

## **D12. Waitākere Ranges Heritage Area Overlay**

### **D12.1. Background**

The Waitākere Ranges Heritage Area Overlay gives effect to the purpose and objectives of the Waitākere Ranges Heritage Area Act 2008, and to section B4.4 of the regional policy statement. The overlay applies to the area identified in Schedule 1 of the Waitākere Ranges Heritage Area Act 2008 and is shown on the planning maps.

The Waitākere Ranges Heritage Area Act 2008 recognises the national, regional, and local significance of the heritage area and promotes the protection and enhancement of its heritage features for present and future generations. The heritage features described in section 7 of the Waitākere Ranges Heritage Area Act 2008 include a range of ecological, landscape, historical, cultural, rural character and natural character values as well as the area's distinctive local communities.

Sites located within the Waitākere Foothills are zoned Rural – Waitākere Foothills Zone and those in the Waitākere Ranges are zoned Rural – Waitākere Ranges Zone. Residential sites in Titirangi – Laingholm are zoned Residential – Large Lot Zone and those in the coastal villages are zoned Residential – Rural and Coastal Settlement Zone. Where sites are used for business purposes, these are zoned Business – Local Centre Zone and Business – Neighbourhood Centre Zone.

The Te Henga, Waimanu and Bethells precincts relate to a number of large sites where unique cultural, historic and ecological values have been identified. The subdivision rules for these areas are located within the precinct provisions. The objectives and policies of the Waitākere Ranges Heritage Area Overlay also apply to these precincts.

The objectives, policies and rules of this overlay apply to subdivision, use and development in the Waitākere Ranges Heritage Area Overlay. The areas and sites identified in the Subdivision Scheduled Areas/Sites prescribe additional subdivision standards when subdividing in the specified areas/sites. The objectives, policies and standards in E38 Subdivision – Urban and E39 Subdivision – Rural also apply to subdivision in these areas unless otherwise specified.

#### **D12.1.1. Subdivision Scheduled Areas/Sites**

The following provides an overview for the area/sites which are subdivision scheduled areas/sites in the Waitākere Ranges Heritage Area Overlay. These areas/sites are subject to additional subdivision standards.

##### **D12.1.1.1. Ōrātia (Foothills)**

Ōrātia (Foothills) is characterised by low-density settlement with few urban-scale activities. Buildings in Ōrātia still reflect the area's rural history and are subservient to the natural and rural landscapes. There is a clear distinction between the character of urban Auckland and rural Ōrātia which is viewed as a 'gateway' or edge to the Waitākere Ranges.

The area's settlement pattern is in transition through the implementation of the former Ōrātia Structure Plan, which enabled the establishment of small rural holdings throughout the settlement area.

Ōrātia is significant to Mana Whenua, notably Te Kawerau a Maki who have a long history of occupation and use of the land.

The area is identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills). Its zone is the Rural – Waitākere Foothills Zone.

#### **D12.1.1.2. Swanson South (Foothills)**

Swanson South (Foothills) comprises that part of the former Swanson Structure Plan area that falls within the heritage area. It is characterised by low-density settlement and rural and natural landscape character. The Swanson South area is valued for its vineyards and pastoral landscape elements.

The area is identified in Figure D12.10.2 Overlay Subdivision Plan 2 - Swanson (Foothills). Its zone is the Rural – Waitākere Foothills Zone.

#### **D12.1.1.3. Rural Bush Living (Ranges)**

The Rural Bush Living (Ranges) area includes those parts of the Rural – Waitākere Ranges Zone where natural features dominate, but settlement has substantially fragmented the bush. A partly residential but nonetheless 'non-urban' character predominates as a result.

The area is identified in Figures D12.10.7 – D12.10.14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges). Its zone is the Rural – Waitākere Ranges Zone.

#### **D12.1.1.4. Ōrātia (Ranges)**

The Ōrātia (Ranges) area is located in the Upper Ōrātia catchment and is generally characterised by bush-clad landscapes which contain buildings that do not dominate the extensive bush area. It contains areas of sparse population with some more intensive settlement and has a feeling of peaceful quietness despite proximity to the city. The capacity for subdivision and development in the area is limited, and restricted to areas outside the Significant Ecological Area Overlay and the Outstanding Natural Landscape Overlay. Beyond that level, subdivision is generally prohibited.

The area is identified in Figure D12.10.15 Overlay Subdivision Plan 8 – Ōrātia (Ranges). Its zone is the Rural – Waitākere Ranges Zone.

#### **D12.1.1.5. Titirangi – Laingholm (North, South and West)**

Titirangi – Laingholm North is located north of a line running along the ridge at Scenic Drive/Titirangi Road/Rangiwai Road and Godley Road. The land drains north and is mostly oriented towards the urban parts of the city. The density of subdivision enabled in this area recognises the proximity of the area to the urban environment.

Titirangi – Laingholm South drains towards the Manukau Harbour and is located further from urban areas. It contains many large sites and areas of intact vegetation. The residential density is less in this area and subdivision is limited to avoid fragmentation of intact vegetation.

Titirangi – Laingholm West covers a narrow strip of land bounded by the Waitākere Ranges Regional Park to the west, and Victory Road and Kauri Point Road to the east. The area generally forms a buffer between the regional park and the urban parts of Titirangi – Laingholm.

The area is identified in Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm North, Figure D12.10.17 Overlay Subdivision Plan 10 – Titirangi – Laingholm South, Figure D12.10.18 Overlay Subdivision Plan 11 – Titirangi – Laingholm West. Its zone is Residential – Large Lot Zone.

## **D12.2. Objectives**

- (1) The heritage area and its features described in section 7 of the Waitākere Ranges Heritage Area Act 2008 are protected, restored and enhanced.
- (2) A range of activities are enabled in order for people to work, live and recreate within the heritage area.
- (3) The limited capacity of the heritage area to provide for growth is recognised.
- (4) Subdivision in the heritage area is of an appropriate scale and intensity and complements the character and landscape of the heritage area.
- (5) The quality and diversity of landscapes in the heritage area identified as having local, regional or national significance are maintained.
- (6) Subdivision, use and development in the heritage area is subservient to the natural and rural landscape and character.
- (7) Risks and uncertainties associated with subdivision, use and development that could threaten serious or irreversible damage to a heritage feature of the heritage area are recognised and considered.
- (8) The water supply catchments and their related supply functions are protected.
- (9) Infrastructure and related activities are enabled, provided that the heritage features of the area are protected.

### *Waitākere Foothills*

- (10) The Waitākere Foothills retain a rural character with low-density settlement and few urban-scale activities.
- (11) The Waitākere Foothills provide a rural buffer between urban Auckland and the forested landscape of the Waitākere Ranges and the coasts.

### *Ōrātia (Foothills)*

- (12) Subdivision and development retains and enhances local rural character and amenity values.

- (13) Subdivision and development is designed to maintain and enhance rural character and natural landscape qualities, including watercourses and significant native vegetation and fauna habitats.

*Swanson South (Foothills)*

- (14) Swanson South's rural character, with low-density settlement and few urban-scale activities, is protected.
- (15) The ecological and landscape values of the area are protected from inappropriate subdivision and development.
- (16) The effects of subdivision and associated development are managed to retain a buffer between the bush-clad and urban parts of the city.

*Rural Bush Living (Ranges)*

- (17) The forested character and natural landscape qualities of the surrounding environment, including prominent ridgelines, watercourses, native vegetation and fauna habitats are maintained and enhanced.

*Ōrātia (Ranges)*

- (18) The rural character and natural landscape qualities of the Ōrātia area, including watercourses and native vegetation and fauna habitats are maintained and enhanced.

*Titirangi – Laingholm (North, South and West)*

- (19) The unique settlement pattern and landscape qualities of the residential areas of Titirangi – Laingholm are maintained and enhanced.
- (20) The forested character and natural qualities of the surrounding landscape which includes a low-density residential setting, prominent ridgelines, coastal areas and native vegetation and fauna habitats are maintained and enhanced.

**D12.3. Policies**

- (1) Limit subdivision and development within the heritage area to protect its heritage features.
- (2) Manage the scale, design, and location of subdivision so that it is consistent with section 8 of the Waitākere Ranges Heritage Area Act 2008.
- (3) Protect the different natural landforms and landscape within the heritage area.
- (4) Protect the distinctive natural and rural character of the heritage area.
- (5) Protect the quietness and darkness of the Waitākere Ranges and the coastal part of the area.
- (6) Recognise that people live in distinct communities by enabling appropriate residential, business and community activities.

- (7) Protect the Waitākere Ranges Regional Park for the benefit, use and enjoyment of people and communities and maintain the quietness and wilderness of the regional park.
- (8) Manage subdivision, use and development within the area to ensure all of the following:
  - (a) areas identified in the Outstanding Natural Character and High Natural Character Overlay, the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, and the Significant Ecological Areas Overlay and are protected, restored or enhanced;
  - (b) heritage features are not adversely affected;
  - (c) rural landscape and character is retained; and
  - (d) degraded landscapes are restored and enhanced.
- (9) Manage built development so that it is integrated and is subservient to the natural and rural landscape and the heritage features of the area.
- (10) Adopt a precautionary approach when assessing subdivision, use and development that could threaten serious or irreversible damage to a heritage feature.

*Waitākere Foothills*

- (11) Maintain a clear contrast between the urban parts of the city and the Waitākere Ranges foothills through the design and location of subdivision, use and development which maintains and enhances rural character and amenity values.
- (12) Provide for limited subdivision and development that:
  - (a) protects and enhances streams, lakes, watercourses, and wetlands and their margins;
  - (b) restores low-quality areas of vegetation or carries out revegetation of bare areas along waterway margins; and
  - (c) minimises vegetation clearance by locating buildings and development in areas of lower ecological value.
- (13) Require subdivision design to:
  - (a) incorporate on-site native vegetation planting;
  - (b) retain or link significant vegetation and fauna habitat areas; and
  - (c) avoid adversely affecting the visual, historical, cultural, or spiritual significance of heritage features.

- (14) Provide for legal and physical protection of native vegetation to ensure these areas are protected for perpetuity, including, where necessary requiring fencing to achieve permanent stock exclusion.

*Ōrātia (Foothills)*

- (15) Provide for limited subdivision and development that:
- (a) protects where possible significant and outstanding native vegetation and fauna habitat;
  - (b) minimises adverse effects arising from placement of structures, driveways, and other infrastructure, on the overall resilience, biodiversity and integrity of ecosystems;
  - (c) retains, enhances and maintains native vegetation and fauna habitat and stream margins; and
  - (d) retains and enhances rural landscapes through the management of existing vegetation and replanting of exotic and native vegetation where appropriate.

