

20. HERITAGE

20.1 Introduction

Places associated with Wellington's past including places of significance to tangata whenua, and Maori archaeological sites, the city's built heritage, and significant heritage and notable trees are a precious and finite resource. They are important in shaping the character of the inner city as well as the suburban and rural areas. They are part of what makes Wellington unique. The protection of historic heritage from inappropriate subdivision, use and development and the use of these places plays a core role in promoting the sustainable management of Wellington's natural and physical resources.

Heritage places provide the community with a sense of continuity and the ability to identify with their City through protecting evidence of its past in the existing environment. Evidence of heritage in the environment provides us with a sense of time, of where we have been and where we are now, and gives us the opportunity to shape our future. The Maori saying, "Me huri whakamuri ka titiro whakamua" (In order to plan for the future, we must look to the past) encapsulates this principle.

Since the District Plan was adopted in July 2000 the protection of heritage has received greater recognition. Under the 2003 amendment to the Resource Management Act 1991 (The Act) historic heritage is now recognised as a matter of national importance. In particular Section 6(f) of The Act provides for the protection of historic heritage from inappropriate subdivision, use and development.

The District Plan provides a primary means of identifying and protecting the city's heritage through objectives, policies and rules. This chapter deals with places of significance to tangata whenua and Maori, the city's built heritage, and significant heritage and notable trees.

20.1.1 Built Heritage - Listing Buildings, Objects, Areas and Archaeological Sites and Their Settings

The evidence of Wellington's heritage is seen in buildings, structures, objects, archaeological sites and areas. At the same time protecting the city's built heritage is not about locking it up. The continued use of a heritage building is essential to its survival but it should not be at the loss of its historic and architectural integrity. The challenge is to protect the most valued heritage places in an evolving environment while meeting the needs of a rapidly changing community.

Buildings, Objects, Areas

Council strongly supports the protection of the city's built heritage and in June 2005 adopted a Built Heritage Policy. This policy identified built heritage as: *an individual or group of buildings, structures, monuments, or installations, or remains thereof, and their surroundings which are associated with the city's architectural, cultural, social, political, economic, scientific, technological, transportation, military or maritime history.*

Listing buildings, objects and areas in the District Plan aims to recognise inherent or associated heritage values and to encourage the protection of these values by appropriate conservation techniques. The criteria for identifying buildings, objects and areas in the District Plan may include places with archaeological, architectural, cultural, historic, scientific or technological qualities and whether the place is rare or unique, representative of a particular style or era, authentic and/or contributes to a group of places. Once they are listed, they are not categorised further. Items may only be added to or removed from these lists by way of a Plan Change. The listing includes a reference number, the name the place was known as at the time of listing, the address of each item, the date of original construction of the item and any particular features that have been specifically listed. The listing is not a comprehensive or exclusive record and more information about the items is generally contained in the Heritage Inventory.

The Heritage Inventory generally provides information of why an area, building, object, tree or site is listed in the District Plan and afforded protection through the Plan's provisions. The information can be used in assessing the effects of development proposals on the heritage values of a place. The information is updated and revised from time to time as additional information becomes available. This does not affect the listing of items in the District Plan. Absence from the list description or Heritage Inventory of any reference to a feature does not indicate that the feature is of no interest and can therefore be altered or removed without consent. Where there is doubt the Council's heritage advisors should be consulted.

If a listed building or object is demolished or otherwise destroyed (for instance as a result of fire) or relocated somewhere within the Wellington City boundary a plan change will be required to remove the scheduled item from the District Plan or to assess whether the relocated item is still worthy of listing in the schedule and the schedule will be adjusted accordingly.

Archaeological Sites

Any site that has been occupied by humans before 1900 is considered an archaeological site under the Historic Places Act 1993 and has some protection under that Act. Archaeological sites have not previously been listed in the District Plan however some sites of significance to tangata whenua are also archaeological sites and are identified and protected as part of the policies for Maori sites. For the purposes of this Plan the definition of archaeological site will be the same as that used under the Historic Places Act 1993. It is not practicable to identify all archaeological sites in the city in the District Plan. The Council will however liaise with the New Zealand Historic Places Trust and the New Zealand Archaeological Association to identify significant archaeological sites which will be included in the District Plan Schedule of heritage items.

