

Part 2: District Wide
Matters

HISTORICAL AND
CULTURAL VALUES

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HISTORIC HERITAGE - TAONGA TUKU IHO

Status: HH is Operative with the exception of the changes proposed by Plan Change 9 (notified 19 August 2022), which are shown with red underline and ~~strikethrough~~. The proposed amendments have immediate legal effect (refer to section 86B(3)(d) of the Act). Provisions that have legal effect are marked in this chapter with a gavel (🔨). Further changes recommended in the Section 42A Report in response to submissions are shown in blue underline and ~~strikethrough~~.

INTRODUCTION

Historic heritage covers a broad range of features of both Māori and European origin that contribute to an understanding and appreciation of New Zealand's history and culture. They may be identifiable features or sites where often there is no visible feature or evidence.

Heritage items addressed in this chapter are archaeological sites, historic structures and historic sites. As many of these items are also of significance to Māori there is strong connection between this chapter and SASM- Sites and Areas of Significance to Māori. SASM also addresses additional heritage schedules not addressed in this chapter: marae and structures and sites of cultural significance.

Notable trees are addressed in a separate chapter TREE- Notable Trees.

Unidentified historic heritage sites are protected by a discovery protocol under Heritage New Zealand, Pouhere Taonga (HNZPT).

Archaeological sites schedule

Information used in the Archaeological Sites Schedule comes from the Archaeological Site Recording Scheme and Upgrade Project called ArchSite, provided by the New Zealand Archaeological Association (NZAA). ArchSite data consists of a combination of manually plotted co-ordinates and GPS technology.

Historic structures schedule

The Historic Structures Schedule lists the historic buildings or structures. Additional information on many of the heritage buildings and structures in the schedule is available in the 'Rotorua Central Area: Built Heritage Study' (Matthews & Matthews Architects Ltd).

Historic Structures are divided into two categories. Category status 1 is given to places of "special or outstanding historic or cultural heritage significance or value". Category 2 status is given to places of "historic or cultural heritage significance or value". Structures that are listed and have no category are buildings identified within the district by the Council and are deemed to provide good examples of urban design practice and contribute to the character of the environment.

Historic sites schedule

This schedule lists a number of other sites of historical values that are not included in the archaeological sites or historic structures schedules.

Relationship between the District Plan protections and Heritage New Zealand Pouhere Taonga Act 2014

The schedules are not the same as the New Zealand Historic Heritage List for Rotorua. It is a separate but parallel protection process. Since an item may appear in either or both lists care should be taken to ascertain and fulfil any obligations under both the District Plan and the Heritage New Zealand Pouhere Taonga Act 2014. It should be noted that archaeological sites, known and unknown, are protected under this Act.

ISSUES

HH-11 Historic heritage

Inappropriate subdivision, use and development can impact the identified heritage values of a historic structure, site or archaeological site. [This includes the setting of the historic structure, which extends to the land and features surrounding the historic structure that forms part of or contributes to its historical, cultural and other heritage values.](#)

To avoid, remedy or mitigate adverse effects on such historic features the District Plan intends to manage any activity where the heritage values of the historic item may be impacted. The challenge is to implement an appropriate level of control over heritage features to ensure that they are appropriately managed and protected whilst providing enough flexibility for the establishment and operation of activities. To enable this Council must ensure appropriate regulatory mechanisms are in place and consultation procedures completed before land use decisions are made.

Advice Note:

SASM- Sites and Areas of Significance to Māori focuses in more detail on the contemporary and traditional relationship between Māori with their ancestral lands, water, sites, wāhi tapu and other taonga. It is important that this chapter of the District Plan is not read with SASM.

Commented [KS1]: HNZPT 54.2

OBJECTIVES

HH-O1 [2.3(8)]	Protect cultural heritage features (Māori and European) from different eras and of themes that contribute to, and that are representative of Rotorua's evolving history. <i>Policies HH-P1 to HH-P3</i>
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POLICIES

Objective HH-01

HH-P1 [2.3(8)(1)]	Enable land use activities to occur within a site or structure identified in the Historic Structures Schedule or Historic Sites Schedule as being of heritage importance where the activity will not result in modification that will adversely affect the associated heritage values of the structure or site.
HH-P2 [2.3(8)(2)]	Enable subdivision, use and development where these do not detract from the values of an archaeological site identified in the Archaeological Site Schedule.
HH-P3 [2.3(8)(3)]	Enable alterations for the purpose of improving structural performance, fire safety and access to a structure identified in the Historic Structures Schedule, while minimising the significant loss associated with the heritage values.

RULES

The rules in the table below apply in addition to:


- the rules in Part 3 – Area Specific Matters (zone chapters and development area chapters); and
- the rules in the other chapters in Part 2 – District-wide Matters.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, How the Plan Works.

Links to the rule categories can be found at below:

Built Historic Heritage – Historic Heritage Structures6
Archaeological Sites and Historic Sites8

Built Historic Heritage – Historic Heritage Structures		
HH-R1	Maintenance and repair of historic heritage structures listed in the Historic Structures Schedule	
		<i>[4.5(56), 5.5.1(38) 6.5(60), 9.5(61) 10.5(47)]</i>
Applicable Spatial Layers Historic Structures Overlay	1. Activity Status: Permitted Performance Standards: a. The repair and maintenance of any structure shall use materials that are the same or similar to the original materials; and b. The repair and maintenance work shall comply in all respects with the relevant performance standards of the zone.	2. Activity Status: Discretionary Where: Compliance is not achieved with the performance standards for HH-R1(1). Assessment Criteria: a. Zone Specific HH-AC1
HH-R2	Alterations and additions to historic heritage structures listed in the Historic Structures Schedule	
		<i>[4.5(57), 4.5(58) 5.5.1(39), 6.5(61) 6.5(62), 9.5(62) 9.5(63), 10.5(48) 10.5(49)]</i>
Applicable Spatial Layers Historic Structures Overlay	1. Activity Status: Permitted Where: The activity is internal alterations only and only the exterior of the structure is identified for protection in the schedule.	
Applicable Spatial Layers Historic Structures Overlay	2. Activity Status: Restricted Discretionary Where: The activity is not permitted internal alterations under HH-R2(1) or permitted maintenance and repair under HH-R1(1). Matters of Discretion: a. Zone Specific HH-MD1 ; b. Additions and Alterations to Historic Structures HH-MD2 ; and	

	c. Infrastructure Specific HH-MD3 .	
HH-R2A 	<u>New buildings that are on the same site as a heritage structure listed in the Historic Structures Schedule, or a specified adjacent site</u>	
Applicable Spatial Layers Residential 1 Zone Residential 2 Zone Commercial 4 Zone	<p>1. Activity Status: Restricted Discretionary</p> <p>Where: <u>The new building is on the same site a heritage structure in the Residential 1, 2 or Commercial 4 zone.</u></p> <p><u>Rule HH-R5(2A) also applies to the sites adjacent to Landmark Restaurant (H1.25) at 2 Meade Street (Legal Description: Section 3 Block LI Town of Rotorua and Part Section 4 Block LI Town of Rotorua and Part Section 4 Block LI Town of Rotorua), and 3 Meade Street (Legal description: Section 2 Block XLIX Town of Rotorua).</u></p> <p><u>Rule HH-R5(2A) does not apply to Pukehangi Cottage (H1.27).</u></p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> <u>Zone specific HH-MD1;</u> <u>Whether the new building compliments the form and fabric which contributes to, or is associated with, the heritage values of the structure.</u> <u>Whether the new building uses materials and/or design details that respect rather than replicate any features of the heritage structure. New and contemporary interpretations in form and detail are encouraged. Sensitive contemporary interpretations in terms of form and detail may be considered</u> <u>Whether the new building will not compromise the ability to interpret the heritage structure and its setting.</u> <u>Whether the new building maintains visual linkages between the buildings or structure, and the street where relevant.</u> <u>Whether the location of the building and associated siteworks allows for an adequate setting for the heritage item place. enables the heritage values of the place and setting to be maintained.</u> <u>Whether other structures or features associated with the heritage item place are retained and are complemented.</u> <u>Whether the new building is the same height or lower than the heritage building not comparatively dominant in scale – such as being equal or lower in height</u> 	
HH-R3	Re-siting, destruction or demolition of a historic heritage structure listed in the Historic Structures Schedule	[4.5(61), 5.5.1(42) 6.5(65), 9.5(66) 10.5(52), 15.5(5)]
Applicable Spatial Layers Historic Structures Overlay	<p>1. Activity Status: Discretionary</p> <p>Where: The activity is required by new infrastructure as described in EIT- Energy, Infrastructure and Transport.</p> <p>Assessment Criteria:</p> <ol style="list-style-type: none"> Infrastructure Specific HH-AC2. 	

Commented [KS2]: HNZPT 54.4

<p>Applicable Spatial Layers Historic Structures Overlay</p>	<p>2. Activity Status: Non-Complying Where: The activity is not provided for in Rule HH-R3(1).</p>	
Archaeological Sites and Historic Sites		
<p>HH-R4</p>	<p>Maintenance and repair of sites listed in the Archaeological Sites Schedule or Historic Sites Schedule</p>	
<p>Applicable Spatial Layers Archaeological Sites Overlay Historic Sites Overlay</p>	<p>1. Activity Status: Permitted Performance Standards:</p> <ul style="list-style-type: none"> a. The repair and maintenance of any structure shall use materials that are the same or similar to the original materials; b. The repair and maintenance work shall comply in all respects with the relevant performance standards of the zone; c. The activity can involve maintenance of the existing site such as gardens, lawns and planting beds but no development or redevelopment of the site involving excavation, modification or disturbance of the ground shall be undertaken; and d. Modification and disturbance of historic and archaeological sites may only be undertaken where an archaeological authority has been granted from Heritage New Zealand. 	<p>2. Activity Status: Discretionary Where: Compliance is not achieved with the performance standards for HH-R4(1). Assessment Criteria:</p> <ul style="list-style-type: none"> a. Zone Specific HH-AC1.
<p>HH-R5</p>	<p>Disturbance, modification and alteration of cultural historic heritage listed in the Archaeological Sites Schedule or Historic Sites Schedule</p>	
<p>Applicable Spatial Layers Archaeological Sites Overlay Historic Sites Overlay</p>	<p>1. Activity Status: Discretionary Where:</p> <ul style="list-style-type: none"> a. The activity is not provided for as permitted maintenance and repair under HH-R1; and b. If located in the Industrial T Zone, the activity is required by new infrastructure as described in EIT- Energy, Infrastructure and Transport. <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. Zone specific HH-AC1; and b. Infrastructure specific HH-AC2. 	

