED FACILITY, ALL EARTHWORKS AFFECTING SUCH REMAINS SHALL CEASE AND THE NEW ZEALAND HISTORIC PLACES TRUST AND LOCAL IWI BE NOTIFIED SO APPROPRIATE ACTION CAN BE TAKEN.

REASONS FOR THE DECISION

1. Council is of the opinion that environmental effects associated with the proposal will be minor, subject to compliance with conditions of consent imposed.
2. The proposal is not considered to be contrary to the objectives and policies of the district plans.
3. It is considered that the subject site is suitable for the facility and the applicant has demonstrated a functional necessity for the facility to be located in its proposed location.
4. The proposal will assist the community in providing for its social and economic wellbeing.

Advice note:

Pursuant to Section 36(3) of the Resource Management Act 1991, an invoice for the additional costs of processing and considering this application will follow this notification of this decision.

INFORMATION AS TO RIGHTS TO APPEAL

THE RESOURCE MANAGEMENT ACT 1991

1. You may appeal against Council's decision by lodging a Notice of Appeal with the **Register of the Environment Court** and with **Council** within 15 working days of the receipt of Council's decision by you or the person who filed the application/submission on your behalf. The Notice of Appeal must also be served on the **consent holder**, and on **any person who made a submission** on the application, within 5 working days of it being lodged with the court. Sections 120 and 121 of the Act explain the right to appeal, and the procedure.
2. The appeal must be in the form prescribed by Form 7 of the Resource Management (Forms) Regulations 1991.
3. The address of the Environment Court is:

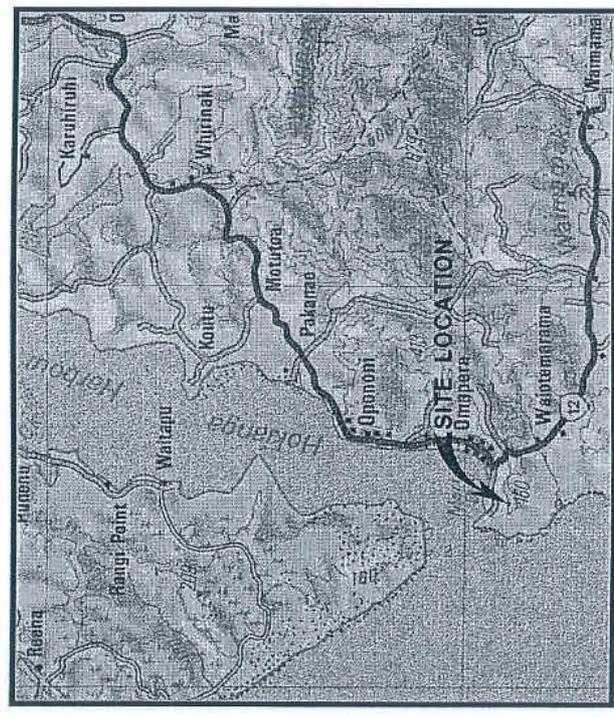
PO Box 5027
Wellington

Phone: (04) 915-8300
Fax: (04) 915-8303

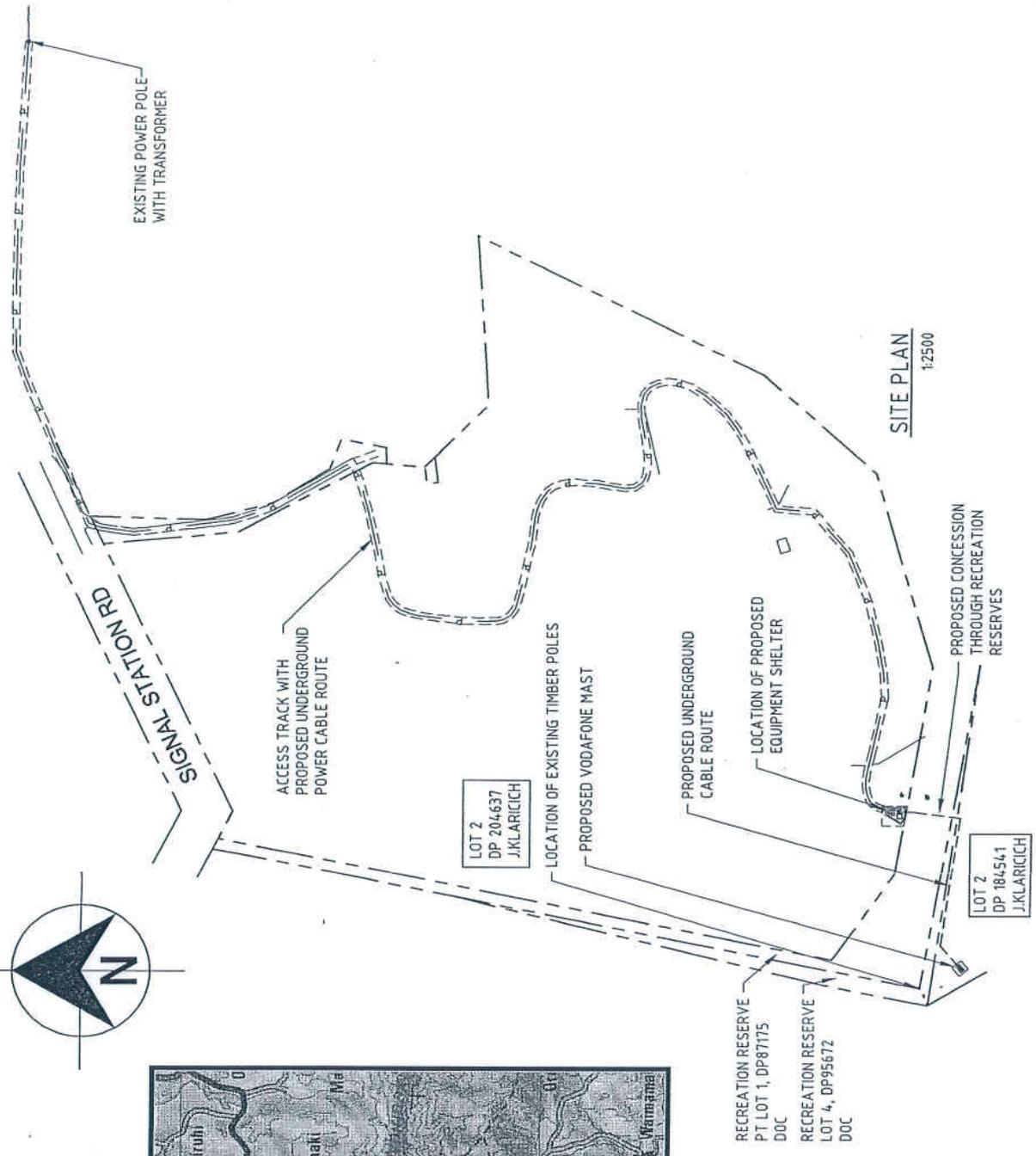
The appropriate filing fee must accompany the Notice of Appeal

1. If you are in any doubt as to the procedure to be following it is strongly recommended that you obtain professional advice. Incorrect procedure may result in your appeal being struck out.

AGENZ.
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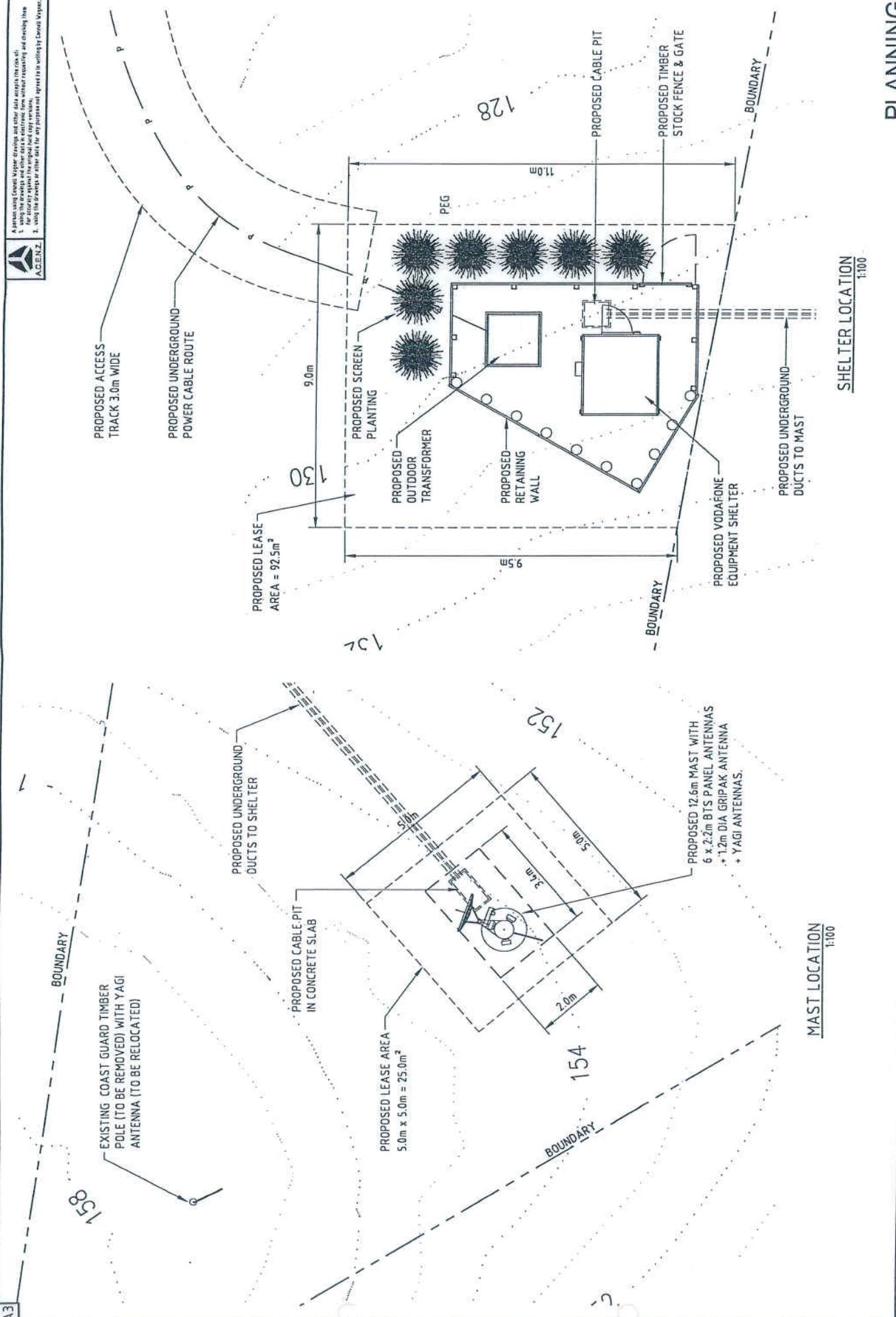
SITE PLAN
 1:2500

No.	Date	Revision	By	Ver.	Appr.
3	16.05.01	REVISED ISSUE	DM		
2	25.04.01	REVISED ISSUE	JH		
1	18.02.01	INITIAL ISSUE	DM		

Client:	vodafone	Project:	VODAFONE NEW ZEALAND LIMITED OMAPERE BTS SITE SIGNAL STATION ROAD OMAPERE
Client:	Cannell Wagner	Project:	VODAFONE NEW ZEALAND LIMITED OMAPERE BTS SITE SIGNAL STATION ROAD OMAPERE
	Telephone: +64 9 524 4099 Facsimile: +64 9 524 7015 Email: nlr@canwag.com		
	Cannell Wagner Limited, Auckland Office PO Box 9162, Newmarket, Auckland 6 New St, Auckland, New Zealand		

Project:	VODAFONE NEW ZEALAND LIMITED OMAPERE BTS SITE SIGNAL STATION ROAD OMAPERE
Project No.:	4820NT/75
Scale:	1:2500
Drawing No.:	482075-P1
Rev.:	3

Author:	DM
Checked:	JH
Drawn:	DM
Scale:	1:2500
Project:	VODAFONE NEW ZEALAND LIMITED OMAPERE BTS SITE SIGNAL STATION ROAD OMAPERE
Project No.:	4820NT/75
Scale:	1:2500
Drawing No.:	482075-P1
Rev.:	3



3	16/05/01	REVISED ISSUE							
2	12/05/01	REVISED ISSUE							
1	16/05/01	INITIAL ISSUE							
Rev.	Date	Description	By	Ver.	Ass.				