If a proposed development involves the disturbance of the ground or foundations of a pre-1900 building, the NZHPT should be advised, and an archaeological authority may be required in terms of the Historic Places Act.

Surroundings

The setting of listed buildings, objects, areas and archaeological sites are often an essential part of their character. Inappropriate development may isolate a listed heritage item from its surrounds and thereby adversely affect the heritage values for which the item was listed. Any new development, which by its character or location might adversely impact on the setting of a listed heritage item, will require careful consideration in terms of any area-based rules that might apply.

20.1.2 Maori Heritage Sites

Several layers of culture have developed as a result of the occupation of the City area over the years by a number of different cultural groups. It is important that this is recognised. A layer of Maori historical and sacred places exists, but its physical presence has been largely obscured. An acknowledgement of this layer provides an understanding of that part of our heritage.

The District Plan provides an opportunity to acknowledge the sites of importance to tangata whenua and to allow for new developments to respect their significance.

Precincts, sites, features and tracks of significance to the tangata whenua have also been identified. These are classified into different types and management techniques.

Part of the criteria for assessing any development that affects a site or precinct will be developed following consultation with Maori interests.

Consultation will address the effects of the proposal on the site or precinct and will help to ensure that the proposal meets the objectives of the precinct.

For management purposes, precincts, sites, features and tracks of significance are classified into three groups. Details are included in the Maori Heritage Inventory at the end of Chapter 21 - Heritage Rules.

Group 1: Precincts

- Tangata Whenua Precinct
- Landscape Features Precinct
- Development Precinct

These are areas to which there are traditional connections, and whose objectives seek to maintain identified qualities. The outcomes are determined by the tangata whenua to ensure that their needs in relation to the area's identity are met.

The Plan establishes objectives for the maintenance and preservation of heritage areas. Policies and rules to implement these objectives are to be developed by the tangata whenua for inclusion in the Plan. As an interim measure, the Plan requires all applications for resource consents that are within Maori precincts, to also include a description of consultation with tangata whenua or other Maori. Where specific sites are located within precincts, rules relating to the category of the site will apply. Each precinct will have its own Roopu Kaitiaki Management/Guardian Group who will be consulted in an advisory capacity by applicants seeking to carry out work in that precinct.

Group 2: Landscape Features and Tracks and Sites of Significance to Tangata Whenua

- Landscape feature
- Landscape track
- Significant sites for tangata whenua

The natural landscape is closely tied to tribal identity. A variety of major features in the landscape are of importance to tangata whenua. An example is the traditional track connecting the Thorndon area (Pakuao) with Kaiwharawhara Pa and Ohariu. Many of the features are drawn together in the precincts under a common management structure.

Significant sites occur both inside and outside of precincts and are significant for a variety of reasons. They may have particular historical significance, act as a marker on the landscape, or be an example of a type of site. They include maunga (mountains/hills), pa (major villages), kainga (smaller villages), waahi tapu (sacred sites), waahi tupuna (ancestral sites), tauranga waka (canoe landing sites), puna (springs), ngakina (gardens) or ana tupa paku (burial caves).

Group 3: Noteworthy Sites of Significance to Tangata Whenua and Further Investigation Sites

- Noteworthy sites of significance to tangata whenua
- Further investigation sites

The locations of noteworthy sites are, for one reason or another, less specific. They are identified in the heritage lists for information only. The sites cannot be classified more specifically until further investigation is carried out into the location of the sites, what the sites were used for and any other relevant factors.

20.1.3 Heritage and Notable Trees

Protected trees are also regarded as heritage items because of their important links with the City's history and tradition, in some cases their ecological importance and because they are a major part of the City's character and amenity. Both individual specimens or groups of trees are listed in the Plan. Trees that have been identified because of their special value to the community are included in a Schedule of Heritage and Notable Trees at the end of Chapter 21 - Heritage Rules.

