|  |  |
| --- | --- |
| Resource Management Act 1991 | CCC logo Black&White |
| **Report / Decision on a Resource Consent Application**(Sections 95A / 95B and 104 / 104A/C) |

|  |  |
| --- | --- |
| **Application Number:** | **RMA/+** |
| **Applicant:** | + |
| **Site Location:** | + |
| **Zoning:** | + |
| **Overlays and map notations:** | + |
|  |  |
| **Activity Status:** | + |
|  |  |
| **Description of Application:** | To establish a new / upgrade an existing telecommunications facility |

|  |
| --- |
| **Introduction** |

*Use this report for:*

* ***Cabinets -*** *in road reserve; on buildings; on zoned properties*
* ***Antennas*** *in or on – buildings; road reserve; existing poles on zoned properties; new poles in rural zone*

Two Degrees Networks Limited / Vodafone New Zealand Limited has applied for resource consent to establish a new / upgrade an existing roadside telecommunication facility, involving:

* *Briefly note the key aspects of the proposal*

The existing facility was established via a resource consent granted / certificate of compliance issued in <year> (RMA+).

*Insert snip of plans*

|  |
| --- |
| **Existing environment** |

The existing facility and surroundings are described in Section + of the application. I agree with and adopt these descriptions, noting that …

|  |
| --- |
| **Planning Framework** |

**National Environmental Standards for Telecommunications Facilities (NES)**

The Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016 prescribe standards for installation and operation of telecommunications facilities in specific circumstances, and replace any equivalent District Plan rules.

The proposed facility does not comply with the following regulation/s:

| **Regulation** | **Standard(s) not complied with** | **Reason** | **Matters of control or discretion**  | **Notification clause** |
| --- | --- | --- | --- | --- |
| **Antennas on existing pole in road reserve (includes replacement or relocated pole)** |
| 27(2) Pole location | Pole movement or replacement must be no more than 5m from the original location. | The pole will be +m from its original location. | The location of the pole | No clause |
| 27(2) Number of dish antennas | Maximum of 2 dish antennas, or the number previously existing if greater.  | + dish antennas are proposed. | The number of dish antennas  | No clause |
| 27(3) Antenna size rules – non-dish antenna | If the final pole has a headframe:* if replacing an antenna more than 0.7m in width, a replacement antenna must be no wider than the existing.
* otherwise, the maximum width is 0.7m

