

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
The Vigor Brown Group	OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay /General	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> <p>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; 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;</p> <p>the residents were drawn to live in Napier South because of its heritage character;</p> <p>the residents value the heritage values including the native timbers and charm of the buildings, and accept the higher costs in maintaining them;</p> <p>The buildings have survived and thrived for the past century but will not survive the District Plan; one modern high-rise apartment building (let alone many) would significantly impact on the heritage character values of the street;</p> <p>the policy direction set by the NPS:UD has been misconstrued and misapplied</p>	<p>No relief sought however it is inferred the relief sought from the submission is to:</p> <p>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).</p> <p>Rezone the Vigor Brown area from High Density Residential to General Residential.</p> <p>Rezone the entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street (see Attachment 3 of full submission), to General Residential Zone.</p> <p>Fence rules for the Napier South Historic Heritage Overlay should be the same as those for the General Residential Zone</p>
The Vigor Brown Group	HRZ - High Density Residential Zone /HRZ - High Density Residential /General	268.2	Oppose	<p>Considers that Council's interpretation of the requirements of the NPS:UD in its rezoning of large parts of Napier South, Marewa and Taradale has been misconstrued and misapplied. There is no requirement in the NPS:UD for Tier 2 urban environments (such as Napier) to have High Density Residential Zones with six-storey apartments, because smaller urban centres are not as built-up as larger cities and do not have large public transport systems. The NPS:UD considered it inappropriate to impose High Density housing on smaller urban environments, and there is no justification for the Napier Council to do so. High Density housing should not be permitted in the Vigor Brown Area. Even one six-storey apartment, let alone many such apartments, would destroy the character and ambience of the Area and would dominate the streetscape. If the Vigor Brown Area were given a Heritage Overlay, it would be excluded from the High Density Residential Zone. However, of itself, that would not provide sufficient protection for the heritage character of the Vigor Brown Area or the part of McDonald Street that has a proposed Heritage Overlay. For example, if six-storey apartments were built on Georges Drive or Jull Street, they would overshadow and diminish the heritage character of Vigor Brown Street and McDonald Street. Accordingly, it is necessary to exclude High Density housing from the area surrounding the Vigor Brown Area and McDonald Street. We submit that the entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street, should be a General Residential Zone. This will enhance the protection of the Heritage Overlay areas.</p> <p>Some of the effects of a High density residential zone for this area include:</p> <p>significant loss of amenity significant loss of access to sunlight wind effects loss of privacy noise parking effects</p> <p>There is no evidence to support the claim that allowing High Density in the Vigor Brown Area will increase walking, cycling or use of public transport. Few residents regularly walk, cycle or use public transport to go to the city, and more often use a car when shopping. The Council's assertion that different housing typologies will add to a city's vibrancy and improve social cohesion has been disproved by the sense of community created in the area over the past 100 years. The addition of 6-storey apartments will undermine social cohesion and remove the option for people to stay in their neighbourhood with the existing character.</p>	<p>No relief sought however it is inferred the relief sought from the submission is to:</p> <p>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).</p> <p>Rezone the Vigor Brown area from High Density Residential to General Residential.</p> <p>Rezone the entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street (see Attachment 3 of full submission), to General Residential Zone.</p> <p>Fence rules for the Napier South Historic Heritage Overlay should be the same as those for the General Residential Zone</p>

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The Vigor Brown Group	OVR5 - Napier South Historic Heritage Overlay /OVR5 - Napier South Historic Heritage Overlay - Standards Table /OVR5-S4: Fences and walls	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> <p>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; 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;</p> <p>the residents were drawn to live in Napier South because of its heritage character;</p> <p>the residents value the heritage values including the native timbers and charm of the buildings, and accept the higher costs in maintaining them;</p> <p>The buildings have survived and thrived for the past century but will not survive the District Plan; one modern high-rise apartment building (let alone many) would significantly impact on the heritage character values of the street;</p> <p>the policy direction set by the NPS:UD has been misconstrued and misapplied</p>	<p>No relief sought however it is inferred the relief sought from the submission is to:</p> <p>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).</p> <p>Rezone the Vigor Brown area from High Density Residential to General Residential.</p> <p>Rezone the entire area within Georges Drive, Kennedy Road, Carnell Street, and Jull Street (see Attachment 3 of full submission), to General Residential Zone.</p> <p>Fence rules for the Napier South Historic Heritage Overlay should be the same as those for the General Residential Zone</p>