

Proposed Thames-Coromandel District Plan



Submission Form

Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991

Your submission can be:

Online: www.tcdc.govt.nz/dpr
Using our online submissions form

Posted to: Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag, Thames 3540
Attention: District Plan Manager

Email to: customer.services@tcdc.govt.nz

Delivered to: Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

Full Name(s) Deborah Ruth Ng

or Organisation (if relevant) _____

Email Address debbie.bisley@gmail.com

Postal Address 18 Masters Rd R.D 7 Eureka Hamilton

Phone no. 07 824 1644
include area code

Mobile no. 027 247 9367

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed District Plan process. The information will be held by the Thames-Coromandel District Council. You have the right to access the information and request its correction.



Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

32.3 Rule 5

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☒ oppose ☐ the above plan provision.

Reasons for my views:

The coastal environments with outstanding landscapes are important and provisions are required to ensure they are well managed and protected.

The decision I seek from the Council is that the provision above be:

Retained ☒ Deleted ☐ Amended ☐ as follows:

Retain Rule 5 without amendment or alteration

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐ Y ☒ N

Signature of submitter  Date 13/03/2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

- a) adversely affects the environment; and ☐ Y ☒ N
- b) does not relate to trade competition or the effects of trade competition. ☐ Y ☒ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames 3540
phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



Proposed Thames Coromandel District Plan

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Submission by

Name:

Gail Kaka

Address:

113 Bowen Pl Thames.

Phone:

868 7277

Email:

gail.hansenkaku@gmail.com

Given the outstanding landscapes and ecology of the Coromandel Peninsula and for the benefit of communities and future generations, we need much stronger planning regulations to protect our environment from Mining Activities. The PDP does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula, therefore:

I oppose any part of the Proposed District Plan (PDP) which allows Mining Activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL and RESIDENTIAL ZONES.

- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to **Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays** in the Section 32 Rules.
- The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).
- I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.
- The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land within the Conservation Zone and classifying mining activities as prohibited activities.
- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to **Prohibit** Mining Activities under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
- I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all **Mining Activities are Prohibited in all Zones**, including prospecting and exploration, or other such relief that has the same effect.
- I support Quarrying activities to be separated from Mining Activities to avoid confusion.

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- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
- I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.
- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

In summary: I require the plan to be amended so that all mining activities are prohibited in all zones and overlays, or other such relief that has the same effect, and the language amended in Section 14 to accurately represent the history of mining and the opposition to it.

The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow mining into the Peninsula, as this is contrary to the existing Natural Character of the Thames-Coromandel District.

My further comments:

- I would like to speak to my submission.
- I would consider presenting a joint case with others who have made a similar submission.
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Signature:



Date:

8/3/14

Proposed Thames Coromandel District Plan

Submission by

Name: R. ALTHEA HILL

Address: 8 PATUI AVE, NGARIMU BAY, R-D 5, THAMES COAST.

Phone: (07) 868-2084

Email:

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

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My further comments:

*Mining benefits neither the people of the land
nor our local environment!*

- I would like to speak to my submission.
- I would consider presenting a joint case with others who have made a similar submission.
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Signature:

Date: 04-03-14

R. Attie

THAMES-COROMANDEL
DISTRICT COUNCIL

Proposed Thames Coromandel District Plan

14 MAR 2014

Submission by

RECEIVED BY:

Name: JESSICA HOLDAWAY

Address: 9956 KAWAERANGA VALLEY ROAD, THAMES

Phone: (07) 868 72 83 Email: jess-ornata@yahoo.com

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My further comments:

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- ~~I would consider presenting a joint case with others who have made a similar submission.~~
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Signature:

J. Hillmy

Date:

2/3/14

Submission on Proposed Thames-Coromandel District Plan

By: Port Charles Residents and Ratepayers Assn
 Email: robanham@clear.net.nz
 Postal Address: 2850 Long Bay Rd, RD 1, Coromandel
 Phone: 07 866 8681
 Mobile: 021 448 975

To CTS
 Received
 14 MAR 2014
 Thames-Coromandel District Council
 Coromandel
 File No:.....

The specific provisions of the Proposed District Plan that my submission relates to:

Any provision that restricts the cutting of kanuka and manuka on private property for personal firewood use:

Our submission is:

We oppose the above plan provision because:

- 1) All landowners should be able to cut firewood on their property for their own personal use
- 2) There is no proof that there is insufficient kanuka or manuka in the district or a problem that requires such a rule to be created
- 3) Such a rule is contrary to the National Biosecurity Strategy 2000.

The decision I seek from Council is that the above provisions be deleted in their entirety.

We wish to be heard in support of my submission. ~~Yes~~/ no

Signature of submitter



Secretary
 Port Charles Residents & Ratepayers Assn

Date: 14-3-14

Submission on Proposed Thames-Coromandel District Plan

By: Port Charles Residents and Ratepayers Assn
 Email: robanham@clear.net.nz
 Postal Address: 2850 Long Bay Rd, RD 1, Coromandel
 Phone: 07 866 8681
 Mobile: 021 448 975

To _____ CTS
 Received
 14 MAR 2014
 Thames-Coromandel District Council
 Coromandel
 File No: _____

The specific provisions of the Proposed District Plan that my submission relates to:

The Natural Character overlay in its entirety.

My submission is:

I oppose the Natural Character Overlay provisions because:

- 1) All rules should be contained within the zoning and related objectives and policies. The overlay methodology is flawed, unnecessary and confusing.
- 2) Areas of significant landscape are protected elsewhere in the Plan within the Natural Character Overlay. These lesser areas do not need protection.
- 3) It breaches the requirements of the Resource Management Act and the National Biosecurity Strategy 2000.
- 4) The property rights of residents are significantly and unnecessarily affected by this overlay, with a negative flow on effect and subsequent reduction in land salability and values.

The decision I seek from Council is that the above provisions be deleted in their entirety.

We wish to be heard in support of my submission. ~~Yes~~/ no

Signature of submitter



Secretary
 Port Charles Residents & Ratepayers Assn

Date: 14-3-14

Submission on Proposed Thames-Coromandel District Plan

By: Port Charles Residents and Ratepayers Assn
 Email: robanham@clear.net.nz
 Postal Address: 2850 Long Bay Rd, RD 1, Coromandel
 Phone: 07 866 8681
 Mobile: 021 448 975

To: CTS
 Received
 14 MAR 2014
 Thames-Coromandel District Council
 Coromandel
 File No:

The specific provision of the Proposed District Plan that my submission relates to:

The definition of the Coastal Environment Line shown on the planning maps as a blue/purple line and all provisions relating to it.

My submission is:

I oppose the above plan provision related to the coastal Environment Area because:

- 1) Much of the land is a considerable distance from the coast.
- 2) The Council has removed the accepted development rights of landowners.
- 3) An additional layer of rules overlaying zoning and related policies is unnecessary and confusing.
- 4) It is contrary to the Resource Management Act.
- 5) Much of the land within this area is not subject to coastal processes and does not have significant coastal qualities.

The decision I seek from council is that the above provision for a coastal Environment area be deleted in its entirety.

We do not wish to be heard in support of my submission

Signature of submitter



Secretary
 Port Charles Residents & Ratepayers Assn

Date: 14-3-14

THAMES-COROMANDEL
DISTRICT COUNCIL

14 MAR 2014

RECEIVED BY:

Proposed Thames Coromandel District Plan**Submission by**

Name: REBECCA GRIBBLE

Address: 9956 KAWAERANGA VALLEY ROAD, THAMES

Phone: (07) 868 7283 Email: becgribble@yahoo.co.nz

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My further comments:

- ~~I would like to speak to my submission.~~
- ~~I would consider presenting a joint case with others who have made a similar submission.~~
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Signature:

PC14

Date:

2/3/14

Proposed Thames Coromandel District Plan

14 MAR 2014

Submission by

RECEIVED BY:

Name: *Mike Boots*Address: *37a Haka Rd. Birkenhead, Auckland*Phone: *0220667300* Email: *mikebuz@hotmail.com*

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My further comments:

please leave everything the way it is, we love this place



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Yours sincerely

Signature:

M. Rook

Date:

02/03/14

Proposed Thames Coromandel District Plan

Submission by

Name: *Luiselle Martins*

Address: *20a Hartford Ave. Papamoa, Tauranga*

Phone: *021 0265 2434*

Email: *GUYSLA-GI@HOTMAIL.COM*

THAMES-COROMANDEL
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RECEIVED BY:

Given the outstanding landscapes and ecology of the Coromandel Peninsula and for the benefit of communities and future generations, we need much stronger planning regulations to protect our environment from Mining Activities. The PDP does not articulate the special Qualities, Values and Natural Character of the Coromandel Peninsula, therefore:

I oppose any part of the Proposed District Plan (PDP) which allows Mining Activities, including underground mining, in the District, especially in CONSERVATION, COASTAL, RURAL and RESIDENTIAL ZONES.