The identification and protection of individual and groups of trees within the City recognises the ecological, amenity and heritage values of the City's significant trees and encourages the retention of these values where appropriate.

Information concerning the identified natural, and cultural heritage value of each listed item is contained in an Inventory of Heritage and Notable Trees. This document provides information on each listed tree. This Inventory is not part of the District Plan. It is updated and revised from time to time as additional information becomes available. A copy of this inventory can be viewed at the Council Offices.

Trees have been evaluated against the 'Standard Tree Evaluation Method' (STEM) developed by Ron Flook. This system evaluates the condition, amenity and notable value of trees or groups of trees. The system includes allocation of points under various criteria. The criteria used for considering inclusion of an item in the District Plan includes the following:

20.1.3.1 Condition

Form - Botanical assessment of the tree. To obtain the most points, the tree should be reliable in structure and be a good example of the species. A comparison of known examples of local trees within a district of the same species would be the reference for awarding points under this section.

Occurrence of the species - This criterion is an assessment of botanical detail and prompts the recognition of native species. The range for assessing the occurrence of a species would be based on the number of trees within the local district boundary.

Vigour and vitality - An assessment of the health of the tree. Trees in maturity can display vitality while younger trees can show greater vigour in their growth rates.

Function - Trees are assessed for their usefulness which could include such factors such as flowers, fruit or foliage, physical usefulness such as screening noise, soil stabilisation, recycling of nutrients or conservation factors such as acting as providing a shelter or food source for wildlife.

Age - An estimate of the trees age at the time of evaluation.

20.1.3.2 Amenity

Stature - The height or width of the tree is measured whichever is the greatest size.

Visibility of the tree - The importance of the position of a tree is used to identify trees which contribute as a visual feature in both urban and rural situations. A measurement is made of the furthest distance that the tree can be seen from any observation point of 0.5km - 1km - 2kms - 4kms - 8+kms.

Proximity of other trees - Whether the tree is seen visually as a solitary specimen or part of a group.

Role in location - A tree or trees' value in a setting or as part of a composition. Assesses how a particular scene or place look without the tree and describes a tree's streetscape or open space merit.

Climatic influences - The effect of the tree on the surrounding microclimate.

20.1.3.3 Notable

Stature (feature and form) - Whether the tree is outstanding for its species in Wellington because of its form, large trunk diameter, height, canopy spread or makes a contribution to its locality or the wider landscape.

Historic (age, association, commemorative, remnant, relict) - Authoritative and well documented age of over 50 years, planted to commemorate, or associated with an historic event or person, remnant of native forest or exotic tree plantation or existing in an environment which has changed from that which is typical for that tree species.

Scientific (source, rarity, endangered) - Exceptional species qualities or generic derivation, authenticated evidence of their rarity, threatened, represents a species rare in the region of New Zealand.

20.1.4 Other Matters Relating to the Protection of Heritage

20.1.4.1 ICOMOS NZ Charter and Other Policy Documents and Guidelines

The International Council on Monuments and Sites (ICOMOS) is a non-governmental organisation concerned with the protection of heritage places worldwide. The first international charter was adopted in Venice in 1964 and has provided the guiding principles for heritage conservation internationally ever since. In 1992 the ICOMOS New Zealand National Committee wrote the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value. This charter, in recognising that New Zealand's heritage places are unique, sets out the general principles and methods for heritage conservation in New Zealand.

There are other international charters such as the Burra Charter, the Xi'an Declaration On The Conservation Of The Setting Of Heritage Structures, Sites And Areas 2005, and guidelines such as the Policy for Government Departments' Management of Historic Heritage 2004.

These documents provide important references in identifying and protecting heritage and in the resource consent process.

20.1.4.2 New Zealand Historic Places Trust

Where a heritage item is registered by the New Zealand Historic Places Trust, the Council will inform the Trust in respect of any resource consent or District Plan change. Council will expect an application for resource consent that relates to a heritage item that is registered with the Trust to include written comments from the Trust.