*Swanson South (Foothills)*

- (16) Provide for limited subdivision and development that:
- (a) protects and enhances streams, watercourses, and wetlands;
  - (b) avoids where possible the need to clear native vegetation and restores areas of vegetation or re-vegetates areas of land along watercourses;
  - (c) avoids, remedies or mitigates adverse effects on rural character and amenity values;
  - (d) retains or links native vegetation and fauna habitat areas; and
  - (e) avoids where possible development on natural landscape elements and heritage features.

*Titirangi – Laingholm (North, South and West)*

- (17) Provide for limited subdivision and development that:
- (a) avoids where practicable, or otherwise minimises the need for clearance of native vegetation and maintains the dominance of the natural environment;
  - (b) includes planting of native vegetation to improve the natural environment;
  - (c) protects native vegetation through legal protection mechanisms and fences;
  - (d) ensures buildings and structures will not be visually prominent, particularly on ridgelines, or through the removal of native vegetation;

(e) enables practical vehicle access to a road which maintains safety but does not modify the site to an extent that adversely affects the character of the surrounding landscape; and

(f) is consistent with the existing pattern of residential density in the area.

*Ōrātia (Ranges) and Rural Bush Living (Ranges)*

(18) Provide for limited subdivision and development that :

(a) protects significant and outstanding native vegetation and fauna habitat, and where possible avoids clearance of, or damage to, this resource;

(b) minimises adverse effects arising from the placement of structures on the overall resilience, biodiversity and integrity of ecosystems; and

(c) recognises the natural values of native vegetation and fauna habitat areas and the linkages between these areas.

**D12.4. Activity table**

Table D12.4.1 specifies the activity status of land use and subdivision activities in the Waitākere Ranges Heritage Area Overlay pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

**Table D12.4.1 Activity Table – Land use and subdivision activities within the Waitākere Ranges Heritage Area Overlay**

Activity		Activity status
<b>Use</b>		
(A1)	Filming that complies with Standard D12.6.1	P
(A2)	Minor dwelling within the Residential – Rural and Coastal Settlement Zone or Residential – Large Lot Zone that complies with Standard D12.6.2	RD
(A3)	Minor dwelling within the Residential – Rural and Coastal Settlement Zone or Residential – Large Lot Zone that does not comply with Standard D12.6.2	D
(A4)	Conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings in the Residential – Rural and Coastal Settlement Zone	NC
<b>Subdivision</b>		
(A5)	Subdivision of a minor dwelling from the principal dwelling where the proposed sites do not comply with the minimum site size requirement for subdivision in the applicable zone	Pr
(A6)	Subdivision of a converted dwelling established from the conversion of a principal dwelling existing as at 30 September 2013 where the proposed sites do not comply with the minimum site size requirement for subdivision in the applicable zone	Pr

Table D12.4.2 specifies the activity status of subdivision of sites in the subdivision scheduled areas/sites in the Waitākere Ranges Heritage Area Overlay pursuant to section 11 of the Resource Management Act 1991.

The standards for subdivision in E38 Subdivision – Urban or E39 Subdivision – Rural apply unless otherwise specified in Table D12.4.2.

**Table D12.4.2 Activity table - Subdivision of sites in the subdivision scheduled areas/sites**

Activity		Activity status
<b>Subdivision of sites within scheduled areas</b>		
(A7)	Subdivision in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills) that complies with Standard D12.6.3.1	RD
(A8)	Subdivision in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills) that does not comply with Standard D12.6.3.1	D
(A9)	Subdivision in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson (Foothills) that complies with Standard D12.6.3.2	RD
(A10)	Subdivision in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson (Foothills) that does not comply with Standard D12.6.3.2	NC
(A11)	Subdivision in Figures 12.10.7 – D12.10.14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges) that comply with Standard D12.6.3.3	D
(A12)	Subdivision in Figures 12.10.7 – D12.10.14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges) that does not comply with Standard D12.6.3.3	NC
(A13)	Subdivision in Figure D12.10.15 Overlay Subdivision Plan 8 – Oratia (Ranges)	NC
(A14)	Subdivision in Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North) that complies with Standard D12.6.3.4	D
(A15)	Subdivision in Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North) that does not comply with Standard D12.6.3.4	NC
(A16)	Subdivision in Figure D12.10.17 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South) that complies with Standard D12.6.3.5	D
(A17)	Subdivision in Figure D12.10.17 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South) that does not comply with Standard D12.6.3.5	NC
(A18)	Subdivision in Figure D12.10.18 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West) complying with Standard D12.6.3.6	D
(A19)	Subdivision in Figure D12.10.18 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West) that does not comply with Standard	NC



D12 Waitākere Ranges Heritage Area Overlay

	D12.6.3.6	
<b>Subdivision of scheduled sites</b>		
(A20)	Subdivision of the following sites that comply with Standard D12.6.4.1: <ul style="list-style-type: none"> <li>• 24 Christian Road, Swanson (Lot 5 DP 158819)</li> <li>• 37 O' Neills Road, Swanson (Lot 1 DP 179784)</li> </ul>	C
(A21)	Subdivision of the following sites that do not comply with Standard D12.6.4.1: <ul style="list-style-type: none"> <li>• 24 Christian Road, Swanson (Lot 5 DP 158819)</li> <li>• 37 O' Neills Road, Swanson (Lot 1 DP 179784)</li> </ul>	NC
(A22)	Subdivision of the following sites that comply with Standard D12.6.4.2: <ul style="list-style-type: none"> <li>• 12-14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129)</li> <li>• 233 Forrest Hill Road, Waiatarua (Lot 5 DP 59154)</li> </ul>	RD
(A23)	Subdivision of the following sites that do not comply with Standard D12.6.4.2: <ul style="list-style-type: none"> <li>• 12-14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129)</li> <li>• 233 Forrest Hill Road, Waiatarua (Lot 5 DP 59154)</li> </ul>	NC
(A24)	Subdivision of the following sites that comply with Standard D12.6.4.3: <ul style="list-style-type: none"> <li>• 47-51 Holdens Road, Henderson (Lot 14 DP 86225)</li> <li>• 15 Holdens Road, Henderson (Lot 1 DP 63568)</li> </ul>	RD
(A25)	Subdivision of the following sites that do not comply with Standard D12.6.4.3(2)–(10): <ul style="list-style-type: none"> <li>• 47-51 Holdens Road, Henderson (Lot 14 DP 86225)</li> <li>• 15 Holdens Road, Henderson (Lot 1 DP 63568)</li> </ul>	D
(A26)	Subdivision of the following sites which creates more than a total of five lots and does not comply with Standard D12.6.4.2(1): <ul style="list-style-type: none"> <li>• 47-51 Holdens Road, Henderson (Lot 14 DP 86225)</li> <li>• 15 Holdens Road, Henderson (Lot 1 DP 63568)</li> </ul>	NC
(A27)	Subdivision of the following site that complies with Standard D12.6.4.4: <ul style="list-style-type: none"> <li>• 43 O'Neills Road (Lot 2 DP 78994)</li> </ul>	D
(A28)	Subdivision of the following site that does not comply with Standard D12.6.4.4: <ul style="list-style-type: none"> <li>• 43 O'Neills Road (Lot 2 DP 78994)</li> </ul>	NC
(A29)	Subdivision of the following site that complies with Standard D12.6.4.5: <ul style="list-style-type: none"> <li>• 39 Awhiorangi Promenade (Lot 4 DP 137580)</li> </ul>	RD
(A30)	Subdivision of the following site that does not comply with Standard D12.6.4.5: <ul style="list-style-type: none"> <li>• 39 Awhiorangi Promenade (Lot 4 DP 137580)</li> </ul>	NC
(A31)	Subdivision of the following site that complies with Standard D12.6.4.6:	RD

D12 Waitākere Ranges Heritage Area Overlay

	<ul style="list-style-type: none"> <li>• 144 Candia Road, Henderson Valley (Part Allot 275 PSH OF Waipareira)</li> </ul>	
(A32)	<p>Subdivision of the following that does not comply with Standard D12.6.4.6:</p> <ul style="list-style-type: none"> <li>• 144 Candia Road, Henderson Valley (Part Allot 275 PSH OF Waipareira)</li> </ul>	NC
(A33)	<p>Subdivision of the following site that complies with Standard D12.6.4.7:</p> <ul style="list-style-type: none"> <li>• 32 Christian Road, Swanson (Lot 1 DP 53766)</li> </ul>	RD
(A34)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.7:</p> <ul style="list-style-type: none"> <li>• 32 Christian Road, Swanson (Lot 1 DP 53766)</li> </ul>	NC
(A35)	<p>Subdivision of the following site that complies with Standard D12.6.4.8:</p> <ul style="list-style-type: none"> <li>• 42 Christian Road, Swanson (Lot 1 DP 80978)</li> </ul>	RD
(A36)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.8:</p> <ul style="list-style-type: none"> <li>• 42 Christian Road, Swanson (Lot 1 DP 80978)</li> </ul>	NC
(A37)	<p>Subdivision of the following site that complies with Standard D12.6.4.9:</p> <ul style="list-style-type: none"> <li>• 46 Christian Road, Swanson (Lot 1 DP 425696)</li> </ul>	RD
(A38)	<p>Subdivision of the following site that does comply with Standard D12.6.4.9:</p> <ul style="list-style-type: none"> <li>• 46 Christian Road, Swanson (Lot 1 DP 425696)</li> </ul>	NC
(A39)	<p>Subdivision of the following site that complies with Standard D12.6.4.10:</p> <ul style="list-style-type: none"> <li>• 56 Christian Road, Swanson (Lot 2 DP 161541)</li> </ul>	RD
(A40)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.10:</p> <ul style="list-style-type: none"> <li>• 56 Christian Road, Swanson (Lot 2 DP 161541)</li> </ul>	NC
(A41)	<p>Subdivision of the following site that complies with Standard D12.6.4.11:</p> <ul style="list-style-type: none"> <li>• 33-35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira)</li> </ul>	RD
(A42)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.11:</p> <ul style="list-style-type: none"> <li>• 33-35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira)</li> </ul>	NC
(A43)	<p>Subdivision of the following site that complies with Standard D12.6.4.12:</p> <ul style="list-style-type: none"> <li>• 40 Coulter Road, Henderson Valley (Lot 1 DP 61729)</li> </ul>	RD
(A44)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.12:</p> <ul style="list-style-type: none"> <li>• 40 Coulter Road, Henderson Valley (Lot 1 DP 61729)</li> </ul>	NC