If the final pole does not have a headframe:* if replacing a notional antenna envelope larger than 3.5m length x 0.7m diameter, the size of that envelope
* otherwise, the notional antenna envelope must not exceed 3.5m length x 0.7m diameter.
 | The final pole does/does not have a headframe and … | The size of the antenna or notional antenna envelope  | No clause |
| 27(4) Dish antenna size rules  | Maximum diameter of 0.38m for new dish antenna, and maximum protrusion 0.6m. Replacement dish antenna must not exceed the width or protrusion of the existing antenna.  | The proposed dish antenna … | The size of the antennaThe extent of protrusion of the antenna | No clause |
| 27(5) Pole height rules  | Total height of pole and antennas must not exceed existing pole height plus 3.5m, or existing pole height plus antennas (whichever is greater).  | The facility will exceed the +m maximum permitted height under this regulation - +m proposed. | The height of the facility | No clause |
| 27(6) Pole width rules | Pole width must not exceed existing pole width x 2 if no antennas were attached, or x 1.3 if antennas were attached. Note - Width is measured at widest point under Reg 7(2). | The existing pole does / does not have antennas attached to it. The maximum width of the proposed facility is +m, which exceeds the permitted width by +m. | The width of the pole | No clause |
| 27(7) Headframe rules | Existing headframe is either retained or replaced with a new headframe no wider than existing. If existing pole has no headframe, a headframe is not permitted under this regulation. Note – Under the NES an antenna mount is defined as a headframe if the diameter exceeds 0.7m. | The existing pole does not have a headframe, but the upgraded facility will have one. The notional envelope of the proposed headframe and antennas is greater than 0.7m in diameter - +m proposed. | The presence of the headframe and width of the associated antenna envelope | No clause |
| **Antennas on new pole in road reserve**  |
| 29(2) Antenna size rules  | Maximum diameter of 0.38m for a dish antenna, and maximum protrusion 0.6m. Notional envelope for non-dish antennas must not exceed 3.5m length x 0.7m width. | The proposed antenna / notional envelope is … | The size of the antennaThe extent of protrusion of the antenna | No clause |
| 29(4) Pole height rules  | Total height of new pole and antennas must not exceed average height plus 3.5m of neighbouring pole(s) along the road reserve. | The average height plus 3.5m of neighbouring poles is +m. The proposed height is +m. | The height of the facility | No clause |
| 29(5) Pole width rules | Pole width must not exceed average width of neighbouring pole(s) x 2 if no antennas were attached to it / them, or x 1.3 if antennas attached to it / them.  | The neighbouring pole/s do / do not have antennas attached and their average width is +m. The maximum width of the proposed facility is +m. | The width of the pole | No clause |
| **Antennas on existing poles with antennas in residential zone** |
| 31(2)(a) Pole location | Pole movement or replacement must be no more than 5m from the original location. | The pole will be +m from its original location. | The location of the pole | No clause |
| 31(2)(c) Number of dish antenna | Maximum 2 dish antenna, or the number existing on the pole. | + dish antenna existing - + proposed.  | The number of dish antenna | No clause |
| 31(2)(d) Pole width | Pole width must not exceed existing width x 1.3. | Maximum permitted width is +m - +m proposed. | The width of the pole | No clause |
| 31(2)(e) Headframe presence | If existing pole has no headframe, a headframe is not permitted under this regulation. Note – Under the NES an antenna mount is defined as a headframe if the diameter exceeds 0.7m. | The existing pole does not have a headframe, but the upgraded facility will have one. | The presence of the headframe | No clause |
| 31(3) Antenna size - panel  | Panel antenna must be no wider than 0.7m / the width of the antenna being replaced. | The existing panel antennas are +m wide - +m proposed. | The size of the antennas | No clause |
| 31(4) Antenna size - dish | Maximum diameter of 0.38m for new dish antenna, and maximum protrusion 0.6m. Replacement dish antenna must not exceed the width or protrusion of the existing antenna. | The proposed dish antenna … | The size of the antennaThe protrusion of the antenna | No clause |
| 31(5) Headframe width rules | Headframe width must not exceed the width of the existing headframe if more than 6m, otherwise the lesser of 6m and double the existing headframe width. | The existing headframe is +m and the proposed width is +m. | The width of the headframe | No clause |
| 31(6) Pole height rules | Total height of pole and antennas must not exceed existing pole height plus 3.5m, or existing pole height plus antennas (whichever is greater).  | The facility will exceed the +m maximum permitted height under this regulation - +m proposed. | The height of the facility | No clause |
| **Antennas on existing pole with antennas not in road reserve and not in residential zone** |
| 33(2)(a) Pole location | Pole movement or replacement must be no more than 5m from the original location. | The pole will be +m from its original location. | The location of the pole | No clause |
| 33(3) Antenna size  | Panel antenna must be no wider than 0.7m / the width of the antenna being replaced.Dish antenna diameter must not exceed 1.2m / that of the antenna being replaced. | The existing panel antennas are +m wide - +m proposed.The existing dish antenna is +m in diameter - +m proposed. | The size of the antennas | No clause |
| 33(4) Pole width 33(5) Pole width | *Rural zone:* Pole width must not exceed 6m / existing width x 2 / existing width x 1.3.*Other zone:* Pole width must not exceed existing pole width x 2 / 1.3.Note - Width is measured at widest point under Reg 7(2). | The proposed facility exceeds the +m maximum permitted width by +m. | The width of the pole | No clause |
| 33(6) Headframe width | Headframe width must not exceed 6m / the width of the existing headframe. | +m width proposed. The existing headframe is +m and the proposed width is +m. | The width of the headframe | No clause |
| 33(8) Permitted height increase | Permitted height increase is 3.5m if all antennas are operated by the same facility operator, otherwise 5m.  | All of the antennas will be operated by the same facility operator – proposed height increase is +m. | The increased height of the facility | No clause |
| **Antennas on buildings** |
| 37(3) Antenna size rules | Maximum 1.5m2 area for panel antennas.Maximum 1.2m diameter for dish antennas. | The proposed panel / dish antennas will be … | The size of the antennas | No clause |
| 37(4) Attachment rules | Top of antenna must not exceed 5m above the point at which the antenna is attached to the building.Where the building is in a residential zone, the lowest point of attachment must be at least 15m above ground. | The antennas will be +m above the points of attachment. The lowest point of attachment will be +m above ground. | The height of the antennas | No clause |
| **District rules** |
| 44 Trees and vegetation in road reserve | Must comply with District Plan tree protection rules if located within the drip line of a tree or other vegetation in road reserve. | Proposal does not comply – refer table below. |  | No clause |
| 45 Significant trees | Must comply with District Plan tree protection rules if located within the drip line of a tree or group of trees protected in the Plan, on land other than road reserve . | Proposal does not comply – refer table below. |  | No clause |
| 46 Historic heritage values | Must comply with any relevant District Plan heritage rules. | Proposal does not comply – refer table below. |  | No clause |
| 47 Visual amenity landscapes | Must comply with any relevant District Plan rules protecting landscape features having special visual amenity value. | Proposal does not comply – refer table below. |  | No clause |
| 48 Significant habitats for indigenous vegetation | Must comply with any relevant District Plan rules protecting significant indigenous vegetation. | Proposal does not comply – refer table below. |  | No clause |
| 49 Significant habitats for indigenous fauna | Must comply with any relevant District Plan rules protecting significant habitats for indigenous fauna. | Proposal does not comply – refer table below. |  | No clause |
| 50 Outstanding natural features or landscapes | Must comply with any relevant District Plan rules protecting outstanding natural features or landscapes. | Proposal does not comply – refer table below. |  | No clause |
| 51 Places adjoining coastal marine area | Must comply with any relevant District Plan coastal protection rules. | Proposal does not comply – refer table below. |  | No clause |
| **Earthworks** |
| 53 Earthworks | Earthworks on land other than road reserve must comply with District Plan earthworks rules for the special places referred to in regulations 45-51.Earthworks exceeding 450m2 in a rural zone require a management plan. | Proposal does not comply – refer table below. |  | No clause |
| 54 Earthworks | Any applicable regional earthworks rules must be complied with. | The proposal does not comply as … |  | No clause |

