

Vodafone at Liston Park, St Michaels Avenue, Ellerslie

June 2012 - Vodafone Site Name: Abbotts Way (ABW)



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Executive Summary

- The existing Vodafone Lease Agreement at Liston Park will expire on 24th June 2012.
- If Vodafone are unable to remain at Liston Park then Vodafone's customers in the area will lose service.
- Maintaining the current site location is the preferred option, as it avoids the requirement to install multiple sites to serve the Coverage Area, therefore reducing the visual impact on surrounding residential properties.
- The use of a single site location represents a sustainable and environmentally responsible approach to providing services this particular area. It is the option least likely to cause public concern, given the existing site is long established.
- Vodafone are willing to work with Auckland Council to improve the aesthetic appearance of the existing site, one possible option would be to remove the two dish antennas currently mounted on the side of the tower.
- If Vodafone are required to relocate within Liston Park Grounds then a central location away from the site boundaries would be the preferred location from a resource consent perspective. The height of the panel antennas will need to remain at its current height, if the ground level drops the structure height might have to increase, this is to ensure the existing coverage is maintained.
- If Vodafone are required to be removed from Liston Park, it will require three Roadside Installations to maintain service to customers in the Coverage Area. All these sites will be located immediately adjacent to residential properties, who will be informed of the site and the reasons why they need to be where they are. If Vodafone are required to vacate the Park then 12 – 18 months would be needed to progress the three sites.
- Vodafone urge Auckland council to allow Vodafone to remain at the current site within the Park and review any policies to remove existing telecommunication facilities from Reserves. These locations are often preferred and suggested by the local residents rather than sites located adjacent to their homes. Removing existing sites from reserves may lead to negative reactions from residents due to a loss of service and the placement of new facilities in proximity to homes.



Summary of Existing Situation

- The existing Vodafone Abbots Way (ABW) site, located within Liston Park, was established in 1997 and comprises of a 15m high monopole with panel antennas and microwave dishes. There are a number of equipment cabinets located around the base of the monopole, which is screened by an existing timber fence.
- The site is located within a utility area, immediately behind the former Marist Rugby Club - Club Rooms.
- The site provides 2G and 3G coverage (GSM and UMTS) to the residential area which can be described within the bounds of Remuera Road to the North, Ballarat Street to the East, Ellerslie, Panmure Highway to the South and Ladies Mile to the West, "The Coverage Area". (See the existing coverage map within appendix 1)
- On 22nd December 2010 Vodafone was issued six months Notice to vacate the Abbots Way site by Auckland Council. Auckland Council purchased the land on 7th December 2010. On 7th July 2011 Auckland Council extended the Notice period to 18 months, extending Vodafone's occupation to 24th June 2012.
- Vodafone have been advised that Auckland Council intends to redevelop Liston Park as a recreational reserve and that the Vodafone installation may need to be removed from the site. Vodafone have been asked to provide a report to the Orakei Local Board to consider a proposal for the Vodafone site to remain at its current location within Liston Park. Vodafone have been asked to consider and provide comment on three possible options outlined below:
 1. Vodafone to remain at the current location, this is Vodafone's preferred option.
 2. Vodafone to relocate to an alternative location within Liston Park Grounds.
 3. Vodafone to remove all its equipment and find suitable locations outside of the Liston Park Grounds.



Vodafone to remain at the current location – Vodafone preferred solution

This option is Vodafone's preferred solution

- Allows for the continuation of service to people in the Coverage Area identified in appendix 1. As highlighted in the following sections of this report, this option represents the most environmentally responsible method of providing service to the Coverage Area.
- The site is located within a utility area to the rear of the former Rugby Club Rooms and is considered to be an appropriate location for a structure of this kind as it is collocated with other utility buildings and outbuildings.
- The site is located away from the Park's boundary with residential properties, and with its establishment in 1997 has become part of the existing receiving environment.
- Auckland Council will continue to receive rent from the site.
- Vodafone are willing to work with Auckland Council to improve the aesthetic appearance of the existing site, one possible option would be to remove the two dish antennas currently mounted on the side of the tower.
- The existing site is the option that is least likely to cause public concerns.