20.1.5 Heritage Orders

Under Section 189 of the Resource Management Act 1991 a heritage protection authority may give notice to the Council of its requirement for a heritage order for the purpose of protecting -

- a) *Any place of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to the tangata whenua for spiritual, cultural or historical reasons; and*
- b) *Such areas of land (if any) surrounding that place as is reasonably necessary for the purpose of ensuring the protection and reasonable enjoyment of that place.*

Where a heritage order is included in the District Plan regardless of the provisions of the Plan or resource consents, no person may, without the prior written consent of the relevant heritage protection authority named in the Plan in respect of the order, do anything including -

- a) undertaking any use of land; and
- b) subdividing any land; and
- c) changing the character, intensity, or scale of the use of any land

that would wholly or partly nullify the effect of the heritage order.

The following are currently the subject of a Heritage Order. The Heritage Protection Authority is in brackets.

Buildings:

1. Plimmer House, 99 Boulcott Street. (New Zealand Historic Places Trust) – (see Map 17. # 34)
2. St. James Theatre, 77-81 Courtenay Place. (New Zealand Historic Places Trust) – (see Map 16, # 67/1)
3. BNZ Buildings 1, 239-243 Lambton Quay and 3, 98-102 Customhouse Quay. (New Zealand Historic Places Trust) – (see Map 17, #187 and #97)
4. The Public Trust Building, 131-135 Lambton Quay. (New Zealand Historic Places Trust) – (see Map 17, #180)
5. Prime Ministers Residence, 260 Tinakori Road. (New Zealand Historic Places Trust) – (see Map 18, #308)
6. State Insurance Building, 143-149 Lambton Quay. (New Zealand Historic Places Trust) – (see Map 17, #181)
7. Erskine College, 21-35 Avon Street, including: the Main Building; the Chapel; the Gymnasium; Coen, St Anthony's and Lisieux Wings; and the area of land surrounding it including Our Lady Grotto; the stone walls, iron fences and gates; as well as gardens including a number of notable trees. (Save Erskine College Trust) – (see Map 4, #21/1 and #21/2)

20.1.6 Conservation Plans

Conservation plans are required for items which have heritage orders placed on them. Ideally, conservation plans should be prepared for all listed heritage items. However, those listed items for which conservation plans are important are those of greatest significance, or those for which the owners propose substantial modifications. Where a conservation plan has been prepared for a heritage item this will be peer reviewed and its policies taken into consideration when assessing the effects of a development proposal on a listed heritage item.

A conservation plan is a method of assessing the cultural significance of a place of cultural heritage value. It contains policies for the conservation of the place. The document referred to in the preparation of conservation plans is J S Kerr's "The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance", prepared by the National Trust of Australia, 3rd edition, 1990. This document is written in relation to the Burra Charter which guides conservation standards of practice. The standards of conservation practice in New Zealand are set out in the "ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value". This document is referred to when conservation plans are prepared in New Zealand.

The purpose of a conservation plan is to ensure that the significance of a heritage place is identified in detail, to ensure that when changes occur the heritage values are not removed or lost. Conservation plans are to control physical intervention and specify the degree and nature of intervention acceptable for non-conservation purposes.

Conservation plans can be large and complex documents, or simple statements of significance and conservation policies. The scale of the document will depend on the issues to be resolved and their cost.

20.2 Heritage Objectives and Policies

OBJECTIVE

- 20.2.1 To recognise the City's historic heritage and protect it from inappropriate subdivision use and development**

POLICIES

To achieve this objective, Council will:

- 20.2.1.1 Identify, record and list the city's significant historic heritage.**

METHODS

- Maintain and update the District Plan heritage schedule.
- Application of non-statutory Council policy, such as the Built Heritage Policy (2005)
- Maintaining and updating the Council's Heritage Inventory.

The listing of buildings, objects and areas of heritage value in the District Plan provides the primary means of identifying places of heritage value. Council is undertaking work on identifying significant archaeological sites. Council maintains the Built Heritage Inventory, which provides information on the heritage significance of buildings, objects and areas that are listed in the District Plan. The Built Heritage Policy 2005 includes a range of incentives to property owners to encourage listing in the District Plan.