For completeness I note that the proposed equipment cabinets comply with regulations 19-24 and are a permitted activity. The application includes an acoustic report demonstrating that noise from the cabinet will comply with **regulation 24** of the NES.

All other applicable regulations are met, including **regulation 55** which controls radio frequency field levels:

* A telecommunications facility is a permitted activity as far as radiofrequency fields are concerned if the facility is installed and operated in accordance with New Zealand Standard 2772.1: 1999, and if the facility operator provides specified information to the Council prior to the facility becoming operational. The required information includes notice of the location of the facility, and a report predicting whether the radiofrequency field levels at places in the vicinity of the facility that are accessible to the general public will comply with the level set in the New Zealand Standard. Exposures arising from other telecommunication facilities in the vicinity are required to be taken into account.
* Where radiofrequency field levels are predicted to reach or exceed 25% of the levels authorised in the New Zealand Standard for exposure of the general public, the operator must, within 3 months of the facility becoming operational, submit to the Council a post-commencement report confirming that the actual radiofrequency field levels at places in the vicinity of the facility that are reasonably accessible to the general public comply with the Standard.

The applicant has provided information confirming that the proposed facility will comply with the New Zealand Standard, as radiofrequency field levels will not exceed that Standard in any area accessible to the general public. +, Council Environmental Health Officer, has reviewed the radiofrequency assessment and advised that it demonstrates compliance with the public exposure limits for radiofrequency exposure levels.