D12 Waitākere Ranges Heritage Area Overlay

(A45)	Subdivision of the following site that complies with Standard D12.6.4.13: <ul style="list-style-type: none"> <li>• 70 Coulter Road, Henderson Valley</li> </ul>	RD
(A46)	Subdivision of the following site that does not comply with Standard D12.6.4.13: <ul style="list-style-type: none"> <li>• 70 Coulter Road, Henderson Valley</li> </ul>	NC
(A47)	Subdivision of the following site that does not comply with Standard D12.6.4.14: <ul style="list-style-type: none"> <li>• 78 Coulter Road, Henderson Valley (Lot 1 DP 485454)</li> </ul>	RD
(A48)	Subdivision of the following site that does not comply with Standard D12.6.4.14: <ul style="list-style-type: none"> <li>• 78 Coulter Road, Henderson Valley (Lot 1 DP 485454)</li> </ul>	NC
(A49)	Subdivision of the following site that complies with Standard D12.6.4.15: <ul style="list-style-type: none"> <li>• 163 Simpson Road, Henderson Valley (Lot 2 DP 426324)</li> </ul>	RD
(A50)	Subdivision of the following site that does not comply with Standard D12.6.4.15: <ul style="list-style-type: none"> <li>• 163 Simpson Road, Henderson Valley (Lot 2 DP 426324)</li> </ul>	NC
(A51)	Subdivision of the following site that complies with Standard D12.6.4.16: <ul style="list-style-type: none"> <li>• 780 Swanson Road, Swanson (Lot 1 DP 196223)</li> </ul>	RD
(A52)	Subdivision of the following site that does not comply with Standard D12.6.4.16: <ul style="list-style-type: none"> <li>• 780 Swanson Road, Swanson (Lot 1 DP 196223)</li> </ul>	NC
(A53)	Subdivision of the following site that complies with Standard D12.6.4.17: <ul style="list-style-type: none"> <li>• 790 and 792 Swanson Road, Swanson (Lot 3 DP 185681 and Lot 2 DP 185681)</li> </ul>	RD
(A54)	Subdivision of the following site that does not comply with Standard D12.6.4.17: <ul style="list-style-type: none"> <li>• 790 and 792 Swanson Road, Swanson (Lot 3 DP 185681 and Lot 2 DP 185681)</li> </ul>	NC
(A55)	Subdivision of the following site that complies with Standard D12.6.4.18: <ul style="list-style-type: none"> <li>• 40 Tram Valley Road, Swanson (Lot 6 DP 60454).</li> </ul>	RD
(A56)	Subdivision of the following site that does not comply with Standard D12.6.4.18: <ul style="list-style-type: none"> <li>• 40 Tram Valley Road, Swanson (Lot 6 DP 60454).</li> </ul>	NC
(A57)	Subdivision within the area bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road that complies with Standard D12.6.4.19	D
(A58)	Subdivision within the area bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road that does not comply with Standard D12.6.4.19	NC

D12 Waitākere Ranges Heritage Area Overlay

(A59)	Subdivision of sites listed in Table D12.4.2 activities (A22) – (A58) creating sites exceeding the lot allocation as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Foothills (Swanson)	NC
(A60)	Subdivision of the following site that complies with Standard D12.6.4.20: <ul style="list-style-type: none"> <li>• 205A Godley Road, Titirangi (Part Lot 3 DP 30902)</li> </ul>	D
(A61)	Subdivision of the following site that does not comply with Standard D12.6.4.20: <ul style="list-style-type: none"> <li>• 205A Godley Road, Titirangi (Part Lot 3 DP 30902)</li> </ul>	NC
(A62)	Subdivision of the following site that complies with Standard D12.6.4.21: <ul style="list-style-type: none"> <li>• 333 Laingholm Drive, Laingholm (parcels contained in certificate of Title 91D/282)</li> </ul>	D
(A63)	Subdivision of the following site that does not comply with Standard D12.6.4.21: <ul style="list-style-type: none"> <li>• 333 Laingholm Drive, Laingholm (parcels contained in certificate of Title 91D/282)</li> </ul>	NC
(A64)	Subdivision of the following site that complies with Standard D12.6.4.22: <ul style="list-style-type: none"> <li>• 175A Laingholm Drive, Laingholm (Certificate of Title 37B/232)</li> </ul>	D
(A65)	Subdivision of the following site that does not comply with Standard D12.6.4.22: <ul style="list-style-type: none"> <li>• 175A Laingholm Drive, Laingholm (Certificate of Title 37B/232)</li> </ul>	NC
(A66)	Subdivision of the following site in accordance with the subdivision scheme plan and that complies with Standard D12.6.4.23: <ul style="list-style-type: none"> <li>• 7-11 Christian Road, Henderson Valley (Part Allot 124 PSH OF Waipareira)</li> </ul>	D
(A67)	Subdivision of the following site not in accordance with the subdivision scheme plan or that does not comply with Standard D12.6.4.23: <ul style="list-style-type: none"> <li>• 7-11 Christian Road, Henderson Valley (Part Allot 124 PSH OF Waipareira)</li> </ul>	NC

### D12.5. Notification

- (1) Any application for resource consent for an activity listed in Table D12.4.1 or Table D12.4.2 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

## **D12.6. Standards**

All activities in Table D12.4.1 and Table D12.4.2 must comply with the following standards.

### **D12.6.1. Filming**

- (1) The activity must not involve any filming activity longer than six months from start to finish, irrespective of whether the activity is carried out in different years.
- (2) The activity must not involve vehicle movements exceeding 200 per day.
- (3) The site used for filming activity must be restored to its original state on completion of filming activities.
- (4) Associated car parking must be off-road except for any filming activity undertaken pursuant to an approval granted under the Auckland Council Trading and Events in Public Places Bylaw 2015.

### **D12.6.2. Minor dwelling**

Purpose:

- To provide accommodation that is limited in size and secondary to the principal dwelling on a site;
  - to ensure that sufficient outdoor living space is provided for the minor dwelling; and
  - to ensure there is no more than one minor dwelling on each site.
- (1) The minor dwelling must be located on a site with a minimum net site area of 1,500m<sup>2</sup>.
  - (2) A minor dwelling must have an outdoor living space that is:
    - (a) at least 5m<sup>2</sup> for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling;
    - (b) at least 1.8m in depth; and
    - (c) directly accessible from the minor dwelling.
  - (3) There must be no more than one minor dwelling per site.

### **D12.6.3. Subdivision in subdivision scheduled areas**

The subdivision standards in E38 Subdivision – Urban and E39 Subdivision – Rural apply unless otherwise specified below.

#### **D12.6.3.1. Subdivision within Figure D12.10.1 Overlay Subdivision Plan 1 - Ōrātia (Foothills)**

- (1) Subdivision must comply with the following:
  - (a) creates sites that generally coincide with the location of proposed site boundaries as identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills); or

(b) subdivision must be in accordance with or less than the lot densities identified for each existing site as identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills).

(2) The required planting as identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills) as enhancement areas must be established and be protected by way of covenant, encumbrance or consent notice.

**D12.6.3.2. Subdivision within Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills)**

(1) The number of sites created on each existing site must not exceed the total lot allocation for the site as identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

(2) All stock must be permanently removed from the Indicative Enhancement Area and the Ecological Areas identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills), and these areas must be adequately fenced to prevent stock entering these areas.

(3) Any new fences to be established on proposed sites must not be located within any Indicative Enhancement Area identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) unless the fence is required to limit stock accessing the Indicative Enhancement Area.

(4) Weeds must be removed from any Indicative Enhancement Area and Ecological Areas identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

(5) The Indicative Enhancement Area and Ecological Areas identified on Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) must be kept substantially weed-free for a period of 10 years.

(6) A management plan including vegetation planting for the Indicative Enhancement Area must be provided as part of any subdivision consent application. The vegetation planting must be provided at a ratio of 0.125m<sup>2</sup> per 1m<sup>2</sup> of the site (excluding any existing Ecological Area) as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

(7) If the sum of the Indicative Enhancement Area is less than the area required to be planted in Standard D12.6.3.2(6), the difference must be made up by planting on any area outside the Ecological Area as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

(8) Any planting which dies prior to effective canopy closure being established must be replaced.

- (9) Where a second dwelling is located greater than 15m from a dwelling on the same site, either the second dwelling is to be placed on a separate proposed site to the existing dwelling or it must be removed from the site.
- (10) Subdivision of sites involving an indicative Public Walkway Linkage identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) must provide a public walkway and it is to be protected by registering a right of way as an easement in gross on the title in favour of the Auckland Council.

**D12.6.3.3. Subdivision within Figure 12.10.7 – Figure 12.10.14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges)**

- (1) Subdivision must meet one of the following:
  - (a) creating sites with minimum net site area of 2,000m<sup>2</sup> where:
    - (i) the average site area exceeds 4,000m<sup>2</sup> measured over the net site area of the site as it existed on 14 October 1995;
    - (ii) each proposed site contains a building platform outside the Significant Ecological Areas Overlay; and
    - (iii) each proposed site will be provided with a connection to a reticulated wastewater disposal system.
  - (b) creating sites with minimum net site area of 8,000m<sup>2</sup> where:
    - (i) a building platform is situated within the Significant Ecological Areas Overlay;
    - (ii) no more than one new site is created for each site existing on 14 October 1995; and
    - (iii) each proposed site will be provided with a connection to a reticulated wastewater disposal system.
  - (c) creating sites with minimum net site area of 4ha.

**D12.6.3.4. Subdivision within Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North)**

- (1) Subdivision must meet one of the following:
  - (a) creating sites with building platforms and driveways located wholly outside the Significant Ecological Areas Overlay and complying with all of the following:
    - (i) the average net site area of all proposed sites must exceed 2000m<sup>2</sup>. This is calculated from the existing site area at 30 September 2013; where 50 per cent or more of the existing site area is outside the Significant Ecological Areas Overlay, an area at least equivalent to the total area covered by the proposed building platform and driveway, (including car parking, access and

manoeuvring areas) must be permanently planted on the existing site with native vegetation; and

- (ii) areas identified in the Significant Ecological Areas Overlay required to be planted in Standard D12.6.3.4(1)(a)(i) within a proposed site are to be permanently protected by an appropriate legal mechanism to be registered on the title. The protected area excludes any vegetation consented for removal; or
- (b) creating sites with building platform and driveways partially or wholly inside the Significant Ecological Areas Overlay complying with all of the following:
- (i) the minimum net site area for the proposed site containing the existing dwelling must be 2000m<sup>2</sup> provided the existing site has a minimum net site area of 6000m<sup>2</sup> and there is no more than one additional site created which is less than 4000m<sup>2</sup> in net site area;
  - (ii) the average net site area of all proposed sites must exceed 3000m<sup>2</sup>. This is calculated from the existing site area;
  - (iii) no more than 500m<sup>2</sup> of native vegetation may be removed to provide for any proposed dwelling, and driveway, (including car parking, access and manoeuvring areas) within each proposed site;
  - (iv) all remaining native vegetation must be permanently protected by appropriate legal mechanism registered on the title. This excludes any vegetation consented for removal;
  - (v) any driveway exceeding 10m in length must not exceed an average slope of 1 in 5; and
  - (vi) no new road may be created.