- I require the PDP to uphold biodiversity values expressed in the RMA Section 6. I require the Plan to **Prohibit all Mining Activities in Outstanding Natural Landscape, Natural Character and Amenity Landscape Overlays** in the Section 32 Rules.
- The Objectives and Policies in Section 14 do not reflect community and biodiversity values required by the Waikato Regional Policy Statement (RPS), the Resource Management Act (RMA) and Hauraki Gulf Marine Park Act (HGMPA).
- I require the Plan to specifically protect our coastal environment from mining. The Coastal Zone has been removed without giving adequate protection to coastal biodiversity from adverse impacts of mining. I require the Coastal Environment Overlay to include a rule prohibiting all mining activities.
- The TCDC has failed to translate the 'High Value Conservation Areas' identified in Schedule 4 into 'Outstanding Natural Landscapes' (ONL). I require the Plan to accurately protect Schedule 4 land on the Coromandel Peninsula from all Mining Activities by including all identified Schedule 4 land within the Conservation Zone and classifying mining activities as prohibited activities.
- I am concerned that Newmont's Mining Activity in Waihi, including broken promises and mining expansion under people's homes without their consent, is a threat to our small coastal communities. I want the Plan to **Prohibit** Mining Activities under people's homes.
- I need to be confident that the TCDC has recognised the views of tangata whenua on mining in the PDP.

I oppose Section 37 - Mining Activities.

- Section 37.4 Note 1 fails to provide any rules for Underground Mining Activities in affected Zones outside the access zone.
- I want the TCDC to amend Section 37.4 Table 1 of the PDP to state that all **Mining Activities are Prohibited in all Zones**, including prospecting and exploration, or other such relief that has the same effect.
- I support Quarrying activities to be separated from Mining Activities to avoid confusion.

I oppose Section 14 - Mining Activities.

- I want the language of in Section 14.1 (Mining Activities) to clearly state how future mining activities will have a major adverse impact on the unique Conservation Values and Natural Character of the Coromandel. We must acknowledge the adverse impacts of the modern Mining Industry on small communities.
- I want the TCDC to remove the sentence: "The District has a long history of mining for gold and other minerals." (p73), and instead acknowledge that the Gold Mining boom lasted only 70 years, between 1860 and 1930, and was a small scale industry compared to the Mining Activities of today.
- I want the Plan to acknowledge the long term economic, social and environmental legacy and the detrimental effects of historical mining in the District.
- Of particular concern to me is the statement "The Plan includes provisions to enable the Council to take the presence of mineral resources into account when assessing proposals for the subdivision, use and development of land." (p73) Along with Section 14.2.2 this gives mining priority over other forms of development. I oppose Mining Activities having such a priority. I completely disagree with the intention of Section 14.2.2 and require this to be removed as it is unrepresentative of community values.
- The Coromandel Peninsula Blueprint, where community values were assessed, has not been fully translated into the Plan and sustainable and development and biodiversity growth are not prioritised. I support the council to change the wording in the PDP to uphold these values expressed by Coromandel communities.
- There is no acknowledgment of the fact that a large number of Coromandel residents are opposed to mining, TCDC must acknowledge this, and that the 40 year history of the 'No Mining' campaign in Coromandel has contributed significantly to our Natural Character.

In summary: I require the plan to be amended so that all mining activities are prohibited in all zones and overlays, or other such relief that has the same effect, and the language amended in Section 14 to accurately represent the history of mining and the opposition to it.

The special nature of the Coromandel warrants robust protection especially as there is so much economic revenue and employment dependent on our reputation as a clean green holiday destination. It is vital we do not allow mining into the Peninsula, as this is contrary to the existing Natural Character of the Thames-Coromandel District.

My further comments:

It's time to learn to live in harmony with Mother Earth!
Respecting the nature will avoid more disaster and will allow the future generations to enjoy this beautiful place!

- I would like to speak to my submission.
- I would consider presenting a joint case with others who have made a similar submission.
- I would like to thank the Council for this opportunity to submit on the PDP.

Yours sincerely,

Signature:



Date: 02/03/2014

Proposed Thames-Coromandel District Plan

THAMES
COROMANDEL
DISTRICT COUNCIL

Submission Form

Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991

Your submission can be:

Online: www.tcdc.govt.nz/dpr
Using our online submissions form

To CTS
.....
Received

Posted to: Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag, Thames 3540
Attention: District Plan Manager

14 MAR 2014

Thames-Coromandel District Council
Coromandel
File No:.....

Email to: customer.services@tcdc.govt.nz

Delivered to: Thames-Coromandel District Council, 515 Mackay Street, Thames
Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

Submitter Details

Full Name(s) Laurits Knudsen

or Organisation (if relevant) _____

Email Address lauritsjean@xtra.co.nz

Postal Address P.O. Box 143 Coromandel

Phone no. 866 7343
include area code

Mobile no. /

Submissions must be received no later than 5 pm Friday 14 March 2014

If you need more writing space, just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Coromandel Town Bypass

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☒ oppose ☐ the above plan provision.

Reasons for my views:

I support the initiative from the Coromandel Community Board for an early consideration to put a bypass in place to reduce the congestion in town.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☐ as follows:

That the above be executed at the earliest possible date.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☐ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐ Y ☐ N

Signature of submitter J. Smith Date 13-03-2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

☐ Y ☒ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

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THAMES
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Submitter Details

Full Name(s) Laurits Knudsen.

or Organisation (if relevant) _____

Email Address lauritsjoan@xtra.co.nz

Postal Address P.O. Box 143
Coromandel.

Phone no. 866 7343
include area code

Mobile no. NA.

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Zoning + Subdivision Standards Relating to Koromiko Drive
Coromandel.

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

Proximity to Coromandel Town makes proposed zoning inappropriate e.g. almost life style blocks.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

Amend Zoning to allow smaller sections. Rezone to
"Village zone" with appropriate sized sections within close proximity
to town.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter [Signature] Date 13-3-14

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☐ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

- a) adversely affects the environment; and ☐ Y ☐ N
b) does not relate to trade competition or the effects of trade competition. ☐ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

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Attention: District Plan Manager (or to the Area Offices in Coromandel, Whangamata or Whitianga)

To CTS
Received
14 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:

Submitter Details

Full Name(s) Joan Patricia Knudsen

or Organisation (if relevant) _____

Email Address lauritsjoan@xtra.co.nz

Postal Address P.O. Box 143 Coromandel

Phone no.
include area code

07 866 7343

Mobile no.

Submissions must be received no later than 5 pm Friday 14 March 2014

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Parcel Information - Legal Description Lot 13 D.P. 365937
Address 14 KOROMIKO Drive Road Address 14 Koromiko Drive.
Area 0.652 Property File 3056.14 C.T.S. 268922
Present zoning "Low Density Residential Zone" / Housing Zone Low density residential zone.

