

OVR7 - Te Awa Bungalow Historic Heritage Overlay

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Standards Table /OVR7-S6: Fences and walls	Susan Dallas	25.12	Oppose	The submitter opposes fence and wall standards.	Delete Fences and Walls activity standards in their entirety from the District Plan. (Inferred relief requested)	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Standards Table /OVR7-S6: Fences and walls	Natasha Duncan-Sutherland	31.12	Oppose	Considers that a limit on fence heights to 1.2 metres will place children at risk of dog attacks. The submitter seeks no restriction on fence heights with the exception that a new rule is introduced that requires front fence heights of at least 6 feet where a large-breed dog is owned.	Delete any restriction on fence heights and introduce a new rule requiring a front fence of at least 6 feet on properties where a large-breed dog is owned.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /	Tom Anderson	151.54	Amend	Considers that It needs to be confirmed that due to the presence of this provision, that the customer connection to heritage buildings or items as sought in this submission applies to this heritage overlay.	Seeks confirmation that due to the presence of this provision, that the customer connection to heritage buildings or items as sought in this submission applies to this heritage overlay.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /	Fleur Lincoln Napier City Council	196.49	Amend	Council wishes to enable continued use, including solar panels, on heritage items provided that heritage values are not compromised.	Add new permitted activity rule (for both contributory and non-contributory sites): Minor external alterations to any Group A or Group B heritage item that are associated with: i) Security alarms ii) Security lighting Any attachment that is not visible from a road or public space, excluding signage	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /Objectives /OVR7-O2: Protect and maintain historic heritage values	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.68	Support	Supports Objective OVR7-O2: Protect and maintain historic heritage values as the objective with its reference to protection and maintenance of historic heritage values of each area is supported.	Retain Objective OVR7-O2: Protect and maintain historic heritage values as notified.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /Policies /OVR7-P2: Cumulative adverse effects	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.76	Support	Supports OVR7-P2: Cumulative adverse effects as the reference to avoiding cumulative effects to the historic heritage values of Overlay areas is supported.	Retain OVR7-P2: Cumulative adverse effects as notified.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R4: External alterations, additions, and total or partial demolition to an accessory building or structure on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.91	Oppose	Opposes Rule OVR7-R4 wording as a lower level of control on the construction of new accessory buildings and alterations to existing accessory buildings is appropriate. It is noted that the proposed Rule 4 allows for the total demolition of accessory buildings as a permitted activity. Rules regarding demolition of accessory buildings (Rule 4) appears to conflict with rules regarding total demolition 'of any building or structure' (Rule 8) on Contributing sites in some overlay areas. This conflict is apparent comparing Rules 4 and 8 in Overlays 2, 4, and 7.	Retain Rules pertaining to accessory buildings on contributory sites.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R5: External additions, alterations, and partial demolition to an existing building or structure, other than an accessory building or structure on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.98	Support	Supports OVR7-R5: External additions, alterations, and partial demolition to an existing building or structure, other than an accessory building or structure on a Contributory site. However, Rule OVR3-R5 refers to 'accessory buildings' and is essentially a repeat of OVR3-R4 necessitating an amendment.	Retain OVR7-R5, with the exception of OVR3-R5 to be amended as follows: External additions, alterations, and total or partial demolition to <u>an existing building or structure, other than an accessory building or structure on a contributory site.</u>	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R6: New or relocated buildings or structures on a Contributory site not otherwise provided for by OVR7-R2	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.105	Support	Supports Rule OVR7-R6 and the Restricted Discretionary activity status.	Retain Rule OVR7-R6 as notified.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R7: Activities infringing standards OVR7-S1-OVR7-S6 on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.113	Support	Supports OVR7 - Te Awa Bungalow Historic Heritage Overlay Rule OVR7-R7 and the Restricted Discretionary activity status.	