

Nathan Geard

From: paulsousa@xtra.co.nz
Sent: Wednesday, 2 October 2024 12:11 PM
To: Sean Bellamy
Cc: 'Tom Grace'
Subject: [EXTERNAL] Hutt City Council Proposed District Plan - Formal Request Notice for the Inclusion of the Existing Designation in the Proposed District Plan.
Attachments: Kordia Limited Response Tables.docx; Marked up Changes to designations BCL.docx

Good morning Sean,

I hope you are well.

Thank you for following up earlier correspondence to Kordia Ltd as to whether they were wanting to roll over their designation into the proposed District Plan.

I am responding in this matter on behalf of Tom Grace, National Property Manager for Kordia Ltd (copied in).

In this regard, please find attached Kordia's response table indicating that Kordia request that its existing designation be included in the proposed District Plan with minor modifications for the reasons set out in the response table. In addition, we attach a marked-up version of the designation highlighting the minor modifications requested.

If you have any questions please do not hesitate to contact me or Tom.

Kind regards

Paul Sousa BREP, MNZPI
Director
Integrated Planning Solutions Ltd (iPS)
Auckland & New Plymouth
Mobile: 0272595070

From: Sean Bellamy <Sean.Bellamy@huttcity.govt.nz>
Sent: Monday, September 30, 2024 4:20 PM
To: Tom Grace <Tom.Grace@kordia.co.nz>
Subject: Hutt City Council Proposed District Plan - Formal written notice of Clause 4 consultation with requiring authorities

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If you are unsure, do not open the attachments and contact IS ServiceDesk.

Hi Tom,

Thank you for the conversation.

I've cut and pasted the letter sent in August requesting your notification if you wanted the designation BCL 1 in the Hutt District Plan rolled over, with or without changes. I've also attached a word document containing a response table and information on the designation and a map to help you. The designation can be found on Councils website: [District ePlan](#) and [District Plan Map](#).

As we've discussed we requested notification by the end of last Friday (27th September 2024). If you could get back to me with a date you think you could get notification to me, it would be appreciated.

Regards

Sean

Kia ora,

Hutt City Council Proposed District Plan - Formal written notice of Clause 4 consultation with requiring authorities

Hutt City Council are undertaking a full review of the City of Lower Hutt District Plan, including a review of the Designations chapter. The Proposed District Plan will be notified in early-2025.

Under Clause 4, Schedule 1 of the Resource Management Act, the Council is required to give written notice to any requiring authority with a designation that has not lapsed in the relevant part of the District Plan before progressing with notification of the Proposed District Plan.

You are being contacted as a requiring authority with existing designations within the operative District Plan that have not lapsed. Under Clause 4, we require your written notice on whether:

Your existing designations are to be included without modification into the Proposed District Plan; or

Your existing designations are to be included with modification into the Proposed District Plan.

In response to this formal notice, if you do not provide written notice that you request a designation to be included with or without modifications, then no provision for the designation will be included in the Proposed District Plan.

Current designations are listed in Chapter 15 of the operative District Plan (<https://eplan.huttcity.govt.nz/>). The District Plan maps that show these designations are also available at that website.

Response content and format

Through this written notice we are seeking written confirmation on whether you require the designations reflected within the Draft District Plan be rolled over with or without modifications into the Proposed District Plan.

If you are seeking a designation to be included in the Proposed District Plan with modifications, HCC requires details on the nature of the modifications and the reasons for the modifications sought as part of your written notice. If you are seeking no modifications, HCC also requires your written confirmation.

Next steps

Please provide your written response to the District Plan Review Team at district.plan@huttcity.govt.nz by 27 September 2024.

If you have any questions, or would like to discuss the process, please contact me at sean.bellamy@huttcity.govt.nz or 04 570 6976.

Ngā mihi nui



Sean Bellamy
Intermediate Planner

Sean Bellamy

Intermediate Policy Planner

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Current Designations

Requiring Authority – ~~Broadcast Communications Limited~~ **Kordia Limited**

Broadcasting and Telecommunications	
Designation unique identifier	BCL <u>KL 1</u>
Designation purpose	Broadcasting and Telecommunications
Site identifier	Lot 1 DP 84255 plus Access Track and Power Cable Route
Lapse date	
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	N/a



Appendix Designations 1

~~BCL~~ **KL 1** Conditions

The erection of any new ancillary structures and equipment, including antennas shall be confined to the modified areas of the site, and where practicable additions are to be cosited on to existing structures.

Should any unmodified areas be disturbed as the result of future work, these areas shall be revegetated and reinstated to their original condition.

The requiring authority shall comply with the Biosecurity Act 1993, the Radiocommunications Act 1989 and all notices issued under such legislation or their amendments or any substituted Acts.

There shall be only one permanent main tower on the site, with a maximum height of 36 metres (the height of the existing tower), unless a temporary tower is required while remedial work is undertaken on the existing tower or while a new, permanent tower is under construction. The temporary tower shall be removed at the end of such remedial work or new construction.