PLANNING
 CA Project No. 4820NT75
 Scale 1:100
 Drawing No. 482075-P2
 Rev. 3

Drawn	DM	Checked	DM	Designed	DM	Verified	DM	Approved	DM
Drawn	DM	Checked	DM	Designed	DM	Verified	DM	Approved	DM

Project: VODAFONE NEW ZEALAND LIMITED
 OMAPERE BTS SITE
 SIGNAL STATION ROAD
 OMAPERE



Client: Vodafone
 Telephone: +64 9 332 4379
 Facsimile: +64 9 332 7825
 Email: akc@vodafone.co.nz

Cornell Wagner
 Cornell Wagner Limited, Auckland Office
 PO Box 9102, Newmarket, Auckland
 6 Karori St, Auckland, New Zealand



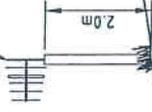
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EXISTING TIMBER POLE
 WITH YAGI, SOLAR PANEL
 & EQUIPMENT BOX.

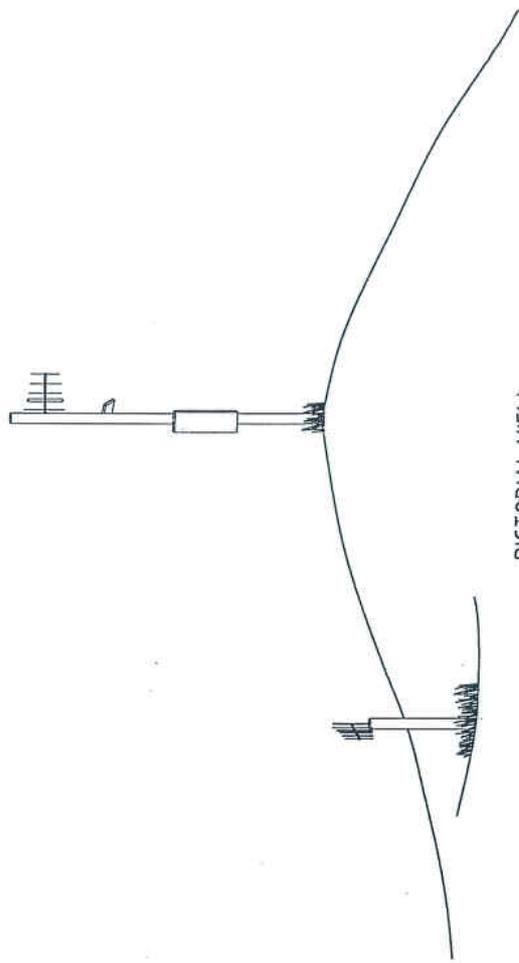


EAST ELEVATION
 1:100

EXISTING TIMBER POLE
 WITH YAGI ANTENNA



PICTORIAL VIEW
 N.T.S.



No.	Date	Revision Details	By	Ver.	App.
3	16/03/01	REVISED ISSUE	DM		
2	26/02/01	REVISED ISSUE	JH		
1	16/02/01	INITIAL ISSUE	JH		

Cornell Wagner
 Electrical Engineering
 100/102, Manukau Road
 Manukau, Auckland
 Telephone: +64 9 232-4078
 Facsimile: +64 9 232-7895
 Cell: 021 629800



Client:
Vodafone New Zealand Limited
 Omapere BTS Site
 Signal Station Road
 Omapere

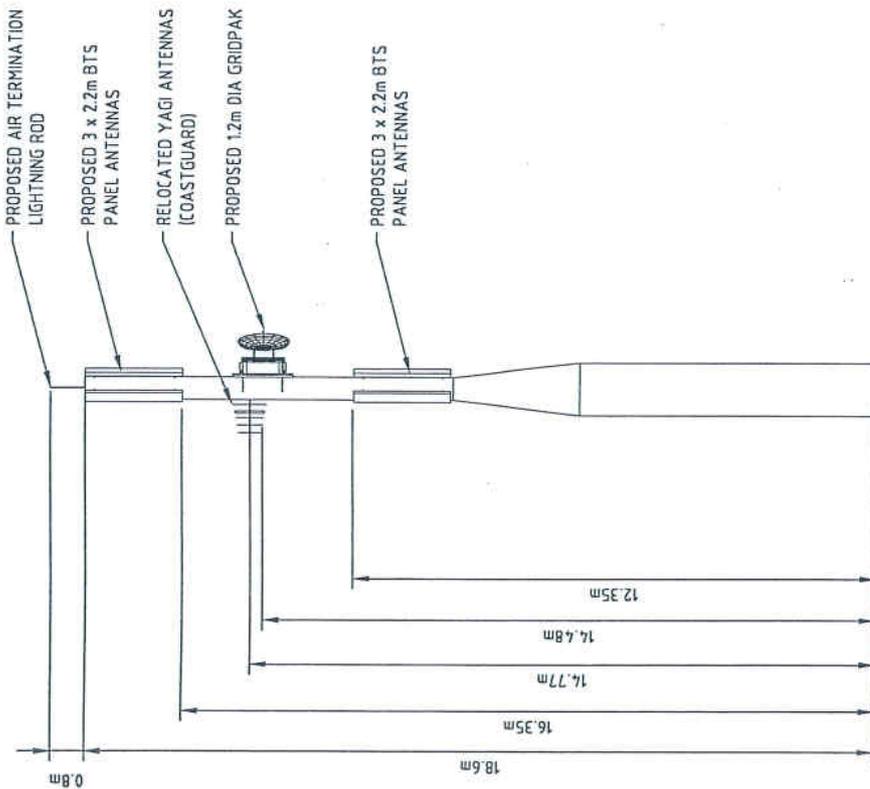
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DM	JH	JH	JH	JH

Drawing Title:
**SITE ELEVATION &
 PICTORIAL VIEW
 OF EXISTING SITE**

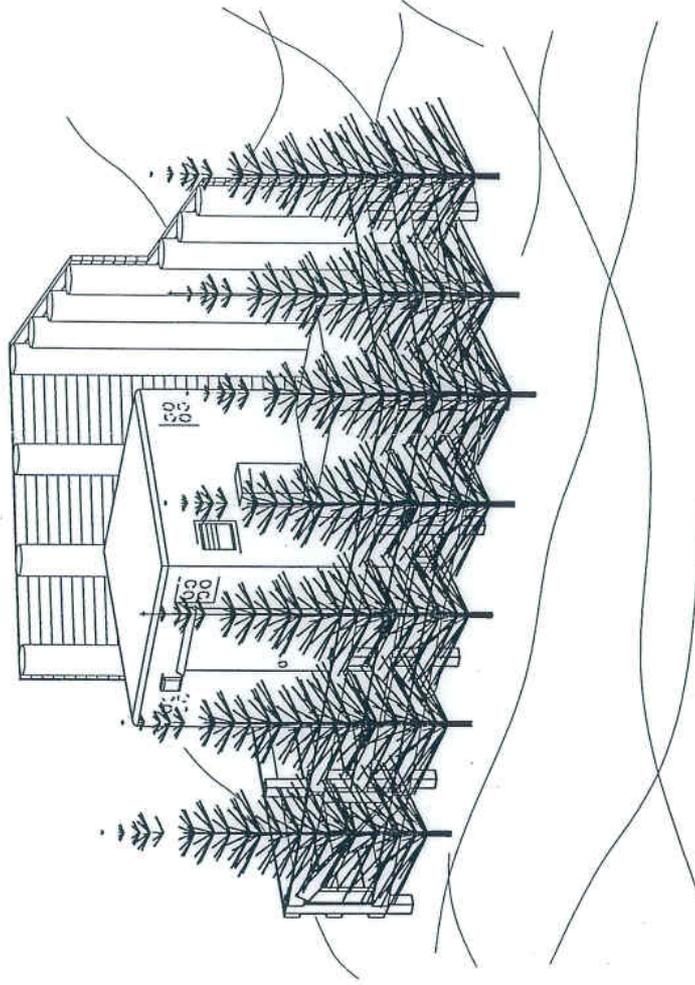
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 Rev: 3



AGENZ.
 I warrant that Connell Wagner has prepared this plan with due care and attention to the risk of:
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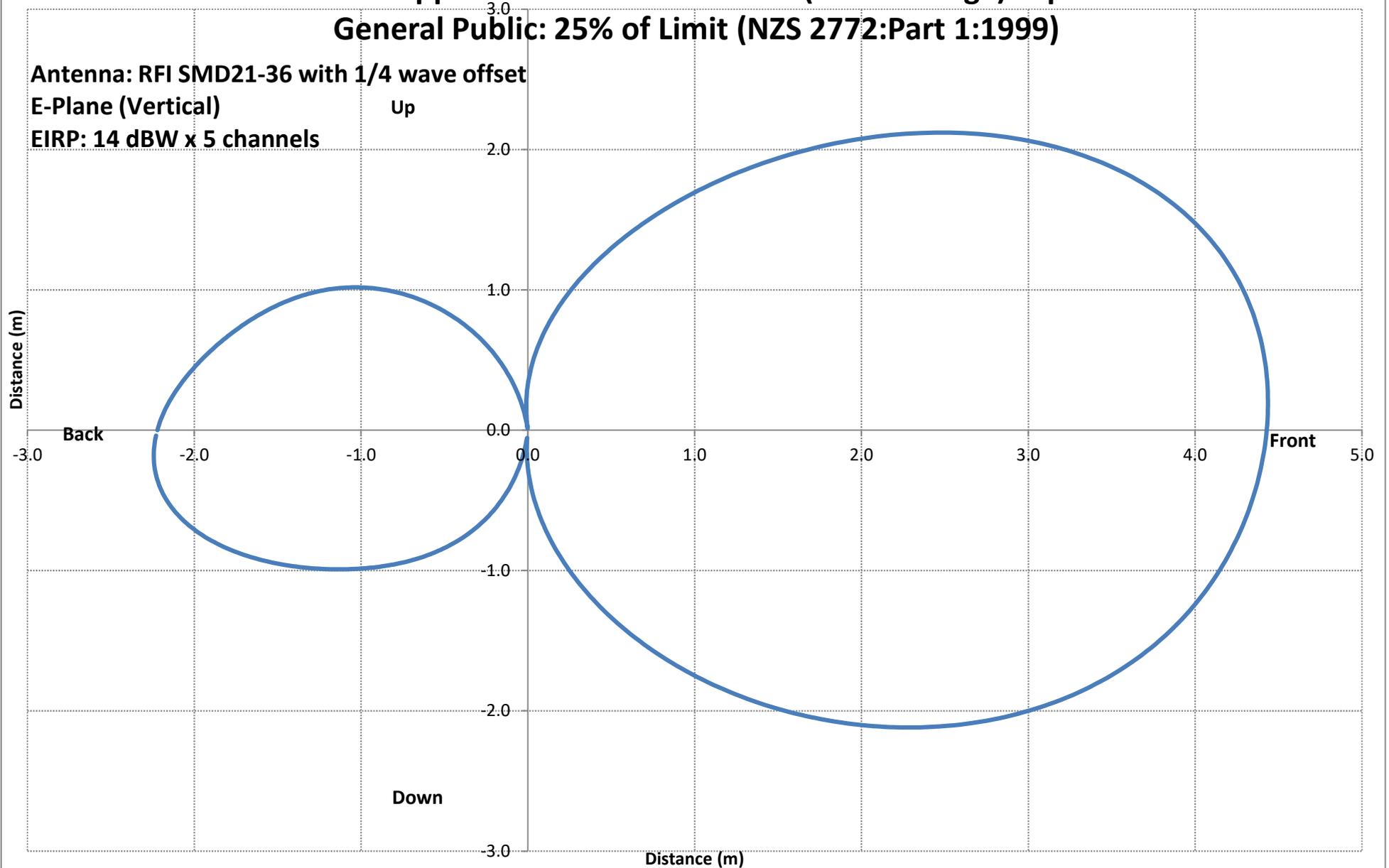


PICTORIAL VIEW OF SHELTER
 N.T.S.