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

The present size of these sections does not fit being in a "close to town" area. Lifestyle blocks of this size do not suit town development. Better use of this area will be made by reducing section sizes appropriate for town development.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

That section sizes of approximately 1800 to 2000 sq metres be permitted. These properties already have provision for sewerage water + power. Re zone for appropriate use.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☒ Y ☐ N

Signature of submitter J. P. Knudsen Date 13/03/2014

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☒ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that -

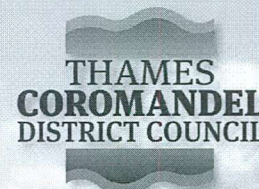
- a) adversely affects the environment; and ☐ Y ☐ N
b) does not relate to trade competition or the effects of trade competition. ☐ Y ☐ N

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To CTS
Received
14 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:

Submitter Details

Full Name(s)	Jean Knudsen	
or Organisation (if relevant)		
Email Address	lauritsjoan @ xtra . co . nz	
Postal Address	P.O. Box 143 Coromandel.	
Phone no. <small>include area code</small>	866 7343	Mobile no. _____

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

510 Kapanga Rd Coromandel.
Coastal Environment

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

1. No sea views, 2. Distance from coast

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

Delete "Coastal Environment" listing.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐ Y ☐ N

Signature of submitter J.P. Knudsen Date _____

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☐ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

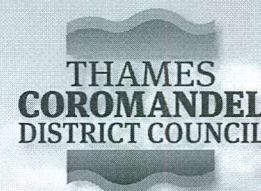
- a) adversely affects the environment; and ☐ Y ☐ N
- b) does not relate to trade competition or the effects of trade competition. ☐ Y ☐ N

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Proposed Thames-Coromandel District Plan



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To CTS
Received
14 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:.....

Submitter Details

Full Name(s)	Joan Knudsen	
or Organisation (if relevant)		
Email Address	lauritsjoan@xtra.co.nz	
Postal Address	P.O. Box 143 Coromandel.	
Phone no. include area code	866 7343	Mobile no.

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Your Submission

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(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

Coromandel Town Bypass.

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☒ oppose ☐ the above plan provision.

Reasons for my views:

Town is congested - traffic/pedestrians. Unsafe environment
Heavy traffic needs diverting. Future development of Coromandel's
outer areas needs to have a direct route - north and south.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

Please make an emphasis towards proceeding as soon as possible with the anticipated bypass.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐ Y ☐ N

Signature of submitter J. P. Krudsen Date 13/03/14

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☐ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

- a) adversely affects the environment; and ☐ Y ☐ N
- b) does not relate to trade competition or the effects of trade competition. ☐ Y ☐ N

If you require further information about the Proposed District Plan please visit the Council website www.tcdc.govt.nz/dpr

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Proposed Thames-Coromandel District Plan

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DISTRICT COUNCIL

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Received
14 MAR 2014
Thames-Coromandel District Council
Coromandel
File No:

Submitter Details

Full Name(s)	Joan Knudsen Larry Knudsen	
or Organisation (if relevant)		
Email Address	lauritsjoan@xtra.co.nz	
Postal Address	P.O. Box 143 Coromandel	
Phone no. <small>include area code</small>	866 7343	Mobile no. _____

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Your Submission

The specific provisions of the Proposed District Plan that my submission relates to are:
(please specify the Objective, Policy, Rule, Map or other reference your submission relates to)

510 Kapanga Road Coromandel
"Historical Heritage Area"

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of the Proposed District Plan or wish to have amendments made, giving reasons for your view)

I support ☐ oppose ☒ the above plan provision.

Reasons for my views:

We oppose being in a historical heritage area. This will restrict our planning. 2. Impose unwanted regulation for future development. 3. Special designation will create unwanted costs.

The decision I seek from the Council is that the provision above be:

Retained ☐ Deleted ☐ Amended ☒ as follows:

Remove the above designation from this area. i.e. 510 Kapanga Road Coromandel.

Proposed District Plan Hearing

I wish to be heard in support of my submission. ☒ Y ☐ N

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐ Y ☐ N

Signature of submitter

J.P. Knudsen J. P. Knudsen

Date

13/03/14

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission. ☐ Y ☐ N

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

☐ Y

☐ N

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14 March 2014

Thames Coromandel District Council
Private Bag
Thames 3540

Attention: Government, Planning and Strategy Manager

Dear Sir

**Submissions to the Proposed Thames Coromandel District Plan:
Telecom New Zealand and Chorus New Zealand**

Please find attached submissions lodged by Chorus New Zealand (Chorus) and Telecom New Zealand (Telecom) to the proposed Thames Coromandel District Plan.

Both Chorus and Telecom made comments on the draft District Plan document, concluding that the regime for network utilities proposed was unworkable and required rethought prior to notification. Both companies also suggested Council undertake further discussions with key network utility operators to discuss these comments. No such meeting took place and it is noted that the proposed District Plan as notified has not significantly changed from the draft version. Accordingly Chorus, Telecom and Vodafone continue to consider that a workshop or similar with key network utility stakeholders would be beneficial in order to discuss the content of the submissions and address some of the significant concerns that the companies' have with respect to the proposed District Plan provisions.

Chorus, Telecom and Vodafone would be available to meet at Council's convenience and consider that this approach would be a constructive and positive way in which to work through many of the matters raised in their submissions prior to the hearing process commencing.

Please do not hesitate to contact me if you have any questions or wish to progress a meeting/workshop.

Yours Faithfully
Chorus New Zealand Ltd

A handwritten signature in blue ink, appearing to read "Mary Barton".

Mary Barton
Senior Environmental Planner

DDI (04) 382 5465
M 027 702 8650
E mary.barton@chorus.co.nz

Appendix A: Acceptable Activity Status and Development Controls

Notes:

- Zone types are referred to generally – e.g. where the 'Residential Zone' is referred to this refers to all residential zone types within the Proposed Plan.
- NESTF = Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008

Activity Description	Acceptable Activity Status	Acceptable Development Controls
New overhead lines	<u>Road, Rural and Industrial zones</u> Permitted <u>All other zones</u> Restricted discretionary	12m pole height
Minor upgrading of existing overhead lines	<u>All zones</u> Permitted	NA
Overhead customer connections (from existing overhead networks)	<u>All zones</u> Permitted	NA
Underground lines	<u>All zones</u> Permitted	Ground surface and vegetation affected to be reinstated or replaced following completion of works
Telephone/wireless internet kiosk	<u>All zones</u> Permitted	2.5m height
Antennas and support masts	<u>Road zone</u> Restricted discretionary where permitted standards for NESTF are not met (i.e. permitted if NESTF standards are met) <u>All other zones</u> Permitted	<u>Residential and local shop zones</u> 15m height, other zone development controls apply <u>Suburban commercial (excluding local shops) zones</u> 20m height, 3m and 45 degree height in relation to boundary control from a residential zone boundary <u>Rural and Industrial zones</u> 25m height, 3m and 45 degree height in relation to boundary control from a residential zone boundary

Activity Description	Acceptable Activity Status	Acceptable Development Controls
Antennas on buildings	<u>All zones</u> Permitted	<u>Residential and local shop zones</u> 3m above the roof of the part of the building it is attached to, zone height in relation to boundary controls <u>All other zones</u> 5m above the roof of the part of the building it is attached to, 3m and 45 degree height in relation to boundary control from a residential zone boundary
Equipment cabinets/buildings	<u>All zones</u> Permitted	<u>Road zone</u> NESTF standards apply (specify in the Proposed Plan that this is a restricted discretionary activity where permitted standards are not met) <u>All other zones</u> Zone development controls apply, but cabinets less than 3m ³ are exempt from all yard controls
Earthworks (associated with network utility installation, operation, upgrading or maintenance)	<u>Road zone</u> NA <u>All other zones</u> Permitted	<u>Road zone</u> Corridor Access Request (CAR) process applies rather than having any restrictions in the Plan <u>All other zones</u> Earthworks are to be undertaken by the network utility operator or an approved contractor engaged by the network utility operator
Noise	<u>All zones</u> Permitted	<u>Road zone</u> NESTF standards apply (specify in the Proposed Plan that this is a restricted discretionary activity where permitted standards are not met) <u>All other zones</u> Zone noise standards (as outlined in the Proposed Plan) to be achieved at the receiving boundary or notional boundary as applicable to the zone

Activity Description	Acceptable Activity Status	Acceptable Development Controls
Permitted activities exceeding development controls	<u>All zones</u> Restricted discretionary	NA
Any network utility infrastructure not otherwise provided for in the Plan	<u>All zones</u> Discretionary	NA
Telecommunication structures in Landscape and Natural Character Overlays (excluding within road, where the Road Zone provisions would apply)	<u>Outstanding Landscape Overlay</u> Discretionary <u>Amenity Landscape and Natural Character Overlays</u> Underlying zone activity status apply	<u>Outstanding Landscape Overlay</u> NA <u>Amenity Landscape and Natural Character Overlays</u> Underlying zone development controls apply

Form 5

**Submission on the Proposed Thames-Coromandel District Plan
Under Clause 6 of the First Schedule to the Resource Management Act 1991**

To: Thames-Coromandel District Council
Proposed Thames-Coromandel District Plan
Private Bag
Thames 3540
Attention: District Plan Manager

Submission on: The Proposed Thames-Coromandel District Plan

Name: Chorus New Zealand Limited

Address: PO Box 632
WELLINGTON

1. Trade Competition

Chorus New Zealand Limited could not gain any advantage in trade competition through this submission.