Applicable Spatial Layers Archaeological Sites Overlay Historic Sites Overlay	2. Activity Status: Non-Complying Where: The activity is in the Industrial T Zone and is not required by new infrastructure as described in EIT- Energy, Infrastructure and Transport.
HH-R6	Destruction of cultural historic heritage listed in the Archaeological Sites Schedule or Historic Sites Schedule
Applicable Spatial Layers Archaeological Sites Overlay Historic Sites Overlay	1. Activity Status: Non-Complying

Matters of Discretion

The following matters of discretion apply where listed in the rule table for the relevant activity.

HH-MD1 Zone specific matters of discretion

- 1. Residential Zones:**
 - a. The extent to which the activity adversely effects the character and amenity values of the zone.
- 2. Industrial Zones:**
 - a. The extent to which the proposal will enhance the character and amenity of the city entranceways.
- 3. Reserves, Community Assets and Water Zones:**
 - a. Building Design, Site Layout and Amenity:
 - i. The amenity of the streetscape is maintained and enhanced;
 - ii. The extent to which the activity would maintain or enhance heritage features, cultural sites, identified natural and cultural landscapes or archaeological sites;
 - iii. The extent to which the activity adversely affects the natural character, cultural amenity and landscape values; and
 - iv. The extent to which the activity adversely affects adjoining sites or land-based activities.

HH-MD2 Additions and alterations to Historic Heritage Structures

1. A Conservation plan shall be submitted with an application for resource consent. The Conservation plan will be assessed in accordance with the extent to which it makes provision for the following:
 - i. A statement of the significance of the historic heritage structure;
 - ii. The physical condition and structural integrity of the historic heritage item;

- iii. The physical conservation, action and care necessary for returning or revealing the historic heritage significance of the structure (this may include maintenance, reconstruction or restoration);
 - iv. The associated significance (if any) of the land surrounding the historic heritage structure;
 - v. Activities which may be compatible and incompatible with the protection of the historic heritage structure;
 - vi. Measures to enable the cultural significance of a place to be retained;
 - vii. Any listing with Heritage New Zealand Pouhere Taonga and the reasons for the listing of the historic heritage structure under the Heritage New Zealand Pouhere Taonga Act 2014; and
 - viii. Any recommendations made by Heritage New Zealand Pouhere Taonga and any other professionally recognised party in historic heritage conservation issues, where relating to Category 1 Heritage New Zealand items or others, which, in council's opinion might benefit from the recommendations.
2. Any consultation and feedback undertaken with Iwi regarding the cultural values and importance of the historic heritage structure; and
 3. Detail on how the alterations and additions will be carried out in a way that is in keeping with and does not detract from those features for which the historic heritage item has been listed and protects the following elements;
 - a. Style and character of the building;
 - b. Scale, form and detailing, including roof form, roof angle and eaves;
 - c. Minimisation of the loss of historic fabric, original materials and original craftsmanship;
 - d. Use of original materials, including cladding profiles, colour and texture;
 - e. Original setting, including protection and maintenance of surrounding trees and gardens;
 - f. Original floor plan; and
 - g. Cultural significance of the historic heritage item.

HH-MD3 Infrastructure specific

1. The benefits to be derived from the proposal, including its contribution to achieving central government initiatives (e.g. high speed broadband), national energy objectives and renewable energy targets.
2. The extent to which the proposal detracts from the cultural values of the scheduled item.
3. The extent to which technical and operational constraints impact the ability to avoid, remedy or mitigate adverse effects.
4. The extent to which the substantial upgrade of transmission infrastructure reduce the existing adverse effects of the transmission infrastructure.

Assessment Criteria

Whilst not limiting the exercise of its discretion, Council may consider the particular matters below where indicated in the table above.

HH-AC1 Zone specific assessment criteria**1. All Zones:**

- a. The degree to which the proposal complies with the performance standards of the zone.

2. Residential Zones:

- a. The extent to which the proposal will avoid, remedy, or mitigate effects on the character and amenity of the zone;
- b. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance;
- c. The extent to which the proposal will avoid, remedy, or mitigate the effects on the streetscape and on-site landscaping, in particular where buildings intrude into the front yards; and
- d. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Values or Natural Environmental Values.

3. City Centre Zones:

- a. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity and vitality of the city centre zone or pedestrian focussed streets;
- b. The extent to which the proposal will avoid, remedy or mitigate the effects on the streetscape and on-site landscaping; and
- c. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Values or Natural Environmental Values.

4. Commercial Zones:

- a. The extent to which the proposal will avoid, remedy or mitigate the effects on the streetscape and on-site landscaping;
- b. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of adjacent lots, including protection of privacy and outlook and protection from adverse effects from any source of disturbance or nuisance, including noise, glare, illumination and light levels;
- c. The extent to which the proposal will avoid, remedy or mitigate effects on the amenity and vitality of the city centre zone, and the character and amenity of the City Entranceways; and
- d. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Values or Natural Environmental Values.

5. Industrial Zones:

- a. The extent to which the proposal will avoid, remedy or mitigate the effects on the streetscape and on-site landscaping;
- b. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of adjacent lots, including protection of privacy and outlook and protection from adverse

effects from any source of disturbance or nuisance, including noise, glare, illumination and light levels;

- c. The extent to which the proposal will avoid, remedy, or mitigate the effects on the amenity and vitality of the city centre zone, and the character and amenity of the City Entranceways; and
 - d. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Values or Natural Environmental Values.
- 6. Business and Innovation Zones:**
- a. The extent to which the proposal will avoid, remedy or mitigate the effects on the streetscape and on-site landscaping;
 - b. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of adjacent lots, including protection of privacy and outlook and protection from adverse effects from any source of disturbance or nuisance, including noise, glare, illumination and light levels;
 - c. The extent to which the proposal will avoid, remedy, or mitigate the effects on the amenity and vitality of the city centre zone, and the character and amenity of the City Entranceways; and
 - d. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Values or Natural Environmental Values.
- 7. Rural Zones:**
- a. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance;
 - b. The cumulative effect on the character and amenity area; and
 - c. The location and or design of the proposal detracts from the qualities and characteristics specified of a landscape or feature identified in the schedules for Natural Environmental values or the natural character of the environment.
- 8. Reserves, Community Assets and Water Zones:**
- a. How the activity will detract from the amenity of the zone and will result in visual domination of the adjoining sites;
 - b. Any cumulative effects resulting from the operation and development of the activity; and
 - c. The extent to which the proposal detracts from the physical, natural and cultural values as listed in the schedules for Historical and Cultural Values or Natural Environmental Values as well as other relevant matters that are identified in the associated chapters.

HH-AC2 Infrastructure specific

- 1. The benefits to be derived from the proposal, including its contribution to achieving central government initiatives (e.g. high speed broadband), national energy objectives and renewable energy targets.
- 2. The extent to which the proposal detracts from the cultural values of the scheduled item.

- 3. The extent to which technical and operational constraints impact the ability to avoid, remedy or mitigate adverse effects.
- 4. The extent to which the substantial upgrade of transmission infrastructure reduce the existing adverse effects of the transmission infrastructure

ANTICIPATED ENVIRONMENTAL RESULTS

HH-AER1	No loss of the diverse and representative range of historic buildings, sites, structures, and notable vegetation and trees that contribute to Rotorua’s identity and sense of place.
HH-AER4	No loss of values or significance of historic heritage or cultural values due to inappropriate use and development of infrastructure.

SCHEDULES

HH-SCHED1 – Archaeological Sites Schedule

Unique ID# (NZAA ref)	Planning map	Type	Site identifier (location)
U15/ 5	358	Hill Pā	Ōkawa Bay
U15/ 6	309	Pā	Awahou
U15/ 7	357	Ridge Peak/Pā	Mourea
U15/ 8	357	Pā	Mourea
U15/ 9	304	Midden	Hamurana
U15/ 10	370	Pā	Ōkere Falls
U15/ 11	532	Pā	Tārukenga
U15/ 12	522	Pā	Mourea
U15/ 13	373	Pā	Te Ākau Point
U15/ 14	373	Pā	Motuhiwa Island
U15/ 15	358	Pā	Motutara Point
U15/ 16	357	Pā	Mourea
U15/ 17	513	Pā	Tārukenga
U15/ 18	309	Pā	Awahou
U15/ 19	534	Pā	Te Ārero Bay
U15/ 20	303	Pā	Hamurana
U15/ 21	373	Pā	Ōkere Falls
U15/ 22	532	Pā	Waiteti
U15/ 23	534	Pā	Pāteko Island
U15/ 24	304	Pā	Hamurana
U15/ 25	534	Pā	Ngārehu Point
U15/ 26	306	Pā	Hamurana
U15/ 27	313	Pā	Ngongotahā
U15/ 28	312	Pā	Pukekura
U15/ 29	373	Pā	Pukeroa
U15/ 30	374	Pā	Kahurua Point
U15/ 31	358	Pā	Wairau Bay
U15/ 32	307	Pā	Mission Bay
U15/ 33	376	Pā	Tūmoana Point

Unique ID# (NZAA ref)	Planning map	Type	Site identifier (location)
U15/ 34	359	Pā	Mourea
U15/ 35	305	Pā	Hamurana
U15/ 36	374	Pā	Kaharoa Point
U15/ 37	534	Pā	Cherry Bay
U15/ 38	357	Pā	Mourea
U15/ 39	377	Pā	Tapanīau Point
U15/ 40	508	Pā	Te Rangiwahakairo
U15/ 41	312	Pā	Ngongotahā
U15/ 42	376	Pā	Te Rei Bay
U15/ 43	309	Pā	Awahou
U15/ 44	306	Pā	Hamurana
U15/ 45	534	Pā	Pōtangotango Point
U15/ 46	307	Pā	Mission Bay
U15/ 47	534	Pā	Wharetata Bay
U15/ 48	301	Pā	Awahou
U15/ 49	532	Pā	Tārukenga
U15/ 50	533	Pā	Mokoia Island
U15/ 51	533	Rock Carving	Mokoia Island
U15/ 52	533	Cultivation	Mokoia Island
U15/ 53	532	Pā	Tārukenga
U15/ 54	534	Pā	Te Ārero Bay
U15/ 55	534	Pā	Te Ārero Bay
U15/ 56	524	Pā	Te Ngae
U15/ 57	524	Pā	Tikitere
U15/ 58	523	Pā	Wairau Bay
U15/ 59	363	Pā	Te Ngae
U15/ 60	533	Pā	Mokoia Island
U15/ 61	533	Pā	Mokoia Island
U15/ 62	533	Pā	Mokoia Island
U15/ 63	533	Pā	Mokoia Island
U15/ 64	533	Pā	Mokoia Island
U15/ 65	533	Terrace	Mokoia Island