<p>Client: vodafone A193</p> <p>Connell Wagner Limited Auckland Office PO Box 592, Newmarket, Auckland 9 April 21, Auckland, New Zealand Telephone: +64 9 574-4899 Facsimile: +64 9 574-7895 Email: info@connellwagner.com</p>		<p>Project: VODAFONE NEW ZEALAND LIMITED OMAPERE BTS SITE SIGNAL STATION ROAD OMAPERE</p>		<p>Drawn Title: MAST ELEVATION & PICTORIAL VIEW OF PROPOSED SHELTER</p>		<p>PLANNING CW Project No. 4820NT775</p>	
<p>Scale: 1:100</p>		<p>Scale: 1:100</p>		<p>Scale: 1:100</p>		<p>Scale: 1:100</p>	
<p>By: [Signature]</p>		<p>By: [Signature]</p>		<p>By: [Signature]</p>		<p>By: [Signature]</p>	
<p>Date: 16/05/01</p>		<p>Date: 16/05/01</p>		<p>Date: 16/05/01</p>		<p>Date: 16/05/01</p>	
<p>Issue: REVISED ISSUE</p>		<p>Issue: REVISED ISSUE</p>		<p>Issue: REVISED ISSUE</p>		<p>Issue: REVISED ISSUE</p>	
<p>Issue: INITIAL ISSUE</p>		<p>Issue: INITIAL ISSUE</p>		<p>Issue: INITIAL ISSUE</p>		<p>Issue: INITIAL ISSUE</p>	
<p>Issue: Revision Detail</p>		<p>Issue: Revision Detail</p>		<p>Issue: Revision Detail</p>		<p>Issue: Revision Detail</p>	

Minimum Approach Distance - RF Field (time average) Exposure General Public: 25% of Limit (NZS 2772:Part 1:1999)

Antenna: RFI SMD21-36 with 1/4 wave offset
E-Plane (Vertical)
EIRP: 14 dBW x 5 channels



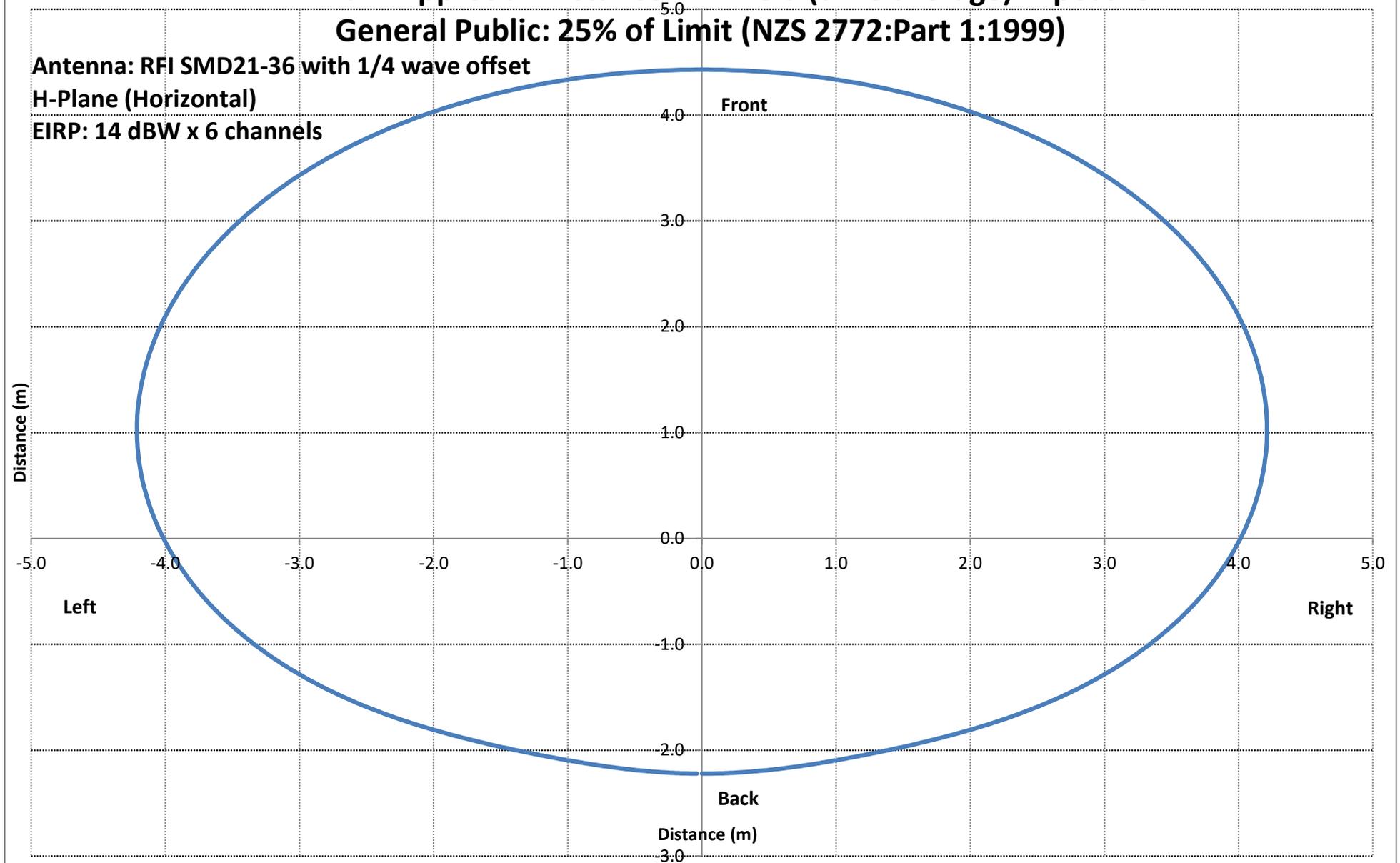
Minimum Approach Distance - RF Field (time average) Exposure

General Public: 25% of Limit (NZS 2772:Part 1:1999)

Antenna: RFI SMD21-36 with 1/4 wave offset

H-Plane (Horizontal)

EIRP: 14 dBW x 6 channels



Generic Radiofrequency Field Certificate for PSN UHF LMR Services

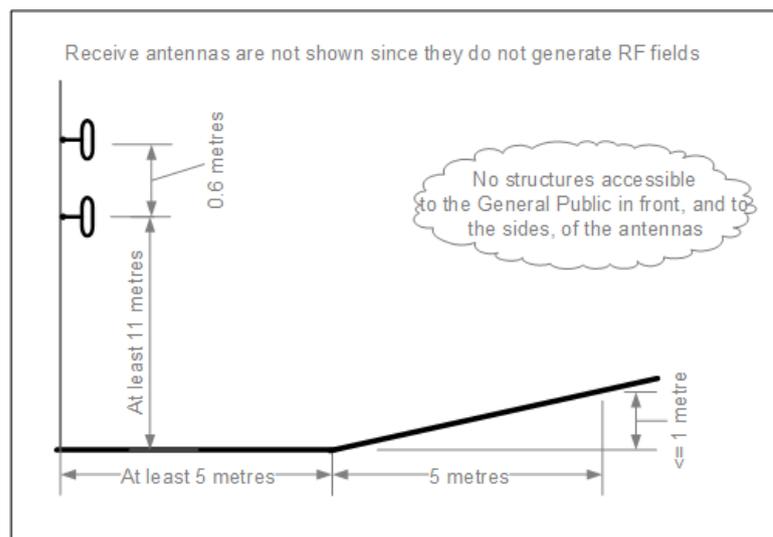
Introduction

This radiofrequency (RF) field certificate is a generic certificate that demonstrates compliance with RF hazard safety Regulations for a PSN UHF Land Mobile Radio (LMR) site.

Applicable PSN UHF LMR Configurations

PSN UHF LMR services that meet all the following criteria are covered by this generic RF field certificate (refer also to the explanatory drawing below):

Frequency	478 to 502 MHz
Number of transmitters	Up to 8
Transmit power	Up to 50 W per transmitter (adjusted to meet EIRP limit)
System loss	Varies depending on the site
Antenna	Two separate pole-mounted quarter-wave dipoles operating independently with up to 4 transmitters per dipole (receive antennas are not considered since they do not generate RF fields)
EIRP	Maximum of 17 dBW EIRP per transmitter (RF channel)
Height	Centre of lower and upper transmit dipoles at least 11.0 and 11.6 metres above areas (typically ground level) reasonably accessible to the General Public.
Foreground clearance	The immediate foreground in front, and to the sides, of the antennas shall be clear of any structures reasonably accessible to the General Public (e.g. building roofs or buildings of more than one storey, streetlights, large trees).
Foreground terrain	The foreground in front, and to the sides, of the antennas reasonably accessible to the General Public shall be flat for at least the first 5 metres and may then rise at a gradient of 1 in 5 beyond that (one metre of height for every 5 metres of distance). Alternatively, the foreground can be flat or falling away.



Relevant Regulations

The *Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016* (NES) prescribe the Standards that must be complied with for the purposes of the Resource Management Act 1991.

Regulation 13 states that a telecommunication facility is a permitted activity as far as radiofrequency field hazards are concerned if it is operated in accordance with Regulation 55. Regulation 55 requires that telecommunications facilities are installed and operated in accordance with *NZS 2772: Part 1:1999 "Radiofrequency Part 1 – Maximum Exposure Levels – 3kHz to 300GHz"*. In particular, this Regulation relates to the maximum levels the General Public may be exposed to in reasonably accessible areas.

Regulation 55 also requires that a pre-commencement report is prepared predicting whether the fields at places in the vicinity of the facility that are reasonably accessible to the General Public will comply with NZS 2772:1:1999. This report must be prepared in accordance with *AS/NZS 2772:2:2016 "Radiofrequency fields, Part 2: Principles and methods of measurement and computation — 3 kHz to 300 GHz"*. Additionally, if the radiofrequency fields are predicted to reach or exceed 25 % of the General Public exposure limits in NZS 2772:1:1999, the operator must submit a post-commencement report providing evidence that the actual radiofrequency field levels comply with NZS 2772:1:1999.

The exposure limits in NZS 2772:1:1999 vary with frequency. For the frequencies applicable to this RF Field Certificate the General Public exposure limit is 2.4 W/m².

RF Fields from the Proposed PSN LMR Service

UHF LMR dipoles provide broad communications coverage from the site, with reduced coverage behind the antenna.