- 20.2.1.2 To discourage demolition, partial demolition and relocation of listed buildings and objects while:**

- **acknowledging that the demolition or relocation of some parts of buildings and objects may be appropriate to provide for modifications that will result in no more than an insignificant loss of heritage values; and**
- **giving consideration to total demolition or relocation only where the Council is convinced that there is no reasonable alternative to total demolition or relocation.**

METHODS

- Rules
- Heritage Orders

The demolition, destruction or relocation of listed buildings or objects (in whole or in part) requires a resource consent to ensure that all the effects of any application can be assessed and considered against the objectives and policies of the Plan and Part 2 of the Act.

The Council's overriding desire is to retain listed buildings or objects in their entirety, but it accepts that to ensure ongoing use some demolition or destruction of the existing structure may be required to allow modifications. Resulting modifications will be determined with reference to Policy 20.2.1.3.

Where the total demolition, destruction or relocation of a listed building or object is proposed the Council will need to be convinced that there is no reasonable alternative option to losing the listed item.

As the purpose of the rules giving effect to Policy 20.2.1.2 is to assess the effects on historic heritage, the Discretionary (Restricted) activity classification has been used. This is consistent with the structure of the District Plan in that the Heritage chapter is focused on the assessment of effects on historic heritage and the other area-based chapters of the Plan still apply to all other elements of land use.

In order to avoid the argument that the activity classification of Discretionary (Restricted) creates a perception or signal that the Plan has created a 'lesser hurdle' for applications than might have otherwise applied if a fully Discretionary activity classification were used, it is specifically recorded that this is not the case. The classification has been selected to limit the Council's discretion to heritage matters only, but in no way to diminish the significance of the assessment of heritage issues. Each application must meet the requirements of the RMA to obtain a resource consent.

The Discretionary (Restricted) activity classification enables the use of a non-notification clause. Such a clause has been used for modifications under rules 21A.2.1 and 21A.2.3 due to the scale of the proposals provided for under that rule. For all other applications, no such clause is provided and the statutory test for notification will apply.

The environmental result will be the retention of listed items that constitute a significant proportion of Wellington's heritage.

20.2.1.3 Promote the conservation and sustainable use of listed buildings and objects while ensuring that any modification avoids, remedies or mitigates, effects on heritage values of the listed buildings or objects and where relevant:

- **ensures that modifications to the main elevations are minimised, or if possible are unaltered;**
- **any modifications respect the scale of the building or object; and**
- **any modifications maintain the relationship of the building or object with its setting.**

METHODS

- Rules
- Application of non-statutory Council policy, such as the Built Heritage Policy (2005)
- Other mechanisms (promotion, grants and advice)

The Council recognises that to ensure the ongoing use of listed buildings some additions and alterations may be required. In some circumstances however, changes to a listed heritage item may be inappropriate therefore, additions and alterations to listed heritage buildings require a resource consent to ensure that work affecting the listed building can be fully evaluated and assessed to ensure the heritage values of the item are maintained.

As the purpose of the rules giving effect to Policy 20.2.1.3 is to assess the effects on historic heritage, the Discretionary (Restricted) activity classification has been used. This is consistent with the structure of the District Plan in that the Heritage chapter is focused on the assessment of effects on historic heritage and the other area-based chapters of the Plan still apply to all other elements of land use.

In order to avoid the argument that the activity classification of Discretionary (Restricted) creates a perception or signal that the Plan has created a 'lesser hurdle' for applications than might have otherwise applied if a fully Discretionary activity classification were used, it is specifically recorded that this is not the case. The classification has been selected to limit the Council's discretion to heritage matters only, but in no way to diminish the significance of the assessment of heritage issues. Each application must meet the requirements of the RMA to obtain a resource consent.

The Discretionary (Restricted) activity classification enables the use of a non-notification clause. Such a clause has been used for modifications under rule 21A.2.1 and 21A.2.3 due to the scale of the proposals provided for under that rule. For all other applications, no such clause is provided and the statutory test for notification will apply.