Unique ID# (NZAA ref)	Planning map	Type	Site identifier (location)
U15/ 66	533	Pā	Mokoia Island
U15/ 67	533	Pā	Mokoia Island
U15/ 68	533	Pā	Mokoia Island
U15/ 69	533	Pā	Mokoia Island
U15/ 70	533	Pā	Mokoia Island
U15/ 71	533	Pā	Mokoia Island
U15/ 72	533	Bath	Mokoia Island
U15/ 73	533	Trail	Mokoia Island
U15/ 74	533	Track	Mokoia Island
U15/ 75	362	Flour Mill	Te Ngae
U15/ 76	534	Flour Mill	Lake Rotoiti
U15/ 77	377	Pā	Hauparu Bay
U15/ 78	374	Pā	Kaharoa Point
U15/ 79	358	Kāinga	Mourea
U15/ 80	361	Pā	Tikitere
U15/ 81	357	Pā	Mourea
U15/ 82	513	Pā	Waiteti
U15/ 83	376	Pā	Tāhunaroa
U15/ 84	370	Pit	Ōkere Falls
U15/ 85	357	Pit	Mourea
U15/ 86	362	Mission Site	Te Ngae
U15/ 87	534	Hut Site	Ruahine Springs
U15/ 88	513	Pā	Waiteti
U15/ 89	314	Pā	Ngongotahā
U15/ 90	308	Pā	Awahou
U15/ 91	524	Pā	Te Ngae
U15/ 92	301	Pā	Awahou
U15/ 94	502	Headland Pā	Kaharoa
U15/ 104	534	Headland Pā	Kaharoa
U15/ 512	515	Pā	Hamurana
U15/ 591	533	Terrace	Mangorewa River Catchment
U15/ 598	305	Urupā	Hamurana

Unique ID# (NZAA ref)	Planning map	Type	Site identifier (location)
		Pit	
U15/ 599	305	Pit	Hamurana
U15/ 600	305	Burial, trench	Hamurana
U15/ 601	305	Pit, artefact, midden	Hamurana
U15/ 602	509	Midden, pit	Hamurana
U15/ 603	304	Pit	Hamurana
U15/ 604	310	Burial, Church/ chapel	Hamurana / Awahou Stream
U15/ 605	507	Urupā Pit	Hamurana
U15/ 606	507	Trench	Hamurana
U15/ 607	508	Pit	Hamurana
U15/ 608	508	Pit	Hamurana
U15/ 609	508	Midden, artefact	Hamurana
U15/ 610	508	Pit	Hamurana
U15/ 611	509	Pit	Hamurana
U15/ 612	508	Urupā	Hamurana
U15/ 613	301	Pit	Hamurana
U15/ 614	508	Midden	Hamurana
U15/ 615	507	Urupā/ cemetery	Hamurana
U15/ 616	306	Urupā	Hamurana
U15/ 617	315	Tramway tracks	Ngongotahā
U15/ 618	315	Timber Mill	Ngongotahā
U15/ 619	534	Karaka grove	Kaituna River Catchment
U15/ 620	534	Terrace, pit	Kaituna River Catchment
U15/ 622	509	Pit	Hamurana
U15/ 623	534	Pit	Lake Rotoiti
U15/ 624	534	Midden, terrace	Lake Rotoiti
U15/ 625	376	Terrace	Lake Rotoiti
U15/ 626	523	Terrace, oven stones	Lake Rotoiti
U15/ 636	370	House floor, site, artefact	Ōkere Falls

Unique ID# (NZAA ref)	Planning map	Type	Site identifier (location)
U15/ 637	534	Pit	Kaituna River Catchment
U15/ 638	358	Terrace	Lake Rotoiti
U15/ 639	534	Terrace	Lake Rotoiti
U15/ 645	534	Pit, terrace	Kaituna River Catchment
U15/ 646	534	Terrace	Kaituna River Catchment
U15/ 647	534	Pit	Kaituna River Catchment
U15/ 648	534	Pit	Kaituna River Catchment
U15/ 649	534	Pit	Kaituna River Catchment
U15/ 650	534	Pit	Kaituna River Catchment
U15/ 651	534	Pit	Kaituna River Catchment
U15/ 652	534	Pit	Kaituna River Catchment
U15/ 653	534	Terrace	Kaituna River Catchment
U15/ 654	534	Terrace	Kaituna River Catchment
U15/ 655	534	Terrace	Kaituna River Catchment
U15/ 656	534	Terrace	Kaituna River Catchment
U15/ 657	534	Terrace, oven stones	Kaituna River Catchment
U15/ 658	534	Terrace	Kaituna River Catchment
U15/ 659	534	Pit	Kaituna River Catchment
U15/ 660	534	Terrace	Kaituna River Catchment
U15/ 661	534	Pit	Kaituna River Catchment
U15/ 662	534	Pit	Kaituna River Catchment
U15/ 663	534	Scarp, terrace	Kaituna River Catchment
U15/ 664	534	Scarp, terrace	Kaituna River Catchment
U15/ 665	534	Pit	Kaituna River Catchment
U15/ 666	534	Pit	Kaituna River Catchment
U15/ 667	534	Pit	Kaituna River Catchment
U15/ 700	534	Pit	Kaituna River Catchment
U15/ 716	534	Depression/ pit complex	Kaituna River Catchment
U16/ 1	316	Ridge Pā	Fairy Springs
U16/ 5	321	Pā	Kāwaha Point
U16/ 6	345	Pā	Whakarewarewa

Unique ID# (NZAA ref)	Planning map	Type	Site identifier (location)
U16/ 7	345	Pā	Pōhaturoa
U16/ 9	332	Pā/ Urupā	Pukehāngi Hill
U16/ 10	325	Pā	Rotorua Hospital
U16/ 17	516	Pā	Ngongotahā Valley
U16/ 18	519	Pā	Pukehāngi Hill
U16/ 19	325	Pā	Ōhinemutu
U16/ 20	537	Rail Road	SH 5 Whakarewarewa Forest Park
U16/ 21	324	Flour Mill	Utuhina
U16/ 24	525	Pā	Rotokawau
U16/ 25	525	Pā	Rotokawau
U16/ 33	537	Pā	Te Kahikatea Stream
U16/ 34	537	Kāinga	Tumunui
U16/ 37	348	Pā	Tokorangi Pā
U16/ 38	537	Terraces	Hemo Gorge
U16/ 39	351	Pā	Hemo Gorge
U16/ 40	521	Pit	Tihiōtonga
U16/ 41	521	Pit	Tihiōtonga
U16/ 42	351	Fence Line	Tihiōtonga
U16/ 43	521	Fence Line	Tihiōtonga
U16/ 44	330	Fishing Weirs	Holdens Bay
U16/ 46	328	Pā	Ngāpuna
U16/ 47	328	Depression	Ngāpuna
U16/ 48	328	Pā	Ngāpuna
U16/ 49	328	Hut Sites	Ngāpuna
U16/ 50	328	Pit	Ngāpuna
U16/ 51	328	Pā	Ngāpuna
U16/ 52	328	Tapū Rocks	Ngāpuna
U16/ 53	328	Trail	Ngāpuna
U16/ 54	525	Pit	Pikirangi Marae
U16/ 55	525	Hut Site	Rotokawa
U16/ 56	525	Pā	Rotokawa
U16/ 57	537	Pā	Eastern Suburbs

Unique ID# (NZAA ref)	Planning map	Type	Site identifier (location)
U16/ 58	341	Pā	Ōwhata
U16/ 62	525	Pits	Rotokawa
U16/ 63	525	Pit	Rotokawa
U16/ 64	366	Pā	Rotokawa
U16/ 67	538	Pā	Motuwihētero Island
U16/ 72	515	Pā	Ngongotahā Valley
U16/ 73	518	Pā	Paradise Valley
U16/ 74	519	Pā	Paradise Valley
U16/ 75	520	Pā	Utuhina Stream
U16/ 76	520	Pā	Utuhina Stream
U16/ 77	520	Pā	Utuhina Stream
U16/ 78	525	Pā	Hannah's Bay
U16/ 79	518	Pā	Paradise Valley
U16/ 80	316	Pā	Fairy Springs
U16/ 81	321	Pā	Koutu
U16/ 84	342	Pā	Ngātautara
U16/ 85	515	Pā	Ngongotahā Valley
U16/ 86	515	Pā	Ngongotahā Valley
U16/ 92	537	Tomo	Tumunui
U16 /93	537	Kāinga	Tumunui
U16/ 94	537	Burial	Waimangu
U16/107	518	Burial Site	Paradise Valley
U16/ 184	323	Midden	Pukehāngi
U16/ 185	342	Obsidian	Pukehāngi
U16/ 186	342	Midden	Pukehāngi
U17/ 60	545	Pit, terrace	Lake Ohakuri
U17/ 61	545	House/ floor site	Lake Ohakuri Arm
V15/ 1	378	Pā	Ruatō
V15/ 2	379	Pā	Rotoiti
V15/ 3	534	Pā	Tokerau Bay
V15/ 94	534	Tunnel	Lake Rotoiti
V15/ 163	535	Pits	Lake Rotomā Scenic Reserve