Predictions of RF fields from the LMR antennas have been undertaken using a worst-case combination of the criteria stated above. RF fields up to 2 metres above ground level in any publicly accessible area around the antennas will be a maximum of 0.1 W/m² (4.5 % of the maximum General Public exposure level). However, this maximum RF field level only occurs in a localised area in front of the antenna and when all transmitters are operating, which will occur only very rarely. For the rest of the time, and in the majority of locations around the site, the RF Field levels will be less.

These calculations have been undertaken in accordance with AS/NZS 2772:2:2016.

Existing RF Fields & Cumulative Effects

In general, assessment of RF fields from a proposed service must also consider the cumulative effect of fields from existing RF services on the site or nearby. However, in the specific case of the LMR services described by the criteria above, the RF fields predicted in publicly accessible areas are small in comparison with the exposure limit, and will have minimal impact on compliance when considering any existing RF fields.

Conclusion

The RF fields in any publicly accessible area from the PSN LMR service that meets the above criteria will be a maximum of 4.5 % of the General Public exposure limit. However, this will occur only very rarely and for the rest of the time the RF Field levels will be less.

Whilst the cumulative RF fields from any existing RF services on the site or nearby have not been specifically considered, the RF field from the proposed PSN LMR service is small in comparison with the exposure limit and therefore will have minimal impact on compliance when considering any existing RF fields in publicly accessible areas.

A post-commencement report is not required.



Yafei Qu

Project Systems Engineer, Tait Communications

19 March 2025

Issue 1

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NORTHERN ARCHAEOLOGICAL RESEARCH

**ARCHAEOLOGICAL SURVEY AND ASSESSMENT
OF A PROPOSED CELLULAR FACILITY
LEASE EXPANSION AREA
OMAPERE, SOUTH HOKIANGA,
FAR NORTH.**



Prepared for
Fortysouth
Auckland

Northern Archaeological Research Ltd
P O Box 32 585, Devonport, Auckland 0744

February 2026

NORTHERN ARCHAEOLOGICAL RESEARCH

**ARCHAEOLOGICAL SURVEY AND ASSESSMENT OF A
PROPOSED CELLULAR FACILITY
LEASE EXPANSION AREA
OMAPERE, SOUTH HOKIANGA,
FAR NORTH.**

*By
Leigh Johnson & Elisabeth Callaghan
Northern Archaeological Research Ltd.*

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FIGURES

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Figure 3.	The previous recorded site O06/626 (Courtesy of <i>Archsite</i> 15.02.26)	5
Figure 4.	The original proposed location of the 2001 lease area (black); the actual location of the 2002 lease area (red); the 2026 Proposed extension of the lease area, in relation to the lower terrace feature associated with archaeological site O06/626 (Base site plan <i>in</i> Johnson 2001).	7

PLATES

Plate 1.	The lower terrace in question (View to the east)	8
Plate 2.	The proposed eastern expansion area (View to the south-east).	8
Plate 3.	The proposed western expansion area (View to the west).	9
Plate 4.	The area of the proposed expansion to the north of the mast (View to the north).	9

Cover. View of the existing cellular facility tower at Omapere (View to the south-west).

Introduction

Fortysouth propose to upgrade the cellular network transmission facility on Pukekohe summit at Omapere on the south side of the Hokianga Harbour. Northern Archaeological Research Ltd was commissioned by K. Cheung of Fortysouth to undertake an archaeological re-evaluation and assessment of the proposal. The re-evaluation and assessment were undertaken to assess the effects of the proposal on recorded archaeological site O06/626. This was undertaken to advise Fortysouth in relation to the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act, 2014. The re-evaluation and assessment was undertaken by Leigh Johnson of Northern Archaeological Research Ltd on the 17th of February 2026. This report outlines the results.

Location/Physical Environment

The existing cellular facility proposed to be upgraded for emergency services occurs on the Pukekohe summit on a property owned by J. Klaricich at Omapere on the south side of the entrance of the Hokianga Harbour at 73B Signal Station Road, Omapere (Legal Description: Lot 2 204637 and Lot 2 DP 313162) (Figures 1 and 2) . The location of the facility is 15m south of the Pukekohe summit. The summit itself is above and to the south of Signal Station Road and overlooks the Hokianga Harbour to the North Hokianga, west to the Tasman Sea and east to Omapere and Opononi. The site of the proposed transmission site and equipment shelter is approximately 160m above sea level. The area affected is under pasture. The soils of the area consist of Hunoke stony clay loam (Sutherland et al 1980).



FIGURE 1. THE LOCATION OF THE OMAPERE CELLULAR FACILITY, SOUTH HOKIANGA (O06) (RED OUTLINE Figure 2).

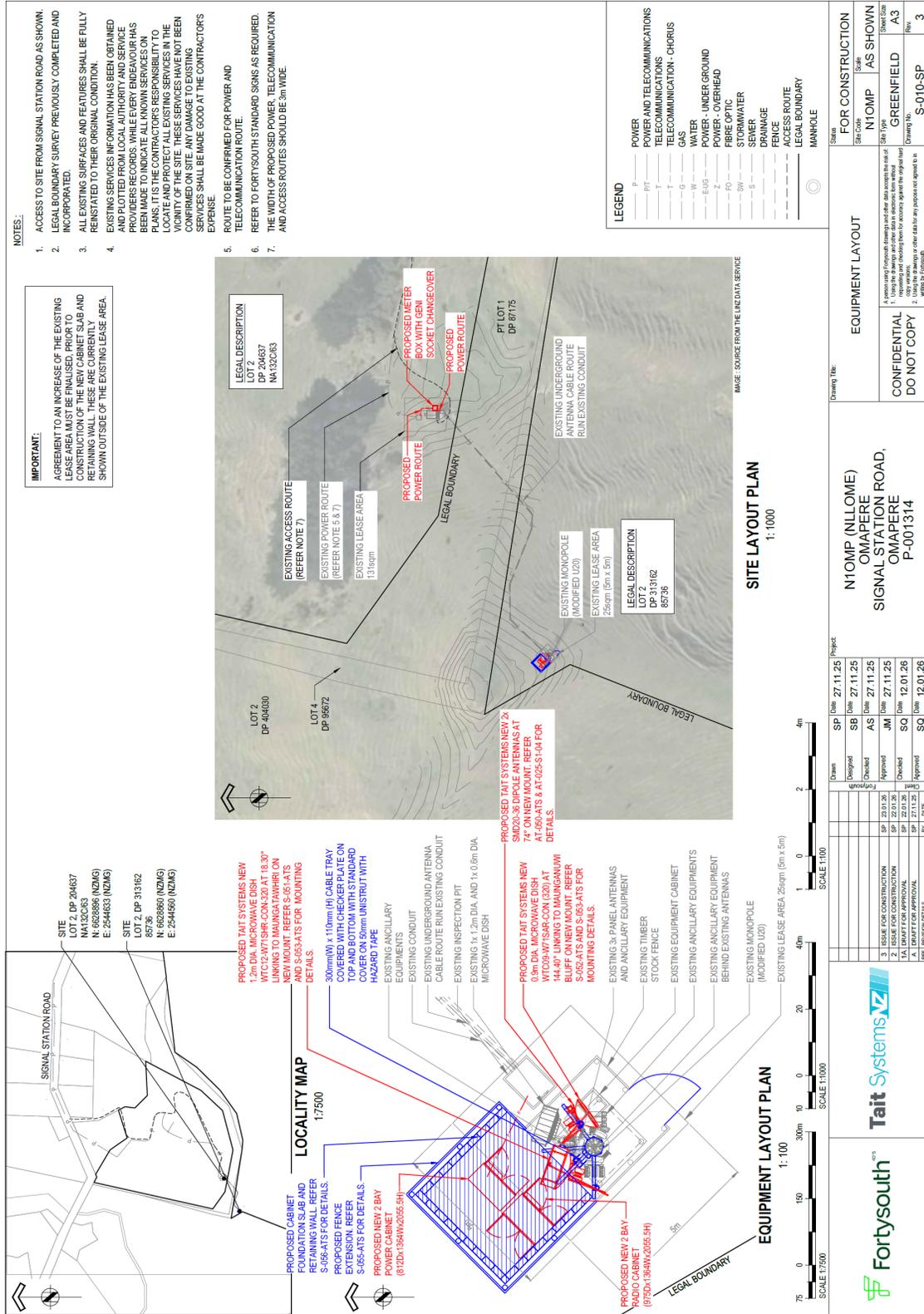


FIGURE 2. THE PROPOSED CELLULAR FACILITY UPGRADE (Courtesy of Fortysouth 10.02.26).

FNDC District Plan:

The area of the proposal is zoned under the Operative FNDC District Plan as Rural Production and Coastal Living. The location in question is one of Cultural Significance to Maori (MS11-28); and is zoned an Outstanding Landscape Feature.

Proposed Development

The proposal is to extend the enclosed area around the base of the existing tower to allow for the installation of cabinets for emergency services equipment (Figure 2 and Appendix). These are a new 2 bay power cabinet and a new proposed 2 bay radio cabinet in addition to installations on the existing mast. This will expand the enclosed area from the current 5m x 5m area to 10m x 10m. This will involve extending the length of enclosure to the north for a distance of some 5m. The total earthworks involved in forming a level base for a concrete foundation slab for the cabinets is estimated at 20m³.

Also, in the immediate vicinity of the existing green equipment shed below and to the east of site O06/626 is a proposed “Meter Box with Geni Socket Changeover” and a proposed short power cable route. Power and access to the site are existing and these are not proposed to change.

Statutory Obligations

The following is a brief outline of statutory obligations in New Zealand in respect of archaeological sites prepared by the Heritage New Zealand Pouhere Taonga (HNZ).

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act, 2014* (HNZPTA), and the *Resource Management Act, 1991*(RMA).

**HERITAGE NEW ZEALAND POUHERE TAONGA ACT 2014
ARCHAEOLOGICAL PROVISIONS**

The Heritage New Zealand Pouhere Taonga (HNZPT) administers the Heritage New Zealand Pouhere Taonga Act (HNZPTA). All archaeological sites in New Zealand are protected under the HNZPTA and may only be modified with the written authority of the HNZPT.

The maximum penalty in the HNZPTA for un-authorized damage of an archaeological site is \$120,000. The maximum penalty for un-authorized site destruction is \$300,000. The HNZA contains a consent (commonly referred to as an “Authority”) process for any work of any nature affecting archaeological sites, where an archaeological site is defined as:

Any place in New Zealand, including any building or structure (or part of a building or structure), that -

- a. Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
- b. Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- c. Includes a site for which a declaration is made under section 43(1)

Any person who intends carrying out work that may damage, modify or destroy an archaeological site must first obtain an authority from the HNZPT (Part 3 Section 44). The process applies to archaeological sites on all land in New Zealand irrespective of the type of tenure.

The archaeological authority process applies to all sites that fit the Heritage New Zealand definition, regardless of whether:

- The site is recorded in the NZ Archaeological Association (NZAA) Site Recording Scheme or registered/declared by the Heritage New Zealand Pouhere Taonga,
- The site only becomes known about as a result of ground disturbance and /or
- The activity is permitted under a district or regional plan, or resource or building consent has been granted.

Heritage New Zealand Pouhere Taonga also maintains a Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The register can include some archaeological sites (though the main database for archaeological sites is maintained independently by the NZAA). The purpose of the register is to inform members of the public about such places and to assist with their protection under the *Resource Management Act, 1991*.

THE RESOURCE MANAGEMENT ACT 1991 ARCHAEOLOGICAL PROVISIONS

The RMA requires City, District and regional; Councils to manage the use, development, and protection of natural and physical resources in a way that provided for the well-being of today's communities while safeguarding the options for future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f).

Historic Heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- historic sites, structures, places, and area
- archaeological sites;
- sites of significance to Maori, including wahi tapu;
- surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Maori.