The following equipment shall be permitted to be attached to, or erected on, the existing tower and building or at the site on a permanent or temporary basis:

Broadcasting, telecommunication and radiocommunication antennas including whip, grid, yagi, dipoles, panels or similar antennas, and ancillary equipment. No single dish or panel antenna shall have a solid frontal surface area of greater than 2.5m or 1.8m diameter in the case of dish antennas. There are to be no ground structured antennas. ~~and all antennas shall be written within the width of the mast (including the gantry).~~

Where practicable, all new structures and equipment erected on this site are to be finished in colours that minimize reflection of light (subject to Civil Aviation requirements).

In those areas accessible to the public, the levels of electro radiation emissions from the facility on the site are to meet the New Zealand Standard NZS 6609.1 (1990) or as may be amended from time to time.

~~BCL~~ **KL 1** Alteration

to Designation and Associated

Conditions

Titles affected by the access track:

- Lot 1 DP 63999, 42.2309ha, CT 33B/164
- Lot 1 DP 77048 and Pt Lot 2 DP 28767, 207.5622ha, CT 44B/629
- Lot 12 DP 53764, 48.5176ha, CT 24C/65
- Pt Lot 1 DP 22204, 102.1486ha, CT 22D/857
- Pt Secs 27 & 225 Hutt District, Pt Lots 10 & 11 Deeds Plan 136, Lot 3 DP 46779, 102.1486ha, CT 18C/1054
- Lot 1 DP 44948, 43.5650ha, CT 18C/1427
- Lot 1 DP 74480, 25.4700ha, CT 43B/448
- Lot 1 DP 89160, 25.4703ha, CT 55D/400
- Pt Lots 16 and 17 Deeds Plan 136, 52.0606ha, CT 52A/15

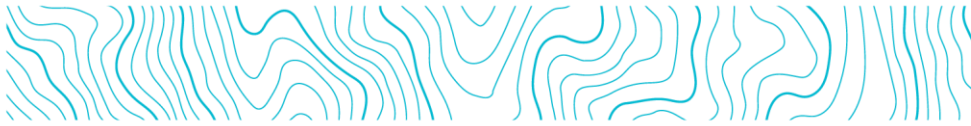
Titles affected by the power cable route (as defined on DP 304910):

- Pt Lots 16 and 17 Deeds Plan 136, 52.0606ha, CT 52A/15
- Lot 1 DP 89160, 25.4703ha, CT 55D/400
- Lot 1 DP 44948, 43.5650ha, CT 18C/1427
- Sec 778 Hutt District and Sec 23 Lowry Bay District, 35.9740ha, CT C2/159

- Lot 5 DP 21756, 0.1131ha, CT 27B/680

Conditions of Requirement:

- a) At no time shall works carried out under the designation, compromise the ability of Transpower New Zealand Limited to exercise its rights to have 24 hour unrestricted access to its high tension transmission line facilities which traverse the Mt Fitzherbert area over the designated site accessway.
- b) At no time shall works carried out under the designation, compromise the ability of the Hutt City Council or other agencies to undertake fire fighting and preventative measures over the designated site accessway and power cable route.
- c) At no time shall works carried out under the designation prevent public access (but not public vehicular access) along the formed access track nor shall it prevent the undertaking of activities previously approved by way of resource consent on the designated site accessway and power cable route.



Attachment 2: Kordia Limited (KL) response tables

<p>Identifier: BCL 1 (New Zealand Planning Standard is KL-1)</p> <p>Name: Broadcasting and Telecommunications</p>	
<p>Do you require the designation in Attachment 1 and as shown on the Draft District Plan maps to be included without modifications into the Proposed District Plan?</p>	<p>Please see response below.</p>
<p>Do you require the designation in Attachment 1 and as shown on the Draft District Plan maps to be included with modifications into the Proposed District Plan? (Please provide further information as required below)</p>	<p>Kordia require the designation in Attachment 1 and as shown on the Draft District Plan maps to be included with modifications into the Proposed District Plan as detailed below.</p>
<p>If modifications are required to the designation, please provide an explanation here, specify amendments required to Attachment 1, and provide any map updates in shapefile format:</p> <p>As the designation is in the name of former state entity 'Broadcast Communications Ltd' that has been replaced by Kordia Limited it is necessary to undertake a minor modification to identify 'Kordia Ltd' as the 'Requiring Authority' for this designation.</p> <p>In addition, having reviewed the existing conditions in respect of the antennas that may be attached to the mast, it is requested that the following wording be removed from the condition:</p>	



~~... and all antennas shall be written within the width of the mast (including the gantry).~~

The reason for its removal is self-evident in that the as it does not make sense and is ambiguous in respect of regulating the installation of antennas on the mast. As the text does not alter the number of antenna allowed on the mast and the size of the antenna is controlled by the text preceding that requested to be deleted it is considered that the removal of the selected text will not materially change the designation or the effects of the activities it enables on the surrounding environment.

Please see the marked up designation attached. As this modification does not change the purpose or conditions of the existing designation other than described above no further information is supplied.