Unique ID# (NZAA ref)	Planning map	Type	Site identifier (location)
V15/ 169	535	Pā	Matūtū Point
V15/ 200	379	Pā	Gisborne Point
V15/ 201	535	Pā	Hinehopu
V15/ 202	535	Pā	Ōkahu Point
V15/ 203	535	Pā	Matawhāura Bay
V15/ 204	380	Pā	Gisborne Point
V15/ 207	535	Pā	Matawhāura Bay
V15/ 208	385	Pā	Te Pōhue Bay
V15/ 214	535	Pā	Marāua Pā
V15/ 215	535	Pā	Wharenareke Bay
V15/ 234	535	Pā	Lake Rotomā
V15/ 235	535	Terrace/Pit	Patarata Point
V15/ 236	535	Pā	Ōtumarekura Point
V15/ 240	534	Pā	Lake Rotomā
V15/ 385	534	Pā	Puketapu Point
V15/ 386	534	Pā	Puketapu Point
V15/ 387	534	Pā	Te Pāpatu Point
V15/ 415	390	Pā	Pangopangoa Bay
V15/ 420	384	Terrace	Te Pōhue Bay
V15/ 499	384	Pits	Te Pōhue Bay
V15/ 500	386	Kāinga	Rotoehu
V15/ 501	386	Terraces	Rakaumakere Point
V15/ 504	535	Pā	Waione Bay
V15/ 505	535	Pits	Matawhāura Bay
V15/ 506	535	Pits	Lake Rotomā
V15/ 507	535	Pits	Lake Rotomā
V15/ 508	535	Pā	Lake Rotoehu
V15/ 509	384	Pit	Hinehopu
V15/ 510	535	Pā	Omahota Bay
V15/ 511	535	Pā	Lake Rotoehu
V15/ 513	535	Pā	Omahota Bay
V15/ 514	535	Pā	Ōmarupoto Bay

Unique ID# (NZAA ref)	Planning map	Type	Site identifier (location)
V15/ 515	535	Pā	Matawhāura Bay
V15/ 516	535	Pā	Waipūia Point
V15/ 519	534	Canoe Artefact– Hollowed out Totara log	Kaiwaka Road
V15/ 555	535	Pits	Lake Rotomā
V15/ 556	391	Burial	Lake Rotomā
V15/ 1200	534	Pā	Lake Rotoiti
V15/ 1216	535	Fence, ditch	Lake Rotoehu
V15/ 1217	535	Midden, bank, ditch	Lake Rotoehu
V15/ 1218	535	Fence	Lake Rotoehu
V15/ 1219	535	Ditch	Lake Rotoehu
V15/ 1220	535	Ditch	Lake Rotoehu
V15/ 1221	535	Terrace	Lake Rotoehu
V15/ 1238	534	Terrace, bank, ditch	Tokenau
V16/ 271	539	Bank, ditch, scarp, platform, terrace	Tarawera River Catchment
V16/ 272	539	Ditch, platform, earth bank	Rotomā Forest
V16/ 286	539	Pit	Rotomā Forest

HH-SCHED2 – Historic Structures Schedule


Photo	Unique ID# and Map	Item	Location	Legal description	NZHPT Category
	H1.1 Planning Map 326	The Bath-House Rotorua Museum	Government Gardens, Hinemaru Street	Lot 2 SECT 2 Blk Tarawera SD, Lot 2 SO 42367 of Pt Sec 2 Blk 1 Tarawera SD	1
	H1.2 Planning Map 326	Blue Baths (exterior)	Government Gardens, Hinemaru Street	Pt Lot 3 DPS 15998	1
	H1.3 Planning Map 326	Bandstand Rotunda	Government Gardens, Hinemaru Street	Pt Lot 3 DPS 15998	2
	H1.4 Planning Map 326	Te Runanga Tea Pavilion and Storeroom (whole building)	Government Gardens, Hinemaru Street	Pt Lot 3 DPS 15998	2
	H1.5 Planning Map 326	Gardener's Cottage (exterior)	Government Gardens, Hinemaru Street	Pt Section 2 Blk I Tarawera SD	2
	H1.6 Planning Map 345	Carved Storehouse, Model Village	Whakarewar ewa	Pt Lot 3 DPS 23567	Not listed
	H1.7 Planning Map 326	Ex-Government Tourist Bureau Building	Corner Fenton and Haupapa Streets null	Pt Section 14 Blk XXIII TN of Rotorua	Not listed
	H1.8 Planning Map 335	"Glenholme" Dwelling Edwardian Villa, (whole building)	63 Miller Street	Pt Lot 5 DPS 4366	2
	H1.9 Planning Map 345	Guide Rangi's House (whole building)	Corner of Froude and Fenton Streets	Section 4 Blk LII TN of Rotorua	Not listed







Photo	Unique ID# and Map	Item	Location	Legal description	NZHPT Category
	H1.10 Planning Map 326	Prince's Gate Archway (whole structure)	Government Gardens, Hinemaru Street	Lot 3 SECT 2 Blk I Tarawera SD, PT Section 2 Blk I Tarawera SD, Pt Lot 3 DPS 15998	2
	H1.11 Planning Map 326	Arawa War Memorial including Māori carvings	Government Gardens, Hinemaru Street	Pt Section 2 Blk I Tarawera SD	Not listed
	H1.12 Planning Map 326	Wylie Memorial	Government Gardens, Hinemaru Street	Pt Lot 3 DPS 15998	2
	H1.15 Planning Map 326	Dr Lewis' House, Rave Complex	Hinemoa Street	Section 90 Blk I Tarawera SD	Not listed
	H1.13 Planning Map 326	Bowling Pavilion	Government Gardens, Hinemaru Street	Pt Lot 3 DPS 15998	2
	H1.14 Planning Map 326	Polynesian Baths	Government Gardens	Lot 1 DPS 15998	Not listed
	H1.15 Planning Map 326	Former nurses' house	Hinemoa Street	Section 90 Blk I Tarawera SD	Not listed
	H1.16 Planning Map 326	Dr. Wohlman's House, Rave Complex	Hinemoa Street	Section 90 Blk I Tarawera SD	Not listed
	H1.18 Planning Map 325	Te Hāhi o te Whakapono/St Faith's Anglican (whole building)	Ōhinemutu	Waikareao	9705 Wahi Tupuna/Ti puna




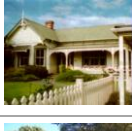



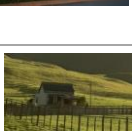
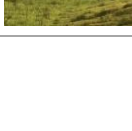
Photo	Unique ID# and Map	Item	Location	Legal description	NZHPT Category
	H1.19 Planning Map 325	The Bath-House behind and below the Lake House Hotel	Ōhinemutu	Waihunuhunukuri	Not listed
	H1.20 Planning Map 326	Old Post Office (exterior and clock mechanism)	Corner of Arawa and Fenton Streets	Lot 1 DPS 56898	2
	H1.21 Planning Map 326	Prince's Gate Hotel	1-3 Arawa Street	Lot 2 DP 34492	2
	H1.22 Planning Map 335	Robertson House (whole building)	70 Pererika Street	Lot 16 DP 3016	2
	H1.23 Planning Map 335	Scout Hall (exterior)	Pererika Street Reserve	Pt Rotorua TN BELT	2
	H1.24 Planning Map 336	Westpac Building (exterior)	1251 Tutanekai Street	Section 8 Blk XXXIX TN of Rotorua	Not listed
	H1.25 Planning Map 345	Landmark Restaurant (exterior)	1 Meade Street	Section 1 Blk XLIX TN of Rotorua	2
	H1.26 Planning Map 326	Graeff's Bakery	Corner Tutanekai and Haupapa Streets	Section 15 Blk XXX TN of Rotorua	Not listed
	H1.27 Planning Map 332	Cottage on Pukehāngi Road	Pukehāngi Road	Kaitao Rotohokahoka 1 T	Not listed







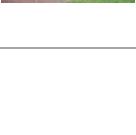
Photo	Unique ID# and Map	Item	Location	Legal description	NZHPT Category
	H1.28 Planning Map 345	Rotorua Catholic Immaculate Conception (whole building)	Whakarewarewa	Whakarewarewa Lot 16A	Not listed
	H1.29 Planning Map 358	St Mary's Anglican (whole building)	Mourea	Mourea Papakāinga 3E2	Not listed
	H1.30 Planning Map 367	St Peter's Anglican (whole building)	Hinemoa Point	Ōwhata 1Q5	2
	H1.31 Planning Map 533	St Peter's Anglican (whole building)	Mamakū	Pt Section 3 Blk XVI VILL of Mamakū	Not listed
	H1.32 Planning Map 345	Te Arawa Anglican (whole building)	Whakarewarewa	Whakarewarewa 3 No 1B73	Not listed
	H1.33 Planning Map 310	The Church of the Good Shepherd (whole building)	Awahou	Mangorewa Kaharoa Church Reserve	Not listed
	H1.34 Planning Map 515	Edward Vaile Early Settler Memorial (whole structure)	Broadlands	Lot 16 DP 28027	Not listed
	H1.35 Planning Map 325	Horse Trough	Near corner of Lake Road /Ranolf Street	Section 6 Blk LV TN of Rotorua	Not listed
	H1.36 Planning Map 335	Horse Trough	Old Taupo Road (on Boy's High School frontage)	Pt Rotorua TN BELT	Not listed



Photo	Unique ID# and Map	Item	Location	Legal description	NZHPT Category
	H1.37 Planning Map 362	Remnants of Niu Tireni baker's oven at Te Ngae	Sited behind the meeting house of the Waiōhewa Marae and the water channel from the Waiōhewa Stream.	Lot 2 DPS 92329	Not listed
	H1.39 Planning Map 370	Steps down to the former Government Power Works	Near the car park, Ōkere Falls	Section 8 Blk VI Rotoiti SD	Not listed
	H1.40 Planning Map 325	St. Luke's Church and Hall	1123 Amohia Street	Lot 1 DPS 23270	Not listed
	H1.41 Planning Map 326	Mayfair Flats	1057 Arawa Street	Lot 8 DP 18658	Not listed
	H1.42 Planning Map 326	Fat Dog Cafe building. Former EC Randle and Co., Auckland House	1161 Arawa Street	Lot 3 DPS 5654	Not listed
	H1.43 Planning Map 326	Rotorua Women's Club/Soldiers' Institute	1133 Hinemaru Street	Lot 1 DP 34492	Not listed
	H1.44 Planning Map 325	Villa associated with Gardiner family	1271 Hinemoa Street	Lot 4C DP 2809	Not listed
	H1.45 Planning Map 335	Edward La Trobe Hill's house	1282 Hinemoa Street	Section 6 Blk XXXVII TN of Rotorua	Not listed
	H1.46 Planning Map 326	Grosvenor Flats	1079 Pukuatua Street	Section 5 Blk XXXVI TN of Rotorua	Not listed