The environmental result will be the retention of listed items that maintain their heritage values.

20.2.1.4 Protect the heritage values of listed buildings and objects by ensuring that the effects of subdivision and development on the same site as any listed building or object are avoided, remedied and mitigated.

METHODS

- Rules

The Council recognises that the protection of historic heritage in Section 6(f) of the Resource Management Act extends to the surroundings associated with the heritage items. This does not mean that all areas in the locality will be included in the definition of historic heritage. It will require an assessment of the extent to which the area that surrounds an item of heritage significance is significant for retaining and interpreting the particular heritage item.

Council has not at this stage undertaken such an assessment for all listed heritage items. Under the heritage rules, it will assess the impact of any subdivision or development of any site (as defined in the District Plan) on which there is a listed heritage building or object. In some instances Council may also have jurisdiction to consider the effects of development on a site that adjoins a site containing a heritage building or object under other area-based rules (e.g. the Central Area).

The environmental result will be the retention of listed items on a site within an appropriate setting.

20.2.1.5 Identify heritage areas to cover groups of buildings, structures, spaces and other features, which collectively have significant historic heritage value.

20.2.1.6 Protect buildings, structures, spaces and other features integral to the significance of a heritage area and allow demolition, destruction or relocation, where there are no significant effects on heritage values.

20.2.1.7 Ensure additions and alterations to existing buildings, any new buildings or subdivision within a heritage area avoid, remedy or mitigate the adverse effects on the heritage values of the heritage area.

20.2.1.8 Maintain and enhance the heritage values, qualities and character of listed heritage areas.

METHODS

- Rules
- Other mechanisms (promotion, financial incentives including grants and advice)
- Application of non-statutory Council policy such as the Built Heritage Policy (2005)

Heritage areas cover a variety of features including clusters of commercial or residential buildings or structures (some of which may be listed buildings), areas of land containing special buildings or structures or individual items such as roads, tracks and steps. While heritage areas often contain a concentration of listed heritage items, they also contain other 'contributing buildings' that contribute to the character and coherence of the heritage area. Because of their contribution to the value of the heritage area the contributor buildings warrant the same treatment and control as listed heritage items in terms of building demolition, and the design of additions and alterations.

The construction of any new buildings and changes to existing buildings (other than repair and maintenance, internal additions and alterations, and some small scale accessory buildings) has been made a Discretionary (Restricted) activity to ensure that the proposed work can be fully assessed to maintain the character and qualities of the heritage area. New development should respect the design of its neighbours and the character of the area generally by considering scale, massing, materials, details, orientation and setbacks. New development need not attempt to mimic historical architectural styles, but should distil the essential elements of the established character so that new interpretations will be consistent with, and contribute to, the heritage area's established character.

Heritage areas also contain buildings or structures that have been identified as having no heritage value. Identified non-heritage buildings or structures will be controlled to ensure that any future modifications enhance the values of the heritage area but their demolition or relocation will be permitted.

The Council's priority is to maintain the integrity of heritage areas by avoiding the loss of the features that comprise the heritage area. For this reason the demolition or removal of buildings or other features, is a Discretionary (Restricted) activity.

As the purpose of the rules giving effect to Policies 20.2.1.6-8 is to assess the effects of historic heritage, the Discretionary (Restricted) activity classification has been used. This is consistent with the structure of the District Plan in that the Heritage chapter is focused on the assessment of effects on historic heritage and the other Area based chapters of the Plan still apply to all other elements of land use.

In order to avoid the argument that the activity classification of Discretionary (Restricted) creates a perception or signal that the Plan has created a 'lesser hurdle' for applications than might have otherwise applied if a fully Discretionary activity classification were used, it is specifically recorded that this is not the case. The classification has been selected to limit the Council's discretion to heritage matters only, but in no way to diminish the significance of the assessment of heritage issues. Each application must meet the requirements of the RMA to obtain a resource consent.