Chorus New Zealand Limited is directly affected by the subject matter to which this submission relates. The subject matter relates to environmental effects and not trade competition or the effects of trade competition.

2. Chorus New Zealand Limited (Chorus) makes the following general submission:

Chorus 'demerged' from Telecom New Zealand Limited as a separate company at midnight on 30 November 2011. As part of its business activities, Chorus maintains and builds a world class network made up of local telephone exchanges, radio communications infrastructure, cabinets and copper and fibre cables. Chorus' telecommunication and radio communication facilities and networks are essential services because of the critical role they play, both in terms of allowing people and communities to provide for their "wellbeing", and also for assisting to ensure their "health and safety". Chorus' fixed line network connects homes and businesses through an extensive network made up of fibre optic and copper cable. The Ultra Fast Broadband (UFB) and Rural Broadband Initiative (RBI) projects currently underway will lay additional fibre cable. This network is also supported by a number of radio communication sites ranging from small repeater sites to large microwave stations.

Chorus works with many different retail service providers to give access to our network and develop innovative new products and services. Our customers include Actrix, Airnet, CallPlus, Compass, Digital Island, Gen-I, Orcon, TelstraClear, Telecom, Trustpower, Vodafone and WorldxChange to name a few. Chorus helps these providers connect their customers to the world.

In addition to supporting our customers to deliver fixed line services, Chorus' fibre network also underpins an extensive mobile phone network, which provides a wide range of mobile services to residents and visitors nationally. In order to satisfy customer demands, Chorus is constantly altering and developing both the fixed line and mobile network support infrastructure to ensure services meet the needs of our customers and the local community.

Reliance on telecommunications has never been so high and this will continue to grow as an ever expanding range of applications are developed that require access to an ultra fast broadband network. Chorus is partnering with the Crown Fibre Holdings to undertake one of the largest infrastructure upgrades the country has ever seen.

Within any District Plan there is a need to provide a balance between the policy and rules framework that provide for the efficient maintenance and rollout of network utility infrastructure, with appropriately managing the effects on the environment from this infrastructure. There has been in recent years a shift in how these two issues are balanced with the provision for infrastructure historically playing a passive background role. The recent shift places significantly greater importance on the need to allow for critical infrastructure and network utilities. *The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008* (NESTF) is an example of a measure put in place by Government to better provide for deployment of critical infrastructure.

Improved internet speed is important from a Government perspective because broadband improvements can increase economic activity and productivity. Prime Minister John Key, in a Press Release dated 5 March 2012, announced the next 693 schools to be connected by Chorus for the ultra-fast broadband initiative. The Prime Minister confirmed in the announcement that, *"Building a more competitive and productive economy is one of the Government's four key priorities for its second term and the rollout of UFB is an important part of this"*.

The Ministry of Economic Development (MED), who advise the Minister for Communications and Information Technology and manage the Telecommunications Act 2001, has a clear policy direction to develop a sound regulatory environment for the information and communications technology (ICT) sector. The MED states on their website that:

"The Internet has become part of the way New Zealanders live, learn and do business. We're [Public] hungry for faster Internet speed and the ability to exchange large amounts of information. There is also a desire to find faster and better ways to search, process and use information. New technologies put increasing demands on the capacity on the broadband network infrastructure."

Further to these policy objectives around the provision of efficient infrastructure, there is a critical need for the provision of resilient telecommunications networks during emergencies as has been highlighted in the case of the Canterbury earthquakes. Functioning communications networks that support emergency services during such events are crucial, and can be the difference between life and death in some circumstances.

Building provisions into District Plans that allow for equipment upgrades to be undertaken in a relatively straightforward manner is pertinent in the telecommunications industry given that technological advancements tend to occur rapidly in the industry. This is evidenced by the emergence of mobile devices which rely on the mobile network for connection to the internet. Currently Chorus provides network infrastructure support for the 3G network which is supplied to the public by our customers. However, the 4G network is currently being deployed which provides a higher speed network with increased data capacity. The equipment being deployed as part of the 4G network rollout involves additional antennas on existing sites as well as additional new sites. Other technological advances during the life of the District Plan, along with more instances of telecommunications providers seeking to co-locate on each other's assets, are also likely to occur requiring existing assets to be upgraded. Therefore any new District Plan provisions should be created with such technological advancements and/or provision for co-location of equipment being kept in mind.

3

The purpose of this submission is to ensure that the network utility related provisions of the Proposed Thames-Coromandel District Plan adequately recognise and provide for telecommunication and radio-communication utility infrastructure, and do not unnecessarily impede the efficient and effective operation, maintenance and upgrading of the network.

In particular, Chorus is concerned that the zone-by-zone rule approach used in relation to network utilities in the Proposed Plan results in an unnecessarily confusing and inconsistent system. As such, we would welcome an opportunity to discuss the issues raised in the submission with Council Officers so that some resolutions may be able to be reached prior to the release of Officer Reports on the Proposed Plan.

3. Chorus makes the following submissions on the Proposed Thames-Coromandel District Plan, and seeks:

The particular parts of the Proposed Thames-Coromandel District Plan to which Chorus' submissions relate, and the relief sought are outlined in the attached table (and appendix). Chorus' submissions seek:

EITHER

(i) The relief as set out in the specific submissions within the attached table (and appendix);

OR

(ii) Such other relief to like effect to remedy the concerns outlined in the submissions;

AND in relation to both (i) and (ii) above

(iii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above.

4. Chorus New Zealand Limited does wish to be heard in support of its submission.

5. If others make a similar submission Chorus would be prepared to consider presenting a joint case with them at any hearing.

Signed: 

Gretchen Joe
Head of Access and Consents
Chorus New Zealand Limited

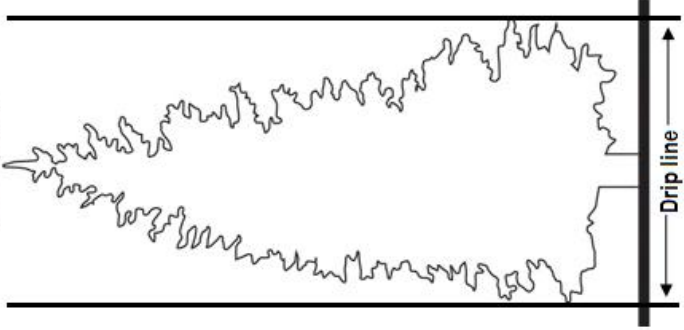
Dated at Wellington this 12th day of March 2014

Address for Service:

Chorus New Zealand Limited
PO Box 632
Wellington

Contact Details:

