

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Vince Stanford - Stan Holdings	Planning Maps /General /General	283.1	Oppose	<p>Opposes 162 Waghorne Street being within a Heritage Reserve Historic Overlay. This submission relates to the land (and immediate environs) area at 162 Waghorne Street, Ahuriri. Supports the exclusion of the site from an amenity precinct in the Proposed District Plan. Acknowledges that there are buildings within this Heritage Reserve Historic Overlay area that have some historic value, however considers that the restrictive rule framework erodes the ability to prevent development and redevelopment. Considers that buildings within this proposed area should be individually identified rather than group in a "catch all" contributory manner. Notes that the current District Plan framework does not fully recognise that this area has a mix of buildings and uses- both modern and old. Does not consider the existing dwelling worthy of protection or applying heritage values as it is not identified as a specific heritage item.</p>	<p>Amend or remove the Heritage Rule Framework to allow alterations and extensions at 162 Waghorne Street without the need for resource consent. Supports applying a similar rule framework to the current Rules 56.8 and 56.9 applying to 162 Hardinge Road in the Operative District Plan for 162 Hardinge Road, allowing repair, maintenance, and alterations of heritage items as permitted activities. Considers that applying blanket heritage rules to the area rather than individual sites is inconsistent with the Resource Management Act's objectives and has not been adequately addressed in Section 32 reporting. Considers that allowing for greater levels of development on the site is considered consistent with the objectives and policies of NPS-UD. The submitter seeks the adoption of specific amendments outlined in the submission by the Napier City Council, aiming to ensure the proposed provisions align with the Resource Management Act, reduce complications for decision-makers, provide clarity for all users, and enable development opportunities consistent with the National Policy Statement for Urban Development.</p>