

OVR3 - Marewa Post-War 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)
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Standards Table /OVR3-S6: Fences and walls	Susan Dallas	25.8	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
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Standards Table /OVR3-S6: Fences and walls	Natasha Duncan-Sutherland	31.8	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
OVR3 - Marewa Post-War Historic Heritage Overlay /Objectives /OVR3-O2: Protect and maintain heritage values of the Marewa Post-War Historic Heritage Overlay	Michael Keukelaar	48.1	Oppose	Considers that consideration be given for greater front fence allowances for corner sites. Considers that front fences in the Marewa Post-War Historic Heritage Overlay be permitted to be built to a maximum of 2m in height, subject to an approved art deco design, or at the very least permitted to replace existing higher fences with one of an art deco design.	Amend rules relating to front fences to give greater consideration of corner sites. Amend front fence rules in the Marewa Post-War Historic Heritage Overlay to enable front fences to be built up to 2m in height subject to approved art deco design, or for existing fences to be replaced to the same height with one of an art deco design.	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table	Tom Anderson	151.50	Amend	Considers that confirmation is needed, 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 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
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /	Fleur Lincoln Napier City Council	196.45	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 iii) Any attachment that is not visible from a road or public space, excluding signage	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R5: External alterations, additions, total or partial demolition or relocation to an accessory building or structure on a Contributory site	Fleur Lincoln Napier City Council	196.68	Amend	Rule OVR3-R5 is intended to apply to alterations, additions, total or partial demolition or relocation of buildings other than an accessory building or structure on a Contributory site. This is an error.	Update heading of Rule OVR3-R5 so it applies to buildings other than an accessory building of structure on a Contributory site.	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /Objectives /OVR3-O2: Protect and maintain heritage values of the Marewa Post-War Historic Heritage Overlay	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.64	Support	Supports Objective OVR3-O2: Protect and maintain heritage values of the Marewa Post-War Historic Heritage Overlay as the objective with its reference to protection and maintenance of historic heritage values of each area.	Retain Objective OVR3-O2: Protect and maintain heritage values of the Marewa Post-War Historic Heritage Overlay as notified.	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /Policies /OVR3-P2: Cumulative adverse effects	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.72	Support	Supports OVR3-P2: Cumulative adverse effects as the reference to avoiding cumulative effects to the historic heritage values of Overlay areas is supported.	Retain OVR3-P2: Cumulative adverse effects as notified.	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R4: External additions, alterations, and total or partial demolition to an accessory building or structure on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.87	Oppose	Opposes Rule OVR3-R4: External additions, alterations, and total or partial demolition to an accessory building or structure on a Contributory site 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
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R5: External alterations, additions, total or partial demolition or relocation to an accessory building or structure on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.94	Support	Considers Rule OVR3-R5 requires amendment as it refers to 'accessory buildings' and is essentially a repeat of OVR3-R4.	Amend OVR3-R5 as follows: External additions, alterations, and total or partial demolition to an existing building or structure, other than an accessory building or structure on a contributory site.	Open Submission

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OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R6: New or relocated structures on a Contributory site, not otherwise provided for by OVR3-R2	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.101	Support	Supports Rule OVR3-R6 and the Restricted Discretionary activity status.	Retain Rule OVR3-R6: New or relocated structures on a Contributory site, not otherwise provided for by OVR3-R2 as notified.	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R7: Activities infringing standards OVR3-S1 - OVR3-S6	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.109	Support	Supports Rule OVR3-R7: Activities infringing standards OVR3-S1 - OVR3 - S6 and the Restricted Discretionary activity status.	Retain Rule OVR3-R7 as notified.	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R4: External additions, alterations, and total or partial demolition to an accessory building or structure on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.117	Amend	HNZPT considers OVR3-R4: External additions, alterations, and total or partial demolition to an accessory building or structure on a Contributory site requires amending together with OVR3-R10: Accessory buildings and structures, not including fences and/or walls; on a Non-contributory site as there are erroneous Precinct references to PREC4-R4B in the former and PREC4-R10B in the latter.	Amend OVR3 - Marewa Post-War Historic Heritage Overlay Rules OVR3-R4 and OVR3-R10 as follows: PREC4-OVR3-R4B PREC4-OVR3-R10B	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R10: Accessory buildings and structures, not including fences and/or walls; on a Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.118	Amend	The submitter considers Rules OVR3-R4: External additions, alterations, and total or partial demolition to an accessory building or structure on a Contributory site and OVR3-R10: Accessory buildings and structures, not including fences and/or walls; on a Non-contributory site require amending as there are erroneous Precinct references to PREC4-R4B and PREC4-R10B in the former and PREC4-R10B in the latter.	Amend Rules OVR3-R4: External additions, alterations, and total or partial demolition to an accessory building or structure on a Contributory site and OVR3-R10: Accessory buildings and structures, not including fences and/or walls; on a Non-contributory site as follows: PREC4-OVR3-R4B PREC4-OVR3-R10B	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R12: Total or partial demolition or relocation off site of an accessory or primary building or structure on a Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.125	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 OVR3: External additions, alterations, and partial demolition to an existing building or structure, other than an accessory building or structure on a non-contributory site. Amend OVR2-R14: PREC3-OVR2-R14A	Open Submission

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OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R14: New or relocated buildings or structures not otherwise provided for by OVR3-R10 on a Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.127	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 OVR3: External additions, alterations, and partial demolition to an existing building or structure, other than an accessory building or structure on a non-contributory site. Amend OVR2-R14: PREC3 -OVR2-R14A	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /Assessment criteria /General	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.139	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
OVR3 - Marewa Post-War Historic Heritage Overlay /Policies /OVR3-P3: New buildings and structures	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.191	Support	Supports OVR3-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 OVR3-P3: New buildings and structures as notified.	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /Policies /OVR3-P4: Alterations, additions, and partial demolition	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.198	Support	Supports OVR3-P4 as the intention of the Policy is supported.	Retain OVR3-P4 as notified.	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /Policies /OVR3-P5: Total demolition and removal on Non-contributory sites	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.206	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

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OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R1: Maintenance and repair of any existing building or structure on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.218	Support	HNZPT supports the Permitted activity rule for maintenance and repair.(OVR1 to OVR8 inclusive)	Retain Maintenance and repair Rules as notified.	Open Submission
OVR3 - Marewa Post-War Historic Heritage Overlay /OVR3 - Marewa Post-War Historic Heritage Overlay - Rules Table /OVR3-R2: Accessory residential buildings and structures, not including fences and/or walls, on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.225	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