Photo	Unique ID# and Map	Item	Location	Legal description	NZHPT Category
	H1.47 Planning Map 326	Rotorua Primary School Infant Block	1249 Rangiuuru Street	Pt Section 3 Blk LVII TN of Rotorua	Not listed
	H1.48 Planning Map 326	Rotorua Primary School Dental Block	1249 Rangiuuru Street	Pt Section 3 Blk LVII TN of Rotorua	Not listed
	H1.49 Planning Map 326	Rotorua Primary School, Main Building	1249 Rangiuuru Street	Section 2 Blk LVII TN of Rotorua	Not listed
	H1.50 Planning Map 325	Janet Fraser Memorial Guest House	2A Ranolf Street	Section 12 Blk LVII TN of Rotorua	Not listed
	H1.51 Planning Map 326	Kusab's Building	1154 Tutanekai Street	Lot 2 DPS 5654	Not listed
	H1.52 Planning Map 326	The Pig and Whistle, Former Police Station	1182 Tutanekai Street	Lot 3 DPS 56898	Not listed
	H1.53 Planning Map 326	Rotorua District Council Civic Administration Building	1061 Haupapa Street	Pt Section 3BLK XXIV TN of Rotorua	Not listed
	H1.54 Planning Map 336	Capers Café Building, ex Lee Brothers Ltd	1181 Eruera Street	Lot 2 DPS 5016	Not listed

HH-SCHED3 – Historic Sites Schedule

Unique ID#	Planning map	Item	Location	Legal description
H4.1	326, 327	Government Gardens	Queens Drive	Pt Lot 3 DPS 15998
H4.2	368	Kāramuramu Baths	Rotokawa	Pt Lot 1 DPS 49938
H4.3	365	Pikirangi Puna	Rotokawa	Pt Lot 1 DPS 49938
H4.4	367	Iri-irikapua, Hinemoa's rock	Hinemoa Point	Ōwhata 1Q5
H4.5	326	Makawe (tapū stone)	Pukeroa Hill, Hospital Grounds, Rangiora Street	Pt Section 8 Blk LVII TN of Rotorua
H4.6	502	Mātuatonga, the Kumara god	Mokoia Island	Mokoia Island ML 10120
H4.7	345	Pohutu Geyser	Whakarewarewa	Section 7 Blk I Tarawera SD
H4.8	321	Te Koutu Battle Site	Tahurangi Street	Te Koutu E170
H4.9	326	Malfoy Geyser	Government Gardens	Pt Lot 3 DPS 15998
H4.10	533	Wakimihia (Hinemoa's Pool)	Mokoia Island	Mokoia Island ML 10120

TREE**NOTABLE TREES– RAKAU
RONGONUI**

Status: TREE is operative

INTRODUCTION

Trees are an important part of the heritage of the Rotorua landscape and some are worthy of protection. The District Plan provides for the protection of trees on public and private land.

ISSUES**TREE-I1 General**

Inappropriate subdivision, use and development can impact the identified heritage values. To avoid, remedy or mitigate adverse effects on such historic features the District Plan intends to manage any activity where the heritage values of the historic item may be impacted. The challenge is to implement an appropriate level of control over heritage features to ensure that they are appropriately managed and protected whilst providing enough flexibility for the establishment and operation of activities. To enable this Council must ensure appropriate regulatory mechanisms are in place and consultation procedures completed before land use decisions are made.

OBJECTIVES

TREE-O1 [2.3(9)]	Notable trees and vegetation are recognised and protected as important living components of Rotorua's environment due to their scientific, cultural, aesthetic, or ecological values. <i>Policies TREE-P1 to TREE-P3</i>
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POLICIES*Objective TREE-O1*

TREE-P1 [2.3(9)(1)]	Enable land use activities to occur within sites containing notable trees subject to the health, vigour and function of the tree being maintained.
TREE-P2 [2.3(9)(2)]	Consider the location of notable tree or area of vegetation listed in the Schedule of Notable Trees as an integral part in determining its importance when assessing land use and subdivision in the surrounding environment.
TREE-P3 [2.3(9)(3)]	Restrict the removal or destruction of notable trees and areas of vegetation listed in the Schedule of Notable Trees, unless the tree or vegetation poses a danger to human safety, or is certified as dead.

RULES

The rules in the table below apply in addition to:

- the rules in Part 3 – Area Specific Matters (zone chapters and development area chapters); and
- the rules in the other chapters in Part 2 – District-wide Matters.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, How the Plan Works.

Notable Trees		
TREE-R1	Maintenance of a notable tree listed in the Notable Trees Schedule	<i>[4.5(62), 4.5(63) 5.5(43), 5.5(44) 7.5(87), 7.5(88) 8.5.1(23), 8.5.1(24) 9.5(105), 9.5(104) 10.5(81), 10.5(82) 15.5(5)]</i>
Applicable Spatial Layers Notable Trees Overlay	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <p>a. Trimming and maintenance shall only be:</p> <p>i. under taken where it is completed by a qualified arboriculturist and approved by Council prior to commencement of works; or</p> <p>ii. Emergency work to safeguard life or property shall be carried out by the council or a utility operator. In this case the operator concerned shall notify the council in writing as to the reason for the trimming within 10 working days.</p>	<p>2. Activity Status: Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for TREE-R1(1).</p> <p>Assessment Criteria:</p> <p>a. Zone specific TREE-AC1; and</p> <p>b. Infrastructure specific TREE-AC3.</p>
TREE-R2	Removal of a notable tree listed in the Notable Trees Schedule	<i>[4.5(62), 4.5(63) 5.5(43), 5.5(44) 7.5(87), 7.5(88) 8.5(1)(23), 8.5(1)(24) 9.5(105), 9.5(104) 10.5(81), 10.5(82), 15.5(5)]</i>
Applicable Spatial Layers Notable Trees Overlay	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>Any tree removal is only to a tree certified as dead or dangerous by a qualified arboriculturist and certified by council prior to removal.</p>	
Applicable Spatial Layers Notable Trees	<p>2. Activity Status: Discretionary</p> <p>Where:</p>	

Overlay	The removal is required by a new infrastructure activity as described in EIT-Energy Infrastructure and Transport and is not provided for in TREE-R2(1).	
Applicable Spatial Layers Notable Trees Overlay	<p>3. Activity Status: Non-Complying</p> <p>Where: The removal is not provided for in TREE-R2(1) or (2).</p> <p>Assessment Criteria:</p> <p>a. For the removal of any notable tree the proposal shall consider:</p> <ul style="list-style-type: none"> i. The health and condition of the notable tree. ii. Alternative measures available that avoid the removal of the tree. iii. Measures proposed to provide for replanting and compensating for the loss of the tree. 	
TREE-R3	Buildings, structures (including infrastructure) or earthworks within the dripline of notable tree identified in Notable Trees Schedule	[4.5(64), 5.5(45) 7.5(89), 5(1)(25) 9.5(107), 10.5(83) 15.5(5)]
Applicable Spatial Layers Notable Trees Overlay	<p>1. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. Zone specific TREE-AC1; b. Buildings, structures and earthworks TREE-AC2; and c. Infrastructure specific: TREE-AC3. 	

Assessment Criteria

Whilst not limiting the exercise of its discretion, Council may consider the particular matters below where indicated in the table above.

TREE-AC1 Zone specific

1. All Zones:

- a. The degree to which the proposal complies with the performance standards of the zone.

2. Residential Zones:

- a. The extent to which the proposal will avoid, remedy, or mitigate effects on the character and amenity of the zone;
- b. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance;
- c. The extent to which the proposal will avoid, remedy, or mitigate the effects on the streetscape and on-site landscaping, in particular where buildings intrude into the front yards; and
- d. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Values or Natural Environmental Values.

3. City Centre Zones:

- a. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity and vitality of the city centre zone or pedestrian focussed streets;

- b. The extent to which the proposal will avoid, remedy or mitigate the effects on the streetscape and on-site landscaping; and
- c. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Values or Natural Environmental Values.

4. Industrial Zones:

- a. The extent to which the proposal will avoid, remedy or mitigate the effects on the streetscape and on-site landscaping;
- b. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of adjacent lots, including protection of privacy and outlook and protection from adverse effects from any source of disturbance or nuisance, including noise, glare, illumination and light levels;
- c. The extent to which the proposal will avoid, remedy, or mitigate the effects on the amenity and vitality of the city centre zone, and the character and amenity of the City Entranceways; and
- d. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Values or Natural Environmental Values.

5. Business and Innovation Zones:

- a. The extent to which the proposal will avoid, remedy or mitigate the effects on the streetscape and on-site landscaping;
- b. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of adjacent lots, including protection of privacy and outlook and protection from adverse effects from any source of disturbance or nuisance, including noise, glare, illumination and light levels;
- c. The extent to which the proposal will avoid, remedy, or mitigate the effects on the amenity and vitality of the city centre zone, and the character and amenity of the City Entranceways; and
- d. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules for Historical and Cultural Values or Natural Environmental Values.

6. Rural Zones:

- a. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance;
- b. The effect on the landscape and on-site landscaping, in particular where the activity is prominent when viewed from the road or other public land;
- c. The cumulative effect on the character and amenity area; and
- d. The quality of the landscape and of any proposed landscaping scheme designed to mitigate the potential adverse effects of the activity.

7. Reserves, Community Assets and Water Zones:

- a. How the activity will detract from the amenity of the zone and will result in visual domination of the adjoining sites; and
- b. The extent to which the proposal detracts from the physical, natural and cultural values as listed in the schedules for Historical and Cultural Values or Natural Environmental Values as well as other relevant matters that are identified in Historical and Cultural Values and Natural Environmental Values.

TREE-AC2 Buildings, structures and earthworks within the dripline of a Notable Tree

- 1. For activities within the dripline of any notable tree whether the proposal will:
 - a. Alter the soil levels or water table by addition or excavation or compaction.
 - b. May discharge or disperse any toxic substance.
 - c. Include the placement of a membrane or any other impervious surfacing.
 - d. Involves a use, excavation or construction work or any other activity which will damage, destroy or detract from the appearance and survival of the tree.