**D12.6.3.5. Subdivision within Figure D12.10.17 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South)**

- (1) Subdivision must meet one of the following:
- (a) subdivision providing for building platforms and driveways wholly outside the Significant Ecological Areas Overlay complying with all of the following:
    - (i) the average net site area of all proposed sites must exceed 4000m<sup>2</sup>. This is calculated from the existing site area;
    - (ii) where a proposed site is partially located within the Significant Ecological Areas Overlay, a minimum of 1000m<sup>2</sup> of the net site area must be located outside the Significant Ecological Areas Overlay;
    - (iii) where 50 per cent or more of the existing site area is outside the Significant Ecological Areas Overlay, an area at least equivalent to



the total area covered by the proposed building platform and driveway, (including car parking, access and manoeuvring areas) must be permanently planted on the existing site with native vegetation; and

- (iv) areas identified in the Significant Ecological Areas Overlay required to be planted in Standard D12.6.3.5(1)(a)(iii) within a proposed site are to be permanently protected by an appropriate legal mechanism to be registered on the title. The protected area excludes any vegetation consented for removal.
- (b) subdivision providing for proposed building platforms and driveways partially or wholly within the Significant Ecological Areas Overlay complying with all of the following:
  - (i) the minimum net site area of a proposed site containing an existing dwelling must be 4000m<sup>2</sup> provided the existing site has a minimum net site area of 1.4ha and there is no more than one additional site created that is less than 1ha net site area;
  - (ii) the average net site area of all proposed sites must exceed 1ha. This is calculated from the existing site area;
  - (iii) no more than 500m<sup>2</sup> of native vegetation may be removed to provide for any proposed dwelling, and driveway, (including car parking, access and manoeuvring areas) within a proposed site;
  - (iv) all remaining native vegetation on-site must be permanently protected by appropriate legal mechanism registered on the title. This excludes any vegetation consented for removal;
  - (v) any driveway exceeding 10m in length must not exceed an average slope of 1 in 5; and
  - (vi) no new road may be created.

**D12.6.3.6. Subdivision within Figure 12.10.18 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West)**

- (1) Subdivision must meet one of the following
  - (a) creating sites with minimum net site area of 2,000m<sup>2</sup> and complying with all of the following:
    - (i) the average net site area must exceeds 4000m<sup>2</sup> when calculated over the net site area of the site as it existed on 14 October 1995; and
    - (ii) each proposed site contains a building platform located wholly outside the Significant Ecological Areas Overlay; or
  - (b) creating sites with minimum net site area of 8,000m<sup>2</sup> and complying with all of the following:

- (i) any part of a building platform is situated within the Significant Ecological Areas Overlay;
  - (ii) no more than one new site is created per site existing on 14 October 1995; and
  - (iii) each proposed site is provided with a connection to a reticulated water system; or
- (c) subdivision creating sites with a minimum net site area of 4ha.

**D12.6.4. Subdivision in scheduled subdivision sites**

The subdivision standards in E38 Subdivision – Urban or in E39 Subdivision – Rural apply unless otherwise provided for in the following standards.

**D12.6.4.1. Subdivision at 24 Christian Road and 37 O’Neills Road, Swanson**

- (1) The minimum net site area for each proposed site is 7,000m<sup>2</sup>.
- (2) The average site area must be greater than 1ha.

**D12.6.4.2. Subdivision at 12 – 14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129) and 233 Forrest Hill Road, Waiaatarua (Lot 5 DP 59154)**

- (1) The total land area includes the land parcels legally described as lots 1 and 2 DP 49129 and lot 5 DP 59154.
- (2) The minimum net site area is 2ha.
- (3) The average net site area exceeds 4ha across the total land area.
- (4) The total number of sites over the total land area is limited to 24.
- (5) An ecological assessment and a landscape assessment identifying areas of ecological and landscaping opportunity and enhancement must be provided. This must include any areas where buildings are not to be constructed.
- (6) A planting plan taking into account the site’s ecological and landscape assessments identified in Standard D12.6.4.2(5) must be provided. This must include weed management, and any planting for stormwater mitigation, visual amenity, and privacy.
- (7) A public walking trail must be provided to connect Forest Hill Road and Gum Road at the time of the first subdivision of Lots 1 and 2 DP 49129 and Lot 5 DP 59154.

**D12.6.4.3. Subdivision at 47-51 Holdens Road, Henderson (Lot 14 DP 86225) and 15 Holdens Road, Henderson (Lot 1 DP 63568)**

- (1) No more than three additional sites (i.e. five sites in total) may be created on the site. This excludes any lot for the purpose of access that may be created.

- (2) The area within 47-51 Holdens Road, Henderson legally described as Lot 14 DP 86225 may be subdivided into two sites along the boundary of the Residential – Single House Zone and the Rural – Waitākere Foothills Zone provided that the proposed site subject to the Rural – Waitākere Foothills Zone has a net site area exceeding 1ha and cannot be subdivided further. A consent notice must be registered on the title to give effect to this requirement.
- (3) The minimum net site area is 1ha, excluding any joint access lots.
- (4) The subdivision must not create any new road.
- (5) Any driveway exceeding 10m in length must not exceed an average slope of 1 in 5.
- (6) No new buildings may be located within 25m of the Holdens Road frontage along the southern boundary of 15 Holdens Road, Henderson legally described as Lot 1 DP 63658.
- (7) Access from Holdens Road to any new site created by the subdivision of 15 Holdens Road, Henderson legally described as Lot 1 DP 63658 will provide a maximum of one additional driveway.
- (8) A landscaping strip no less than 5m in depth must be provided along the Holdens Road boundary (not including the eastern boundary of 15 Holdens Road, Henderson legally described as Lot 1 DP 63658 and vehicle access provided for in D12.6.3.4(7)). The strip must consist of densely planted vegetation including species that reach a height of no less than 3m, and may incorporate the existing shelter belt. The planting must be established prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991.
- (9) The landscaping strip must be maintained at a minimum height of 3m and be protected by way of a covenant, encumbrance or consent notice on the title.
- (10) A consent notice will be registered against the titles to all parts of the land, excluding the area within 47-51 Holdens Road, Henderson legally described as lot 14 DP 86225 on completion of subdivision on the site, to record the following:
  - (a) the density of subdivision provided for in Standard D12.6.4.3(1) has been utilised in full; and
  - (b) there will be no further subdivision of the land previously comprised of Lot 14 DP 86225 and Lot 1 DP 63568.

**D12.6.4.4. Subdivision at 43 O’Neills Road (Lot 2 DP 78994)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) A fenced, 20m wide planted strip incorporating the public walkway linkage as shown in Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) along the northern boundary of the site must be provided and protected by a registered right of way as an easement in gross.

**D12.6.4.5. Subdivision at 39 Awhiorangi Promenade (Lot 4 DP 137580)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that any existing pine trees (*Pinus* sp) and wattle trees (*Acacia* sp) are removed from the site in accordance with an approved management plan prior to the issue of a certificate under section 224 of the Resource Management Act 1991.
- (3) Subdivision must ensure there are no further residential buildings, other than replacements, constructed on the site containing the existing second dwelling.

**D12.6.4.6. Subdivision at 144 Candia Road, Henderson Valley (Part Allot 275 PSH OF Waipareira)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure no less than 1ha of the southwest corner of the site is planted and fenced.
- (3) Subdivision must ensure that no further residential buildings may be erected within the Ridgeline Protection Overlay. This must be protected in perpetuity by way of an encumbrance, covenant or consent notice to be registered on the title.

**D12.6.4.7. Subdivision at 32 Christian Road, Swanson (Lot 1 DP 53766)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must include a fenced, 20m wide planted strip incorporating a public walkway linkage as shown in Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) along the northern boundary of the

site, which must be protected by a registered right-of-way as an easement in gross registered on the title.

- (3) Subdivision must ensure any proposed site has vehicle access from the existing driveway.

**D12.6.4.8. Subdivision at 42 Christian Road, Swanson (Lot 1 DP 80978)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure any proposed site has vehicle access from the existing driveway.
- (3) Subdivision must ensure vehicle access to any new dwelling is from O’Neills Road and is protected by a registered right of way or other appropriate legal mechanism registered on the title.
- (4) Subdivision must ensure any new dwelling is located within the permitted building area identified in Figure D12.10.3 Overlay Subdivision Plan 3 – Permitted Building Area for 42 Christian Road, Swanson.

**D12.6.4.9. Subdivision at 46 Christian Road, Swanson (Lot 1 DP 425696)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure any proposed dwelling is located in the southeast corner of the site and gains vehicle access from O’Neills Road only.
- (3) Subdivision must provide for the complete removal of any monkey-apple trees (*Acmena smithii*), conifers (*Pinus* sp) and wattles (*Acacia* sp).

**D12.6.4.10. Subdivision at 56 Christian Road, Swanson (Lot 2 DP 161541)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that the existing dwelling and studio are on separate lots.

**D12.6.4.11. Subdivision at 33-35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

- (2) Subdivision must ensure any new dwelling is located within the permitted building area shown in Figure D12.10.4 Overlay Subdivision Plan 4 – Permitted Building Area - 33 – 35 Coulter Road, Henderson Valley.

**D12.6.4.12. Subdivision at 40 Coulter Road, Henderson Valley (Lot 1 DP 61729)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure vehicle access to any proposed dwelling is from the existing driveway.
- (3) Subdivision must provide for the complete removal of any monkey-apple (*Acmena* sp) trees from the site.

**D12.6.4.13. Subdivision at 70 Coulter Road, Henderson Valley**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that any proposed dwelling is set back from the Coulter Road boundary and located outside the Ridgeline Protection Overlay.
- (3) Subdivision must provide for the complete removal, or demolition of the existing minor dwelling.