 I note that as the levels are not expected to reach or exceed 25% of the maximum level authorised by the New Zealand Standard in any areas reasonably accessible to the general public, a monitoring report is not required.

 OR

 The information provided predicts that the radiofrequency field levels will reach/exceed 25% of the Standard … (state where) therefore a monitoring report is required to be provided.

**Christchurch District Plan**

The proposal complies with all applicable rules and is a permitted activity under the Christchurch District Plan.

OR

The site is zoned + in the Christchurch District Plan. The proposal is a restricted discretionary activity as it does not comply with the following rule/s:

| **Activity status rule** | **Standard(s) not met** | **Reason** | **Matters of control or discretion**  | **Notification clause** |
| --- | --- | --- | --- | --- |
| 8.9.2.4 D1 | 8.9.2.1 P1a. Volume of earthworksb. Depth of earthworksc. Earthworks gradient | The proposed earthworks will exceed +m3/ha in a + overlay. +m3 is permitted, +m3 proposed. The proposed excavation will exceed the 0.6m maximum depth - +m proposed.The proposed earthworks will be carried out on land with a gradient steeper than 1 in 6.  | N/A | No clause |
| Insert relevant rule referred to in Reg 44 - 51 |  |  |  |  |
| 11.7.3 RD1 | 11.7.1 P1 a. Freestanding communication utilities | The facility is located within …a Character Area Overlay.an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2.an Outstanding Natural Feature identified in Appendix 9.2.9.2.1.a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4.an Important Ridgelinean Area of Outstanding / High / Very High Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8.a heritage item or heritage setting listed in Appendix 9.3.7.2.the dripline of a significant tree listed in Appendix 9.4.7.1. | 11.10.1 Heritage and natural environment11.10.2 Amenity, location and design11.10.3 Operational considerations | Must not be publicly or limited notified |
| 11.7.3 RD1 | 11.7.1 P1 b. Freestanding communication utilities | Maximum permitted height in a + zone is +m (excluding lightning spike) - +m proposed.Maximum diameter of headframe is 6m - +m proposed.Maximum diameter of dish antenna is 0.8m / 1.8m - +m proposed.Maximum panel antenna face / antenna area is 1.5m2 - +m2 proposed. | 11.10.1 Heritage and natural environment11.10.2 Amenity, location and design11.10.3 Operational considerations | Must not be publicly or limited notified |
| 11.7.3 RD2 | 11.7.1 P1 Communication utilities attached to a building  | Maximum diameter of dish antenna is 0.8m / 1.8m in the + zone - +m proposed.  | 11.10.1 Heritage and natural environment11.10.2 Amenity, location and design11.10.3 Operational considerations | Must not be publicly or limited notified |

**Activity Status**

Under Regulation 14 a telecommunications facility is a controlled activity if it does not comply with all of the regulations, and under the district plan it is a permitted or controlled activity.

*OR*

Under Regulation 15 a telecommunications facility is a restricted discretionary activity if it does not comply with all of the regulations, and under the district plan it is a restricted discretionary activity. Discretion is restricted over the subject matter of the NES standard not complied with. (Note – the District Plan is only relevant in terms of establishing the activity status under the NES. The District Plan matters of discretion themselves are not applicable.)

*OR*

Under Regulation 16 a telecommunications facility is a discretionary activity if it does not comply with all of the regulations, and under the district plan it is a discretionary activity.

*OR*

Under Regulation 17 a telecommunications facility is a non-complying activity if it does not comply with all of the regulations, and under the district plan it is a non-complying activity.

|  |
| --- |
| **Pursuant to Sections 95A, 95D and 104, what are the adverse effects of the activity on the environment, and will they be minor?** |

As a controlled/restricted discretionary activity the Council’s consideration of this proposal is restricted to + *e.g. the visual impact of the cabinets/antennas.* Under section 104A a controlled activity must be granted, and conditions may be imposed for matters over which control is reserved.