Attention: Mary Barton
Telephone: 04 382 5465
E-mail: mary.barton@chorus.co.nz

Specific provision this submission point relates to		Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
PART 1 - INTRODUCTION, Section 3 - Definitions				
Columnar Tree Species [no definition included in the Proposed Plan]	Oppose	<p>It is considered necessary to provide a definition of 'columnar tree species' as rules have been proposed in relation to such – refer to 'PART VI - OVERLAY RULES, Section 35 - Significant Trees Overlay, Rule 35.3.1.1' in this submission. It is noted that this definition is based on a similar approach taken in the Proposed Auckland Unitary Plan.</p>	<p>Insert a definition of a columnar tree species, as follows:</p> <p><u>Columnar Tree Species—</u> <i>means a tree which has a very narrow, upright shape. Columnar tree species usually have just one trunk.</i></p>	<p>Columnar Canopy (fastigate)</p>  <p>The diagram illustrates a columnar canopy (fastigate) tree. It shows a narrow, upright tree shape with a drip line. The text 'Columnar Canopy (fastigate)' is written to the left of the tree. A horizontal line with arrows at both ends is labeled 'Drip line'.</p>

Chorus New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to	Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
Line [no definition included in the Proposed Plan]	Oppose	It is considered necessary to provide a definition of 'line' in the Proposed Plan as lines are referred to in the rules. Providing a definition will ensure there is no confusion over the scope of the additional structures (e.g. support poles) associated with lines infrastructure.	Insert a definition of a line, which is taken directly from the definition under section 5 of the Telecommunications Act 2001, as follows: <u>Line—</u> <u>(a) means a wire or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and</u> <u>(b) includes—</u> <u>(i) any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and</u> <u>(ii) any part of a line</u>
Minor Upgrading of an Electricity or Telecommunication Line	Support in part	A "conductor" is defined as a "line" as per s5 Telecommunications Act, which means that the addition of a line would be classified as minor upgrading if the proposed definition of line is included in the Proposed Plan as proposed above. To avoid any confusion, it is considered appropriate that the addition of a clause specific to telecommunications lines is outlined within the definition to clearly differentiate from the other terminology used which has more of an electricity infrastructure focus.	Amend the definition of minor upgrading as follows: Minor Upgrading of an Electricity or Telecommunication Line <i>means an increase in the carrying capacity, efficiency or security of an electrical or telecommunication operation that uses the existing support structures, or structures with a similar scale, character, bulk and form. It includes maintenance, limited upgrading and replacement.</i> <i>Examples of minor upgrading include:</i>

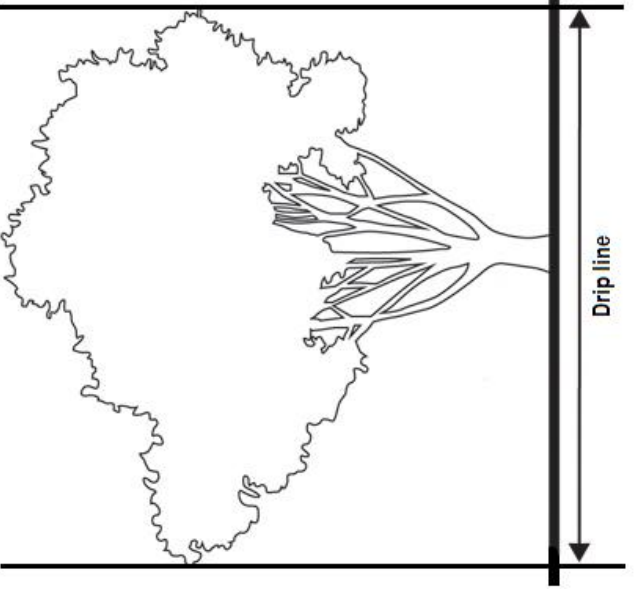
Chorus New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to	Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
		<p>In terms of support structure / pole replacements (considered part of a line as per s5 Telecommunications Act – see above), the definition is considered somewhat ambiguous as it is open for interpretation as to what constitutes “similar scale, character, bulk and form”. The definition should thus be amended to allow for support pole replacements up to 50% larger in diameter and 1m taller in height than existing and not more than 2m from the existing pole. This provides for a reasonable level of support structure upgrading to be undertaken as necessary as a permitted activity.</p>	<ul style="list-style-type: none"> • The addition of circuits and conductors; • The re-conducting of the line with higher capacity conductors; • The re-sagging of conductors; • The bonding of conductors; • The addition of longer or more efficient insulators; • The addition of earth wires which may contain telecommunication lines, earthpeaks and lightning rods; • The addition of electrical fittings; • Tower replacement in the same location or within the existing alignment of the transmission line corridor; • The replacement of existing cross arms with cross arms of an alternative design; • An increase in support structure height required to comply with the New Zealand Electrical Code of Practice 34:2001 (NZECP 34:2001). • In terms of telecommunications lines equipment: <ul style="list-style-type: none"> - The addition of a line; - The replacement of a pole provided that: <ul style="list-style-type: none"> • it must not have a diameter that is more than the existing pole's diameter at its largest point plus 50 per cent, and • it must not have a height greater than 1m more than the existing pole's height, and • it must be located not more than 2m from the existing pole. <p>Minor upgrading does not include an increase in the voltage of the line over 33 kV unless the line has been constructed to operate at the higher voltage but has</p>

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Specific provision this submission point relates to	Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
<i>Spreading Canopy Tree Species</i> [no definition included in the Proposed Plan]	Oppose	It is considered necessary to provide a definition of 'spreading canopy tree species' as rules have been proposed in relation to such – refer to 'PART VI - OVERLAY RULES, Section 35 - Significant Trees Overlay, Rule 35.3.1.1' in this submission. It is noted that this definition is based on a similar approach taken in the Proposed Auckland Unitary Plan.	<p><i>been operating at a reduced voltage.</i></p> <p>Insert a definition of a spreading canopy tree species, as follows:</p> <p><u>Spreading Canopy Tree Species—</u> <u>means a tree which has a canopy that spreads out a distance beyond the trunk (as opposed to a columnar tree species, whose canopy does not extend far beyond the trunk).</u></p>

Chorus New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to	Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
			 <p>The diagram shows a tree with a wide, spreading canopy, labeled 'Spreading Canopy (fastigate)'. A horizontal line with arrows at both ends, labeled 'Drip line', is positioned below the canopy, indicating the extent of the tree's water-dropping area.</p>
PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES, Section 6 - Biodiversity			
Policy 2b <i>Where there is no alternative option, clearance of indigenous vegetation for the installation of new roads, utilities, telecommunications, electricity and other services should be enabled, provided:</i> a) <i>Actions are taken to minimise the area of</i>	Oppose	Requiring that there is no net loss of biodiversity values in terms of any development is considered to be too uncertain and may be unreasonable where only minor localised clearance occurs.	Delete Policy 2b(c).

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Specific provision this submission point relates to		Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
<p>clearance; and</p> <p>b) Actions are taken to restore ecological connections; and</p> <p>c) There is no net loss of biodiversity values (this may be achieved through remediation or mitigation on the site or off the site).</p>				
PART II - OVERLAY ISSUES, OBJECTIVES AND POLICIES, Section 9 - Landscape and Natural Character				
<p>Within the Outstanding Landscape Overlay</p> <p>Objective 1</p> <p>Outstanding Landscapes remain outstanding and their values and characteristics are protected from inappropriate subdivision, use and development and resulting adverse cumulative effects. ...</p> <p>Policy 1c</p> <p>Network utilities that cannot practicably be located outside of an Outstanding Landscape shall be located away from ridgelines and prominent landforms necessarily cross a ridgeline, the adverse visual effects shall be remedied or mitigated as far as practicable, such as by tunnelling underneath, camouflage or vegetative screens.</p>		Oppose	<p>Policy 1c sets an unrealistic expectation that all network utilities be located away from ridgelines, which may not be able to be avoided in the case of telecommunications masts in all instances as these structures require locations that are visible to achieve line-of-sight to the areas they are providing coverage to. More balance to the technical requirements of some network utility structures in these areas is thus needed.</p>	<p>Amend Policy 1c as follows:</p> <p><i>Network utilities that cannot practicably be located outside of an Outstanding Landscape shall be located away from ridgelines and prominent landforms unless there is a demonstrated need to locate in these areas and it is shown that there are not reasonable alternatives. Where they must necessarily be located near or cross a ridgeline, the adverse visual effects shall be remedied or mitigated as far as practicable, such as by tunnelling underneath, camouflage or vegetative screens.</i></p>
<p>Within the Amenity Landscape overlay ...</p> <p>Objective 2</p> <p>The qualities and characteristics of Amenity Landscapes are maintained or enhanced and</p>		Oppose	<p>Policy 2b does not recognise that it may be necessary in some instances for network utility structures to be established in Amenity Landscape areas, and that positive effects in some instances may outweigh</p>	<p>Amend Policy 2b as follows:</p> <p><i>Significant adverse effects on Amenity Landscapes within the Coastal Environment shall generally be</i></p>