The Discretionary (Restricted) activity classification enables the use of a non-notification clause. Such a clause has been used for works under rule 21B.2.1 due to the scale of the proposals provided for under that rule. For all other applications, no such clause is provided and the statutory test for notification will apply.'

The environmental result will be heritage areas that retain their character, coherence and heritage values.

20.2.1.9 Ensure that signs on listed heritage buildings or objects (or sites on which they are located) or within Heritage Areas do not adversely affect heritage values and qualities and avoid unnecessary or inappropriate signage.

METHODS

- Rules
- Design Guide for Signs

The placement or erection of signs can adversely affect the heritage values. Considering signs as a Discretionary (Restricted) activity will enable the number, size, placement and means of fixing to be evaluated and assessed.

The environmental result will be heritage buildings, objects or areas that are not cluttered with signs.

20.2.1.10 Protect listed trees from destruction and loss, and control the effects of trimming and changes to ground levels or other activities within the dripline of trees, to only allow these activities when they maintain or enhance the heritage values recognised in the listing of trees in section 20.1.3.

Council seeks to protect listed trees from destruction or loss. The minor trimming of trees that will not affect the health or appearance is permitted. The destruction, removal or partial removal of any listed tree is a Discretionary Activity (Unrestricted). Any activity within the dripline of a listed tree is also a Discretionary Activity (Unrestricted). This is to ensure that any development proposed can be fully evaluated and assessed.

The environmental result will be the retention of listed trees.

20.2.1.11 Avoid, remedy or mitigate the adverse effects of development on the archaeological values of any site.

METHODS

- Archaeological Authority process under the Historic Places Act 1993 administered by the New Zealand Historic Places Trust.
- Advocacy
- Rules (where resource consent is required and Council's jurisdiction is not limited in a way that precludes consideration of archaeological values)
- Section 17 Resource Management Act 1991

Archaeological values and sites are a part of the definition of historic heritage. Their protection from inappropriate subdivision use and development under s6(f) of the Resource Management Act 1991 is in addition to the controls on archaeological sites under the Historic Places Act 1993.

The Council has not at this stage identified in sufficient detail particular archaeological sites to enable consideration of whether the District Plan should control the effects on such sites using rules (similar to that for buildings, objects and areas). This work will be undertaken in the future.

In the meantime the Council will use non-regulatory measures and existing rules where possible to control the adverse effects on archaeological sites.

The environmental result will be the protection of, or the appropriate excavation of archaeological sites.

OBJECTIVE

20.2.2 To facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua and other Maori.

Maori concepts present a different view for the management of the city's natural and physical resources. In particular, kaitiakitanga is a specific concept of resource management. By acknowledging the ancestral relationships to the land and natural world, a basis can be constructed for addressing modern forms of cultural activities.

POLICIES

To achieve this objective, Council will:

20.2.2.1 Identify, define and protect sites and precincts of significance to tangata whenua and other Maori using methods acceptable to tangata whenua and other Maori.

METHODS

- Rules
- Information

Particular features of the natural and cultural landscape hold significance to tangata whenua and other Maori. The identification of specific sites (such as waahi tapu/sacred sites and waahi tupuna/ancestral sites) and precincts will ensure that this significance is respected.

The environmental result will be the retention of a significant proportion of heritage sites that are of significance to tangata whenua and other Maori.

20.2.2.2 Require that the tangata whenua be consulted where a resource consent is required for an activity within a Maori precinct.

20.2.2.3 Facilitate the development of appropriate design guidelines that ensure that tangata whenua involvement in the Maori precincts is reflected in new development.

METHODS

- Rules
- Other mechanisms

Consultation can play a significant role in addressing tangata whenua and Maori concerns. Council therefore requires consultation where issues of significance to Maori have been identified.

Applicants for resource consents will be required to consult with Roopu Kaitiaki/Management or Guardian Groups where these groups have been established in precincts. Consultation will help to ensure that the proposal meets the objectives of the precinct and that any effects are addressed.

The environmental result will be the recognition of Maori heritage by development proposals in their design or by contribution through the development process.