
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 #:212

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

Submitter:

Chorus New Zealand Ltd

Address for service:

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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 212.1

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:

The intent of SUB-S16 to ensure that network utility services are provided for in the subdivision process is supported. However Chorus submits that SUB-S16 should be amended or an additional standard created to ensure that connection to an open-access fibre network is provided for at the time of subdivision.

Having access to world class broadband is essential to the way New Zealanders work, learn, live and play. Therefore connection to an open-access fibre network at the boundary of all new allotments should be required at the time of subdivision alongside other essential services in a similar manner to SUB-S14 (Water Supply) and SUB-S15 (Wastewater). Not providing fibre at the time of subdivision alongside other essential services can result in unnecessary and disruptive effects from retroactively installing fibre optic cables in newly created roads, footpaths and berms as well as increased costs to the end user.

The relief sought by Chorus will ensure that the subdivision standards are consistent with SUB-O3 and SUB-P9 while still providing a consenting pathway for instances where the applicant is able to demonstrate how an alternative and satisfactory telecommunications connection can be provided.

Relief sought

SUB-SXX: Telecommunications

1. Alternative supply of telecommunications services

All general residential, commercial and industrial zones, precincts, and control areas

1. All new allotments created must be connected to an open-access fibre network

Matters of discretion:

1. Alternative supply of telecommunications services

Rural zones, precincts, and control areas

1. All new allotments created must have the ability to connect to a telecommunications network (fibre, mobile or wireless including satellite)