Vodafone to relocate to an alternative location within Liston Park Grounds

This option requires the following considerations:

- The height of the panel antennas will need to remain at its current height, if the ground level drops the structure height might have to increase, this is to ensure the existing coverage is maintained. A reduction in height will reduce the coverage footprint of the site and will result in additional sites being required to maintain service.
- Any alternative location will need to be safely accessed, constructed and serviced once built, and will require connection to power and telecommunication cables.
- Vodafone have commissioned Harrison Grierson (HG) to prepare a planning assessment of the District Plan Rules regarding the relocation of the Vodafone facility within Liston Park Grounds , this assessment is contained within appendix 2 and summarised below:
 - Any relocation would require a Resource Consent as a Discretionary Activity.
 - The Park is surrounded by residential properties, as such it is important to keep the site location as far from the site boundaries as possible. Therefore a central location would be the best RMA outcome if Vodafone are required to relocate. Moving the site closer to the boundaries increases the RMA risk, delaying the time to relocate from the existing location.
 - HG also consider that maintaining the site at its existing location is the most appropriate RMA outcome as it has become part of the existing environment.
- The cost of relocation to an alternative location is expensive, this includes for the removal of the existing site and assumes that Resource Consent is granted on a non notified basis and that Auckland Council will allow a variation to the Licence, this process could take up to 12 months.
- Dependant on whether Vodafone can use the existing pole there may be a coverage outage during the relocation period from the old location to the new.
- Vodafone are a signatory to the Telecommunications Carriers' Forum "Community Engagement Guidelines" (TCF) and are required to inform the surrounding properties of the relocation and the rationale behind the move.



Vodafone to remove all its equipment and find suitable locations outside of the Liston Park Grounds

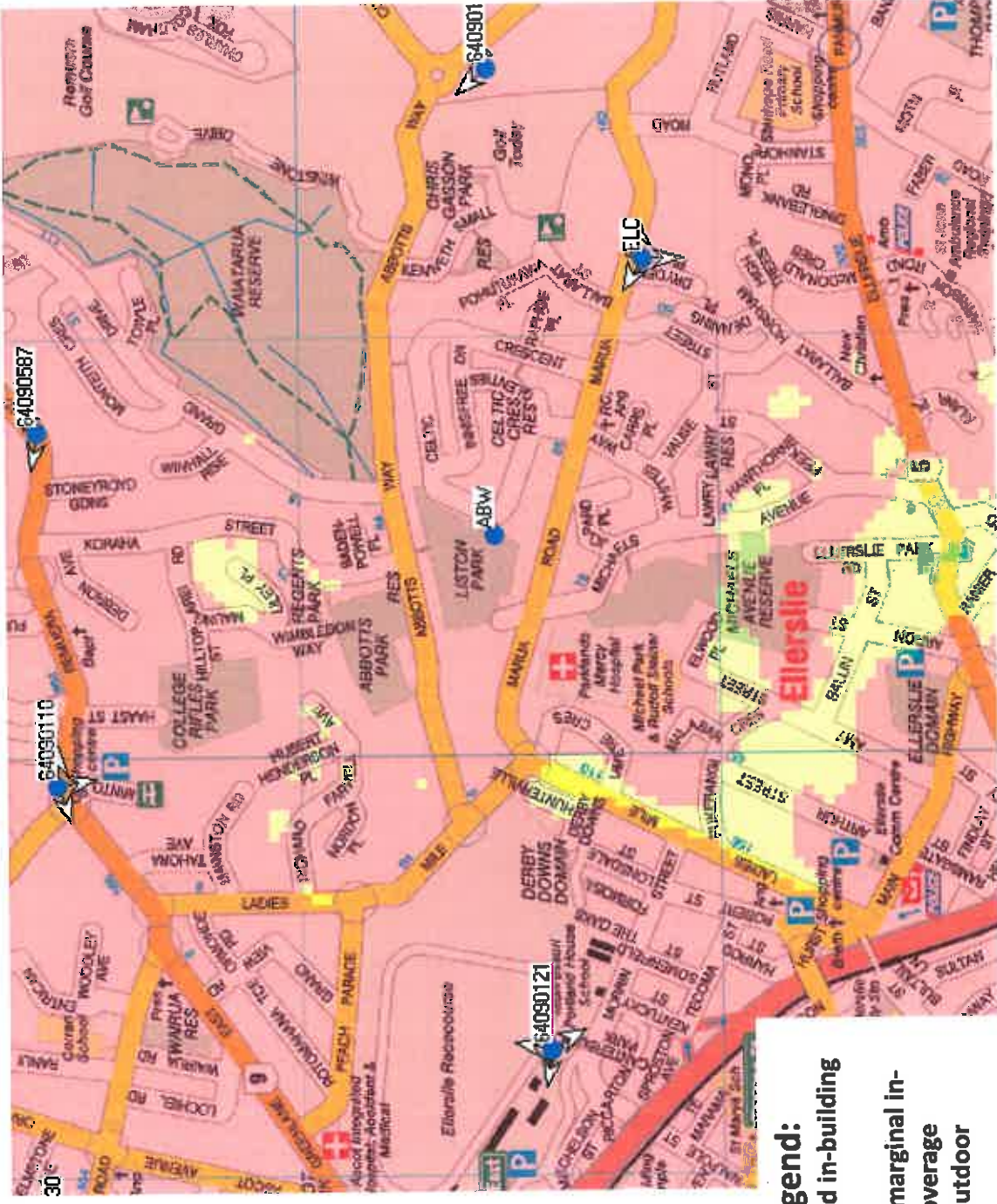
Vodafone make the following comments:

- Ideally any alternative site needs to be as close as possible to the site it is replacing to maintain service to the Coverage Area, as shown in appendix 1. To move away from this area and reduce height would require multiple sites to maintain present levels of service.
- After over a year of extensive investigations in the area, all potential non residential private site locations failed, the only alternative option is to install a number of roadside installations, in residential areas.
- Vodafone have reviewed the area and require three roadside installations to maintain service when the existing site is removed (the location of the roadside installations are shown in appendix 3). All the replacement sites will require equipment cabinets and antennas within the road reserve. Three sites are required as the roadside installations are on average 10-11m high (height restricted by the NES), this represents a reduction in height of 4m from the existing installation and the most expensive option.
- The three replacement sites will be located immediately adjacent to houses, the equipment cabinets will also be located in the grass verges adjacent to peoples homes. Under the TCF “Community Engagement Guidelines” Vodafone are required to contact the adjacent properties advising them of the proposal and explain why Vodafone need to be located adjacent to their homes.
- In Vodafone’s experience residents often prefer to have these installations located within Reserves rather than being located outside their homes.
- The Roadside installations will be established under the Telecommunications Act and therefore the Council will not receive a rent for these installations.

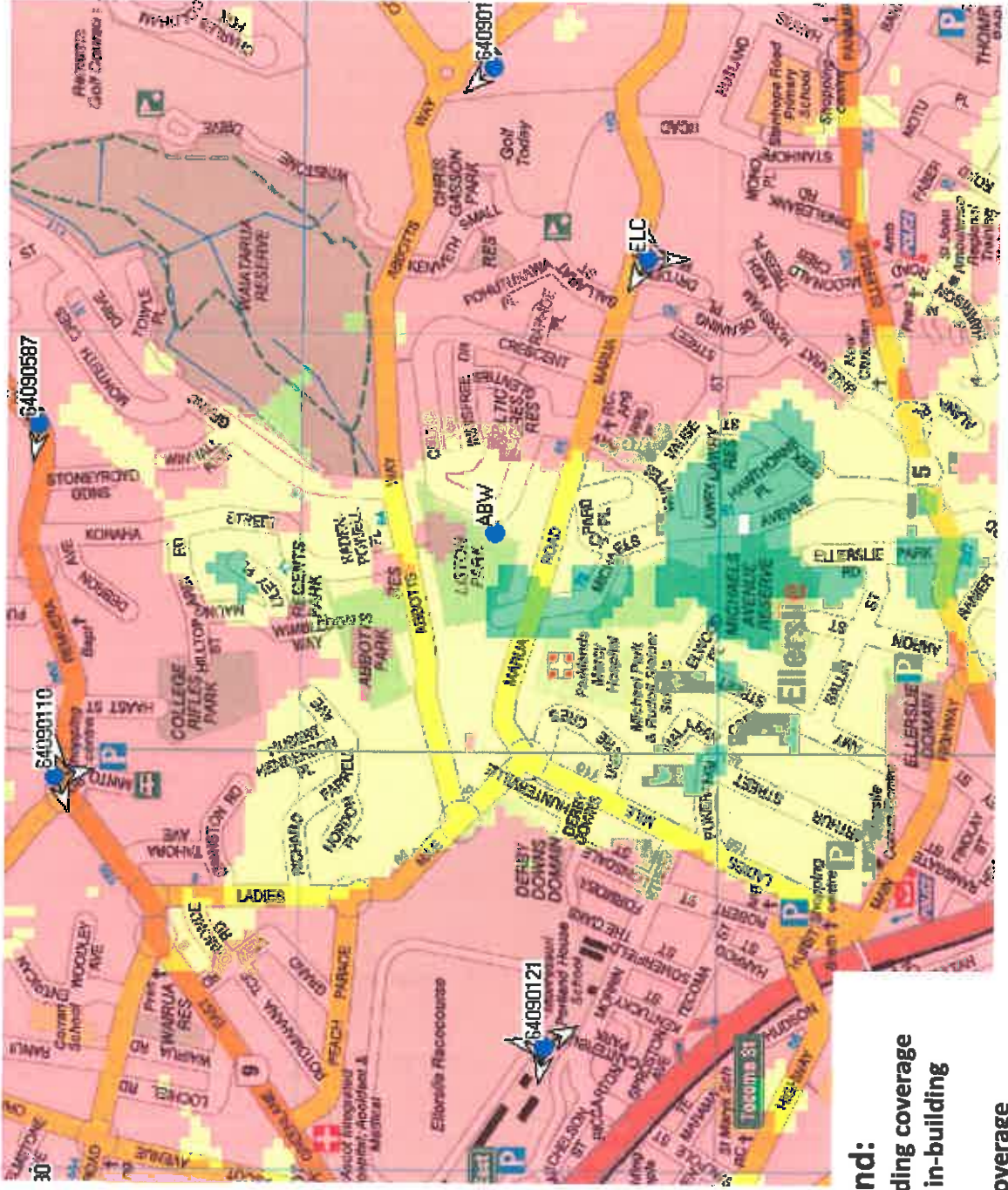
Appendix 1 – coverage predictions

- Coverage with Liston Park site
- Coverage without Liston Park site

Coverage with the Existing Liston Park site (ABW)



