

# OVR5 - Napier South 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)
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Standards Table /OVR5-S4: Fences and walls	Susan Dallas	25.10	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
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Standards Table /OVR5-S4: Fences and walls	Natasha Duncan-Sutherland	31.10	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
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay /	Sheena Revington Peter Revington	114.2	Oppose	Considers that McDonald Street and Vigor Brown Street have significant heritage character, and both should be protected with a Heritage Overlay as stated in the independent review of heritage character areas in Napier by Graham Linwood, registered architect ("Heritage Review"). The Heritage Review found that both McDonald Street and Vigor Brown Street (between Carnell Street and Latham Street) contained a high percentage of properties that define the character of the area. Considers that the proposed zoning is inconsistent with the findings of the report as Vigor Brown Street is not even retained as a General Residential Zone, but is in a High Density Residential Zone – zoning that allows and encourages the complete destruction of heritage character.	Amend so hat the Napier South Historic Heritage Overlay includes the Vigor Brown Area between Carnell Street and Kennedy Road	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay /	Kate Graham	119.1	Amend	Extend Napier South Historic Heritage Overlay to include the section of Vigor Brown Street from Cornell St to the north to the corner of Kennedy Rd to the south. Amend the underlying zoning of this area from HRZ to General Residential Zone. The characteristics described within the Napier South Historic Heritage overlay are also applicable to those of Vigor Brown St, as evidenced by the Graham Linwood Heritage Character report.	Extend Napier South Historic Heritage Overlay to include the section of Vigor Brown Street from Cornell St to the north to the corner of Kennedy Rd to the south. Amend the underlying zoning of this area from HRZ to General Residential Zone.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /Issues /OVR5-I1: Inappropriate subdivision, use, and development may compromise the historic heritage values within the overlay	Kate Graham	119.4	Support	Supports the inclusion of the Napier South Historic Heritage Overlay with the addition of the inclusion of Vigor Brown Street (between Carnell Street and Kennedy Road) as sought in the submission point above.	No relief sought	Open Submission
OVR5 - Napier South Historic Heritage Overlay /Objectives /OVR5-O1: Identify the Napier South Historic Heritage Overlay	Kate Graham	119.5	Amend	Support the identification of the Napier South Heritage alert Overlay. I request that the mapped area is amended to include the section of Vigor Brown Street from Carnell Street to Kennedy Road	Amend planning maps to include the section of Vigor Brown Street from Carnell Street to Kennedy Road within OVR-5 and that the underlying zone (as mapped on the District Plan maps) for this section of Vigor Brown Street is changed from High Density Residential to General Residential.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /Policies /OVR5-P1: Identify Contributory sites and map the extent of the Napier South Historic Heritage Overlay	Kate Graham	119.6	Amend	Amend the Napier South Heritage Alert Overlay to include the 28 primary and 13 contributory properties identified in the independent review of heritage character areas in Napier commissioned by Napier City Council in 2019: Napier Heritage Character Areas Study: A review of existing heritage character areas and an assessment of new heritage character areas. Graham Linwood, registered architect. December 2019: source ncc.govt.nz)	Amend the Napier South Heritage Alert Overlay to include the 28 primary and 13 contributory properties identified in the independent review of heritage character areas in Napier commissioned by Napier City Council in 2019: Napier Heritage Character Areas Study: A review of existing heritage character areas and an assessment of new heritage character areas. Graham Linwood, registered architect. December 2019: source ncc.govt.nz)	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table	Tom Anderson	151.52	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 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
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay /	- Angie Denby	154.2	Amend	Extend the Napier South Heritage Overlay to Vigor Brown St (Carnell St to Kennedy RD). Vigor Brown has high number of original character homes that are well cared for.	Extend the Napier South Heritage Overlay to Vigor Brown St (Carnell St to Kennedy RD).	Open Submission
OVR5 - Napier South Historic Heritage Overlay	Martin Wood	157.2	Amend	2020 Graham Linwood heritage character report identified significant character values. HRZ development within Vigor Brown St would impact on heritage values of McDonald St. Extend Napier South heritage Overlay down Vigor Brown St and to not allow any multi-storey developments on the streets that back on to MaDonald and Vigor Brown, i.e. George's Drive and Jull Street..	Extend Napier South heritage Overlay down Vigor Brown St.Not allow multi-storey developments on the streets that back on to McDonald and Vigor Brown St.	Open Submission