Sections 95D(b) and 104(2) allow the adverse effects of non-fanciful activities permitted by an NES to be disregarded (the “permitted baseline”). Under the NES a telecommunications facility with a height of up to +m, pole width of +m (at the widest part), and antenna ‘envelope’ of + (with or without a cover/shroud) could be established in the same location as a permitted activity. *Only include if the PB is of particular relevance.*

The effects of the proposed facility / upgrade are addressed in section 9 of the application. I agree with and adopt the applicant’s assessment, noting the following key points:

*OR carry out your own assessment.*

* *Will the facility will be visually obtrusive within the locality, as viewed from surrounding sites and from the road and other public places? Consider cumulative effects if there are other facilities in the immediate locality.*
* *Compare to a permitted utility structure if this is helpful (e.g. complying electricity pole/structure, street light). Adverse effects may be disregarded pursuant to section 95D(b) if they are permitted by the NES.*

For these reasons it is my opinion that any adverse effects on the environment will be negligible / less than minor / minor and acceptable in the context of the planning framework, and there will be no affected persons.

As noted in the application the proposal will also have positive effects associated with the improved mobile network coverage.

|  |
| --- |
| **Notification assessment [Sections 95A and 95B]** |

Sections 95A and 95B set out the steps that must be followed to determine whether public notified or limited notification of an application is required.

**PUBLIC NOTIFICATION TESTS – Section 95A**

|  |
| --- |
| *Step 1: Mandatory notification – section 95A(3)* |
| Has the applicant requested that the application be publicly notified? | **No** |
| Is public notification required under s95C (following a request for further information or commissioning of report)? | **No** |
| Is the application made jointly with an application to exchange reserve land? | **No** |
| *Step 2: If not required by Step 1, notification is precluded if any of these apply – section 95A(5)* |
| Does a rule or NES preclude public notification for all aspects of the application? | **No** |
| Is the application a controlled activity? | **Yes/No** |
| Is the application a boundary activity (other than a controlled activity)? | **No** |
| *Step 3: Notification required in certain circumstances if not precluded by Step 2 – section 95A(8) If the answer to anything in Step 2 is Yes, answer N/A to the following two questions as they are no longer applicable.* |
| Does a rule or NES require public notification? | **No/N/A** |
| Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor? (discussed above) | **No/N/A** |
| *Step 4: Relevant to all applications that don’t already require notification – section 95A(9)* |
| Do special circumstances exist that warrant the application being publicly notified? | **No** |

The National Environmental Standards for Telecommunications Facilities have established a consistent national framework for assessing exposure to the radiofrequency field levels generated by telecommunications facilities. They incorporate the New Zealand Standard for radio-frequency fields (NZS 2272.1: 1999) which was based on international guidelines endorsed by the World Health Organisation. There is a considerable body of case law dealing with this matter, and the courts have concluded that the risks to the community are very low and are acceptable.

The information submitted with the application confirms compliance with the NES and relevant New Zealand Standard for radiofrequency field exposure. The only reason it requires resource consent is because <reason>. Accordingly, I do not consider there to be any special circumstances that would warrant notification of the application under sections 95A(9) or 95B(10).

In accordance with the provisions of section 95A, the application must therefore **not be publicly notified**.

**LIMITED NOTIFICATION TESTS – Section 95B**

|  |
| --- |
| *Step 1: Certain affected groups/persons must be notified – sections 95B(2) and (3)* |
| Are there any affected protected customary rights groups or customary marine title groups? | **No** |
| If the activity will be on, adjacent to, or might affect land subject to a statutory acknowledgement - is there an affected person in this regard?  | **No** |
| *Step 2: If not required by Step 1, notification is precluded if any of the following apply – section 95B(6)* |
| Does a rule or NES preclude limited notification for all aspects of the application? | **No** |
| Is this a land use consent application for a controlled activity under the District Plan? | **No** |
| *Step 3: Notification of other persons if not precluded by Step 2 – sections 95B(7) and (8)*  |
| Are there any affected persons under s95E, i.e. persons on whom the effects are minor or more than minor, and who have not given written approval? (*discussed above).*  | **No** |
| *Step 4: Relevant to all applications – section 95B(10)* |
| Do special circumstances exist that warrant notification to any other persons not identified above? | **No** |