Retain Rule OVR7-R7 as notified.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R8: Total demolition or relocation off-site of a building or structure on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.116	Amend	Considers Rule OVR7-R8 requires amendment as while generally supported, it creates inconsistency with other Plan provisions. There are three examples of Rule 8 which do not refer to 'primary' buildings or structures, and this creates a conflict with Rule 4 of each of those sections. Overlays 2, 4, and 7 contain this apparent contradiction.	Amend Rules OVR2-R8, OVR4-R8, and OVR7-R8 to include wording to correct this error as follows: Total demolition or relocation off site of a <u>primary</u> building or structure on a Contributory site	Open Submission

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OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R12: Total or partial demolition, or relocation of an accessory or primary building or structure on a Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.134	Amend	The submitter considers it necessary to amend the wording of the Historic Heritage Overlay Rules to remove wording inconsistencies. Specifically, amendments as follows to make the Rules logical and ordered: Amend Rule 12 in OVR1 – OVR3 and OVR5 – OVR7 by removing the reference to partial demolition; Amend Rule 13 in OVR1 – OVR3 and OVR5 – OVR7 by removing the reference to total demolition and relocation; There appears to be an error in OVR-R13, in which the title of OVR3-R13 should be non-contributory not contributory; In OVR3 there is no Rule managing alterations and additions of primary buildings on non-contributory sites (the equivalent Rule 14 found in OVR 1, 2, 5, 6, and 7). This may be an error which needs to be rectified; The text 'PREC3-R14A' appears to be an error in Overlay Area 2.	Amend Historic Heritage Overlay Rules as follows: OVR1-R12 Total or partial demolition or relocation of an accessory building or structure on a non-contributory site. [same amendment in OVR 2, 3, 5, 6, and 7]. OVR1-R13: External alterations, additions, total or partial demolition or relocation to an accessory building or structure on a non-contributory site. [same amendment in OVR 2, 3, 5, 6, and 7]. In addition, amend OVR3-R13 to refer to <u>non</u> -contributory site. Add the following Rule to <u>OVR3:</u> <u>External additions, alterations, and partial demolition to an existing building or structure, other than an accessory building or structure on a non-contributory site.</u> Amend OVR2-R14: PREC3 OVR2-R14A	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R14: External additions, alterations, and partial demolition to an existing building or structure other than an accessory building or structure on a Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.136	Amend	The submitter considers it necessary to amend the wording of the Historic Heritage Overlay Rules to remove wording inconsistencies. Specifically, amendments as follows to make the Rules logical and ordered: Amend Rule 12 in OVR1 – OVR3 and OVR5 – OVR7 by removing the reference to partial demolition; Amend Rule 13 in OVR1 – OVR3 and OVR5 – OVR7 by removing the reference to total demolition and relocation; There appears to be an error in OVR-R13, in which the title of OVR3-R13 should be non-contributory not contributory; In OVR3 there is no Rule managing alterations and additions of primary buildings on non-contributory sites (the equivalent Rule 14 found in OVR 1, 2, 5, 6, and 7). This may be an error which needs to be rectified; The text 'PREC3-R14A' appears to be an error in Overlay Area 2.	Amend Historic Heritage Overlay Rules as follows: OVR1-R12 Total or partial demolition or relocation of an accessory building or structure on a non-contributory site. [same amendment in OVR 2, 3, 5, 6, and 7]. OVR1-R13: External alterations, additions, total or partial demolition or relocation to an accessory building or structure on a non-contributory site. [same amendment in OVR 2, 3, 5, 6, and 7]. In addition, amend OVR3-R13 to refer to <u>non</u> -contributory site. Add the following Rule to <u>OVR3:</u> <u>External additions, alterations, and partial demolition to an existing building or structure, other than an accessory building or structure on a non-contributory site.</u> Amend OVR2-R14: PREC3 OVR2-R14A	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /Assessment criteria /General	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.142	Amend	HNZPT is generally supportive of the assessment criteria in each Overlay. However, in relation to the HNZPT requested changes to the Historic Heritage Overlay Rules, in particular Rules 12, 13 and 14 in OVR 1-3 and OVR5-7, there will be a need for consequential amendments to the Assessment criteria.	Amend Assessment criteria to be consistent with any changes to the Rules following the HNZPT Submission Points for each Historic Heritage Overlay.	Open Submission