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OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /	Fleur Lincoln Napier City Council	196.47	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
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay /General	Damien Shalfoon	239.1	Amend	Considers that the Napier South Historic Overlay (NSHO) should include part of Vigor Brown Street (from the corner of Carnell Street to 48-51 Vigor Brown Street). Fencing restrictions for NSHO should be the same as the General Residential Zone (GRZ). High Density Residential Zones (HRZ) should be amended to exclude Vigor Brown area and the entire area within Georges Drive, Kennedy Road, Carnell Street and Jull Street.Napier South in an area with characterful attributes, which is a reason why buyers and tourists are drawn to the area.The Heritage Review found that McDonald Street and Vigor Brown Street contain a very high percentage of properties that reflect the forgoing description. Accordingly, both streets should be protected by a Heritage overlay and evenly retained as a General Residential Zone.Aesthetics and character of the area that has been preserved, represent the heritage and legacy of successive generations.Submitter can find no requirement for environments like Napier to have HRZ. Other larger cities do not reflect Napier’s situation.It seems contradictory for apartment buildings that are out of scale to even be contemplated.Such buildings would dominate existing neighbourhoods. Further, if not unsightly, such developments without provision for onsite parking, sympathetic landscaping, effective storm water management, proper erosion and sediment control and full emergency access, would most likely increase windage and reduce the light, privacy and safety of adjacent single level dwellings.There is no evidence that HRZ would increase alternative forms of transport.Submitter questions unsupported claims that a range of housing types is required for changing demographics. States Vigor Brown Street has stood the test of time and is an example of social cohesion.	Seeks the inclusion of the Vigor Brown Street from the corner of Carnell Street to 48-51 Vigor Brown Street in the Napier South Historic Heritage Overlay, and its exclusion from the HRZ.Seeks the same fencing restrictions as those within GRZ.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay /General	Geoff Mitford - Taylor	258.5	Support	Supports OVR5 Historic Heritage Overlay, although feels it needs to be extended to Carnell, Vigor Brown, and Jull Street. Also, Nelson Crescent, Kennedy - Latham and Tom Parker should be considered.Great to see Art Deco Trust occupying the Womens Rest at Memorial Square which will bring people through town. Perhaps the NCC can follow this example with a Heritage Building instead of replacing one eyesore for another. Our rates would be put to good use buying the old courthouse (D.O.C building) and adjacent to the museum which could be incorporated for better use than storage!	Relief Sought is not included.Inferred Relief Sought - Seeks to Amend OVR5 to include Carnell, Vigor Brown, and Jull Street, and consider the inclusion of Nelson Crescent, Kennedy - Latham and Tom Parker.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay /General	Virginia Mitford - Taylor	259.5	Support	Considers, High Density Residential Zone (HRZ) as it would have adverse effects on submitters property (24A McDonald Street). More of the Historic Overlay houses should be protected, Jull, Vigor Brown and the rest of McDonald should be zoned and historic.	Relief Sought is not included.	Open Submission

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OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay /General	David Chan	268.1	Oppose	<p>Considers that the Napier South Historic Heritage Overlay should be extended to include Vigor Brown Street (both sides of the street) from Carnell Street to 48-51 Vigor Brown Street (the Vigor Brown area). The Vigor Brown area should be rezoned from High Density Residential to General Residential. The entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street (see Attachment 3 of full submission), should be rezoned to General Residential Zone. Fence rules for the Napier South Historic Heritage Overlay should be the same as those for the General Residential Zone as there is no need for more restrictive rules and owners have generally erected appropriate fences to the area.</p> <p>The reasons for extending the Napier South Historic Heritage Overlay as outlined are:</p> <ul style="list-style-type: none"> <li>- the Graham Linwood Heritage Character Report provides evidence of the areas heritage values and concludes that the both McDonald Street and Vigor Brown Street have high levels of authentic character;</li> <li>- there is no difference in heritage character between the section of McDonald Street that is to be protected and the rest of the street and Vigor Brown Street;</li> <li>- the residents were drawn to live in Napier South because of its heritage character;</li> <li>- the residents value the heritage values including the native timbers and charm of the buildings, and accept the higher costs in maintaining them;</li> <li>- The buildings have survived and thrived for the past century but will not survive the District Plan;</li> <li>- one modern high-rise apartment building (let alone many) would</li> </ul>	<p>No relief sought however it is inferred the relief sought from the submission is to:</p> <ul style="list-style-type: none"> <li>- extend the Napier South Historic Heritage Overlay to include Vigor Brown Street (both sides of the street) from Carnell Street to 48-51 Vigor Brown Street (the Vigor Brown area).