
Submission on Napier City Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Napier City Council - Planning Unit

Date received: 15/12/2023

Submission Reference Number #:184

This is a submission on the following proposed plan (the **proposal**): Napier City Proposed District Plan

Submitter:

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I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you 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

- **Yes**

Submission points

Point 184.1

Section: SUB - Subdivision

Sub-section: Objectives

Provision:

SUB-O3: Infrastructure, transport, and connectivity

- a. subdivision has a layout that is:
 - i. safe, efficient, convenient, accessible, enhances connectivity and encourages active transport modes, and
 - ii. resilient and integrates with existing communities and provides for the long-term needs of its residents.
- b. infrastructure supporting subdivision and development is planned and provided for in an integrated and comprehensive manner at the time of subdivision.
- c. land is vested at the time of subdivision to provide for high-quality reserves, esplanade reserves, roads, stormwater, access and other purposes for the benefit of the wider community.
- d. subdivision protects the operation and access to established network utilities and regionally significant infrastructure while mitigating reserve sensitivity effects.

Relates to SUB-11, SUB-13, SUB-14, SUB-17

Sentiment: Support

Submission:

We support SUB-O3 as it promotes connectivity and the provision of infrastructure to support subdivisions.

Relief sought

Retain

Point 184.2

Section: SUB - Subdivision

Sub-section: Policies

Provision:

SUB-P9: Integrated provision of infrastructure

Require subdivision to provide servicing that meets the requirements of the Code of Practice for Land Development and Subdivision Infrastructure and that:

- a. is coordinated, integrated, and compatible with the existing infrastructure network.
- b. enables the existing network to be expanded or extended to adjacent land in the future where that land is zoned or identified through a future urban development strategy for urban development, and especially through the avoidance of allotments created primarily for the purpose of preventing connectivity to adjacent sites (spite strips).
- c. enables electricity and telecommunications services to be reticulated to each site, and undergrounded in residential and commercial zones where practicable.
- d. connects sites capable of containing a building, in areas where service connections to the public network are available and capacity exists, to the following networks:
 - i. wastewater;
 - ii. stormwater, and
 - iii. potable water.

unless it is demonstrated that an alternative means of servicing can be provided meeting legislative and acceptable environmental outcomes.

Relates to SUB-O3

Sentiment: Amend

Submission:

Generally support SUB-P9 except that sub-clause SUB-P9c should be clear that electricity and telecommunication connections are required.

Relief sought

Amend SUB-P9c as follows:

c. enables **connects** electricity and telecommunications services to be reticulated networks ~~to~~ **for** each site, and undergrounded in residential and commercial zones where practicable.

Point 184.3

Section: SUB - Subdivision

Sub-section: SUB - Subdivision - Standards Table

Provision:

SUB-S16: Utility services

All zones

1. Each allotment must be designed and located so that provision is made for power lines, gas distribution pipes (where available) and telecommunication lines.
2. With the exception of industrial and rural zones, all utility services must be laid underground.
3. At the time of subdivision, sufficient land for telecommunications, transformers and any associated ancillary services must be set aside.
4. All necessary easements for the protection of network utility services must be duly granted and reserved

Matters of discretion:

1. The ability of the site to be adequately serviced by network utilities, and
2. Public health and safety.

Sentiment: Amend

Submission:

SUB-S16 fails to recognise that telecommunications connections are inclusive of both fixed line ie fibre and wireless. The companies are neutral on how our customers connection to the telecommunications networks eg via fibre and/or wireless. Ideally in urban areas customers should have the choice of fixed line or wireless or both. In urban and rural areas users need to have the ability to make calls/texts, digital transactions and connect where ever they are. To achieve this the wireless networks need to have the opportunity to design new network in new developments or grow areas of Napier.

Relief sought

Amend as follows or similar wording.

1. Each allotment must be designed and located so that provision is made for power lines, gas distribution pipes (where available) and telecommunications ~~lines~~.

2. With the exception of industrial and rural zones, all utility services must be laid underground **except for wireless telecommunications refer to 5 below.**
3. At the time of subdivision, sufficient land for telecommunications, transformers and any associated ancillary services must be set aside.
4. All necessary easements for the protection of network utility services must be duly granted and reserved
5. **Telecommunication connections to each allotment, information to be provided by the applicant:**

5.1 Applicant provides an actual assessment of what and how telecommunications will be provided to each allotment in the subdivision via confirmation in writing from telecommunication network operator/s. This includes confirmation of:

a. Contract to construct fibre connections to each allotment in subdivision in all urban zones. The new fibre connections must connect to the existing fibre network:

b. In rural zones and for any subdivision in any zone creating 100 allotments or more shall provide an assessment that sets out the ability ie coverage and capacity of the existing mobile/wireless networks to serve the subdivision and potential development capacity. In the situation that the existing networks do not have the capacity to serve the subdivision and potential development, work with the network operators to identify and provide land required to enable the new telecommunications network to serve the subdivision.