**D12.6.4.14. Subdivision at 78 Coulter Road, Henderson Valley (lot 1 DP 485484)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that there is no net increase in building coverage on the site.
- (3) Subdivision must ensure that no further dwelling is established on any proposed site that contains the existing dwelling and that this is provided for by way of covenant, encumbrance or consent notice registered on the title.
- (4) Subdivision must ensure that the location of any replacement dwelling(s) is restricted to the area adjacent to Coulter Road above the 90m contour line.
- (5) No further dwellings may be constructed on the site or the resulting two lots after subdivision.

**D12.6.4.15. Subdivision at 163 Simpson Road, Henderson Valley (Lot 2 DP 426324)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that no further dwellings are located within the Ridgeline Protection Overlay on the site.
- (3) The existing minor dwelling must be located on the same site as the existing dwelling.
- (4) Access to the proposed site must be from the existing vehicle crossing at Simpson Road in the north eastern part of the site.

**D12.6.4.16. Subdivision at 780 Swanson Road, Henderson Valley (Lot 1 DP 196223)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must comply with all of the following:
  - (a) any new dwelling is located within the permitted building area as shown in Figure D12.10.5 Overlay Subdivision Plan 5 – Permitted Building Area – 780 Swanson Road, Swanson;
  - (b) no building exceeds 6m in height;
  - (c) prohibits the establishment of any second dwelling (including any minor dwelling) on any proposed site and this must be guaranteed in perpetuity by way of an encumbrance, covenant or consent notice registered on the title;
  - (d) any proposed lot has vehicle access from the existing driveways;
  - (e) landscaping strips are provided and/or retained along the boundary of any proposed lot which adjoins either Swanson Road or Christian Road (with the exception of existing driveway entrances);
  - (f) planting within the landscaping strips must be maintained at a minimum height of 3m; and
  - (g) existing planting adjacent to the stream is fenced.
- (3) The requirements in D12.6.4.16(2)(b) – (g) must be guaranteed in perpetuity by way of an encumbrance, covenant or consent notice registered on the title.

- (4) An ecological assessment and a landscape assessment identifying areas of ecological and landscaping opportunity and enhancement must be provided.

**D12.6.4.17. Subdivision at 790 and 792 Swanson Road, Swanson (Lot 3 DP 185681 and Lot 2 DP 185681)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) 790 and 792 Swanson Road must be amalgamated prior to subdivision.

**D12.6.4.18. Subdivision at 40 Tram Valley Road, Swanson (Lot 6 DP 60454)**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that any new dwelling is located within the permitted building area as shown in Figure D12.10.6 Overlay Subdivision Plan 6 – Permitted Building Area – 40 Tram Valley Road, Swanson.

**D12.6.4.19. Subdivision of any site within the area bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road**

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) The average net site area must exceed 1.6ha. This is calculated from the existing site area.
- (3) The minimum net site area is 4000m<sup>2</sup>.
- (4) The subdivision must not create new roads.
- (5) any driveway exceeding 10m in length must not exceed an average slope of 1 in 5.

**D12.6.4.20. Subdivision at 205A Godley Road, Titirangi (Part Lot 3 DP 30902)**

- (1) Subdivision must not create more than a total of four sites. This includes any balance lot but excludes any reserve or access lot.
- (2) Any proposed building platform and driveways must be located wholly outside the Significant Ecological Areas Overlay.

**D12.6.4.21. Subdivision at 333 Laingholm Drive, Laingholm (Certificate of Title 91D/282)**

- (1) Subdivision must not create a total of more than 22 lots on the site.



- (2) No more than 500m<sup>2</sup> of native vegetation within a proposed site may be removed to provide for any proposed dwelling, and driveway, (including car parking, access and manoeuvring areas).
- (3) All remaining native vegetation on-site must be permanently protected by an appropriate legal mechanism registered on the title. This excludes any vegetation consented for removal.
- (4) any driveway exceeding 10m in length must not exceed an average slope of 1 in 5.
- (5) No new road is to be created.

**D12.6.4.22. Subdivision at 175A Laingholm Drive (Certificate of Title 37B/232)**

- (1) Subdivision must not create a total of more than three lots on the site.
- (2) The clearance of native vegetation required for any proposed dwelling and driveway (including car parking, access and manoeuvring areas) must not exceed 300m<sup>2</sup> for every lot created excluding that area for the existing driveway.
- (3) Any areas within the Significant Ecological Areas Overlay on the site must be permanently protected by legal mechanism registered on the title. This excludes any vegetation consented for removal.

**D12.6.4.23. Subdivision at 7-11 Christian Road, Henderson Valley (Part Allot 124 PSH OF Waipareira)**

- (1) Subdivision must be undertaken in accordance with Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley.
- (2) Sites identified in the Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley as subject to 600m<sup>2</sup> minimum lot size must have a net site area of not less than 600m<sup>2</sup>.
- (3) Sites identified in Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley as subject to 1200m<sup>2</sup> minimum lot size must have a net site area of not less than 1200m<sup>2</sup>.
- (4) Sites identified in the Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley as subject to 2000m<sup>2</sup> minimum lot size must have a net site area of not less than 2000m<sup>2</sup>.
- (5) The subdivision must ensure that the maximum height limit for dwellings and buildings to be constructed on sites with a net site area of between 1200m<sup>2</sup> and 2000m<sup>2</sup> must not be greater than 6m high. A consent notice shall be registered against the titles of all such sites to ensure ongoing compliance with this rule.

- (6) Subdivision to provide a through road between Christian and Tram Valley Roads as identified in Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley.
- (7) Vehicle access from the new sites must be through the new internal roads as identified in Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley.
- (8) The drainage and green network identified in Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley must be provided. The width of this network must be 20m.
- (9) The area identified for a 10m wide planted covenant in the Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley must be provided and permanently protected by legal mechanism registered on the title.
- (10) The 'no build' area identified in Figure D12.10.19 Overlay Subdivision Plan 12– 7-11 Christian Road, Henderson Valley must be permanently protected by legal mechanism registered on the title.

#### **D12.7. Assessment – controlled activities**

##### **D12.7.1. Matters of control**

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) subdivision at 24 Christian Road, Swanson (Lot 5 DP 158819) and 37 O'Neills Road, Swanson (Lot 1 DP 179784):
  - (a) the design, size and location of sites and site boundaries;
  - (b) the design, location, construction and alignment of driveways and roads;
  - (c) provision for landscape treatment and enhancement planting;
  - (d) protection of natural features and enhancement planting; and
  - (e) the location, design and construction of infrastructure.

##### **D12.7.2. Assessment criteria**

The Council will consider the relevant assessment criteria for controlled activities from the list below:

- (1) subdivision at 24 Christian Road, Swanson (Lot 5 DP 158819) and 37 O'Neills Road, Swanson (Lot 1 DP 179784):
  - (a) the extent to which the design, scale and layout of the subdivision is compatible with the character and amenity of the Rural – Waitākere Foothills Zone;

- (b) the extent to which the subdivision individually or cumulatively adversely affects the rural character and amenity values of the Rural – Waitākere Foothills Zone;
- (c) the extent to which the design, location, construction and alignment of driveways and roads will create no more than minor adverse effects on the environment;
- (d) whether the subdivision provides adequate measures including enhancement planting to retain and enhance landscape of the area;
- (e) whether the subdivision avoids, remedies and mitigates adverse effects on natural features; and
- (f) whether sufficient infrastructure is provided and its location, design and construction does not adversely affect the rural character and amenity values of the area.

### **D12.8. Assessment – restricted discretionary activities**

#### **D12.8.1. Matters of discretion**

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) minor dwelling:
  - (a) rural character and amenity values;
  - (b) the scale and intensity of buildings and activities;
  - (c) retention and maintenance of vegetation;
  - (d) landscape treatment of sites; and
  - (e) parking, access and traffic movement.
- (2) subdivision within the area identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills):
  - (a) the design, size and location of sites and site boundaries;
  - (b) the design, location, construction and alignment of driveways and roads;
  - (c) the design and scale of and the location of building platforms;
  - (d) provision for landscape treatment and enhancement planting;
  - (e) provision for works intended to protect and enhance vegetation;
  - (f) driveway construction between road carriageways and individual sites;
  - (g) the adequacy of any management plan for the maintenance and enhancement of Ecological Area and Indicative Enhancement Area within the site as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills);

- (h) the extent of any Ecological Area and Indicative Enhancement Area within the site as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills);
  - (i) the location of fence lines;
  - (j) the mitigation of adverse effects on landscape and amenity values that may arise as a result of the future dwellings;
  - (k) the location and formation of indicative public walkway linkages shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills); and
  - (l) the possible removal or relocation of any existing second dwellings or other accessory buildings.
- (3) subdivision within the area identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills):
- (a) the matters in D12.8.1(2)(a) – (f); and
  - (b) the adverse effects resulting from increases in proposed lot numbers.
- (4) subdivision at 12-14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129) and 233 Forrest Hill Road, Waiatarua (Lot 5 DP 59154):
- (a) the matters in D12.8.1(2)(a) – (f);
  - (b) the protection and enhancement of vegetation, drainage works and other infrastructure works;
  - (c) re-vegetation and/or protection of any ecological linkage opportunity areas from the establishment of any new buildings or groups of buildings;
  - (d) the mitigation of potential adverse effects on landscape, amenity values and rural character; and
  - (e) provision for a public walkway through the site using a walking trail or trails.
- (5) subdivision at 47-51 Holdens Road, Henderson (Lot 14 DP 86225) and 15 Holdens Road, Henderson (Lot 1 DP 63568) and the areas bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road:
- (a) the matters in D12.8.1(2)(a) – (f);
  - (b) the effects of subdivision on rural character;
  - (c) the extent of any proposed planting; and
  - (d) the effects of subdivision on heritage features of the heritage area.
- (6) subdivision at 39 Awhiorangi Promenade (Lot 4 DP 137580):
- (a) the matters in D12.8.1(2)(a) – (f); and
  - (b) the adequacy of any management plan provided for the complete removal of any existing pine (*Pinus* sp) and wattle trees (*Acacia* sp) from the site.