</li> <li>- Rezone the Vigor Brown area from High Density Residential to General Residential.</li> <li>- Rezone the entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street (see Attachment 3 of full submission), to General Residential Zone.</li> <li>- Fence rules for the Napier South Historic Heritage Overlay should be the same as those for the General Residential Zone</li> </ul>	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Standards Table /OVR5-S4: Fences and walls	David Chan	268.3	Oppose	<p>Considers that the Napier South Historic Heritage Overlay should be extended to include Vigor Brown Street (both sides of the street) from Carnell Street to 48-51 Vigor Brown Street (the Vigor Brown area). The Vigor Brown area should be rezoned from High Density Residential to General Residential. The entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street (see Attachment 3 of full submission), should be rezoned to General Residential Zone. Fence rules for the Napier South Historic Heritage Overlay should be the same as those for the General Residential Zone as there is no need for more restrictive rules and owners have generally erected appropriate fences to the area.</p> <p>The reasons for extending the Napier South Historic Heritage Overlay as outlined are:</p> <ul style="list-style-type: none"> <li>- the Graham Linwood Heritage Character Report provides evidence of the areas heritage values and concludes that the both McDonald Street and Vigor Brown Street have high levels of authentic character;</li> <li>- there is no difference in heritage character between the section of McDonald Street that is to be protected and the rest of the street and Vigor Brown Street;</li> <li>- the residents were drawn to live in Napier South because of its heritage character;</li> <li>- the residents value the heritage values including the native timbers and charm of the buildings, and accept the higher costs in maintaining them;</li> <li>- The buildings have survived and thrived for the past century but will not survive the District Plan;</li> <li>- one modern high-rise apartment building (let alone many) would</li> </ul>	<p>No relief sought however it is inferred the relief sought from the submission is to:</p> <ul style="list-style-type: none"> <li>- extend the Napier South Historic Heritage Overlay to include Vigor Brown Street (both sides of the street) from Carnell Street to 48-51 Vigor Brown Street (the Vigor Brown area).</li> <li>- Rezone the Vigor Brown area from High Density Residential to General Residential.</li> <li>- Rezone the entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street (see Attachment 3 of full submission), to General Residential Zone.</li> <li>- Fence rules for the Napier South Historic Heritage Overlay should be the same as those for the General Residential Zone</li> </ul>	Open Submission

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OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay /General	Lindsay Manning David Chan	269.1	Oppose	<p>Considers that the Napier South Historic Heritage Overlay needs to be extended to include all of Vigor Brown Street and McDonald Street between Carnell Street and Latham Street for the following reasons:</p> <ul style="list-style-type: none"> <li>- the Graham Linwood Heritage Character Report provides evidence of the areas heritage values and concludes that the both McDonald Street and Vigor Brown Street have high levels of authentic character;</li> <li>- there is no difference in heritage character between the section of McDonald Street that is to be protected and the rest of the street and Vigor Brown Street;</li> <li>- submitter was drawn to live in Napier South because of its heritage character;</li> <li>- submitter has worked hard to renovate and maintain the property to preserve its heritage values;</li> <li>- one modern high-rise apartment building (let alone many) would significantly impact on the heritage character values of the street;</li> </ul> <p>the policy direction set by the NPS:UD has been misconstrued and misapplied - allowing high and/or medium density development in the area would result in loss of amenity, and transport and social cohesion issues</p>	Seeks the Napier South Historic Heritage Overlay to include all of Vigor Brown Street and McDonald Street between Carnell Street and Latham Street.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /Objectives /OVR5-O2: Protect and maintain the historic heritage values of the Napier South Historic Heritage Overlay	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.66	Support	Supports Objective OVR5-O2: Protect and maintain the historic heritage values of the Napier South Historic Heritage Overlay as the objective with its reference to protection and maintenance of historic heritage values of each area is supported.	Retain Objective OVR5-O2: Protect and maintain the historic heritage values of the Napier South Historic Heritage Overlay as notified.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /Policies /OVR5-P2: Cumulative adverse effects	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.74	Support	Supports OVR5-P2: Cumulative adverse effects as the reference to avoiding cumulative effects to the historic heritage values of Overlay areas is supported.	Retain OVR5-P2: Cumulative adverse effects as notified.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /OVR5-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	273.89	Oppose	Opposes Rule OVR5-R4: External alterations, additions, 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