Coverage without the Existing Liston Park site (ABW)



Legend:

- red = good in-building coverage
- yellow = marginal in-building coverage
- green = outdoor coverage

Appendix 2 – Planning Assessment



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PLANNING AUDIT AS AT 7 JUNE 2012

Liston Park Relocate

1.0 INTRODUCTION

The purpose of this report is to identify possible resource management issues and risk that could be associated with the potential relocation of an existing Vodafone telecommunication facility within Liston Park, Ellerslie.

The existing facility is located in the south eastern corner of the park between the clubroom buildings and the eastern boundary. The facility was established in 1997 and last upgraded in 2009 (approved under Resource Consent 20080206501).

It is understood that the park has recently been purchased by Auckland Council with an eye to redevelop the park in the near future. Vodafone are thereby investigating alternative locations should the redevelopment not be able to accommodate the facility in its current location.

The primary focus of this audit is therefore to identify any other locations within Liston Park that may be suitable in which to relocate the existing facility.

2.0 SITE DETAILS

The details of the site are included within table 1 below.

Table 1: Site Details	
Location	71-77 Abbotts Way, Ellerslie (Liston Park)
Legal Description	Allotments 117, 118 and 144 SBRs of Auckland SECT 30 / Pt Allotment 25 SBRs of Auckland SECT 12 / LOTS 21, 22 and 23 DP42493 / LOTS 1 and 2 DP447855 / Lot 1 DP 42409.
District Plan	Auckland Council District Plan - Ichinus Section 1999 (see 'District Plan')
Zoning	Residential 2a
Designations/Limitations	None

3.0 RMA DEVELOPMENT CONTROLS

The controls that are relevant from the District Plan are outlined in Table 2 below.