- (7) subdivision at 144 Candia Road (Part Allot 275 PSH of Waipareira):
- (a) the matters in D12.8.1(2)(a) – (f);
  - (b) the species to be planted in the area required to be planted; and
  - (c) the extent of the area to be fenced and maintained weed free until canopy closure.
- (8) subdivision at 32 Christian Road, Swanson (Lot 1 DP 53766):
- (a) the matters in D12.8.1(2)(a) – (f); and
  - (b) the adequacy of the planted strip along the northern boundary of the site.
- (9) subdivision at 46 Christian Road, Swanson (Lot 1 DP 425696):
- (a) the matters in D12.8.1(2)(a) – (f); and
  - (b) the location of any proposed dwelling platform and adverse effects on visual or aural amenity values.
- (10) subdivision at 33-35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira)
- (a) the matters in D12.8.1(2)(a) – (f); and
  - (b) location of any proposed dwelling relative to the road boundary, the eastern edge of the Ridgeline Protection Overlay identified onsite, the area within the Ridgeline Protection Overlay identified onsite, the area west of the indicative enhancement area, as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (11) subdivision at 40 Coulter Road, Henderson Valley (Lot 1 DP 61729):
- (a) the matters in D12.8.1(2)(a) – (f); and
  - (b) the vehicle access to any existing or proposed site.
- (12) subdivision at 70 Coulter Road, Henderson Valley:
- (a) the matters in D12.8.1(2)(a) – (g);
  - (b) the location of any proposed dwelling platform in the south-western part of the site relative to the Coulter Road boundary and the Ridgeline Protection Overlay on the site; and
  - (c) any adverse effects on the visual and aural amenity of the neighbours at 66 Coulter Road.
- (13) subdivision at 78 Coulter Road, Henderson Valley (lot 1 DP 485484):
- (a) the matters in D12.8.1(2)(a) – (f); and
  - (b) the extent of any increase in the existing building coverage on the site resulting from any subdivision.
- (14) subdivision at 163 Simpson Road, Henderson Valley (Lot 2 DP 426324):
- (a) the matters in D12.8.1(2)(a) – (f);

- (b) the location of any further dwelling platforms relative to the Ridgeline Protection Overlay identified on the site; and
  - (c) the location and nature of vehicle access to any proposed site relative to the Indicative Enhancement Area shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (15) subdivision at 780 Swanson Road, Henderson Valley (Lot 1 DP 196223):
- (a) the matters in D12.8.1(2)(a) – (f);
  - (b) the potential effects of any proposed dwelling platform and its adverse visual or landscape effects on the surrounding neighbourhood; and
  - (c) the screening of any proposed dwelling platform from Swanson Road and Tram Valley Road.
- (16) subdivision at 40 Tram Valley Road, Swanson (Lot 6 DP 60454):
- (a) the matters in D12.8.1(2)(a) – (f); and
  - (b) the location of proposed dwelling platforms(s) relative to the cleared areas south of the existing minor dwelling.

#### **D12.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

- (1) minor dwelling:
  - (a) the extent to which the scale and intensity of buildings and activities adversely affect rural character and amenity values;
  - (b) the extent to which the proposed minor dwelling avoids, remedies or mitigates any adverse effects on the landscape;
  - (c) whether the proposal will retain and maintain vegetation; and
  - (d) whether landscape treatment of sites is provided.
- (2) subdivision within the area identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills):
  - (a) assessment criteria in D12.8.2(3)(a)-(f); and
  - (b) the extent to which the subdivision avoids, remedies or mitigates any adverse effects (including any cumulative adverse effects) generated by any change in lot boundaries on or by an increase in the number of proposed lots in relation to all of the following:
    - (i) landscape character;
    - (ii) amenity values;
    - (iii) natural features;
    - (iv) protection and/or enhancement of vegetation generally as shown on Figure D12.10.1 Overlay Subdivision Plan 1 - Ōrātia (Foothills).

- (v) access;
  - (vi) native vegetation and ecological corridors;
  - (vii) streams and the quality of water containing on the site;
  - (viii) the ability of each proposed site, and the entire Ōrātia Foothills catchment affected by any increase in the number of proposed sites, to treat and dispose of stormwater;
  - (ix) the ability of each proposed site to treat and dispose of wastewater; and
  - (x) heritage sites, buildings and trees.
- (3) Subdivision within the Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills):
- (a) whether the proposed lot is of a useable shape;
  - (b) the extent to which the proposed subdivision identifies a stable building platform and stable vehicle access within each proposed lot;
  - (c) whether the proposed subdivision will or will likely be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source;
  - (d) the extent to which the subsequent use of the proposed lot likely to be made will not accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, slippage or inundation from any source;
  - (e) the extent to which the subdivision contributes to the achievement of the planned character and amenity values of the local area.
  - (f) the extent to which the subdivision provides measures that remedy or mitigate adverse effects on the landscape;
  - (g) whether the proposed subdivision provides for works intended to protect and enhance vegetation;
  - (h) the extent to which the subdivision requires driveway construction and how it avoids, remedies and mitigates adverse effects on the heritage features;
  - (i) the extent to which the proposed subdivision avoids, remedies or mitigates any adverse effects on the landscape arising from existing or future multiple clusters of buildings, and associated accessways;
  - (j) whether the proposed subdivision avoids the potential for further development of existing building areas within visually sensitive landscapes;
  - (k) whether the proposed subdivision retains the rural character of the environment, taking into account any cumulative effects arising in association with existing buildings on the site and on surrounding sites;

- (l) whether the proposed subdivision retains the characteristic open spaciousness of the rural environment, rural amenity values and the amenity of neighbours;
- (m) whether the proposed subdivision locates any new building platforms in a more appropriate location than any existing building or whether the proposed subdivision will remove any existing poorly placed buildings from inappropriate locations e.g. sensitive ridgelines;
- (n) whether the proposed subdivision provides for public access to and alongside streams, lakes and wetlands and for any public walkway linkages shown in Figure D12.10.2 Overlay Subdivision Plan 2 - Swanson South (Foothills).
- (o) whether the proposed subdivision includes a management plan that adequately addresses the following:
  - (i) areas of vegetation to be removed;
  - (ii) the number, location, grade, size and species of plants to be planted;
  - (iii) weed control measures;
  - (iv) replacement of any planting which dies prior to effective canopy closure; and
  - (v) the management of natural regeneration.
- (p) whether where any proposed subdivision creates fewer lots than the allocation shown in Figure D12.10.2 Overlay Subdivision Plan 2 - Swanson South (Foothills), the proposed subdivision scheme plan ensures an appropriate design layout is provided which :
  - (i) anticipates future subdivision up to the full allocation shown in Figure D12.10.2 Overlay Subdivision Plan 2 Swanson South (Foothills);
  - (ii) provides for the future location of building platforms;
  - (iii) establishes the size of any proposed lot(s) appropriate to the landscape character of the area;
  - (iv) limits the extent of impervious surface(s) through the use of shared driveways;
  - (v) provides for the protection of any Significant Ecological Areas and the establishment of any required planting in any Indicative Enhancement Area(s) over the whole site as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson (Foothills);
  - (vi) provides for the management of stormwater runoff over the whole site; and
  - (vii) provides for any indicative walkway linkages shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson (Foothills).



- (4) subdivision at 12-14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129) and 233 Forrest Hill Road, Waiatarua (Lot 5 DP 59154):
- (a) the assessment criteria in D12.8.2(3)(a)-(f);
  - (b) whether the proposed subdivision provides for the protection and enhancement of vegetation, drainage works and other infrastructure works;
  - (c) the extent to which the proposed subdivision implements infrastructure, including roads and driveways that have a rural scale and character;
  - (d) the extent to which the proposed subdivision retains and/or enhances rural character through the pattern of the proposed subdivision and location of buildings platforms;
  - (e) the extent to which the proposed buildings are located in a manner that maintains spacious rural views and rural landscape of the area;
  - (f) the extent to which the subdivision provides for a public walkway using a walking trail or trails between Forrest Hill Road and Gum Road;
  - (g) whether an ecological assessment and a landscape assessment identifying areas of ecological and landscaping opportunity and enhancement is provided including any areas where buildings are not to be constructed; and
  - (h) whether a planting plan taking into account the site's ecological and landscape assessments identified in D12.6.4.2(5) is provided. This must include weed management, and any planting for stormwater mitigation, visual amenity, and privacy.
- (5) subdivision at 47-51 Holdens Road, Henderson (Lot 14 DP 86225) and 15 Holdens Road, Henderson (Lot 1 DP 63568) and the areas bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road:
- (a) the assessment criteria in D12.8.2(3)(a)-(f);
  - (b) the extent to which the proposed subdivision locates any proposed building(s) away from Holdens Road so the rural character of the area is protected;
  - (c) the extent to which the proposed subdivision avoids blurring the boundary between the metropolitan area and the rural landscape;
  - (d) the extent to which the proposed subdivision retains the rural character of the environment, taking into account any cumulative effects arising in association with existing buildings on the site;
  - (e) whether the proposed plantings screen proposed building(s) from Holdens Road; and
  - (f) whether the proposal protects, restores and enhances heritage features, streams, wetlands and indigenous vegetation within the site.

- (6) subdivision at 37 Awhiorangi Promenade (Lot 2 DP 462556):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
  - (b) the extent to which any approved management plan provides for the complete removal of any existing pine (*Pinus* sp) and wattle trees (*Acacia* sp) from the site.
- (7) subdivision at 144 Candia Road (Part Allot 275 PSH of Waipareira):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
  - (b) the extent to which the required area to be planted is planted with species appropriate to the landscape and ecology of the area, fenced and maintained weed free until canopy closure.
- (8) subdivision at 32 Christian Road, Swanson (Lot 1 DP 53766):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
  - (a) the extent to which the required 20m-wide planted strip is established along the northern boundary of the site, and will create a buffer between the site and the adjoining land to the north.
- (9) subdivision at 46 Christian Road, Swanson (Lot 1 DP 425696):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
  - (b) the extent to which the location of any proposed dwelling avoids any adverse effects on the visual or aural amenity values of any adjacent or surrounding sites.
- (10) subdivision at 33 – 35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
  - (b) the extent to which the location of any proposed dwelling avoids the visible face above Coulter Road between the road boundary and the eastern edge of the Ridgeline Protection Overlay identified onsite, the area within Ridgeline Protection Overlay identified onsite, and the area west of the indicative enhancement area, as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (11) subdivision at 40 Coulter Road, Henderson Valley (Lot 1 DP 61729):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
  - (b) the extent to which vehicle access to any existing or proposed site uses the existing driveway.
- (12) subdivision at 70 Coulter Road, Henderson Valley:
- (a) assessment criteria in D12.8.2(3)(a)-(f); and
  - (b) the extent to which any proposed dwelling in the south-western part of the site is sufficiently set back from the Coulter Road boundary to be clear of

the Ridgeline Protection Overlay onsite and avoids adverse effects on the visual and aural amenity of the neighbours at 66 Coulter Road.

(13) subdivision at 78 Coulter Road, Henderson Valley (lot 1 DP 485484):

- (a) assessment criteria in D12.8.2(3)(a)-(f); and
- (a) the extent to which there is no net increase in the existing building coverage on the site resulting from any subdivision.