TREE-AC3 Infrastructure specific

- 1. The benefits to be derived from the proposal, including its contribution to achieving central government initiatives (e.g. high speed broadband), national energy objectives and renewable energy targets.
- 2. The extent to which the proposal detracts from the physical, natural and cultural values of the notable tree
- 3. The extent to which technical and operational constraints impact the ability to avoid, remedy or mitigate adverse effects.
- 4. The extent to which the substantial upgrade of transmission infrastructure reduce the existing adverse effects of the transmission infrastructure.

ANTICIPATED ENVIRONMENTAL RESULTS

TREE-AER1	No loss of the diverse and representative range of historic buildings, sites, structures and notable vegetation and trees that contribute to Rotorua’s identity and sense of place.
TREE-AER2	No loss of values or significance of historic heritage or cultural values due to inappropriate use and development of infrastructure.

SCHEDULES

TREE-SCHED1 – Notable Trees Schedule

Unique ID#	Botanical Name	Location	Notes	Map Ref.
H3.1	<i>Ginkgo biloba</i>	Government Gardens	Planted circa 1892. Located near totem pole.	326
H3.4	Ginkgo biloba	Kuirau Park		325
H3.5	Quercus species	Pererika Street Reserve		335
H3.6	Liriodendron tulipifera	Pererika Street Reserve and Rotorua Boys High School	Planted on Arbor Day, 19 July 1933.	335
H3.7	Dacrydium cupressinum	Rotorua Boys High School	Largest of three trees planted in 1934 by Taiporutu Mitchell.	335
H3.9	Podocarpus totara	Rotorua Boys High School	Planted by Mrs. Peter Fraser, the wife of the Prime Minister on 12 September 1944 in honour of Taiporutu Mitchell.	325
H3.10	Populus yunnanensis	Rotorua Boys High School		335
H3.11	Quercus borealis rubra	Rotorua Boys High School		325
H3.12	Quercus ilex	Rotorua Boys High School		335
H3.13	Quercus robur	Rotorua Boys High School		325
H3.14	Sequoia sempervirens	Rotorua Boys High School		335
H3.15	Sequoiadendron gigantea	Rotorua Boys High School	Planted by H.A. Goldie, Arbor Day 19 July 1933.	335
H3.16	Cryptomeria japonica	Scion campus	Largest examples of this species in New Zealand.	346
H3.17	Pinus echinata	Scion campus	Planted circa 1908.	345
H3.18	Pinus leiophylla	Scion campus	Planted circa 1903.	345

Unique ID#	Botanical Name	Location	Notes	Map Ref.
H3.19	<i>Pinus taeda</i>	Scion campus	Planted circa 1903.	345
H3.20	<i>Pinus montezumae</i>	Whakarewarewa School		345
H3.21	<i>Quercus x heterophylla</i>	Whakarewarewa School	Rarely seen in New Zealand.	346
H3.22	<i>Acer palmatum</i>	22 Vista Place		318
H3.23	<i>Cryptomeria japonica</i>	2 Ford Road	The one remaining survivor of the once two trees which stood either side of the gateway to Ford's farm.	334
H3.25	<i>Dacrycarpus dacrydioides</i>	1105 State Highway 30/ Te Ngae Road	Refer SNA 43.	365
H3.26	<i>Dacrycarpus dacrydioides</i>	380 Ngongotahā Rd	Refer SNA 9.	316 & 317
H3.27	<i>Dacrycarpus dacrydioides</i>	5a / 110 Curtis Road	Planted by Sir Frank and Lady Mappin. Located north of Moose Lodge.	377
H3.28	<i>Juglans cordiformis</i> var. <i>ailantiflora</i>	19e Te Mū Road	Planted by Rev. Spencer in 1860 on the Old Te Mū Mission site.	745
H3.29	<i>Metrosideros excelsa</i>	205 Kāwaha Pt Road		321
H3.30	<i>Prumnopity taxifolia</i>	Hongi's Track, State Highway 30	The track was founded by Chieftainess Hinehopu, who planted the Matai beside the track.	384
H3.31	<i>Quercus palustris</i>	401 Old Taupo Road		344
H3.33	<i>Quercus robur</i>	North side of Pukeroa Hill (Hospital)	Planted by Jean Michel Camille Malfroy on 20 January 1884.	326
H3.34	<i>Sequoia sempervirens</i>	Hamurana Lakeshore Reserve		302
H3.35	<i>Sequoia</i>	Long Mile Road	Grove planted in 1901.	346

Unique ID#	Botanical Name	Location	Notes	Map Ref.
	sempervirens			
H3.36 to H3.50	Dacrycarpus dacrydioides	Curtis Road	Kahikatea Stand (of 15 trees)	377 & 534



TREE-FIGURE1 - Boys High Notable Trees

SASM

SITES AND AREAS OF SIGNIFICANCE TO MĀORI – NGĀ RAWA AHUREA Ā-IWI NGĀ RAWA TUKU IHO

Status: SASM is Operative and is subject to Plan Change 9. Plan Change 9 amendments are shown in underline and ~~strikethrough~~.

INTRODUCTION

This chapter addresses the protection of buildings, sites, landscapes, natural features and wāhi tapu that are of cultural significance to Iwi.

The relationship of Iwi and their culture and traditions is reflected through kaitiakitanga. This provides for the active protection of the whole environment, its resources and ecosystems in order to maintain and protect the mauri of all taonga.

Marae

This chapter includes rules regarding renovations and alterations to marae. There are over 30 marae in the district. These features are an integral part of Māori culture and marae are places of cultural living history.

A Marae Protection Area Overlay is also set out in this chapter to manage the effects of buildings near marae.

Other areas and sites of cultural significance

This chapter also contains broad provisions areas and sites of cultural significance. With respect to historic structures other than marae, archaeological sites and historic sites this chapter needs to be read in conjunction with HH Historic Heritage. Many of the items scheduled in HH Historic Heritage have significance to Iwi. To avoid duplication and confusion, the rules are not repeated in this chapter but the objectives and policies provide additional guidance for the rule framework in HH Historic Heritage.

This chapter also contains the rule framework for a small number of scheduled cultural structures and sites not included in the schedules of historic structures, archaeological sites or historic sites.

Customary activities are also addressed in this chapter with a permissive approach provided performance standards are met.

Traditional Māori villages

Council acknowledges that the traditional Māori villages of Ōhinemutu, Whakarewarewa and Ngāpuna in the Urban Area have historical and cultural significance to the tangata whenua. Although all three retain a primarily residential function, the villages of Ōhinemutu and Whakarewarewa have become significant destinations for tourists as well.

The objectives and policies of this chapter are relevant to these villages but the management of land use is primarily addressed through a unique zone (Residential 5 Zone).

ISSUES

SASM-I1 Areas and sites of cultural historic heritage values

Development, re-development, and some land uses can compromise the cultural and historic heritage value of land, water, sites, wāhi tapu and taonga. These are an integral part of Māori culture, history, and tradition, taking many forms such as lakes, mountains, headlands, islands, trees and archaeological sites, all contributing to the rich cultural identity of the district. The values associated with some sites may be obvious such as archaeological sites, while others are less apparent, and can relate to the values derived from an association of an ancestor to a particular area. It is important that the effects of activities are managed so the cultural historic heritage of the district is maintained, and where possible enhanced.

There are some areas and cultural sites that are 'unknown sites', and not identified. Their locations have not been made public as they are of high cultural value and identification may undermine the integrity of the site. Consultation with Iwi is required to ensure activities do not impact these undisclosed sites.

Water holds mauri for Māori and is recognised as being an integral part of Māori cultural and spiritual life. Further, land and water are not considered separate environmental components; rather the two are looked at as a whole. While issues of abstraction, discharge and geothermal activity are managed at a regional level, the effects of land use and its impact on stream, river, and water quality are also considerations of the District Plan. Te Arawa is kaitiaki over land, air and water considering the lakes of the district as taonga. Further, Te Arawa is the owner of the beds of 12 of the 16 natural lakes within the district making Te Arawa a key stakeholder in lake and land management. Lake water quality is not just a scientific or community issue, but also a significant cultural issue.

SASM-I2 Marae are sites of living cultural historic heritage

Marae are places with a high cultural historic heritage value that are centres of activity, and function as an integral component of everyday life. The design of marae is purposeful in that it provides a link to the past, ancestral whakapapa, oral history, and acts as a centre for traditional and community activities.

Regular maintenance of core buildings and marae facilities is necessary and should be encouraged for their continued use and to maintain the historic heritage aspects for which the buildings are valued. Tangata whenua are best placed to know and care for the cultural values of their own marae and the District Plan recognises and provides for this.

The significance of marae can be adversely affected by unsympathetic development around them. High buildings can detract from the prominence of the marae and the setting of the whareniui. Views of significant cultural landmarks may be obstructed. Windows, balconies and decks on adjoining sites may have an intrusive relationship to the marae. Activity that would be acceptable as permitted activity elsewhere may be potentially harmful to the status of the marae.

OBJECTIVES

Areas and sites of cultural and historic heritage value

SASM-O1 [3.3(1)]	Sites of importance to tangata whenua are protected so that their cultural values are maintained and not adversely affected by new activities. <i>Policies SASM-P1 to SASM-P4</i>
SASM-O2 [3.3(2)]	Resource management decisions that give appropriate weighting to the relationship of tangata whenua with water, the lakes, rivers and streams of the district. <i>Policies SASM-P5 to SASM-P7</i>

Marae are sites of living cultural historic heritage

SASM-O3 [3.3(3)]	The cultural significance of marae, as landmarks, significant sites and buildings, and their relationship with the landscape is protected. <i>Policies SASM-P8 to SASM-P9</i>
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POLICIES**Areas and sites of cultural and historic heritage value***Objective SASM-O1*

SASM-P1 [3.3(1)(1)]	Avoid activities that will adversely affect the spiritual and cultural heritage values of sites of importance to tangata whenua.
SASM-P2 [3.3(1)(2)]	Enable activities on sites of importance to tangata whenua that do not adversely affect the spiritual or cultural values of the site.
SASM-P3 [3.3(1)(3)]	Encourage consultation with tangata whenua where applications may affect identified and unidentified sites of spiritual and cultural significance of the land, water, wāhi tapu and taonga.
SASM-P4 [3.3(1)(4)]	Manage effects of subdivision, use and development on those lands, water, wāhi tapu, taonga and other areas of importance to tangata whenua.

