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## 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:** 14/12/2023

**Submission Reference Number #:**283

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

**Submitter:**

Vince Stanford - Stan Holdings

**Address for service:**

Matthew Holder  
Development Nous Limited  
502 Karamu Road North PO Box 385 Hastings 4156  
New Zealand

**Email:** matthew.holder@developmentnous.nz

**Attachments:**

15122023161820-0001.pdf

**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

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**Point 283.1**

**Section:** Planning Maps

**Sub-section:** General

**Provision:** General

**Sentiment:** Oppose

**Submission:**

**This submission relates to the land (and immediate environs) area:**

162 Waghorne Street, Ahuriri

The Proposed District Plan does not show the site at 162 Waghorne Street as being with an amenity precinct- the submitter supports this.

The Proposed District Plan appears to show the site at 162 Waghorne Street as being with an Heritage Reserve Historic Overlay - Whilst the submitter accepts that there are buildings within this area that have some historic value, they do not believe that it should encapsulate all buildings within a restrictive rule framework that erodes the ability to prevent development and redevelopment. The buildings within this proposed area should be individually identified rather than group in a "catch all" contributory manner. The current District Plan framework does not fully recognise that this area has a mix of buildings and uses- both modern and old.

In terms of 162 Waghorne Street the submitter does not believe the existing dwelling is worthy of protection in a general sense. It is not identified as a specific heritage item and therefore there is no cogent planning reason as to why a generalised heritage value should be applied to it and within this precinct.

### **Relief sought**

That the Heritage Rule Framework that is proposed to apply for this site is amended/removed to allow for alterations and extensions without resource consent.

To this end the submitter would support a similar Rule framework to the current rule framework in the Operative district Plan being Rules 56.8 and 56.9 applying to 162 Hardinge Road, being as a permitted activity the:

- *Repair and maintenance of a heritage item.*
- *Internal or external alteration or redevelopment of a Group 3A heritage item.*

Obviously, the labelled description of the heritage Item Group 3A will need to be considered (perhaps a more Heritage Reserve Historic Overlay or label similar to the current Operative 3A Grouping). However the key component is that any alterations and or additions to the existing and future dwellings on site at 162 Waghorne Street are a permitted activity provided they comply with the general performance standards for the zone.

The National Policy Statement for Urban Development (NPS-UD) 2020 sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991. It recognises the national significance of having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future, as well as providing sufficient future development capacity to meet the diverse needs of people and communities. Allowing for greater levels of development on the site is considered consistent with the objectives and policies of NPS-UD. Applying a blanket heritage rule(s) to area rather than to individual sites is unwarranted and in consistent with Part 2 of the Resource Management Act and has not been adequately addressed in the Section 32 reporting.

**The following decision from the Napier City Council is sought:**

That the specific amendments, additions, or retentions which are sought as specifically outlined in this submission are accepted and adopted into the PDP and including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

The changes sought are made to:

(a) Ensure that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991;

(b) Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;

(c) Provide clarity for all plan users; and

(d) Enable development opportunities consistent with this submission, and NPS-UD. The Submitter welcomes the opportunity to further engage with Napier City on this submission

## Proposed Napier District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

**To:** Napier City Council  
**Attn:** District Plan Review Team

**Via email:** districtplanreview@napier.govt.nz

### Submitter Details:

Full Name:	Vince Stanford- Stan Holdings ("The Submitter")
Company / Organisation Name:	As above
Contact person/agent (if different):	C/- Development Nous Limited Matthew Holder- Director
Full Postal Address:	502 Karamu Road North PO Box 385 Hastings 4156
Email:	matthew.holder@developmentnous.nz
The Submitter could not gain an advantage in trade competition through this submission.	
The Submitter is 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 effect of trade competition	
<b>The specific provisions of the Plan that the submission relates to are:</b> See the submission below and the Attachments in <i>Appendix 1</i>	
The Submitter wishes to be heard in support of this submission.	
If others make a similar submission, we will consider presenting a joint case with them at a hearing.	

**This submission relates to the land (and immediate environs) area:**

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**Relief Sought**

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- (c) Provide clarity for all plan users; and
- (d) Enable development opportunities consistent with this submission, and NPS-UD.

The Submitter welcomes the opportunity to further engage with Napier City on this submission

Signed for and on behalf of The Submitter:



**Matthew Holder**

**15<sup>th</sup> December 2023**