(14) subdivision at 163 Simpson Road, Henderson Valley (Lot 2 DP 426324):

- (a) assessment criteria in D12.8.2(3)(a)-(f);
- (b) the extent to which further residential building within the Ridgeline Protection Overlay onsite is avoided and protected by way of covenant, encumbrance or consent notice; and
- (c) the extent to which vehicle access to any proposed site avoids any Indicative Enhancement Area shown in Overlay Subdivision Plan 2 – Swanson South (Foothills).

(15) subdivision at 780 Swanson Road, Henderson Valley (Lot 1 DP 196223):

- (a) assessment criteria in D12.8.2(3)(a)-(f);
- (b) the extent to which any proposed dwelling avoids any adverse visual or landscape effects on the surrounding neighbourhood; and
- (c) the extent to which any proposed dwelling is screened from Swanson Road and Tram Valley Road.

(16) subdivision at 40 Tram Valley Road, Swanson (Lot 6 DP 60454):

- (a) assessment criteria in D12.8.2(3)(a)-(f); and
- (b) the extent to which any proposed dwelling(s) within any proposed site(s) are located within the cleared areas south of the existing minor dwelling.

#### **D12.9. Special information requirements**

There are no special information requirements in this overlay.

D12.10. Overlay subdivision plans

Figure D12.10.1 Overlay Subdivision Plan 1 - Ōrātia (Foothills)

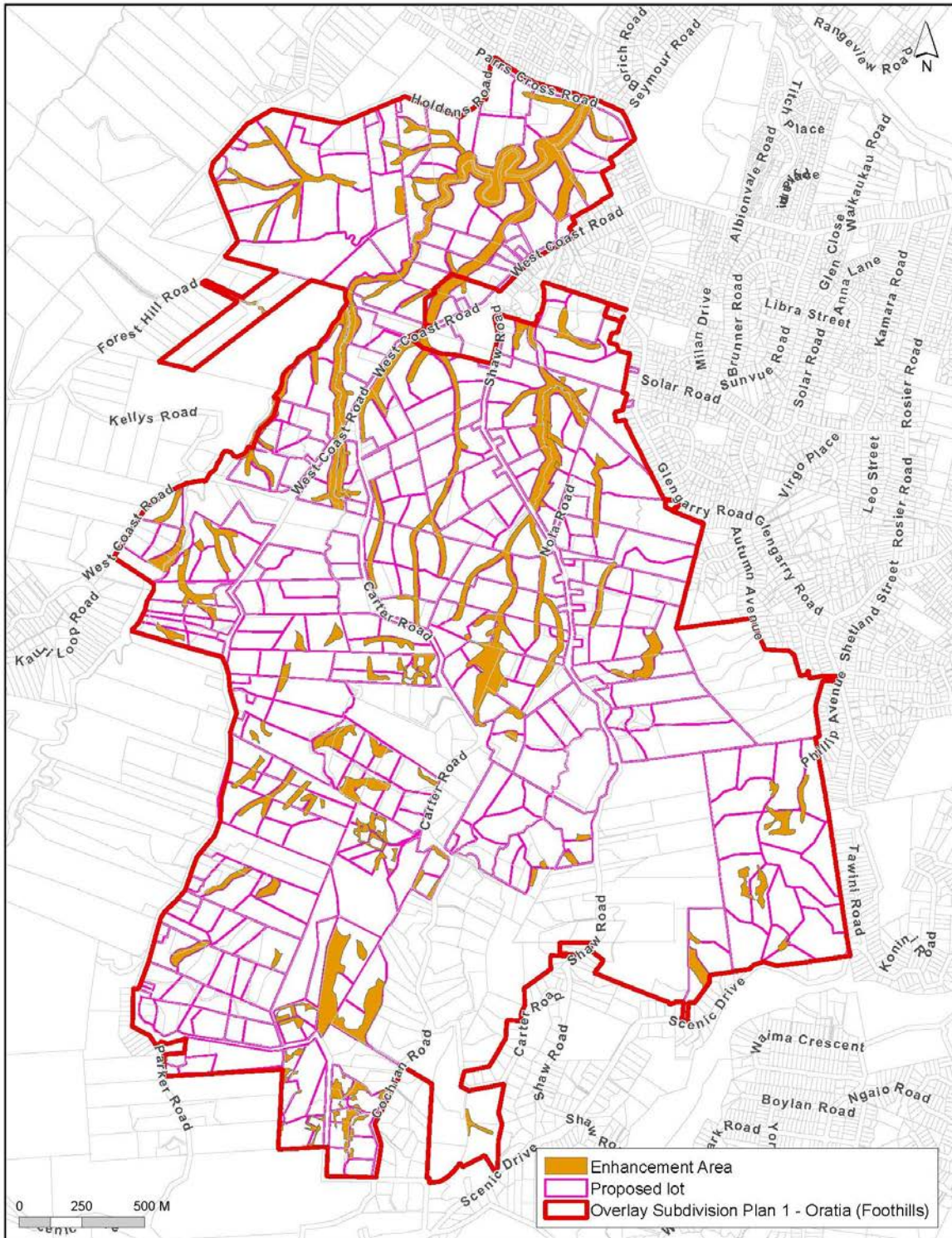
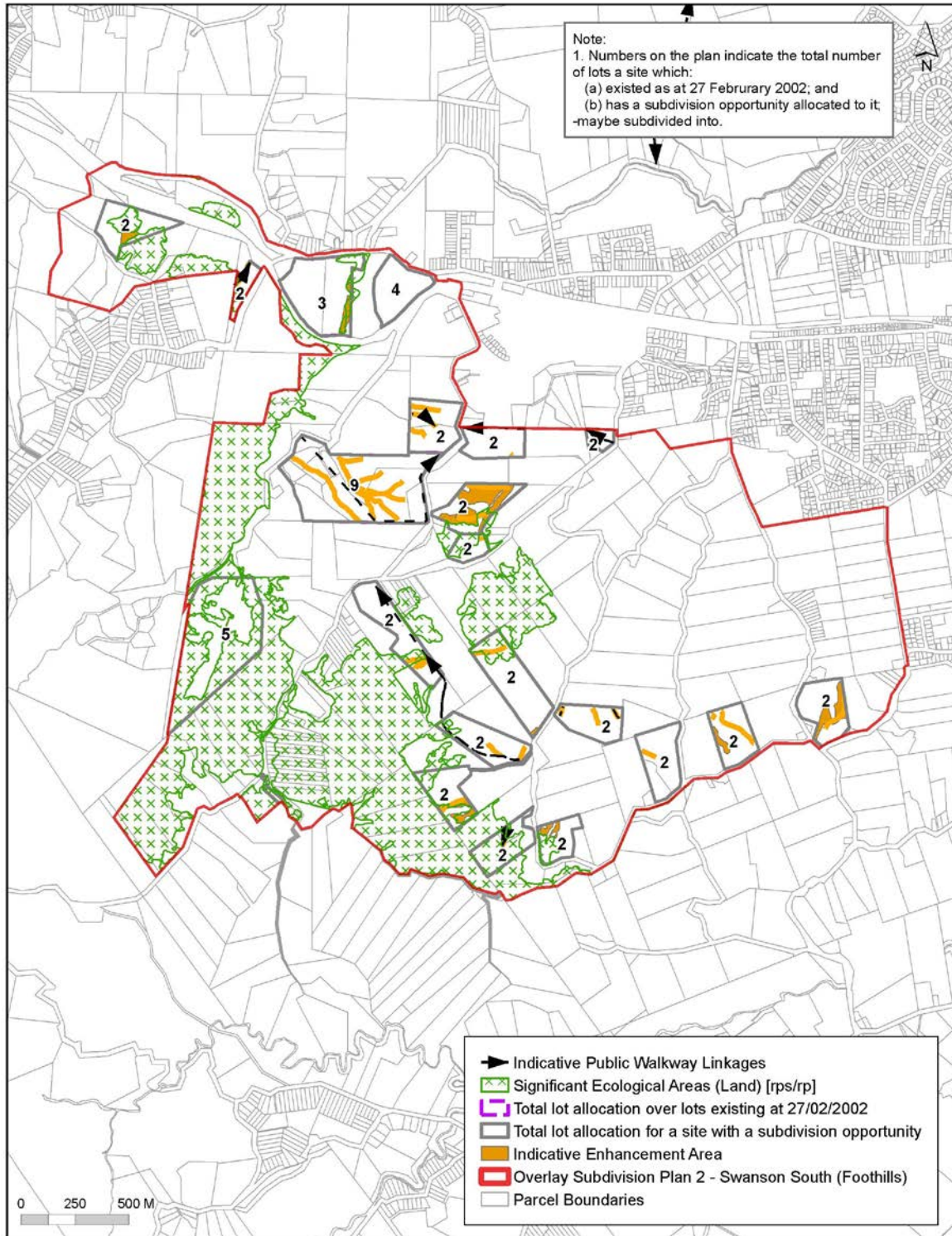


Figure D12.10.2: Overlay Subdivision Plan 2 - Swanson South (Foothills)



