

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

This chapter contains provisions that have legal effect. They are identified with a



next to the provision. To see more about what legal effect means please click here.

Ngā Wāhi Tapu ki te Māori

Sites and Areas of Significance to Māori

SASM	Site and Areas of Significance to Māori
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Introduction

The purpose of the Sites and Areas of Significance to Māori chapter is to identify and protect sites and areas significant to iwi and Māori. This chapter gives effect to a greater strategic direction for enriching the unique culture and identity of Wellington City. Sites and areas of significance are important themselves and the relationship Mana Whenua has with these sites are important to protect and this further will build on the cultural identity of Wellington City. All these in return will bring partnership aspirations for the city. There is an enduring, intergenerational protection ethic for mana whenua that is constantly evolving, to enhance, manage, maintain iwi and Māori sites of significance. The role of the mana whenua as kaitiaki, that is to take care and look after these sites, can only be done by iwi and mana whenua. This chapter provides the framework for mana whenua to exercise their role maintaining and nurturing these sites and areas (as guided by them).

Each site and area are a unique taonga and has unique qualities in its own right. Some have been modified by development and have buildings and structures located on them. Some sites have visible, tangible or physical features, while others do not, yet are equally important. All of these sites are considered taonga. While some sites are historical sites, others are living spaces and contemporary sites that require treatment based on the current use and development of 'here and now'.

All sites and areas identified in the District Plan are significant for different reasons. Mana whenua seek appropriate and purposeful engagement for each. At the same time different land use and building activities have different impacts on the mana of each site. The District Plan manages this by categorising sites to provide a level of protection commensurate with significance. The location of each site and area of significance has been determined with the guidance and direction of mana whenua. The provision of categorisation gives a tool to understand that although there are similarities within the rule framework, that within consultation with iwi there may be different outcomes depending on the taonga. To ensure the effects of development on the mana and unique significance of each site and area is managed the extent of each site has been mapped. The provisions of this chapter apply to the use, development and activities within this identified extent. [Rule SASM-R3 only applies where modification of those parts of a Category A or B site or area of significance to Māori specifically identified in the 'features integral' column of SCHED7 is to occur. Where there are no features listed as integral to the site, or the identified features are not to be modified, this rule does not apply.](#)

While some sites are historical sites, others are living spaces and contemporary sites that require treatment based on the current use and development of 'here and now'. Marae are structures that represent living cultural significance to iwi and Māori and to our city. These important structures represent historical whakapapa and oral history and their purpose is sacred and important as the centre of traditional, ritual, and community activities. Marae have a high cultural value as the centre of iwi activities, and function to sustain iwi practices of everyday life. The Marae is the physical representation of Māoritanga and represents belonging which is of high significance. As such, the District Plan includes Marae as sites of significance and enables their ongoing use and development and the establishment of new Marae.

[Heritage New Zealand Pouhere Taonga is responsible for issuing any archaeological authority for any earthworks that may affect an archaeological site \(refer to Appendix 1 for more information\)](#)

Sites in SCHED7 are as follows:

Category A

Wāhi Tapu, Wāhi Tūpuna, Kāinga, Mahinga Kai sites and areas that have high level of significance.

Category B

Kōrero tuku iho, Otaota, Ngakinga, Takiwā, Te Ara Tawhito, Te Ara Pakanga, Wāhi Taonga, Wāhi Tawhito sites and areas that are significant for Mana Whenua, however they may not match the level of significance to the sites and areas listed in Category A.





Category C



Active Marae.

These places represent historical whakapapa and oral history and their purpose is sacred and important as the centre of traditional, ritual, and community activities. Marae have a high cultural value as the centre of iwi activities, and function to sustain iwi practices of everyday life. The Marae is the physical representation of Māoritanga and represents belonging which is of high significance. This is to acknowledge spaces of historic and present use by mana whenua.

Other relevant District Plan provisions	
<p>It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that protect the values of Sites and Areas of Significance to Māori. Earthworks and subdivision activities relating to sites and areas of significance to Māori are located within these specific chapters.</p> <ul style="list-style-type: none"> • Subdivision - The Subdivision Chapter contains provisions which manage subdivision of land within Sites • Earthworks - The Earthworks Chapter manages the adverse effects of earthworks within Sites and Areas of Significance to Māori. • Infrastructure other overlays- the Infrastructure chapter contains provisions relating to the use, development and upgrade of infrastructure activities within Sites and Areas of Significance to Māori. • Signs - The signs chapter manages signs within the extent of scheduled archaeological sites and sites of significance. <p>Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.</p>	
Objectives	
SASM-O1	<p>Purpose</p> <p>Sites and areas of significance to Māori are identified for their cultural significance and their contribution to an understanding and appreciation of the relationship mana whenua have with the landscape and the history of Wellington City.</p>
SASM-O2	<p>Protecting sites and areas of significance to Māori</p> <p>Sites and areas of significance to Māori are retained and protected from inappropriate use, subdivision and development.</p>
SASM-O3	<p>Kaitiakitanga</p>