Control	Development Controls	Requirement
Height	3m	
Yards	Front - 2.5m	
Height to Boundary	Northern / Road Boundary - 2m + 55° Eastern / Western Boundary - 2m + 45° Southern Boundary - 2m + 35°	
Max Antenna Size	No specific control	
Max Antenna Number	No specific control	
Max Cabinet Dimension	3m in height 2.5m ² in area	
Noise	Monday to Saturday (7am - 10pm) - L ₉₀ 50dB(A) Sunday and Public Holidays (5am - 6pm) - L ₉₀ 50dB(A) At all other times - L ₉₀ 40dB(A)	
Likely Activity Status	Discretionary activity	

4.0 POTENTIAL RMA INPUTS

The following inputs may be required to reduce RMA risk or support development control mitigations (tick where appropriate):

<input type="checkbox"/>	Radiofrequency Compliance Diagrams
<input type="checkbox"/>	Visual Impact Assessment
<input type="checkbox"/>	Acoustic Assessment
<input type="checkbox"/>	Archaeological Report
<input type="checkbox"/>	Traffic Assessment
<input type="checkbox"/>	Photomontage
<input type="checkbox"/>	Landscape Plan and Specifications
<input type="checkbox"/>	Requiring Authority Approval (s176)
<input type="checkbox"/>	Affected Persons Approval



5.0 RMA RISK ASSESSMENT

Although the site is called Litch Park, its previous private ownership has meant that it is zoned Residential 6a under the District Plan (as opposed to an Open Space zoning that is given to Council owned parks and reserves). A relocated facility would therefore require resource consent as a Discretionary activity under the District Plan.

The residential zoning sets a height limit of 8m and requires compliance with height in relation to boundary controls, which for the existing facility, requires a setback of approximately 15m from the southern boundary, 15m from the eastern and western site boundaries, and 5m from the northern / road boundaries.

The main focus of any resource consent application to relocate the facility will be on the visual effects on adjoining residential dwellings. The flat topography of the site and the relative lack of established vegetation mean that separation distances from adjoining residential dwellings provides the most effective mitigation measure. With this in mind, the only suitable location for relocation would be in the centre of the site, which provides the greatest separation distances from the adjoining residential dwellings. Planting near the floodlights in the centre of the site, or co-locating on one of the floodlights, would also enable the facility to blend into the visual context of the park.

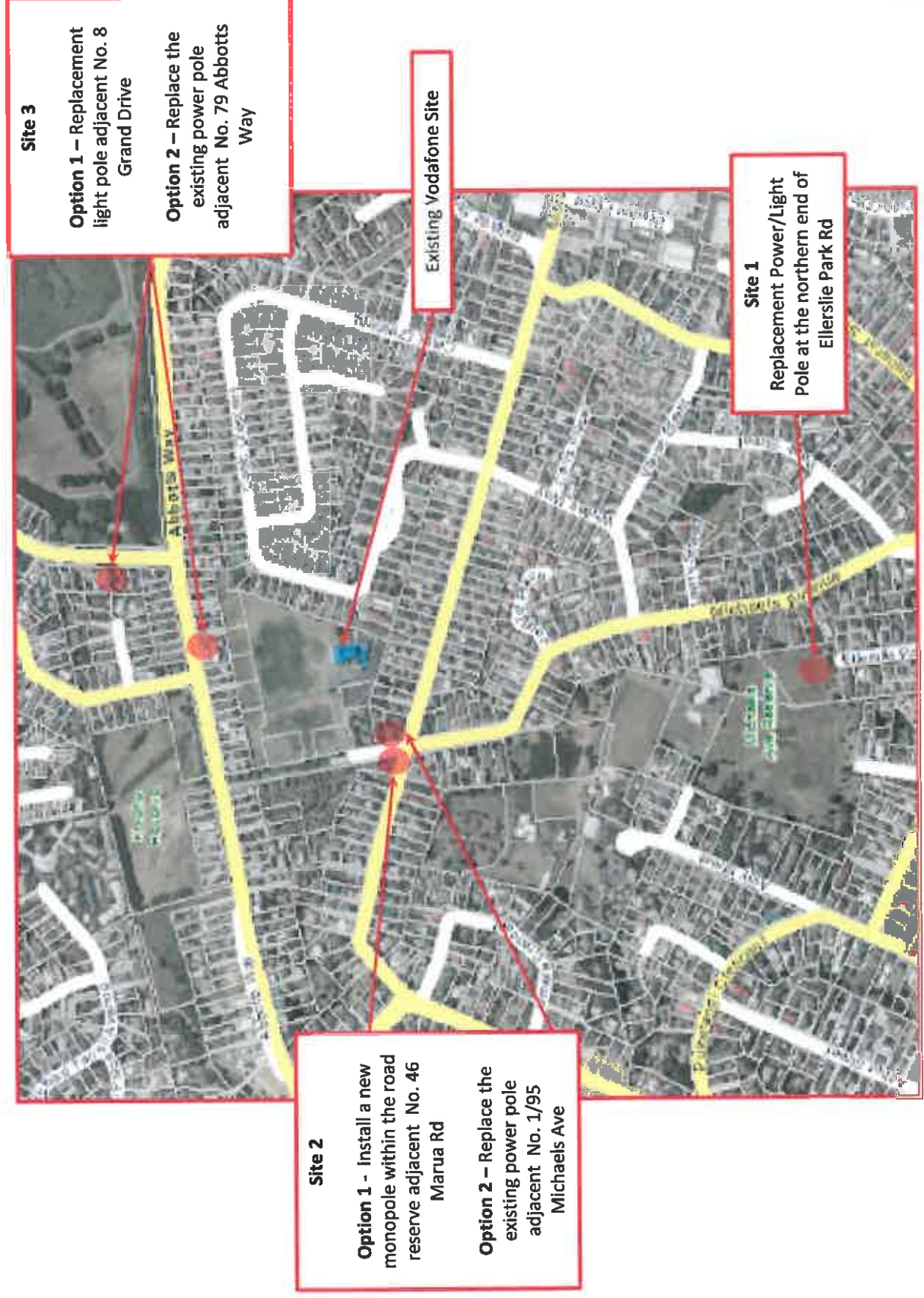
An alternative location is near the northern site boundary adjoining the property at 85 Abbotts Way, which although has a residential zoning, is occupied by a BP Service Station. However, this is not preferred from an RMA perspective because locating close to this common boundary with the service station would also result in bringing the facility closer to the residential dwellings at 81 and 89 Abbotts Way.