Where resource consent is required for any activity, the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria (if appropriate).

Methodology and Constraints

Background research into the archaeology and subsequent history of the affected area included the examination of late 19th and early 20th century land plans and survey reports held by Land Information NZ, Auckland. New Zealand Archaeological Association site record forms were checked for previously recorded archaeological sites, and a review of regional archaeological publications relating to the area was undertaken. This includes the initial archaeological evaluation of the cellular proposal by the writer (Johnson 2001, 2002a) and a subsequent monitoring report on effects of the installation (Johnson 2002b)

The archaeological survey was undertaken on foot, using a 4WD vehicle to access the site. All parts within the specified area were covered in detail. A number of adjacent subsoil exposures within and immediately adjacent to the facility were also re-examined.

Constraints

Survey conditions were reasonable. The likelihood of undetected subsurface archaeological remains was also considered.

Archaeological and Historical Background

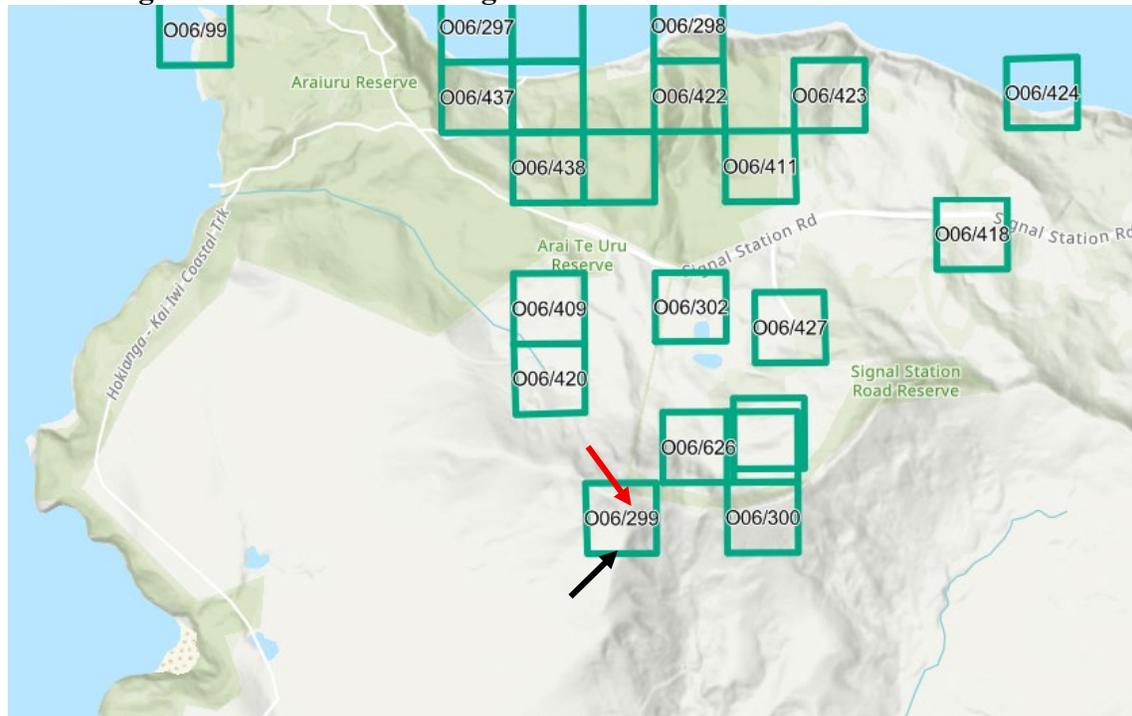


FIGURE 3. THE PREVIOUS RECORDED SITE O06/626 LOCATION ON ARCHSITE (Green square); THE ACTUAL LOCATION OF O06/626 Red arrow; ACTUAL LOCATION OF O06/299 Black arrow (Base Plan Courtesy of Archsite 15.02.26).

The following archaeological and historical background was initially presented in 2001 and 2002.

A number of archaeological sites have previously been recorded in the area of the proposed cellular transmission facility. These include what appears to have been two terraces on a spur on the west side of Pukekohe summit, O06/299, over looking the west coast and a single terrace, O06/300, situated on the north side of a “saddle between Pukekohe and Patipatiarero” recorded by V. Rickard in 1984 while working for the former Lands and Survey Department. More recently, a pit complex and possible gardening site, O06/427, has been recorded on a lip at the front of a comparatively sheltered flat below and to the north of Ohineturu Peak by B. Anderson in 1991.

No cultural or historical information is shown for the area on old lands plans or on Captain Herds 1827 chart or Commander Drury’s 1857 chart of the Hokianga Harbour. The only information shown in the vicinity is the signal station for crossing the bar on the harbour’s southern headland, a short distance (800m) below to the north west.

The property is understood to have been developed for pastoral agriculture in the late 19th and early 20th centuries and to have been owned at one stage by the Hokianga Harbourmaster (Johnson 2001: 3).

Following the installation of the cellular facility in April 2002, the following information was provided by the writer in 2002:

Following the initial archaeological survey and assessment of the cell site in March 2001, an agreement was reached for components of the proposed facility to be relocated to avoid archaeological remains. This included the site of the mast to be relocated some 12-15m down the shoulder of the summit to avoid archaeological remains of O06/626 comprising what appeared to be a small pa. The transmission shed was relocated to the opposite, west side, of a small gully on the north slope of Pukekohe to avoid archaeological remains at site O06/627 and the access and cable trenches were confined to the existing driveway and farm tracks where possible and were routed off the small flat with archaeological remains at site O06/427.

Following a redesign of part of the facility, a new archaeological assessment [Johnson 2002a] was undertaken of a potential cable trench route that appeared to affect other parts of site O06/427. As a consequence, and reconsidering the potential for affecting unrecorded subsurface archaeological remains at other components, Vodafone NZ were advised to apply to the New Zealand Historic Places for authority to modify the affected archaeological remains. As outlined above, the Trust issued an authority for the modification of the affected site in April 2002 subject to archaeological monitoring of the earthworks.

The cellular facility was subsequently built in April 2002. Unfortunately, as the result of an accidental oversight, Northern Archaeological Research Ltd were not notified of the commencement of earthworks, and the effects of the earthworks on the archaeological remains on the site were not monitored at this time. Having been made aware of the oversight, and following discussion with The New Zealand Historic Places Trust, Connell Wagener on behalf of Vodafone NZ commissioned Northern Archaeological Research Ltd to record the effects of the associated earthworks on the archaeological landscape at Pukekohe Hill.

In relation to the area of the mast itself, it was noted that “the mast appeared off site and off any ancillary remains...No archeological remains were evident in the [cut] profile and we are confident that the mast has been located on the summit without affecting archeological remains (Johnson 2002b: 3).

Archaeological Re-assessment Results

A single archeological site, O06/626, occurs in the immediate vicinity of the cellular facility on the summit of *Pukekohe* proposed to be upgraded for emergency services. An NZAA Additional Information for has been completed for the site and is outlined below. It is noted that the location of the site on the NZAA Database Map (Figure 3) is incorrect; and the 2002 site record additional form information was not been uploaded.

O06/626. Terraces, Pa? E1633828 N6066839 Additional Information

Since the initial archaeological evaluation in March 2001, the two wooden pole aerials have been removed from the summit of Pukekohe and the survey trig station has been removed and replaced inground with a metal marker plate. The base of the poles and three legs of the trig are still evident protruding from the ground. The 2002 power trench extending to the existing mast is still evident as a vegetation contrast mark extending between the two terraces to the south. The Pukekohe summit still forms part of an open grazed paddock with a 5mx 5m lease for the cellular facility.

All the archaeological features mapped in 2001 are still evident. However, in the interim it now appears more likely that the site is in fact a terraced hill top rather than a formal

pa. The pa? designation was made on the basis of the possibility that the long lateral terrace on the south west side was an erosion infilled ditch. While this is still possible, it appears more likely that the long narrow feature, 2m in width, is a narrow terrace and part of the small complex of terraces on the summit itself. Despite the range of more recent structures established on the hilltop facilities the features of the site are still evident, though in somewhat poor condition. The location has a commanding position with 360° views of all areas at the mouth of the Hokianga Harbour.

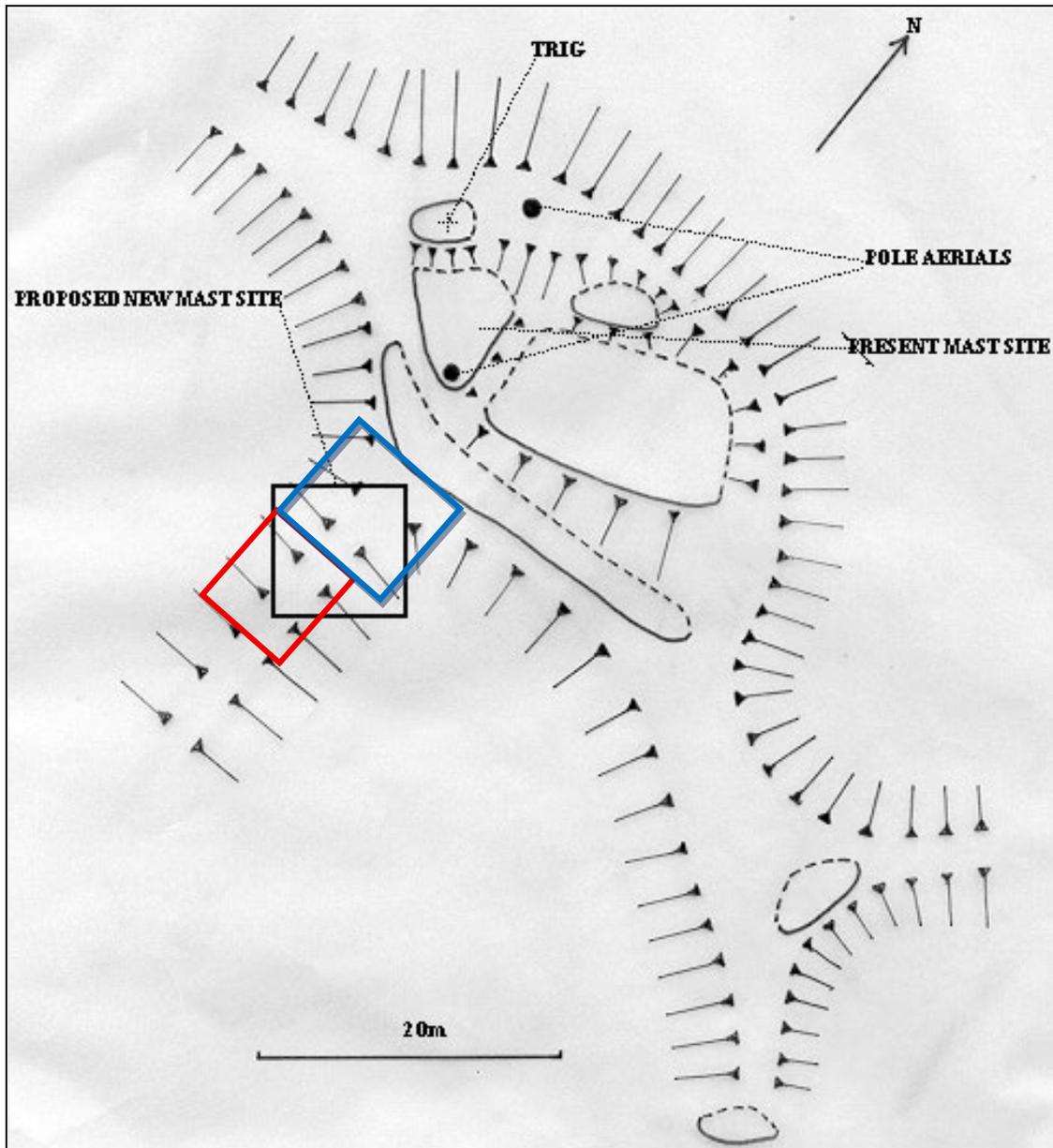


FIGURE 4. THE ORIGINAL PROPOSED LOCATION OF THE 2001 LEASE AREA (black); THE ACTUAL LOCATION OF THE 2002 LEASE AREA (red); THE 2026 PROPOSED EXTENSION OF THE LEASE AREA, IN RELATION TO THE LOWER TERRACE FEATURE ASSOCIATED WITH ARCHAEOLOGICAL SITE O06/626 (Base site plan *in* Johnson 2001).