	<p>Mana whenua are enabled to exercise kaitiakitanga in relation to sites and areas of significance, <u>including by being active participants on resource consents which have the potential to affect sites and areas of significance, and promoting the narratives of sites within the development of the city.</u></p>
Policies	
SASM-P1	<p>Identifying sites and areas of significance</p> <p>Identify sites and areas that have significance to Māori.</p>
SASM-P2	<p>Maintenance and repair</p> <p>Enable maintenance and repair activities on <u>of</u> sites and areas of significance to Māori <u>on iwi or Council land</u> where the spiritual, and cultural <u>and environmental</u> values of the site or area are protected.</p>
SASM-P3	<p>Ongoing use and development of marae</p> <p>Enable the ongoing use and development of marae for a range of functions including living, working, cultural activities and recreation serviced by infrastructure and road access.</p>
SASM-P4	<p>Construction of buildings and structures within <u>the mapped extent of</u> sites and areas of significance</p> <p>Provide for the construction of buildings and structures within sites and areas of significance to Māori where it can be demonstrated that the spiritual and cultural values of the site will be protected and maintained, having regard to:</p> <ol style="list-style-type: none"> 1. The cultural and spiritual values of the site or area; 2. Consultation undertaken with mana whenua; 3. The extent to which the building or structure respects the tikanga of the site or area of significance; 4. The extent to which the values of mana whenua incorporated into the proposal; 5. Whether alternative methods, locations or designs are available that would reduce the impact on the identified site or area of significance; 6. Any positive effects of the development for mana whenua or opportunities to enhance the cultural values of the site; 7. The extent to which mana whenua retain access and use of the site or area; 8. The extent to which the building or structure is set back from the boundary with the site or area of significance; 9. Where adjacent to marae complex, the extent to which the new building or structure has been designed or oriented to prevent windows or balconies from looking directly into or over marae; 10. Whether landscaping or screening are proposed to reduce overlooking or provide screening from the site or area of significance; 11. The positioning and orientation of the building or structure relative to the site or area of significance; and 12. The extent to which the exterior treatment and materials of the new building or structure are compatible with the site or area of significance.
SASM-P5	<p>Modification of features integral to a Category A or B site or area of significance to Māori and extension of the footprint of existing buildings</p> <p>Provide for the modification of features integral to a Category A or B site or area of significance to Māori and extension of the footprint of existing buildings where it can be demonstrated that the spiritual and cultural values of the site will be protected and maintained, having regard to:</p> <ol style="list-style-type: none"> 1. Consultation undertaken with mana whenua; 2. The extent to which the values of mana whenua have been incorporated into the proposal;

	<p>3. Whether alternative methods, locations or designs are available that would avoid or reduce the impact on the identified site or area of significance;</p> <p>4. Any positive effects of for mana whenua or opportunities to enhance the cultural values of the site; and</p> <p>5. The extent or ability for mana whenua to access and use of the site or area.</p>
SASM-P6	<p>Destruction of sites and areas of significance</p> <p>Avoid the demolition or destruction of sites and areas of significance to Māori.</p>
Rules: Land use activities	
SASM-R1 	<p>Maintenance and repair of sites and areas of significance <u>on iwi or Council land</u> in Category A, Category B and Category C</p>
	<p>1. Activity status: Permitted</p>
SASM-R2 	<p>Undertaking cultural rituals, practices, and tikanga Māori in sites and areas of significance in Category A, Category B and Category C</p>
	<p>1. Activity status: Permitted</p>
Rules: Building and structure activities	
SASM-R3 	<p>Modification of <u>those parts of features integral to a</u> Category A or B site or area of significance to Māori <u>specifically identified in the 'features integral' column of SCHED7</u></p>
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The integral feature is a marae.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of SASM-R4.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in SASM-P5; 2. Consultation undertaken with mana whenua; and 3. The extent to which the values of mana whenua have been incorporated into the proposal.
SASM-R4 	<p>New buildings or structures within <u>the mapped extent of</u> a site or area of significance to Māori in Category A or B</p>
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The building is a marae.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of SASM-R4.1 cannot be achieved.</p> <p>Matters of discretion are:</p>

	<p>1. The matters in SASM-P4.</p> <p>Notification status: An application for resource consent made in respect of rule SASM-R4 is precluded from being limited or publicly notified.</p>
<p>SASM-R5 </p>	<p>Additions to the footprint of an existing buildings within <u>the mapped extent of</u> sites and areas of significance Māori Category A or B</p>
<p>All zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The building is a marae.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of SASM-R5.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in SASM-P5; 2. Consultation undertaken with mana whenua; and 3. The extent to which the values of mana whenua have been incorporated into the proposal. <p>Notification status: An application for resource consent made in respect of rule SASM-R5 is precluded from being limited or publicly notified.</p>
<p>SASM-R6 </p>	<p>Destruction or demolition of a site or area of significance to Māori in Category A and Category B</p>
<p>All zones</p>	<p>1. Activity status: Non-Complying</p>