



Integrated Planning Solutions

PLANNING AND RESOURCE MANAGEMENT CONSULTANTS

27 February 2025

Taupo District Council

Attention: Christle Pilkington, Policy Advisor

Sent via E-mail to: cpilkington@taupo.govt.nz

Dear Christle

**Taupō District Plan Review – Plan Change 48 - Designations – Roll Over
Kordia Limited Designation – D94 - Tuhingamata**

As directed by your letter dated 30 August 2024 to Tom Grace, National Property Manager, on behalf of Kordia Ltd, we write to confirm that Kordia Ltd wish to roll over their existing designation within the Taupo District Plan referenced as D94.

As the designation is in the name of former state entity 'Broadcast Communications Ltd' it is necessary to undertake a minor modification to identify 'Kordia Limited' as the 'Requiring Authority' for this designation.

In addition, Kordia have identified that the wording of the first bullet point of Condition f. does not read coherently and seeks to make a minor amendment to remove a seemingly superfluous number to assist in its interpretation.

The condition presently reads as follows (with wording confusion highlighted):

- f. Any appendage may be affixed to a mast on the site, provided that:*
- The combined width of the mast and one or more appendages will not result in an increase of more than 15% of the width of the mast itself when viewed from any direction **4115** this measurement of the increase in size shall be applicable to all parts of the mast that are horizontally adjacent to the affixed appendage(s).*

It is proposed that reference to 4115 be deleted (~~struck-through~~) and the text changed (underlined) as follows:

- f. Any appendage may be affixed to a mast on the site, provided that:*

- The combined width of the mast and one or more appendages will not result in an increase of more than 15% of the width of the mast itself when viewed from any direction. ~~4115~~. This measurement of the increase in size shall be applicable to all parts of the mast that are horizontally adjacent to the affixed appendage(s).

The proposed change in wording seeks only to address the existing confusion as to the intended reference point for any increase in width and as such this clarification does not change does not result in any greater adverse effects on the receiving environment than may already be generated.

All other conditions of designation remain unchanged by this request to roll over the existing designation.

The updated designation and consolidated set of conditions, including the change referenced above, are set out in the prescribed format in the table accompanying this correspondence.

Should you have any queries regarding the foregoing or require additional information to assist the Council, please do not hesitate to contact me or Tom Grace Tom.Grace@kordia.co.nz and we will be happy to assist.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Paul Sousa', with a stylized flourish extending to the right.

Paul Sousa BREP & MNZPI
Director
(on behalf of Kordia Ltd)

Cc: Tom Grace, National Property Manager, Kordia Ltd
Tom.Grace@kordia.co.nz

Kordia Limited

KL01 – Tuhingamata Broadcast Facilities

Tuhingamata Broadcast Facilities	
KL01	Kordia Limited
Designation Purpose	Broadcasting, Telecommunication (including radio and microwave communications) and ancillary and associated purposes.
Site Identifier	Highland Drive, Acacia Bay Part Lot 3 DPS 67095 with easements and right of way DPS 34803, over Lot 42 DPS 34803
Lapse date	Given effect to
Designation hierarchy under s177 of the Resource Management Act	Primary
Conditions	Yes
Additional Information	None

Conditions:

- a. That the area subject to the designation apply only to the 7330m2 leased allotment of lot 1 DPS 92136; and not include the right of ways over part lot 3 DPS 67095 and part lot 42 DPS 34803.
- b. That all radio frequency radiation emissions from the site shall comply with standard NZS 2772. 1:1999 radio frequency fields [maximum exposure levels - 3khz to 300GHz].
- c. That, should any occupier of the designated area seek to increase the scale or intensity of electromagnetic emissions above the peak levels used in the calculations of the broadcast communications limited EMR compliance report, [dated 19 February, 2002], Broadcast Communications shall recalculate the predicted cumulative electromagnetic radiation emissions. All such monitoring calculations shall then be audited every two years by a suitably qualified, independent party, and the audited report shall be submitted to Taupo District Council within one calendar month of the anniversary of the confirmation of this requirement.
- d. Measurements of actual cumulative electromagnetic radiation emissions from the designated area shall be taken within three calendar months of a written request from Taupo District Council. Auditing of the results are to be undertaken by a suitably qualified, independent party prior to its submission to Taupo District Council.
- e. Any appendage may be affixed to the lattice work tower, provided that:

- The combined width of the tower and one or more appendages will not result in an increase of more than 10% of the width of the tower itself, when viewed from any direction. This measurement of the increase in size shall be applicable to all parts of the tower that are horizontally adjacent to the affixed appendage(s).
 - This standard shall not apply to any appendage with a maximum cross section of less than 10cm, and is not located within 0.5m vertical distance of another appendage on the same face of the tower.
- f. Any appendage may be affixed to a mast on the site, provided that:
- The combined width of the mast and one or more appendages will not result in an increase of more than 15% of the width of the mast itself when viewed from any direction. This measurement of the increase in size shall be applicable to all parts of the mast that are horizontally adjacent to the affixed appendage(s).
 - This standard shall not apply to any appendage with a maximum cross section of less than 10cm, and is not located within 0.5m vertical distance of another appendage.
- g. Temporary structures may be erected for the purpose of affixing appendages in compliance with the above standards, or for the purpose of maintenance and repair, without the need for further outline approval, provided that:
- The temporary structure shall not remain standing on the site for a period of more than six weeks.
 - Once dismantled, the same or similar structure shall not be erected until a minimum period of four weeks has elapsed.
 - This standard shall not apply to temporary structures less than 5m in height.
- h. Any appendage or temporary structure exceeding the above standards will be subject to outline plan approval.
- i. The erection of additional masts or buildings be subject to outline plan approval.
- j. The erection of additional lattice work towers require a fully notified alteration to the designation.