**In accordance with the provisions of section 95B, the application must/must not be limited notified.**

|  |
| --- |
| **Objectives, policies, rules and other relevant provisions of the District Plan [Section 104(1)(b)(iv)]**  |

Regard must be had to any relevant objectives, policies and other provisions of the District Plan, which include:

* Objective 11.2.1 Provision of utilities, and supporting policy 11.2.1.4 Communication facilities.
* Objective 11.2.2 Adverse effects and supporting policies 11.2.2.1 Adverse effects of utilities and 11.2.3 Radio-frequency, electric and magnetic fields.

These provisions are generally enabling in relation to utilities, recognising their importance and their technical and operational requirements which can constrain the management of adverse effects. This is reflected in the permitted activity status under the District plan for this facility.

*Or discuss if not a permitted activity, including relevant provisions in other chapters, e.g.*

I consider the proposal to be consistent with these provisions as it will allow for the continued operation and development of the telecommunications network without compromising the amenity of the locality or the safety of the community.

|  |
| --- |
| **Relevant provisions of a National Environmental Standard, National Policy Statement, Regional Plan, Regional Policy Statement or Coastal Policy Statement [Section 104(1)(b)]** |

The National Environmental Standards for Telecommunications Facilities are relevant to this application as discussed above. The District Plan gives effect to the relevant provisions of the higher order planning documents, as such it is unnecessary to address them specifically in this report.

|  |
| --- |
| **Part 2 of the Resource Management Act and any other relevant matters [Section 104(1) and 104(1)(c)]** |

**Part 2**

The NES regulations are made under the Resource Management Act and provide national consistency in rules relating to deployment of telecommunications infrastructure and management of effects on the environment. The NES references more stringent rules in District Plans in respect of areas with special identified amenity, heritage, cultural and natural values reflecting the matters in section 6 and 7 of the Act. Both the District Plan and NES have been reviewed relatively recently and are understood to appropriately reflect Part 2. Accordingly no further assessment against Part 2 is considered necessary.

**Health impacts**

As noted earlier, information regarding radiofrequency field levels from the proposed facility has been submitted with the application in accordance with the requirements of Regulation 55 of the NES. This information predicts that the radiofrequency field levels in areas reasonably accessible to the general public will comply with the applicable New Zealand Standard.

The proposal is therefore a permitted activity in respect of radio frequency fields, and on this basis I must conclude that the operation of this facility will not have any adverse effects on the health or safety of members of the public.

**Property values**

Case law has made it clear that perception of loss in property value is not a matter which Councils can have regard to in considering resource consent applications. It is the adverse effects of an activity on the environment which must be considered, rather than any resulting depreciation in property values. I have concluded above that the proposal will have less than minor adverse effects on the environment in the context of the planning framework within which potential effects must be assessed.

|  |
| --- |
| **Section 104(3)(d) notification consideration** |

Section 104(3)(d) states that consent must not be granted if an application should have been notified and was not. No matters have arisen in the assessment of this application which would indicate that the application ought to have been notified.

|  |
| --- |
| **Recommendations** |

a) That the application be processed on a **non-notified** basis in accordance with Section 95A – 95F of the Resource Management Act 1991.

b) That the application be **granted** pursuant to Sections 104 and 104A/C of the Resource Management Act 1991, subject to the following conditions:

1. The development shall proceed in accordance with the information and plans submitted with the application, including the stamped approved plans entered into Council records as RMA/+.
2. +

Advice notes:

1. Regulation 55 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 regulates radiofrequency fields. A pre-commencement radiofrequency report in accordance with Regulation 55(3) has been provided.