Chorus New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
continue to contribute to the pleasantness, aesthetic coherence and cultural and recreational values of the landscape. ... Policy 2b Significant adverse effects on Amenity Landscapes within the Coastal Environment shall be avoided. Other adverse effects shall be avoided, remedied or mitigated.			Localised adverse effects. It is considered that this provision requires more balance.	<u>avoided, noting however that in some instances it may be necessary to install structures such as network utilities in these areas. In such instances where it is not practical to avoid such areas, the adverse effects shall be weighed against the benefits provided to the community. Other adverse effects shall be avoided, remedied or mitigated.</u>
Within the Natural Character Overlay ... Objective 3 The natural character of the Coastal Environment, wetlands, and lakes and rivers and their margins is protected and enhanced. ... Policy 3b Significant adverse effects on natural character in the Coastal Environment within the Natural Character Overlay shall be avoided and other adverse effects shall be avoided, remedied or mitigated. Policy 3c Buildings and other structures shall be located and designed to integrate with the surrounding Natural Character overlay, with adverse effects on Natural Character.	Oppose		Policy 3b does not recognise that it may be necessary in some instances for network utility structures to be established in Natural Character areas, and that positive effects in some instances may outweigh localised adverse effects. It is considered that this provision requires more balance. Policy 3c assumes that all structures will be able to be located and designed to integrate with the surrounding Natural Character area, which could be impractical to achieve with some network utility structures while achieving their required function. There also appears to be a typo in respect of the final part of Policy 3c.	Amend Policy 3b as follows: <u>Significant adverse effects on natural character in the Coastal Environment within the Natural Character Overlay shall generally be avoided, noting however that in some instances it may be necessary to install structures such as network utilities in these areas. In such instances where it is not practical to avoid such areas, the adverse effects shall be weighed against the benefits provided to the community, and other adverse effects shall be avoided, remedied or mitigated.</u> Amend Policy 3c as follows: <u>Buildings and other structures shall be located and designed to integrate with the surrounding Natural Character overlay as far as practicable, with adverse effects on Natural Character avoided, remedied or mitigated.</u>
PART III - DISTRICT-WIDE ISSUES, OBJECTIVES AND POLICIES, Section 19 - Utilities				
19.1 BACKGROUND ... 19.1.3 National Environmental Standards	Oppose	Point 4 is not technically correct in terms of referring to masts being installed on existing structures in road	Delete reference to 'masts' from point 19.1.3.4.	

Chorus New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
<p><i>The National Environmental Standard for Telecommunications Facilities', which came in to force in October 2008, provides for four permitted activities:</i></p> <ol style="list-style-type: none"> <i>1. An activity (such as a mobile phone transmitter) that emits radio-frequency fields provided it complies with the existing New Zealand Standard (NZS 2772.1:1999 Radio-frequency Fields Part 1: Maximum Exposure Levels 3kHz-300GHz).</i> <i>2. The installation of telecommunication equipment cabinets along roads or in the road reserve, subject to specified limitations on their size and location.</i> <i>3. Noise from telecommunication equipment cabinets located alongside roads or in the road reserve, subject to specified noise limits.</i> <i>4. The installation of masts and antennas on existing structures alongside roads or in the road reserve, subject to specified limitations to height and size.</i> 	<p>19.2 ISSUES</p> <ol style="list-style-type: none"> <i>1. Network utilities in the District may have adverse effects on the environment, but play an essential role in providing services to the District's communities.</i> <i>2. Inadequate and unreliable supply of network utility infrastructure throughout the District can undermine economic growth, the</i> 	<p>Oppose in part</p>	<p>reserve. The NESTF refers to <i>replacement utility structures</i>, which are not masts, rather they are replacement street furniture such as streetlights etc. These replace the existing structure with some similar structure which has the ability for antennas to be attached.</p>	
			<p>The issues should clearly recognise that provision for network utilities is essential for social and economic wellbeing and a competitive economy, in addition to just the essential role they play in providing services to the community.</p>	<p>Insertion of a new issue (number 1) stating: <u>Network utilities are essential for providing social and economic wellbeing and a competitive economy for the District.</u></p>

Chorus New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to	Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
<p>sustainable management of resources and adversely affect community wellbeing.</p> <p>3. The safe and efficient operation and maintenance of network utilities can be put at risk from inappropriate subdivision, land use and development which can result in reverse sensitivity effects.</p> <p>4. The trend towards sustainable living involves investment in alternative energy generation which has the potential to create adverse effects such as reduced visual amenity, noise and glare/reflectivity.</p> <p>5. The location, layout and design of network utility infrastructure, amateur radio configurations and renewable energy facilities can conflict and compete with other interests including landscape, amenity, recreational, cultural and biodiversity values.</p>			
<p>19.3 OBJECTIVES AND POLICIES</p> <p>Objective 1</p> <p>The social and economic benefits of network utilities are recognised and provided for while ensuring that their adverse effects are mitigated.</p> <p>Policy 1a</p> <p>New network utility infrastructure should not be located where they would be adversely affected by a natural hazard identified by a natural hazard overlay.</p>	<p>Oppose in part</p>	<p>Policy 1a could be construed as requiring all network utility infrastructure to be located outside of natural hazard overlay, which is not appropriate in all instances, particularly given that network utilities most often involve uninhabited buildings/structures, and still may need to serve communities in hazard areas.</p> <p>Policy 1b is not considered appropriate as the total avoidance of adverse effects is an unrealistic outcome in many instances.</p>	<p>Amend Policies 1a, 1b, and 1c as follows:</p> <p>Policy 1a</p> <p><i>New network utility infrastructure should not be located wherever practical where they would be adversely affected by a natural hazard identified by a natural hazard overlay.</i></p> <p>Policy 1b</p> <p><i>The establishment, operation, maintenance and upgrading of network utilities shall be enabled whilst</i></p>

Chorus New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to	Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
<p>Policy 1b The establishment, operation, maintenance and upgrading of network utilities shall be enabled whilst avoiding adverse effects on the coastal environment, natural character and historic heritage.</p> <p>Policy 1c New network utility infrastructure shall be placed underground, unless:</p> <p>a) A natural or physical feature precludes the establishment or operation of the underground network utility;</p> <p>b) The operation and use of the network utility can only be achieved above ground or is already existing;</p> <p>c) The surrounding environment is likely to be adversely affected;</p> <p>d) It is in the Rural Area, outside of the Coastal Environment;</p> <p>e) The utility reticulation infrastructure is for renewable energy generation.</p> <p>Policy 1d New network utility infrastructure that is not linear (e.g. cables, wires) may be located above ground where the adverse effects can be mitigated.</p> <p>Policy 1e Network utilities should be developed, operated, maintained and upgraded to</p>		<p>Policy 1c sets an unrealistic expectation that network utility operators will locate infrastructure underground, when in many instances undergrounding will not be feasible or economically justified. More consideration needs to be given to the operational requirements of network infrastructure and servicing communities in a cost effective manner. There also appears to be a typo in terms of point (c), which should be amended to refer to situations where aboveground infrastructure is 'unlikely' to result in any 'significant' adverse effects on the environment. The addition of 'significant' is necessary as it is highly difficult to ensure that no adverse effects result from the installation of aboveground infrastructure, rather the policy should allow for effects to be appropriately managed where possible.</p>	<p>avoiding, <u>remediating and mitigating</u> adverse effects on the coastal environment, natural character and historic heritage.</p> <p>Policy 1c New network utility infrastructure shall be placed underground, unless:</p> <p>a) A natural or physical feature precludes the establishment or operation of the underground network utility;</p> <p>b) The operation and use of the network utility can only be achieved above ground or is already existing;</p> <p>c) The surrounding environment is <u>unlikely</u> to be significantly adversely affected;</p> <p>d) It is in the Rural Area, outside of the Coastal Environment;</p> <p>e) The utility reticulation infrastructure is for renewable energy generation; <u>or</u></p> <p>f) <u>The cost makes undergrounding economically unfeasible.</u></p> <p>Retain Objective 1 and Policies 1d, 1e, 1f and 1g.</p>