PLATE 1. THE LOWER TERRACE IN QUESTION (View to the east).



PLATE 2. THE PROPOSED EASTERN EXPANSION AREA (View to the south-east).



PLATE 3. THE PROPOSED NORTHERN EXPANSION AREA (View to the north west).



PLATE 4. THE AREA OF THE PROPOSED EXPANSION TO THE NORTH OF THE MAST (View to the north).

Archaeological Significance

Archaeological significance/values relate to the potential of a place to provide evidence of the history of New Zealand. The following matters must be taken into account when assessing archaeological value: Condition of the site; the sites rarity; the sites contextual value; the sites information potential; and any amenity value (HNZPT June 2014).

Site/s	Criteria	Assessment
O06/626 Terraced hill top or small pa?	Condition	Medium to poor. The summit appears likely to have been part of a pastoral farm for over a century or more and has sustained some stock damage and erosion. Two pole aerials and a survey trig have been established on the summit, now removed, and a cellular facility has been established on the south side immediately outside the edge of the site.
	Rarity/ Uniqueness	If a terraced hill top or small pa? the site appears a common component of any archaeological landscape in northern New Zealand
	Contextual Value	The site has contextual value as an element of late pre-contact Maori settlement at the mouth of the Hokianga Harbour with a strategic location.
	Information Potential	While marginally to moderately damaged, O06/626 has the potential to provide some information on the age and nature of the late pre-contact Maori settlement at this location.
	Amenity Value	As O06/626 is located on private land, the site has limited amenity value, though is understood to form part of a coastal walkway (J. Klaricich pers comm.)
	Cultural Associations	The site appears of late pre-contact Maori origin.

TABLE 1. THE ARCHAEOLOGICAL SIGNIFICANCE OF O06/626.

Additional comments

The archaeological significance or value of site/s are associated with the site condition, rarity, contextual value, information potential and/or amenity value. No ranking of sites is allowed or appropriate under the Act.

Heritage Significance

Heritage significance/values accounted for under the Resource Management Act 1991. The following matters must be taken into account when assessing Heritage significance/values include: historical, architectural, cultural, scientific and technological qualities (RMA 1991).

Additional comments

Overall, the heritage value of the sites/area is of low, low-moderate, moderate, moderate-high or high significance, at a local, regional or national level. No additional ranking is appropriate or required.

Location.	Criteria	Assessment	Significance
<p>73B Signal Station Road, Omapere</p> <p>Lot 2 204637 and Lot 2 DP 313162)</p>	<p>Historical: the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group or idea or early period of settlement within NZ, the region or locality</p>	<p>The sites form part of a wider cultural/archaeological landscape but have no known associations to historical events or persons</p>	<p>Moderate</p>
	<p>Architectural/ Physical attributes: the place is notable or representative example of its type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder</p>	<p>The site inventory displays a limited range of site types commonly associated with late precontact Maori settlement</p>	<p>Low</p>
	<p>Cultural: the place has a strong or special association with or is held in high esteem by a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value</p>	<p>The sites have association to previous Maori occupation – significance to be determined by the effected tangata whenua</p>	
	<p>Mana whenua: the place has a strong or special association with or is held in high esteem by mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value</p>	<p>This to be determined by the effected tangata whenua</p>	
	<p>Scientific: the place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or national history of NZ, the region or locality</p>	<p>The site appears likely to have low to moderate potential to provide information archaeological investigation.</p>	<p>Low to moderate</p>
	<p>Technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials</p>		<p>N/a</p>
	<p>Aesthetic: the place is notable or distinctive for its aesthetic, visual or landmark qualities</p>	<p>The location has a commanding and strategic view over all areas at the mouth of the Hokianga Harbour. The location is an outstanding natural feature under the FNDC Operative Plan.</p>	<p>High</p>
	<p>Context: the place contributes to or is associated with a wider historic or cultural context, streetscape, townscape, landscape or setting</p>	<p>All sites contribute to a wider archaeological and historical settlement landscape.</p>	<p>Moderate</p>

TABLE 2. THE HERITAGE SIGNIFICANCE OF THE LOCATION.

Archaeological Assessment of Effects

In 2001 the cellular mast proposal at that time was located on the top of *Pukekohe* summit and archaeological site, O06/626. Following the initial archaeological survey and assessment in March 2001 (Johnson 2001), the recommendation was made to remove the mast proposal from the summit and relocate the mast on the shoulder of the summit some 12m below to the south (with the equipment shed below to the site by some distance to the east). This was ultimately adopted in construction of the facility to prevent any unauthorised damage or disturbance to the site. The new proposal to add a horizontal area of 5m x 5m for the emergency services cabinets to the north of the mast will extend the facility back into the area of the site, specifically the southern lateral terrace/filled ditch that formed the basis of the original decision to relocate the mast off the area of the site.

If the current proposal is to be established, then the proposed 5m wide cut for the base platform will extend up to and likely into the edge of the terrace. In relation to any unrecorded subsurface archeological remains, in addition to any potential direct effects on the terrace, the construction of the cabinet enclosure will require the written authority of Heritage New Zealand Pouhere Taonga under Section 48(1)(a) for the partial modification of archaeological site, O06/626. To all intents the authority may well largely be precautionary. Given the poor condition of the terrace and the limited peripheral effects on the site we would advise Heritage New Zealand to grant such authority with standard monitoring conditions including sampling of any remains present for analysis and radiocarbon dating.

Alternatively, it is understood that that Fortysouth would prefer to avoid the lengthy HNZPT Authority process for the emergency services upgrade on the hill. To achieve this, our preferred option would be to locate the new cabinet enclosure to the either the east, west or south of the existing mast. This would then avoid all areas of the site without affecting the small buffer that separates the mast from O06/626 and the edge of O06/626 itself. From verbal phone discussion with Fortysouth (K. Cheung, 17.2 26.) the suggestion was made to extend the cabinet enclosure only 2.5m to the north into the buffer area. This was assessed on the ground through a hand dug, spade sized test pit that revealed the 20cm deep stony brown loam topsoil over yellow silty clay evident in the mast earthworks in 2002. This indicated that the 2.5m extension could be achieved without affecting the long lateral terrace at O06/626. To do this however, the limit of the facility to the north would have to be determined on the ground with the archaeologist and marked out to provide a boundary beyond which earthworks cannot occur to prevent any damage or disturbance to the site.

We would also recommend that any earthworks to the north of the mast be monitored by the archaeologist in an attempt to more accurately determine the subsoil status of the location.

Any proposal to establish the cabinet platform to the west, east or south of the mast, should be able to be established without further archaeological consideration.

No archeological remains occurred in the area of the proposed “Meter Box with Geni Socket Changeover” and proposed power route in the immediate vicinity of the existing green equipment shelter, below the summit on the east side. As such these can be established without further archeological consideration.

If the proposal to avoid the site O06/626 is chosen, then in the unlikely event that any un-recorded subsurface archaeological remains are exposed, all work affecting such remains should cease immediately and Northern Archaeological Research Ltd be notified so that appropriate action can be taken.

It is understood there will be no further earthworks associated with the provision of access.

Any change to the proposed plan assessed in this report will need to be subject to archaeological evaluation.

The survey of the property was conducted specifically to locate and record archaeological remains. The survey and report does not necessarily include the location and/or assessment of wahi-tapu or sites of cultural or spiritual significance to the local Maori community, who may be approached independently for any information or concerns they may have.

Conclusion

Northern Archaeological Research Ltd were commissioned by L. Cheung (Fortysouth) to undertake an archaeological survey and assessment of the proposed cellular facility subdivision upgrade at Omapere, South Hokianga, Far North. One previously recorded archaeological site (O06/626) was recorded as a result of the fieldwork undertaken. Recommendations for the protection, mitigation and management of this site and any unrecorded subsurface archaeological sites are made in accordance with the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act, 2014 and standard procedures.

References

- Johnson, L. 2001. Archaeological Survey and Assessment of a Proposed Cellular Facility, Omapere, South Hokianga. *Unpublished Report*. Auckland: Northern Archaeological Research Ltd.
- Johnson, L. 2002a. Pers. Comm. Letter to Owen Burns (Connell Wagner) Re: Vodafone Omapere Cell Site (dated 19th February 2002). *Unpublished Document*. Auckland: Northern Archaeological Research Ltd.
- Johnson, L. 2002b. Archaeological Monitoring of the construction of a Cellular Facility, Omapere, South Hokianga (NZHPT Authority 2002/120). *Unpublished Report*. Auckland: Northern Archaeological Research Ltd.
- Klarisich, J. Pers Comm. On-site discussion with L Johnson (NAR Ltd) 16.02.26.
- Sutherland, C.F.; Cox, J.E.; Taylor, N.H.; Wright, A.C.S. 1980. Soil Map of Waipoua-Aranga area (Sheets O06/07). North Island. Scale 1:100 000 NZ Soil Bureau Map 183.

Recommendations

1. The current proposal as planned has the potential to modify the terrace and possible subsurface archeological remains. As such, the new enclosure will require the written authority of Heritage New Zealand Pouhere Taonga under Section 48(1)(a) for the partial modification of archaeological site, O06/626.

Given the poor condition of the terrace and the limited peripheral effects on the site we would advise Heritage New Zealand to grant such authority with standard monitoring conditions including sampling of any remains present for analysis and radiocarbon dating.

We do note however, that the site occurs in an area classified as of Cultural significance to Maori on the FNDC Operative District Plan (MS11-28).

2. Alternatively, Fortysouth has the option to locate the new cabinet enclosure to the either the east, west or south of the existing mast. This would then avoid all areas of the site without affecting the small buffer that separates the mast from O06/626 and the edge of O06/626 itself.
3. A further alternative to extend the cabinet enclosure only 2.5m to the north into the buffer area was assessed by a test pit that revealed the 20cm deep stony brown loam topsoil over yellow silty clay evident in the mast earthworks in 2002. This indicated that the 2.5m extension could be achieved without affecting the long lateral terrace at O06/626.

If this option is taken, the limit of the facility to the north would have to be determined on the ground with the archaeologist and marked out to provide a boundary beyond which earthworks cannot occur to prevent any damage or disturbance to the site.

4. It is recommended that any earthworks to the north of the mast be monitored by the archaeologist in an attempt to more accurately determine the subsoil status of the location.
5. Any proposal to establish the cabinet platform to the west, east or south of the mast, should be able to be established without further archaeological consideration.
6. If the options to avoid the site O06/626 are chosen, then in the unlikely event that any un-recorded subsurface archaeological remains are exposed, all work affecting such remains should cease immediately and Northern Archaeological Research Ltd be notified so that appropriate action can be taken.
7. No archeological remains occurred in the area of the proposed “Meter Box with Geni Socket Changeover” and proposed power route in the immediate vicinity of the existing green equipment shelter, below the summit on the east side. As such these

can be established without further archeological consideration. It is understood there will be no further earthworks associated with the provision of access.