In summary, the most appropriate location for the facility is either in the current position near the clubhouse and carpark, or if this redevelopment cannot accommodate this, in a central location near the existing floodlights. Alternative locations are not favoured as they will bring the facility closer to the residential dwellings that surround the site.

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Appendix 3 – alternative Roadside Installations

Replacement Site Locations



Site 1 Overview – Northern End of Ellerslie Park Rd



Site Location

Before



After



Site 2 Overview – Option 1 Install a new monopole within the road reserve adjacent No. 46 Marua Rd

Option 1 Location



Before



After



Site 2 Overview – Option 2 Replace the existing power pole adjacent No. 1/95 Michaels Ave

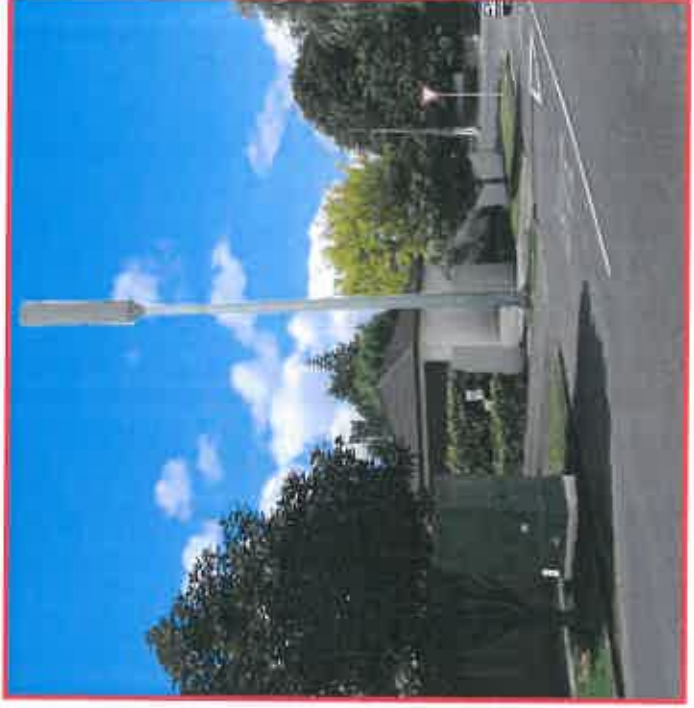


Option 2 Location

Before



After



Site 3 Overview – Option 1 Replacement light pole adjacent No. 8 Grand Drive



Before



After



Site 3 Overview – Option 2 Replace the existing power pole adjacent Abbotts Way



Option 2 Location

Before



After