Chorus New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to	Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
<p>minimise nuisance effects such as noise, light, vibration, odour or hazardous substances.</p> <p>Policy 1f</p> <p>New network utilities shall not be located in outstanding landscapes unless:</p> <p>a) The infrastructure is subject to a significant functional constraint and the adverse effects are outweighed by the overall economic, social and/or environmental benefits; and</p> <p>b) The route/site selection process has identified no feasible alternative.</p> <p>Policy 1g</p> <p>The co-siting of network utility infrastructure shall be encouraged to minimise the adverse visual effects of multiple masts, towers and lines.</p>			
PART VI - OVERLAY RULES, Section 29 - Biodiversity			
<p>29.3 PERMITTED ACTIVITIES</p> <p>...</p> <p>RULE 2 Clearing indigenous vegetation outside of the Rural Area</p> <p>1. Clearing indigenous vegetation outside of the Rural Area, excluding the Conservation Zone, is a permitted activity provided:</p> <p>a) The lot is less than 4,000 m²; and</p> <p>b) The lot is connected to a reticulated water supply and reticulated wastewater system; and</p> <p>c) The indigenous vegetation is not protected</p>	<p>Oppose</p>	<p>Providing an exception to indigenous vegetation clearing associated with network utility infrastructure outside of rural areas as a permitted activity is considered appropriate and is consistent with the rule proposed in the Rural Area (refer to Rule 29.3.3.1(k)).</p>	<p>Amend Rule 29.3.2.1 to include the following permitted activity:</p> <p><u>It is for clearing 5 m either side of existing network utility infrastructure and is undertaken by or commissioned by the network utility operator;</u></p>

Chorus New Zealand Limited – Submission on Thames-Coromandel Proposed District Plan

Specific provision this submission point relates to		Chorus opposes / supports the specific provision	Chorus' submission is that	Chorus seeks the following decision from the Council
<p>by a conservation covenant registered or encumbered with the Council, or Queen Elizabeth II National Trust, or Nga Whenua Rahui, unless the covenant provides for the clearance.</p> <p>2. Clearing indigenous vegetation outside of the Rural Area, excluding the Conservation Zone that is not permitted under Rule 2. a) or b) is a restricted discretionary activity.</p> <p>3. The Council restricts its discretion to all the matters in Table 2 at the end of Section 29.</p> <p>4. Clearing indigenous vegetation outside of the Rural Area, excluding the Conservation Zone that is not permitted under Rule 2.1 c) is a non-complying activity.</p>				
PART VI - OVERLAY RULES, Section 31 - Historic Heritage: Archaeological Sites; Māori Cultural Sites; Historic Heritage Items and Historic Heritage Areas Overlay				
31.6 HISTORIC HERITAGE ITEM OVERLAY RULES	Oppose	<p>The replacement of an overhead customer connection on a listed heritage building does not meet the definition of 'maintenance' or 'repair' so would therefore be treated as an 'exterior addition or alteration' which would require consent as a restricted discretionary activity. This is not considered appropriate given that there are no effects associated with replacing an existing overhead connection with a new one in the same location.</p>		
<p>...</p> <p>RULE 4 Maintenance and/or repair</p> <p>1. Maintenance and/or repair is a permitted activity. ...</p> <p>RULE 6 Exterior addition or alteration</p> <p>1. An exterior addition or alteration of a historic heritage item that is a permitted, controlled or restricted discretionary activity in the underlying zone is a restricted discretionary activity.</p>			<p>Amend Rule 31.6.6 to include the following permitted condition:</p> <p><u>The replacement of an overhead telecommunications or electricity customer connection to a listed heritage item is a permitted activity provided that the connection is made to the same or similar location on the heritage item as the existing connection.</u></p>	
31.7 HISTORIC HERITAGE AREA OVERLAY	Oppose	The replacement of an overhead customer connection		
		Amend Rule 31.7.16 to include the following permitted		

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RULES ... RULE 16 Exterior additions or alterations 1. An activity listed in Rule 16, excluding a garage, that is a permitted, controlled or restricted discretionary activity in the underlying zone is a restricted discretionary activity.			on a building within a heritage overlay would be treated as an 'exterior addition or alteration' which would require consent as a restricted discretionary activity. This is not considered appropriate given that there are no effects associated with replacing an existing overhead connection with a new one in the same location.	condition: <u>The replacement of an overhead telecommunications or electricity customer connection to a listed heritage item is a permitted activity provided that the connection is made to the same or similar location on the heritage item as the existing connection.</u>
PART VI - OVERLAY RULES, Section 32 - Landscape and Natural Character Overlay				
32.3 OUTSTANDING LANDSCAPE OVERLAY RULES ... RULE 7 Above-ground electricity or telecommunication line ... Electricity or telecommunication facility Telecommunication mast, tower, dish and associated antenna and equipment ... 1. An activity listed in Rule 7 is a non-complying activity.	Oppose		A landscape review study (referred to in the s32 report) has been undertaken to identify the Outstanding Landscape overlays. It is not clear however if specific work was done in this report in relation to assessing telecommunication infrastructure in these areas. Non-complying status is not considered appropriate as network utility equipment may need to be located within these areas in some circumstances where there are no practical alternatives. In some situations localised environmental costs may be outweighed by broader community benefits. Discretionary activity status is considered to be more appropriate, noting that network utility structures in these areas will need to be justified through a resource consent process, including an assessment against the relevant Objectives and Policies. It is noted that Road Zone provisions apply in roads in Outstanding Landscape areas, which is supported.	Amend Rule 32.3.7 to provide for the following as a discretionary activity: 'above-ground electricity or telecommunication line', 'electricity or telecommunication facility' and a 'telecommunication mast, tower, dish and associated antenna and equipment'.
32.5 AMENITY LANDSCAPE OVERLAY	Oppose		Unlike the Outstanding Landscape overlay, there is no	Amend Rule 32.5 to make it clear that that the

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RULES [no rules outlined relating to network utility infrastructure]			specific rule relating to an “ <i>electricity or telecommunication facility</i> ” or a “ <i>telecommunication mast, tower, dish and associated antenna</i> ”. It is thus assumed that the activity status would be picked up by the underlying zone, but this is not entirely clear.	underlying zone rules apply to telecommunication facilities in the Amenity Landscape overlay.
32.7 NATURAL CHARACTER OVERLAY RULES [no rules outlined relating to network utility infrastructure]	Oppose		Unlike the Outstanding Landscape overlay, there is no specific rule relating to an “ <i>electricity or telecommunication facility</i> ” or a “ <i>telecommunication mast, tower, dish and associated antenna</i> ”. It is thus assumed that the activity status would be picked up by the underlying zone, but this is not entirely clear.	Amend Rule 32.5 to make it clear that that the underlying zone rules apply to telecommunication facilities in the Natural Character overlay.
PART VI - OVERLAY RULES, Section 34 - Natural Hazards: River Flooding, Coastal Erosion, Tsunami and Flood Defences Overlay				
34.9 FLOODING RULES ... RULE 2 Any other activity 1. Any other activity not included in Section 34.9 that is a permitted, controlled or restricted discretionary activity in the underlying zone and district-wide rules retains its activity status provided: a) All habitable rooms meet the standards in Table 1; and b) No fence or permanent building is in the High Flood Hazard Area; and c) No structure is in a Floodway; and d) No permanent building greater than 50 m ² is in the area bounded by Kiriiki West Road, Ngati Maru Highway, Waipapa Stream and the Waihou River. 2. Any other activity that does not retain its	Oppose		This rule will apply to all network utility infrastructure as there are no other specific network utility rules, and will result in all aboveground network utility structures in the High Flood Hazard Area and Floodway areas requiring consent as restricted discretionary activities. This is not considered appropriate for non-habitable network utility infrastructure with a floor area not exceeding 5m ² that does not unreasonably impinge overland flow paths and floodways in flood hazard areas. Equipment may need to be located in such areas to serve communities (e.g. cabinets in roads).	Amend Rule 34.9.2 to provide for non-habitable network utility infrastructure in flood hazard areas not exceeding 5m ² as a permitted activity.