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /OVR5-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	273.96	Support	Supports OVR5-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.	<p>Retain OVR5-R5, with the exception of OVR3-R5 to be amended as follows:</p> <p>External additions, alterations, and <del>total or</del> partial demolition to <u>an existing building or structure, other than an accessory building or structure on a contributory site.</u></p>	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /OVR5-R6: New or relocated buildings or structures on a Contributory site not otherwise provided for by OVR5-R2OVR5-R6A	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.103	Support	Supports Rule OVR5-R6 - Napier South Historic Heritage Overlay and the Restricted Discretionary activity status.	Retain Rule OVR5-R6 as notified.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /OVR5-R7: Activities infringing standards OVR5-S2 - OVR5-S4	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.111	Support	Supports Rule OVR5-R7: Activities infringing standards OVR5-S2 - OVR5 - S4 and the Restricted Discretionary activity status.	Retain Rule OVR5-R7 as notified.	Open Submission

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OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /OVR5-R10: Accessory buildings and structures, not including fences and walls, on a Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.128	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 <del>Total or partial</del> 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, <del>total</del> or partial demolition or <del>relocation</del> 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: <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:  <del>PREC3</del> OVR2-R14A	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /OVR5-R10: Accessory buildings and structures, not including fences and walls, on a Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.129	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 <del>Total or partial</del> 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, <del>total</del> or partial demolition or <del>relocation</del> 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: <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:  <del>PREC3</del> OVR2-R14A	Open Submission

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OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /OVR5-R10: Accessory buildings and structures, not including fences and walls, on a Non-contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.130	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 <del>or partial</del> 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, <del>total</del> or partial demolition or <del>relocation</del> 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:  <del>PREC3</del> OVR2-R14A	Open Submission
OVR5 - Napier South Historic Heritage Overlay /Assessment criteria /General	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.140	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
OVR5 - Napier South Historic Heritage Overlay /Policies /OVR5-P3: New buildings and structures	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.193	Support	Supports OVR5-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 OVR5-P3: New buildings and structures as notified.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /Policies /OVR5-P4: Alterations, additions, and partial demolition	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.200	Support	Supports OVR5-P4 as the intention of the policy is supported.	Retain OVR5-P4 as notified.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /Policies /OVR5-P5: Total demolition or removal for Non-contributory sites	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.205	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 <del>Removal</del> relocation of buildings and structures on Non-contributory sites	Open Submission
OVR5 - Napier South Historic Heritage Overlay /Policies /OVR5-P6: Total demolition or removal on Contributory sites	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.213	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
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /OVR5-R1: Maintenance and repair of any building or structure on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.220	Support	HNZPT supports the Permitted activity rule for maintenance and repair.(OVR1 to OVR8 inclusive)	Retain Maintenance and repair Rules as notified.	Open Submission
OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Rules Table /OVR5-R2: Accessory buildings and structures, not including fences and/or walls, on a Contributory site	Heritage New Zealand Pouhere Taonga - Dean Raymond	273.227	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 <del>ancillary</del> with <u>accessory</u> .	Open Submission