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OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R13: External alterations, additions, total or partial demolition or relocation to an accessory building or structure on a Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.189	Amend	The submitter considers it necessary to amend the wording of the Historic Heritage Overlay Rules to remove wording inconsistencies. Specifically, amendments as follows to make the Rules logical and ordered: Amend Rule 12 in OVR1 – OVR3 and OVR5 – OVR7 by removing the reference to partial demolition; Amend Rule 13 in OVR1 – OVR3 and OVR5 – OVR7 by removing the reference to total demolition and relocation; There appears to be an error in OVR-R13, in which the title of OVR3-R13 should be non-contributory not contributory; In OVR3 there is no Rule managing alterations and additions of primary buildings on non-contributory sites (the equivalent Rule 14 found in OVR 1, 2, 5, 6, and 7). This may be an error which needs to be rectified; The text 'PREC3-R14A' appears to be an error in Overlay Area 2.	Amend Historic Heritage Overlay Rules as follows: OVR1-R12 Total or partial demolition or relocation of an accessory building or structure on a non-contributory site. [same amendment in OVR 2, 3, 5, 6, and 7]. OVR1-R13: External alterations, additions, total or partial demolition or relocation to an accessory building or structure on a non-contributory site. [same amendment in OVR 2, 3, 5, 6, and 7]. In addition, amend OVR3-R13 to refer to <u>non</u> -contributory site. Add the following Rule to <u>OVR3:</u> <u>External additions, alterations, and partial demolition to an existing building or structure, other than an accessory building or structure on a non-contributory site.</u> Amend OVR2-R14: PREC3 OVR2-R14A	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /Policies /OVR7-P3: New buildings and structures	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.195	Support	Supports OVR7-P3: New buildings and structures as the intent of the policy is supported with its reference to ensuring that new buildings are sympathetic with existing heritage values.	Retain OVR7-P3: New buildings and structures as notified.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /Policies /OVR7-P4: Alterations, additions, and partial demolition	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.202	Support	Supports OVR7-P4 as the intention of the policy is supported.	Retain OVR7-P4 as notified.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /Policies /OVR7-P5: Total demolition and removal on Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.208	Support	Considers that these policies (OVR1-P6 OVR2-P5 OVR3-P5 OVR5-P5 OVR6-P5 OVR7-P5 OVR8-P6) are supported as being appropriate for non-contributory sites. The associated rule for this policy uses the term relocation rather than removal. It is preferable to use consistent terms through an amendment.	Amend Policies OVR1-P6 OVR2-P5 OVR3-P5 OVR5-P5 OVR6-P5 OVR7-P5 OVR8-P6 as follows: Total demolition and Removal -relocation of buildings and structures on Non-contributory sites	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /Policies /OVR7-P6: Total demolition and removal on Contributory sites	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.215	Support	Supports the use of the term 'Avoid' as well as the consideration of alternatives for Policies OVR1-P7 OVR2-P6 OVR3-P6 OVR4-P6 OVR5-P6 OVR6-P6 OVR7-P6 OVR8-P7.	Retain Policies OVR1-P7 OVR2-P6 OVR3-P6 OVR4-P6 OVR5-P6 OVR6-P6 OVR7-P6 OVR8-P7 pertaining to demolition of buildings on contributory sites.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R1: Maintenance and repair of any existing building or structure on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.222	Support	HNZPT supports the Permitted activity rule for maintenance and repair.(OVR1 to OVR8 inclusive)	Retain Maintenance and repair Rules as notified.	Open Submission
OVR7 - Te Awa Bungalow Historic Heritage Overlay /OVR7 - Te Awa Bungalow Historic Heritage Overlay - Rules Table /OVR7-R2: Accessory buildings and structures, not including fences and/or walls, on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.228	Amend	HNZPT considers that while R2 Overlays Rules for Ancillary / accessory buildings and structures, not including fences and walls, on a Contributory site (Overlays 1 to 7 inclusive) are supported, there is however inconsistency in OVR1-R2 over its use of the word 'Ancillary' versus 'Accessory' for the other Overlays. Accessory building is preferred, as it is a Defined term in the Plan.	Amend Rule OVR1-R2 by replacing the word ancillary with <u>accessory</u> .	Open Submission