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<p>activity status under Rule 2.1 is a restricted discretionary activity.</p> <p>3. The Council restricts its discretion to all the matters in Table 2. ...</p>			
<p>34.11 CURRENT COASTAL EROSION AREA RULES</p> <p>RULE 9 Any other activity</p> <p>1. Any other activity not included in Section 34.11 that:</p> <p>a) Erects or relocates a new permanent building in the Current Coastal Erosion Area Overlay; or</p> <p>b) Extends an existing permanent building where the extension is in the Current Coastal Erosion Area Overlay;</p> <p>Is a non-complying activity.</p>	Oppose	<p>This rule will apply to network utility infrastructure as there are no other specific network utility rules, and will result in all network utility structures in the Coastal Erosion Areas requiring consent as non-complying activities. It is possible such infrastructure could be required in these areas to service communities. This is considered to be unduly restrictive for critical infrastructure, particularly for underground infrastructure such as lines. As such a permitted activity status for underground infrastructure, and a restricted discretionary activity status for all other infrastructure, is considered more appropriate.</p>	<p>Amend Rule 34.11.9 to provide for underground network utility infrastructure in coastal erosion areas as a permitted activity, and all other network utility infrastructure in coastal erosion areas as a restricted discretionary activity. Also amend the Plan as necessary such that when the Road Zone is located within a Coastal Erosion Area the Road Zone provisions take precedence.</p>
PART VI - OVERLAY RULES, Section 35 - Significant Trees Overlay			
<p>35.3 PERMITTED ACTIVITIES</p> <p>RULE 1 Activities within the vicinity of a significant tree</p> <p>1. An activity within the vicinity of a significant tree, extending from the tree trunk to 2 m beyond the tree's drip line, that is a permitted activity in the underlying zone and district-wide rules, retains its activity status provided:</p> <p>a) Parking or storage of materials, vehicles or machinery is on an existing sealed, formed surface; and</p>	Oppose	<p>The installation or maintenance of underground lines within 2m beyond the dripline of a significant tree will trigger consent in most circumstances (controlled or restricted discretionary activity). The 2m buffer zone beyond the drip line is considered excessive for 'spreading canopy' tree species (i.e. those trees where the canopy spreads out some distance from the trunk of the tree). This is however considered more acceptable for 'columnar' tree species (i.e. those trees where the canopy is narrow and does not spread out far from the trunk). Proposed definitions of 'spreading canopy' and 'columnar' tree species have been identified under</p>	<p>Amend Rule 35.3.1.1 as follows:</p> <p>1. An activity within the vicinity of a significant tree, extending from:</p> <p>i. the tree trunk to 2 m beyond the tree's drip line in the case of a columnar tree species, or</p> <p>ii. the tree trunk to the tree's drip line in the case of a spreading canopy tree species,</p> <p>that is a permitted activity in the underlying zone and district-wide rules, retains its activity status provided: ...</p>

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<p>b) It does not involve compaction, sealing, removal or addition of soil; and</p> <p>c) There is no discharge of a substance that may harm a significant tree; and</p> <p>d) There is no excavation or construction of structures; except</p> <p>e) For a significant tree located in the Road Zone:</p> <p>i) Excavation is no deeper than 200 mm and at least 2 m away from the trunk of the tree; and</p> <p>ii) Any sealing is within an existing formed carriageway or footpath.</p> <p>2. An activity within the vicinity of a significant tree that is not permitted under Rule 1.1. e) is a controlled activity.</p> <p>3. The Council reserves its control over matters in Table 1 at the end of Section 35.</p> <p>4. An activity within the vicinity of a significant tree that is not permitted under Rule 1.1. a)-d) is a restricted discretionary activity.</p> <p>5. The Council restricts its discretion to matters 2, 3 and 4 in Table 2 at the end of Section 35.</p> <p>6. A resource consent application under Rule 1.2 or 1.4 shall be assessed without public or limited notification under sections 95, 95A and 95B of the RMA.</p>		<p>'PART 1 - INTRODUCTION, Section 3 – Definitions' of this submission.</p>	

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PART VIII - ZONE RULES							
Network Utilities Rules There are 20 zones in total, each of which contains individualised requirements in relation to the specific telecommunications-related infrastructure and activities. The activities identified in zone rules within the Proposed Plan relevant to telecommunications infrastructure include: 'earthworks', 'above-ground electricity or telecommunication line', 'minor upgrading or removal of an above-ground electricity or telecommunication line', 'underground electricity or telecommunication line', 'electricity or telecommunication mast, tower, dish and associated antenna and equipment', 'electricity or telecommunications facility' and 'noise'. Another activity relevant to telecommunications networks that has not been specifically dealt with in the Proposed Plan are overhead customer connections.		Oppose		Having the network utility provisions contained in the individual zone rules leads to confusion for plan users and also results in an inconsistent approach between zones. Further confusion is caused by network utility rules being contained in the overlay rules as outlined previously in this submission. Feedback from telecommunications operators on the Draft Plan outlined these concerns, but these have not been addressed in the Proposed Plan.		Amend the Proposed Plan as necessary to remove all rules relating to network utilities from the zone sections and instead include these within a stand-alone network utilities section, incorporating the relevant standards. The consolidated stand-alone section should also incorporate rules for network utility activities within the overlays. The requested rules and standards relating to 'earthworks', 'above-ground electricity or telecommunication line', 'minor upgrading or removal of an above-ground electricity or telecommunication line', 'underground electricity or telecommunication line', 'telecommunication mast, tower, dish and associated antenna and equipment', 'electricity or telecommunications facility', 'noise' and new provisions for overhead customer connections (from existing overhead networks) are included within Appendix A to this submission. The Proposed Plan should be amended as necessary to deliver the outcomes ought in the appendix.	
Restricted Discretionary Activity Assessment Criteria The assessment criteria for restricted discretionary network utility activities are contained within the sections for each zone (as per the network utility rules and standards).		Oppose		The restricted discretionary activity assessment criteria relevant to network utilities cover a broad range of matters due to the zone-by-zone approach taken by the Proposed Plan, many of which are not considered to be suitable for an assessment of an application for resource consent for network utility installation. It is often unclear which specific criteria are relevant, and many may relate to buildings in general which may not be		Amend the Proposed Plan to include a singular set of stand-alone network utilities restricted discretionary activity assessment criteria within a separate network utilities section. The Council should work with network utilities operators to devise a suitable criteria set, and accordingly a full model set of criteria has not been proposed as part of this submission. To ensure a suitable degree of balance is provided, this should at a	

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		<p>suitable for network utilities. Also, there is no recognition of the technical/operational constraints that apply to network utility infrastructure and the benefits they bring about to communities. It is requested that a singular set of assessment criteria specific to network utilities be established in a stand-alone network utilities section. Relevant criteria should generally be sourced from the existing assessment criteria which are specific to “<i>utility infrastructure provision ...</i>” rather than criteria that apply generally to all building activities. They should also include a new provision(s) to address technical/operational constraints that apply to network utility infrastructure and the benefits they bring about to communities.</p>	<p>minimum include the following criterion (or similar such wording):</p> <p><u>Have regard to the technical and operational requirements of network utility infrastructure and the contribution they make to the functioning and wellbeing of the community.</u></p>