Objective SASM-O2

SASM-P5 [3.3(2)(1)]	Recognise the Te Arawa Lakes Trust as a partner in the management of the effects of activities on the district's water bodies, through requiring affected party approval, particularly in relation to the activities that may affect the beds of the lakes that the Trust is the owner of.
SASM-P6 [3.3(2)(2)]	Recognise the Te Arawa River Iwi Trust, Ngāti Tūwharetoa and Raukawa Settlement Trust as partners in the management of the effects of activities on the Waikato River and its catchment.
SASM-P7 [3.3(2)(3)]	Consider Iwi and Hapu management plans, or memoranda of understanding between Iwi and the council (available on the Council's website) when making decisions on resource consents and plan changes.

Marae are sites of living cultural historic heritage*Objective SASM-O3*

SASM-P8 [3.3(3)(1)]	Enable opportunities for the development of marae that; <ol style="list-style-type: none"> 1. provide for a range of functions including living, working, cultural activities and recreation serviced by infrastructure and road access 2. protect the amenity of papakāinga and the cultural and spiritual values of the marae.
SASM-P9 [3.3(3)(2)]	Ensure that activities within the Marae Protection Area as shown on the Planning Maps are managed so that they do not adversely affect the cultural historic heritage values associated with marae, particularly that the height, siting and orientation of buildings and structures adjacent to marae respect the tikanga of the marae and the whareniui.

RULES

The rules under the following headings override the rules in Part 3 Area Specific Matters (zones and development area chapters):

1. Customary activities; and
2. Marae activities.

The rules in the other chapters of Part 2 District Wide Matters continue to apply to these activities, unless expressly stated, for example: earthworks, natural hazards, signs, light and noise.

The rules under the following headings apply in addition to the rules in Part 3 (zones and development area chapters) and in the other chapters of Part 2 District Wide Matters:

1. Sites and structures of cultural significance; and
2. Marae Protection Overlay.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, How the Plan Works.

Links to the rule categories can be found below:

Customary Activities	41
Structures and Sites of Cultural Significance	41
Marae Protection Area Overlay	42
Marae Activities	43

Customary Activities		
SASM-R1	Customary activities	[3.5(4)]
Applicable Spatial Layers Structures and Sites of Cultural Significance Overlay	1. Activity Status: Permitted Performance Standards: a. Activities shall comply with the relevant performance standards of the zone.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for SASM-R1(1). Matters of Discretion: a. Those matters of non-compliance and the objectives and policies relevant to the matters of discretion; and b. SASM-MD1 General.
Structures and Sites of Cultural Significance		
SASM-R2	Maintenance and repair of sites listed in the Structures and Sites of Cultural Significance Schedule	[4.5(56), 5.5(38) 6.5(60), 9.5(61) 10.5(47), 15.5(5)]
Applicable Spatial Layers	1. Activity Status: Permitted Performance Standards:	2. Activity Status: Discretionary Where:

Structures and Sites of Cultural Significance Overlay	<p>a. The repair and maintenance of any structure shall use materials that are the same or similar to the original materials;</p> <p>b. The repair and maintenance work shall comply in all respects with the relevant performance standards of the zone; and</p> <p>c. The activity can involve maintenance of the existing site such as gardens, lawns and planting beds but no development or redevelopment of the site involving excavation, modification or disturbance of the ground shall be undertaken.</p>	<p>Compliance is not achieved with the performance standards for SASM-R2(1).</p> <p>Assessment Criteria:</p> <p>a. Zone Specific SASM-AC1</p>
SASM-R3 Disturbance, modification and alteration of cultural historic heritage listed in the Structures and Sites of Cultural Significance Schedule		[3.5(2)]
<p>Applicable Spatial Layers</p> <p>Structures and Sites of Cultural Significance Overlay</p>	<p>1. Activity Status: Discretionary</p> <p>Where:</p> <p>The activity is not permitted maintenance under SASM-R2.</p> <p>Assessment Criteria:</p> <p>a. General SASM-AC1; and</p> <p>b. Infrastructure specific SASM-AC2.</p> <p>Advice Note:</p> <p>Modification and disturbance of historic and archaeological sites may only be undertaken where an archaeological authority has been granted from Heritage New Zealand.</p>	
SASM-R4 Destruction or demolition of cultural historic heritage listed in the Structures and Sites of Cultural Significance Schedule		[3.5(3)]
<p>Applicable Spatial Layers</p> <p>Structures and Sites of Cultural Significance Overlay</p>	<p>1. Activity Status: Non-Complying</p>	
Marae Protection Area Overlay		
SASM-R5 Alterations to existing buildings located within the Marae Protection Area Overlay		[3.5(5)]
<p>Applicable Spatial Layers</p>	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>The marae will be visible from proposed second floor windows or balconies.</p>	

Marae Protection Area Overlay	Matters of Discretion: a. SASM-MD1 General; and b. SASM-MD2 Alterations in Marae Protection Area Overlay.	
SASM-R6		[3.5(6)]
New buildings within the Marae Protection Area Overlay		
Applicable Spatial Layers Marae Protection Area Overlay	1. Activity Status: Discretionary Assessment Criteria: a. SASM-AC1 General; and b. SASM-AC2 New Buildings in Marae Protection Area Overlay.	
Marae Activities		
SASM-R7		[3.5(7)]
Replacement, additions, alterations and maintenance to buildings on the marae		
Applicable Spatial Layers All Zones	1. Activity Status: Permitted Performance Standards: a. Activities shall comply with the performance standards of the zone.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for SASM-R7(1). Matters of Discretion: a. Those matters of non-compliance and the objectives and policies relevant to the matters of discretion; and b. SASM-MD1 General.
SASM-R8		[3.5(8)]
Establishment of a new marae		
Applicable Spatial Layers All Zones	1. Activity Status: Permitted Performance Standards: a. Activities shall comply with the performance standards of the zone.	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for SASM-R8(1). Matters of Discretion: a. Those matters of non-compliance and the objectives and policies relevant to the matters of discretion; b. Where the performance standards of the zone are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; and c. SASM-MD1 General.

SASM-R9 Temporary buildings and structures erected for cultural events on marae		[3.5(9)]
Applicable Spatial Layers All Zones	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <p>a. Activities shall comply with the performance standards of the zone.</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for SASM-R9(1).</p> <p>Matters of Discretion:</p> <p>a. Those matters of non-compliance and the objectives and policies relevant to the matters of discretion; and</p> <p>b. SASM-MD1 General.</p>
SASM-R10 Community, educational or health facilities associated with the marae complex, and located on marae grounds		[3.5(12)]
Applicable Spatial Layers All Zones	<p>1. Activity Status: Controlled</p> <p>Performance Standards:</p> <p>a. Activities shall comply with the relevant performance standards of the zone.</p> <p>Matters of Control:</p> <p>a. The extent to which the scale and nature of the proposal affects the cultural and historic heritage values of sites scheduled in the historical and cultural values or natural environmental values schedules;</p> <p>b. The extent to which the scale and nature of the proposal affects the character and environmental quality of the adjoining properties, the street scene and the properties within the zone;</p> <p>c. The extent to which the amenity of the adjoining properties and of the properties within the zone is maintained and enhanced by the proposal;</p> <p>d. SASM-MC1 Design and layout;</p> <p>e. SASM-MC2 Parking, turning and access; and</p> <p>f. Whether a financial contribution is required under the provisions of FC - Financial Contributions.</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for SASM-R10(1).</p> <p>Matters of Discretion:</p> <p>a. Those matters of non-compliance and the objectives and policies relevant to the matters of discretion;</p> <p>b. Where the performance standards of the zone are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; and</p> <p>c. SASM-MD1 General.</p>
SASM-R11 Marae under a development plan		[3.5(10)]
Applicable Spatial Layers All Zones	<p>1. Activity Status: Restricted Discretionary</p> <p>Performance Standards</p> <p>a. Application for development plan SASM-S1</p>	

	<p>Matters of Discretion</p> <p>a. Where the performance standards of the zone are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion.</p> <p>b. SASM-MD1 General.</p>
<p>Advice Note:</p> <p>Where an application for resource consent is required for marae, the resource consent can be in the form of a 'development plan' to establish the principles of development, rather than providing all details with the application. Marae developed in accordance with the development plan will not require further resource consent for not meeting the performance standards of the zone.</p>	

Performance Standards

The following performance standards apply if listed in the rule table for the relevant activity.

SASM-S1 Development plans for marae

[3.8(3)]

1. Applications shall include sufficient detail to describe the scale and means of servicing the site by providing information regarding:
 - a. The number of ~~household residential~~ units or other buildings,
 - b. The means of access to a road,
 - c. The means of providing services (potable water supply, stormwater and sewage disposal, electricity, gas and telecommunications),
 - d. Any proposal for the staging of the development;
2. It may also include all or any of the following:
 - a. Landscaping of the site (including earthworks, existing planting to be retained, proposed planting, fencing or other means of enclosure, and any other hard landscaping features).
 - b. Design and external appearance of the buildings.

Advice Note:

1. A development plan may be subject to conditions relevant to any of the above matters that are considered necessary given the circumstances of the site, but are not submitted with the development plan accompanying the application for resource consent.

Matters of Control

The following matters of control apply if listed in the rule table for the relevant activity.

SASM-MC1 Building design and site layout

[3.7(1)(1)]

The extent to which –

1. The privacy and outlook for adjoining properties is maintained.
2. The principles of CPTED are implemented, including provision for the passive surveillance of any adjoining road or reserve.
3. Adverse effects from natural hazards or the worsening of any hazard are managed.

4. The principles of sustainable building design are implemented to make use of solar gain.
5. The exterior finishing of buildings and structures complements adjoining activities and reflects the appearance and character of the other Marae buildings on site.

SASM-MC2 Parking, access and turning

[3.7(1)(4)]

The extent to which –

1. Onsite design, location and surfacing of vehicle, pedestrian and cycle access, parking and turning areas provide for practical use of the site and maintains the amenity of neighbouring occupiers.
2. Adequate sight distances to prevent adverse effects on traffic flow and safety are provided.