*Then either*

In accordance with Regulation 55 of the National Environmental Standards a post-commencement radio frequency report is not required as the pre-commencement report prediction was that the radiofrequency field levels will comply with NZS 2772.1 in the vicinity of the facility that are reasonably accessible to the general public.

*OR*

In accordance with Regulation 55 of the National Environmental Standards, a post-commencement report is required as the pre - commencement radiofrequency report predicts exposure levels reaching or exceeding 25% of the maximum level authorised by NZS 2772.1 for exposure to the general public. This report shall be submitted to the Christchurch City Council via rcmon@ccc.govt.nz within 3 months of the facility becoming operational. The report shall confirm 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. *(if 25% NZS reference levels are exceeded in areas accessible to the general public)*

1. This resource consent will **lapse five years** **from the date it is issued** unless it is given effect to (i.e. the activity is established) before then.Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted prior to the consent lapsing.
2. Monitoring will be carried out to ensure the **conditions are complied with** and that the development proceeds in accordance with the plans and details which were submitted with the application.

 The Council will require payment of its **administrative charges** in relation to monitoring, as authorised by the provisions of section 36 of the Resource Management Act 1991. The current monitoring charges are:

(i) An administration fee of $107.00 to cover the cost of setting up the monitoring programme; and

(ii) A monitoring fee of $123 *(residential) /* $185 *(commercial)* for the first monitoring inspection to ensure compliance with the conditions of this consent; and *(amend if charging for more than one inspection upfront)*

*OR*

(ii) A monitoring fee of $64 for verification of documents / photos submitted to confirm compliance with conditions; and *(residential only)*

*AND*

(iii) Time charged at an hourly rate if more than one inspection, certification of conditions *(delete if not relevant)*, or additional monitoring activities (including those relating to non-compliance with conditions), are required.

 The monitoring programme administration fee and initial inspection fee / documentation fee / inspection fees will be charged to the applicant with the consent processing costs. Any additional monitoring time will be invoiced to the consent holder when the monitoring is carried out, at the hourly rate specified in the applicable Annual Plan Schedule of Fees and Charges.

(d) This resource consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will also need to comply with the requirements of the Building Act 2004. Please contact a Building Consent Officer (phone 941 8999) for advice on the building consent process. *(Include this advice note when the application relates to conversion of the use of an existing building, or other similar situations where the applicant may not be aware that a building consent is required).*

 and/or

 You will need to obtain separate permission from the Council as owner of the land before you may carry out the proposed activity on this site. Please contact Joanne Walton, Policy Advisor Greenspace, Network Planning Team, on 941 8999 *(include this advice note where the proposal is on Council land).*

(e) This site may be an archaeological site as declared by Heritage New Zealand Pouhere Taonga. Under Section 43 of the Heritage New Zealand Pouhere Taonga Act 2014, an archaeological site may be any place that was associated with human activity in or after 1900, and provides or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand. **Please contact Heritage New Zealand Pouhere Taonga on** **infosouthern@heritage.org.nz** **or (03) 357 9629 before commencing work on the land.**

 The consent holder is also directed to the Accidental Discovery Protocol set out in Appendix 3 of the Mahaanui Iwi Management Plan: <http://mkt.co.nz/mahaanui-iwi-management-plan/>

**Reported and Recommended by:** type your name and position **Date:** type it in

**Reviewed by:** type your name and position **Date:** type it in

|  |
| --- |
| **Decision** |

That the above recommendation be accepted for the reasons outlined in the report.

🗹 I have viewed the application and plans.

🗹 I have read the report and accept the conclusions and recommendation.

|  |
| --- |
| Decision maker notes *Delete this box if not used*+ |

**Delegated officer:**

[Insert digital signature]

**Commissioner: *(Conflict of Interest*** [***Form P-426***](http://wwwlocal.ccc.govt.nz/unit/EPAandIE/Planning/P426_ConflictOfInterestForm.dot.lnk) ***also needs to be signed by commissioner)***

|  |  |  |
| --- | --- | --- |
| Name: |  |  |
| Signature: |  |  |
| Date: |  |  |