8. Any change to the proposed plan assessed in this report will need to be subject to archaeological evaluation.
9. The survey of the property was conducted specifically to locate and record archaeological remains. The survey and report does not necessarily include the location and/or assessment of wahi-tapu or sites of cultural or spiritual significance to the local Maori community, who may be approached independently for any information or concerns they may have.

APPENDIX

NZAA Site Record and
Additional Information Forms

Cellular Facility Plans

NZAA SITE RECORD ADDITIONAL INFORMATION FORM MAP NO: O06 MAP NAME: WAIPOUA MAP EDITION: 1st 1987 GRID REFERENCE: NZTM E1633828 N6066839	SITE NO:O06/626 SITE NAME: <i>Pukekohe</i> SITE TYPE: Pa?/terraces.
<p>ADDITIONAL INFORMATION: Site revisited on 16.02.26</p> <p>Located on J. Klaricich's property at 73B Signal Station Rd, Omapere, South Hokianga (Legal Description: Lot 2 204637 and Lot 2 DP 313162). The site occurs on the summit of <i>Pukekohe</i> Hill.</p> <p>Since the initial archaeological evaluation in March 2001, the two wooden pole aerials have been removed from the summit of Pukekohe and the survey trig station has been removed and replaced inground with a metal marker plate. The base of the poles and three legs of the trig are still evident protruding from the ground. The 2002 power trench extending to the existing mast is still evident as a vegetation contrast mark extending between the two terraces to the south. The Pukekohe summit still forms part of an open grazed paddock with a 5mx 5m lease for the cellular facility.</p> <p>All the archaeological features mapped in 2001 are still evident. However, in the interim it now appears more likely that the site is in fact a terraced hill top rather than a formal pa. The pa? designation was made on the basis of the possibility that the long lateral terrace on the south west side was an erosion infilled ditch. While this is still possible, it appears more likely that the long narrow feature, 2m in width, is a narrow terrace and part of the small complex of terraces on the summit itself. Despite the range of more recent structures established on the hilltop facilities the features of the site are still evident, though in somewhat poor condition. The location has a commanding position with 360° views of all areas at the mouth of the Hokianga Harbour.</p> <p>Reference: Johnson, L. 2001. Archaeological Survey and Assessment of a Proposed Cellular Facility, Omapere, South Hokianga. <i>Unpublished Report</i>. Auckland: Northern Archaeological Research Ltd.</p> <p>Report: Johnson, L. 2026. Archaeological Survey and Assessment of a Proposed Cellular Facility Lease Expansion Area, Omapere, South Hokianga, Far North. <i>Unpublished Report</i>. Auckland: Northern Archaeological Research Ltd.</p> <p>Reported by: Leigh Johnson Northern Archaeological Research Ltd PO Box 32585, Devonport Auckland 0744.</p> <p>Owner: J. Klaricich 73B Signal Station Rd Omapere Hokianga</p>	

NZAA SITE RECORD ADDITIONAL INFORMATION FORM

MAP NO: O06

MAP NAME: WAIPOUA

MAP EDITION: 1st 1987

GRID REFERENCE: NZTM E1633828 N6066839

SITE NO:O06/626

SITE NAME: Pukekohe

SITE TYPE: Pa?/terraces.

ADDITIONAL INFORMATION:



PLATE 1. THE LOWER SOUTH TERRACE IN QUESTION (View to the east). Photo Credit: L Johnson 16.02.26.



PLATE 2. CELLULAR FACILITY DOWNSLOPE FROM THE SUMMIT (AND SITE OF) PUKEKOHE (View to the south-west) Photo Credit: L Johnson 16.02.26.

NZAA SITE RECORD ADDITIONAL INFORMATION FORM

MAP NO: O06

MAP NAME: WAIPOUA

MAP EDITION: 1st 1987

GRID REFERENCE: NZTM E1633828 N6066839

SITE NO:006/626

SITE NAME: *Pukekohe*

SITE TYPE: Pa?/terraces.

ADDITIONAL INFORMATION:



PLATE 3. THE EXISTING CELLULAR FACILITY DOWNSLOPE FROM THE SUMMIT OF PUKEKOHE (View to the north) Photo Credit: L Johnson 16.02.26.



PLATE 4. THE EXISTING CELLULAR FACILITY DOWNSLOPE FROM THE SUMMIT OF PUKEKOHE (View to the north-west) Photo Credit: L Johnson 16.02.26.

NZAA SITE RECORD ADDITIONAL INFORMATION FORM

MAP NO: O06

MAP NAME: WAIPOUA

MAP EDITION: 1st 1987

GRID REFERENCE: 446.1 289

SITE NO: O06/626

SITE NAME: Pukekohe

SITE TYPE: Pa?/terraces.

ADDITIONAL INFORMATION:

Site revisited on 17. 7. 2002.

Located on J. Klaricich's property at Signal Station Rd, Omapere, South Hokianga. The site occurs on the summit of Pukekohe Hill.

A transmission cable trench some 50 cm in width and about 60-70 cm in depth has been cut down the ridge to the east of the cellular mast and has passed over the south edge of the upper of the two outlying terraces and passed immediately outside the upper west edge of the lower terrace. The trench itself had been only partially backfilled still revealing the soil profile over much of its length, including the two terraces. No midden or remains of structural archaeological features of any nature were evident at any point in the profile and it appears any impact on the two terraces is likely to have been minimal. The remainder of the cable trench appears to have avoided the site.

Reported by: Leigh Johnson
Northern Archaeological Research
67 Church St, Devonport
Auckland.

Owner: J. Klaricich
Signal Station Rd
Omapere
Hokianga

NZAA SITE RECORD ADDITIONAL INFORMATION FORM

MAP NO: O06

MAP NAME: WAIPOUA

MAP EDITION: 1st 1987

GRID REFERENCE: 446.1 289

SITE NO:O06/626

SITE NAME: Pukekohe

SITE TYPE: Pa?/terraces.

ADDITIONAL INFORMATION:



FIG 1. LOCATION OF SITE O06/626 AT OMAPERE (O06).



PLATE 1. THE CELLULAR MAST ON THE SUMMIT AND CABLE TRENCH THROUGH LOWER OUTLYING TERRACES.

Site Record Form



NZAA Site Number: O06/626

Imperial Site Number:

Site Type: Pa

Site Name(s):

Site Coordinates (NZTM)

Easting: 1633935

Northing: 6066912

Source: CINZAS



Finding Aids to the Location of the Site:

Brief Description:

PA/TERRACES

Condition of Site when last visited:

No Recent Info

Site Periods:

Ethnicity:

Maori

Site Features:

Terrace

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1633886 / N6066862) to centroid of site polygon (E1633935 / N6066912).

Condition Notes:

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION
SITE RECORD FORM (METRIC)

NZAA METRIC SITE NUMBER: O06/ 626
 DATE VISITED: 15. 3. 2001.

Metric map number: O06
 Metric map name: WAIPOUA
 Metric map edition: 1st 1987

SITE TYPE: Pa?/ terraces.
 SITE NAME: MAORI: Pukekohe
 OTHER:

N18

Grid Reference Easting

2	5	4	4	6	1
---	---	---	---	---	---

 Northing

6	6	2	8	9
---	---	---	---	---

1. Aids to relocation of site (attach a sketch map): Located on the summit of Pukekohe Peak straddling the boundary of land owned by J. Klaricich and the Department of Conservation (Signal Station Rd Recreation Reserve) on the South Hokianga Head. Pukekohe Peak occurs above and to the south of Signal Station Rd and overlooks the harbour mouth and west coast. The peak is prominent and marked by two short wooden aerial poles. The site is 159m above sea level.

2. State of site and possible future damage: The site occurs under pasture. Some erosion. In area of proposed cellphone tower.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here):

Four terraces occur on the summit enclosed by a long narrow terrace on the south side that appears to be a narrow, erosion filled defensive ditch. Of the terraces enclosed, the largest occurs on the south east side and is approximately 8m x 5m. The terrace immediately to the north-west by 2m with a pole in the southern corner is 5m x 3m. The smaller of the four terraces (3m x 1m) occurs immediately above and to the north of the largest terrace and the smallest (2m x 1m) is located 4m to the west and is marked by the Pukekohe Trig. The second wooden pole on the summit occurs 3m to the north-east of this terrace. The long narrow terrace (18m x 2m) occurs along the southern edge of the summit immediately below the terraces. There is some doubt as to the origin of this feature and may have originated with farm fencing (J. Klaricich pers comm).

Some 20m below the summit, on the main ridge that extends to the east is a small isolated poorly defined possible terrace (5m x 4m) and 15 meters below this again on the main ridge is a further small possible terrace (2m x 1m).

The two terraces recorded in the vicinity by Rickard in 1984 (Q06/299) appear on a spur some 60m below the summit to the west.

4. Owner: J Klaricich DoC Tenant/Manager:
 Address: Signal Station Rd Northland Cons Address:
 Omapere Whangarei
 Hokianga

5. Nature of information (hearsay, brief or extended visit, etc.): Brief visit. *[initials]*
 Photographs (reference numbers):
 Aerial photographs (reference numbers and clarity of site):

6. Reported by: Leigh Johnson Filekeeper: *[Signature]*
 Address: Northern Archaeological Research Date: *10/7/01*
 67 Church St, Devonport
 Auckland

7. New Zealand Historic Places Trust (for office use)

A	O
A	G

Type of site
 Local environment today
 Land classification

B	B
M	A

Present condition and future danger of destruction
 Local Body



27 November 2023

SLR Ref No.: 820.030311-L01-v0.1 Kordia Cabinet Noise.docx

Attention: Jean-Baptiste Sauquet
Kordia Group Limited
Level 3, 162 Victoria Street West
Auckland 1010

SLR Project No.: 820.030311

**RE: Tait – Kordia Joint Venture
Telecommunications Cabinet Noise Measurements**

SLR has been commissioned by Kordia Group Limited (Kordia) to undertake noise measurements of a standard Kordia telecommunications cabinet.

This report serves to provide setback distances to assist with the consenting of future cabinet locations against relevant noise limits prescribed in the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF 2016) or any relevant District Plan standard or resource consent condition.

NESTF 2016 Noise Limits

NESTF 2016 Regulation 24 details noise limits for telecommunication cabinets located in a road reserve:

3. If the cabinet is located in a residential zone or on an adjoining road reserve, the noise limits for the cabinet are;
 - a. Between 7am and 10pm, 50 dB $L_{Aeq(5min)}$; and
 - b. Between 10pm and 7am, -
 - 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 10pm and 7am, 65 dB L_{AFMAX}

Per Regulation 24 (6) noise levels from cabinets must be measured and assessed:

- a. 1m from the side of the building (or on the vertical plane of the side of the building) if a building containing a habitable room is within 4m of the road reserve where the cabinet is located
- b. Or, in all other cases, at least 3m from the cabinet and within the boundaries of land adjoining the road reserve where the cabinet is located.

Regulation 24 (5) requires the measurement of cabinet noise must be:

- a. Made in accordance with NZS 6801:2008 Acoustics – Measurement of environmental sound; and
- b. Adjusted in accordance with NZS 6801 to a free field incident sound level; and
- c. Assessed in accordance with NZS 6802:2008 *Assessment of Environmental Sound*.

Regulation 25 (2) details noise limits for cabinets not in the 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.

Cabinet Noise Measurements

The main noise source from the cabinet was determined to be the cooling fans which are variable depending on the internal temperature of the cabinet. Noise measurements have been taken at various internal cabinet temperatures to determine noise emissions of the cabinet at various fan speeds.