Matters of Discretion

The following matters of discretion apply where listed in the rule table for the relevant activity.

SASM-MD1 General matters of discretion

[3.8(1)]

Council shall restrict its discretion to the following matters for all activities listed as restricted discretionary activities in the activity table:

1. The extent to which legal protection of the site of cultural importance scheduled in the Historical and Cultural Values or Natural Environmental Values schedules can be achieved;
3. The extent to which the ongoing preservation and maintenance of the site of cultural importance scheduled in the Historical and Cultural Values or Natural Environmental Values schedules is secured through a formal management arrangement;
4. The extent of any further investigations and studies necessary to determine the precise location of the site;
5. The degree to which existing planting is retained and the extent of proposed re-vegetation; and
6. The extent of the use of Tikanga Māori to ensure that the intrinsic worth of the site is able to be maintained.
7. Whether a financial contribution is required under the provisions of FC- Financial Contributions.

SASM-MD2 Alterations to existing buildings within the Marae Protection Area Overlay

[3.8(2)(2)]

In addition to the general criteria set out in SASM-MD1 above, for alterations to existing buildings located within the protection areas shown on the Planning Maps that do not comply with the performance standards of the zone and where the marae is visible from windows or balconies, council in consultation with the relevant marae Committee shall also have regard to the extent to which the following measures ensure:

1. The building is orientated on site and designed to avoid, remedy or mitigate second floor windows or balconies from looking directly into or over the marae complex.
2. The building is located away from any marae building or provides a greater setback from the boundary than that required in the performance standards.

3. The exterior treatment and materials used are sympathetic to the marae and avoid glare and reflectivity.
4. The building respects the tikanga of the individual components of the marae.
5. The landscaping or screening is proposed to reduce overlooking from the building into the marae.
6. The cultural significance of buildings and areas associated with the marae is affected by the proposed alterations.

Assessment Criteria

Whilst not limiting the exercise of its discretion, Council may consider the particular matters below where indicated in the table above.

SASM-AC1 General assessment criteria

[3.9(1)]

1. The extent to which conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value are complied with.
2. The extent to which policies of any Iwi and Hapu management plan, conservation plan and heritage inventory relating to the heritage resource are achieved.
3. The extent to which the proposal will avoid, remedy or mitigate effects on the significance of the associated landscape and land surrounding the cultural site, archaeological site or wāhi tapu.
4. The extent to which the activity follows the recommendations made by Heritage New Zealand Pouhere Taonga and any other professionally recognised party (including an expert in tikanga Māori and local knowledge who is recognised by tangata whenua in heritage conservation issues).
5. The extent to which the proposal will avoid, remedy or mitigate effects of the loss of historic fabric.
6. The degree of change to the original setting of a site scheduled in the Cultural and Historical Values or Natural Environmental Values schedules, including landscapes and protection and maintenance of surrounding vegetation.
7. The extent of the impact upon the health and wellbeing of waterbodies including the Waikato River.
8. The extent to which new activities will avoid, remedy or mitigate effects on the appearance and integrity of a heritage site or item, with particular regard to the:
 - a. Visual impact of buildings, structures, signs, and exterior lighting.
 - b. Visual connectivity of sites, including Marae to other sites, landmarks, landscapes or wāhi tapu, that contributes to its cultural importance.
 - c. Cumulative effects of built form and human presence.
 - d. Appropriate separation distance from the cultural site, archaeological site or wāhi tapu, from the proposed activity.
 - e. The extent to which:
 - i. Onsite design, location and surfacing of vehicle, pedestrian and cycle access, parking and turning areas provide for practical use of the site and maintains the amenity of neighbouring occupiers.
 - ii. Adequate sight distances to prevent adverse effects on traffic flow and safety are provided.

- f. Proposed hard and soft landscaping including planting, paths, fencing and gates.
- 9. Whether a financial contribution is required under the provisions of FC – Financial Contributions.

SASM-AC2 New buildings within the Marae Protection Area Overlay

[3.9(2)]

In addition to the general criteria set out in SASM-AC1 of the district plan, for buildings located within the protection areas shown on the planning maps that do not comply with the performance standards for height requirements of the zone and where exterior glazing or balconies face, council in consultation with the relevant Marae Committee shall also have regard to the extent to which the following measures ensure:

1. The building is orientated on site and is designed to prevent windows or balconies from looking directly into or over marae complex.
2. The building is located away from any marae building or provides a greater setback from the boundary than that required in the performance standards.
3. The exterior treatment and materials used are sympathetic to the marae and avoid glare and reflectivity.
4. The building respects the tikanga of the individual components of the marae.
5. The landscaping or screening proposed, reduces overlooking from the building into the marae.
6. The cultural significance of buildings and areas associated with the marae is not affected by the proposed alterations.
7. The proposed building does not adversely affect any urupā located within the Marae and any mitigation proposed to reduces its impact.

SASM-AC3 Infrastructure specific

1. The benefits to be derived from the proposal, including its contribution to achieving central government initiatives (e.g. high speed broadband), national energy objectives and renewable energy targets.
2. The extent to which the proposal detracts from the cultural values of the scheduled item.
3. The extent to which technical and operational constraints impact the ability to avoid, remedy or mitigate adverse effects.
4. The extent to which the substantial upgrade of transmission infrastructure reduce the existing adverse effects of the transmission infrastructure

ANTICIPATED ENVIRONMENTAL RESULTS

The efficiency and effectiveness of the policy framework of this part will be the focus of ongoing monitoring and review. Effectiveness or achievement of the objectives will be assessed through performance indicators. The performance indicators will be developed to measure the following outcomes that the policy framework was put in place to achieve:

SASM-AER1	No loss of Appendix 1 and 2 sites of cultural value and the elements for which they are valued.
SASM-AER2	Retain the visual prominence of marae in their surrounding environment and landscape.
SASM-AER3	Improved water quality and the elements for which water is valued are retained, and where possible enhanced.
SASM-AER4	No loss of values or significance of historic heritage or cultural values due to inappropriate use and development of infrastructure.

SCHEDULES

SASM-SCHED1 – Structures and Sites of Cultural Significance Schedule

Unique ID# and Map	Item	Location	Legal description	NZHT Category
C1.1 Planning Map 345	Whakarewarewa Bridge	Puarenga Stream, Whakarewarewa	N/A	Not listed
C1.2 Planning Map 372	Urupā	Whangamoā, Lake Rotoiti	Lot 1 DP 312311	Not Listed

SASM-SCHED2 – Marae Schedule

Planning map	Marae	Wharenuī (Meeting house)	Wharekai (Dining room)	Hapū (Tribe)
310	Tarimano	Tawakeheimoa	Te Aongahoro	Ngāti Rangiwewehi
312	Waiteti	Ngārarānui	Te Urutakiao	Ngāti Ngārarānui
315	Parawai	Whatumairangi	Parehina	Ngāti Tura Ngāti Tuteiti
317	Waikuta	Rangitunaēke	Hinerā	Ngāti Tūteaiti
321	Kārenga/ Tūmahaurangi	Tūmahaurangi	Kārenga	Ngāti Whakaue
325	Mātaatua	Mātaatua	Hinetai	Tūhoe
325	Paratehōata	Tūnohopu	Rukuwai	Ngāti Whakaue
325	Tārewa Pounamu	Taharangi	Te Tiukahapa	Ngāti Tūara
325 326	Te Papāiōuru	Tamatekapua	Whakatūria	Ngāti Whakaue
325	Te Roro-o-te- Rangi / Te Kuirau	Te Roro-o-te-Rangi	Kaimatai	Ngāti Whakaue
337 338	Āpumoana	Āpumoana Āpumoana o te Ao Hou	Te Aowhēoro	Ngāti Tūmatawera
337	Hinemihi	Hinemihi	Hinewai	Ngāti Tarāwhai Tūhourangi
337	Hurungateran gi	Hurungaterangi	Whaingarangi	Ngāti Hurungaterangi
337	Tapuaekura	Rakeiao	Maruahangaroa	Ngāti Rongomai

Planning map	Marae	Wharenui (Meeting house)	Wharekai (Dining room)	Hapū (Tribe)
345	Te Pākira	Wāhiao	Te Rau Aroha	Tūhourangi Ngāti Wāhiao
357	Hinetapaturangi/ Waiātuhi	Kahumatamomoe	Hinetaputūrangi	Ngāti Pīkiao
357	Pāruaharanui	Pāruaharanui	Waiwaha	Ngāti Pārua
358	Hōhōwai	Te Tākinga	Hineora	Ngāti Te Tākinga
362	Mātaikotare/ Waiōhewa	Rangiwhakaekau	Uenukuraiiri	Ngāti Rangiteaorere
365	Pikirangi	Ohomairangi	Makuratawhiti	Ngāti Uenukukōpako
365	Ruamata	Uenukukōpako	Taoitekura	Ngāti Uenukukopako
367	Hinemoa Point/ Ōwhata Marae	Tutanekai	Hinemoa	Ngāti Te Roro-o-te-rangi
372	Ōtaramarae Pounamunui	Houmaitawhiti	Hinekukute-rangi	Ngāti Hinekura
373	Tāheke/ Ōpatia	Rangitihī	Manawakoto-koto	Ngāti Pīkiao
378 379	Ruatō	Ngāpūmanawa-e- Waru o Te Arawa	Te-Awa-i- Takapuhaia	Ngāti Rongomai
379 380	Punawhakareia	Uenukumai- rarotonga	Te Ao Kapu- rangi	Ngāti Te Rangiuuora
379	Waikōhatu	Tarāwhai	Rangimaikuku	Ngāti Tarāwhai
381	Tauruao	Rangiuuora	Wetengāuru	Ngāti Te Rangiuuora
382	Te Waiiti	Hinekura	Niniurangi	Ngāti Hinekura
383	Tapuaeharuru	Uruika	Kauiarangi	Ngāti Tamate-atūtahi Kawiti
509 510	Rongomaipāpā	Maruahangaroa	Hineteata	Ngāti Kahungunu
532	Tārukenga	Te Ngākau	Hinetai	Ngāti Te Ngākau
536	Kearoa	Kearoa	Te Uira	Ngāti Tūara Ngāti Kea
546	Mataarae	Mataarae	Hinetai	Ngāti Tahu