Measurements were taken outdoors at the Kordia Kimbell site between 11:00pm on the 7 November 2023 and 12:30am on the 8 November 2023, with clear, calm conditions and an ambient temperature of approximately 10°C. A nighttime measurement period was selected to minimise extraneous ambient noise sources unrelated to the cabinet. A photo of the tested cabinet during daytime is shown in **Figure 1**. Noise measurements were undertaken using a SVAN 957 sound level meter (serial number 20673). The calibration of the sound level meter was checked before and after the measurements and was found to be within an acceptable margin of the reference signal. The noise measurements were undertaken in accordance with the requirements of NZS 6801:2008 *Measurement of Sound* and assessed in accordance with the requirements of NZS 6802:2008 *Assessment of Environmental Sound*.



Figure 1 Tested cabinet (*image source: Kordia*)

The tested cabinet did not have a continuous adjustment of fan speed available, therefore an external heater was placed inside the cabinet to raise the internal temperature to simulate



what we understand to be a realistic worst-case warm weather operating condition for the cabinet cooling fans.

The cabinet was observed to have a steel exterior construction and internal lining of fibrous insulation. There were minimal openings in the construction and the doors to the cabinets interior had well fitting doors with compressible rubber seals.

Noise measurements were taken at the front, back and side of the cabinet to account for directionality, at distances of 1, 2, 5, 10 and 15 metres.

No tonal component was detected from measurements during wither temperature condition, either subjectively on site or objectively via assessment of the measurement as per NZS 6802:2008 *Assessment of Environmental Sound*.

Predicted Setback Distances for Compliance

Following noise measurements of the cabinet, analysis was carried out to determine the distance at which compliance can be achieved for the tested cabinet temperature conditions at the front, left, right and back of the cabinet, as demonstrated in **Figure 2**.

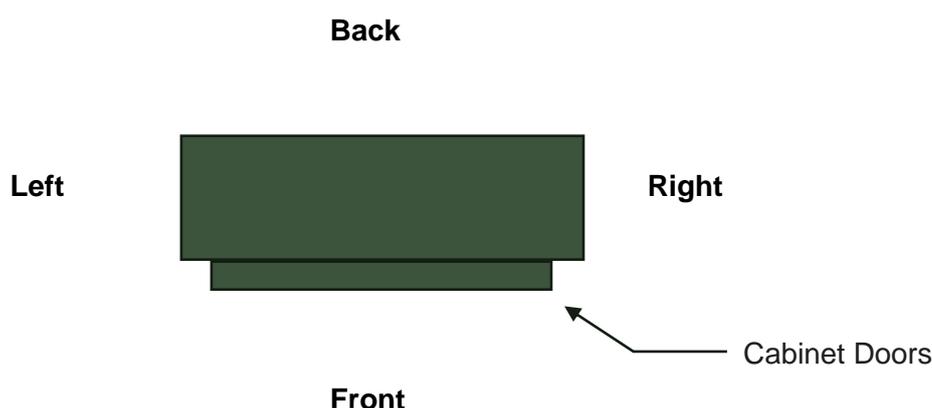


Figure 2 Cabinet Measurement Orientation (plan view)

Setback distances to enable compliance with a 40 dB $L_{Aeq(5min)}$ and a 35 dB $L_{Aeq(5min)}$ noise limit are shown in **Figures 3** and **4** and **Tables 1** and **2** respectively. A 35 dB L_{Aeq} noise limit has been assessed to account for potential situations where district plan provisions may be more restrictive than the NESTF 2016 Regulations.



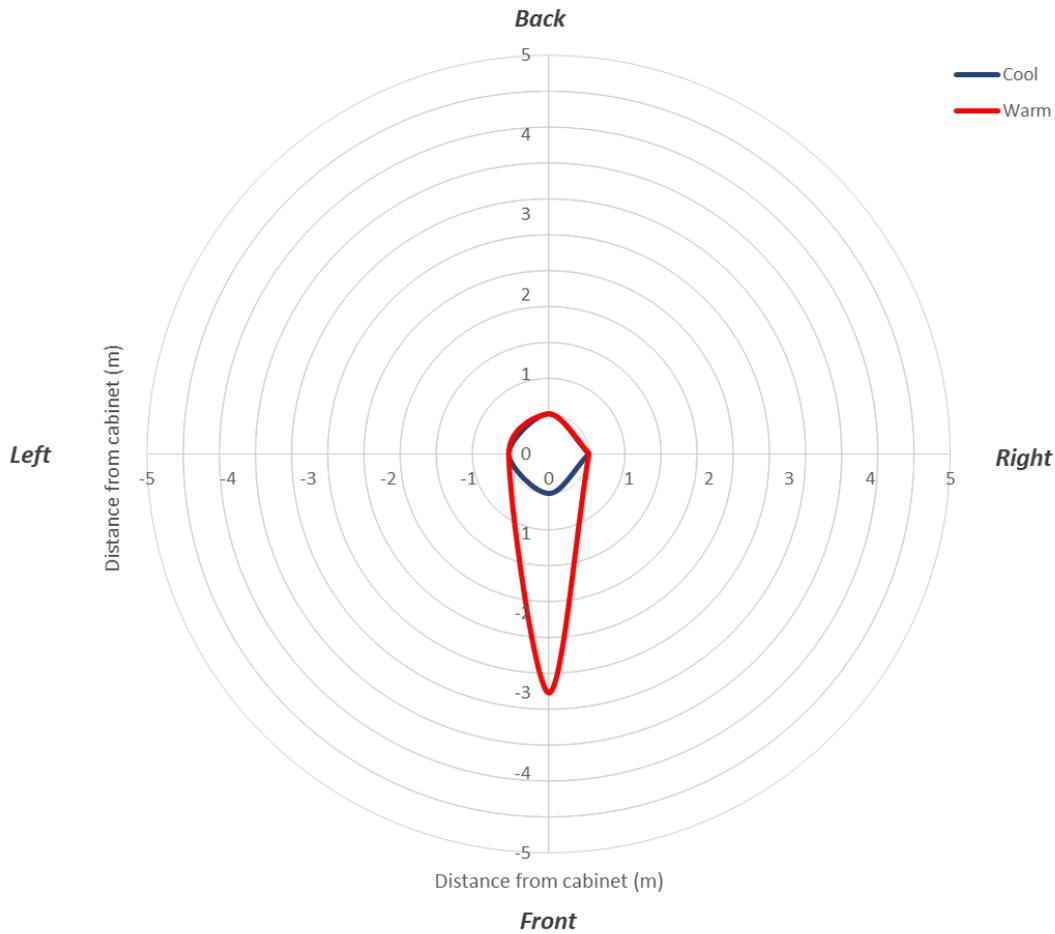


Figure 3 Plot of Setback distances from cabinet for compliance with 40 dB $L_{Aeq(5min)}$

Table 1 Setback distances from cabinet for compliance with 40 dB $L_{Aeq(5min)}$

Temperature Condition	Setback distance required for compliance (m)			
	Front	Left	Right	Back
Cool	<0.5	<0.5	<0.5	<0.5
Warm (simulated summer)	3	0.5	<0.5	<0.5



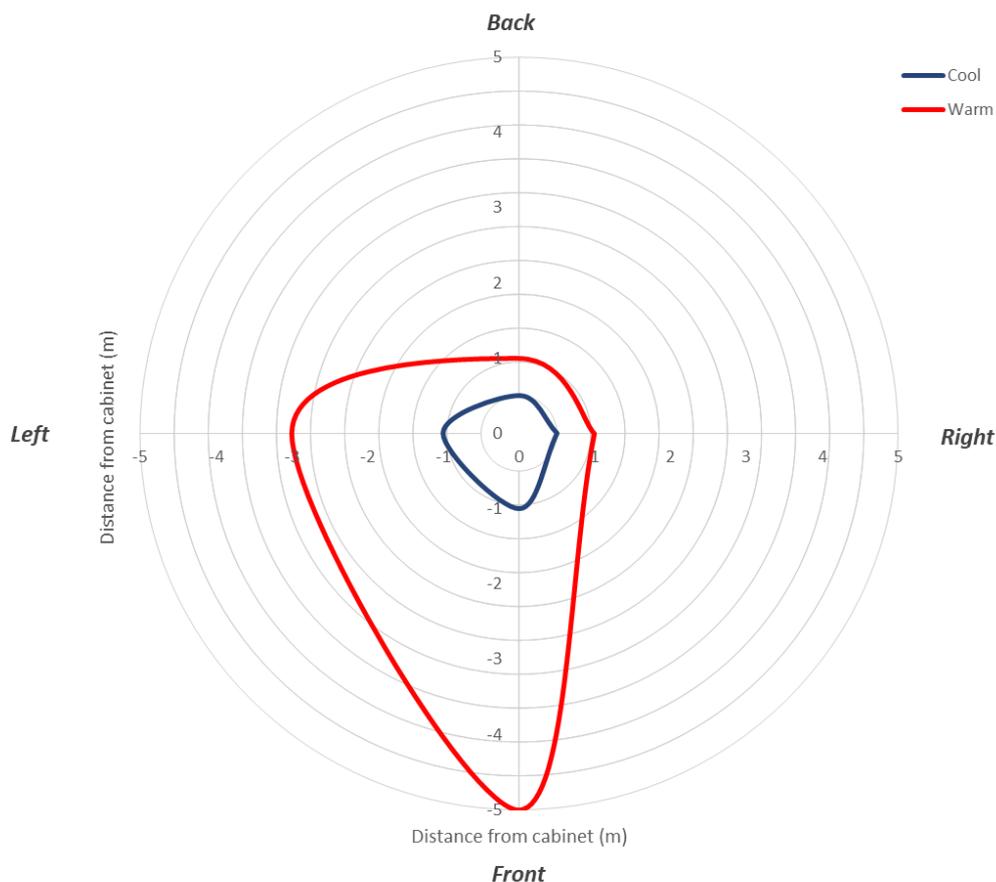


Figure 4 Plot of Setback distances from cabinet for compliance with 35 dB $L_{Aeq(5min)}$

Table 2 Setback distances from cabinet for compliance with 35 dB $L_{Aeq(5min)}$

Temperature Condition	Setback distance required for compliance (m)			
	Front	Left	Right	Back
Cool	1	1	0.5	0.5
Warm (simulated summer)	5	3	1	1

Regards,

SLR Holdings NZ

Sean Syman, B. Eng (Hons)
Associate Acoustic Consultant
ssyman@slrconsulting.com



Tema Koe,

My regards and thanks for the quick & easily understood communication.

My apologies for what may seem a casualness in my reply by pen. Good reasons for this.

Basically we as landowners gave our support this much needed service. I accept the approach on behalf of not only our family interest but also on behalf of our resident Maori community.

This proposal to give wider coverage to what was an unserved area highly used, more so now. I would appreciate at some time to meet at home here where coes Te hōroa rep. are visiting here. The site was the ancestral lookout, the last figure carving for it was an ancestor we knew as Koro-mai-te-rangi whose roots extend north side to a pa-site above Tai-rutu.

It is a historic site, but we support the upgrading of Technology. I pay our continuing respects to Te hōroa and to those leading this App.

ra reira, Kamaitai, Kenei

John Klawich for family and Te Kai Waiho
māua-



TE ROROA
Whatu Ora & Manawhenua Trust

3 March 2026

Tēnā koe

South Omapere Cellular Facility Upgrade

Te Roroa Supports the upgrade of the existing cellular network facility on Pukekohe summit at Omapere.

The upgrade will not only improve connectivity to an area that has an increasing level of habitation and visitation but also the intergenerational residents and whanau of this community.

With continuity and improved access, benefits of daily life will be improved, particularly with the recurring weather events now being experienced. This facility will assist to mitigate many of the issues that follow.

Nga mihi, na

Evan Nathan

Interim General Manager

Te Roroa