**Figure D12.10.3: Overlay Subdivision Plan 3 – Permitted Building Area for 42 Christian Road, Swanson**



**Figure D12.10.4 Overlay Subdivision Plan 4 – Permitted Building Area for 33-35 Coulter Road, Henderson Valley**



**Figure D12.10.5 Overlay Subdivision Plan 5 – Permitted Building Area for 780 Swanson Road, Swanson**





**Figure D12.10.6 Overlay Subdivision Plan 6 – Permitted Building Area for 40 Tram Valley Road, Swanson**

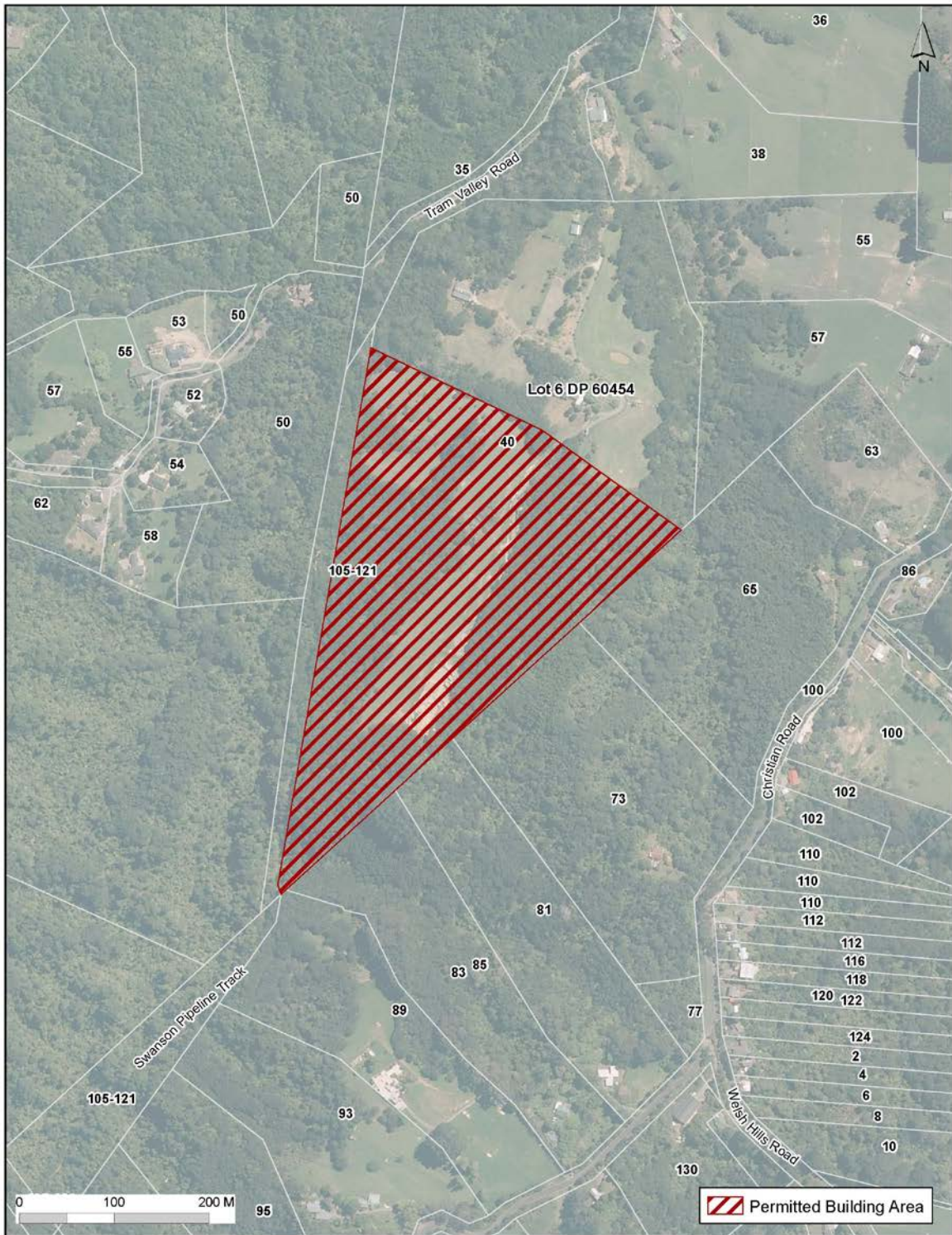


Figure D12.10.7 Overlay Subdivision Plan 7a – Bush Living (Ranges)



Figure D12.10.8 Overlay Subdivision Plan 7b – Bush Living (Ranges)

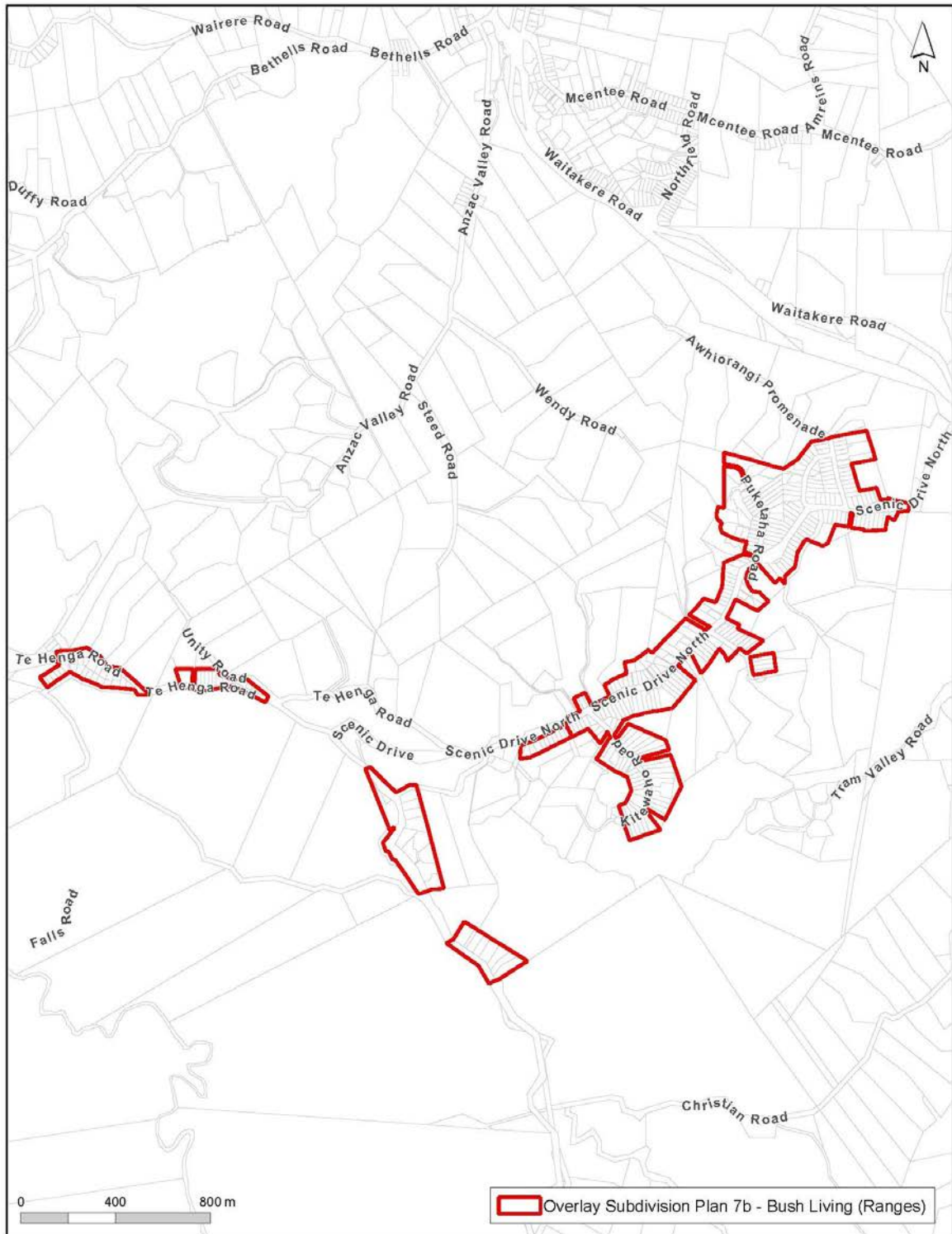


Figure D12.10.9 Overlay Subdivision Plan 7c – Bush Living (Ranges)

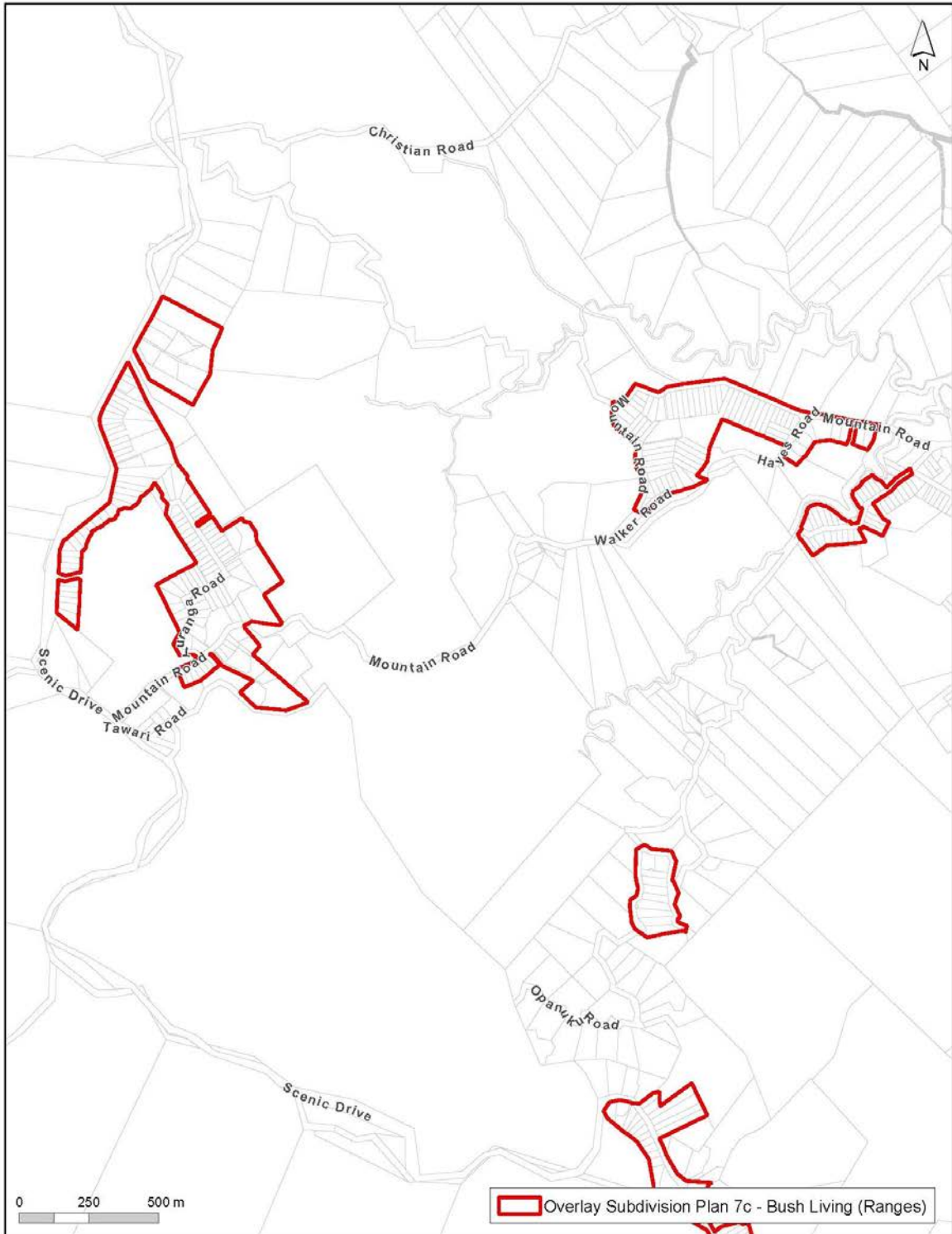


Figure D12.10.10 Overlay Subdivision Plan 7c – Bush Living (Ranges)

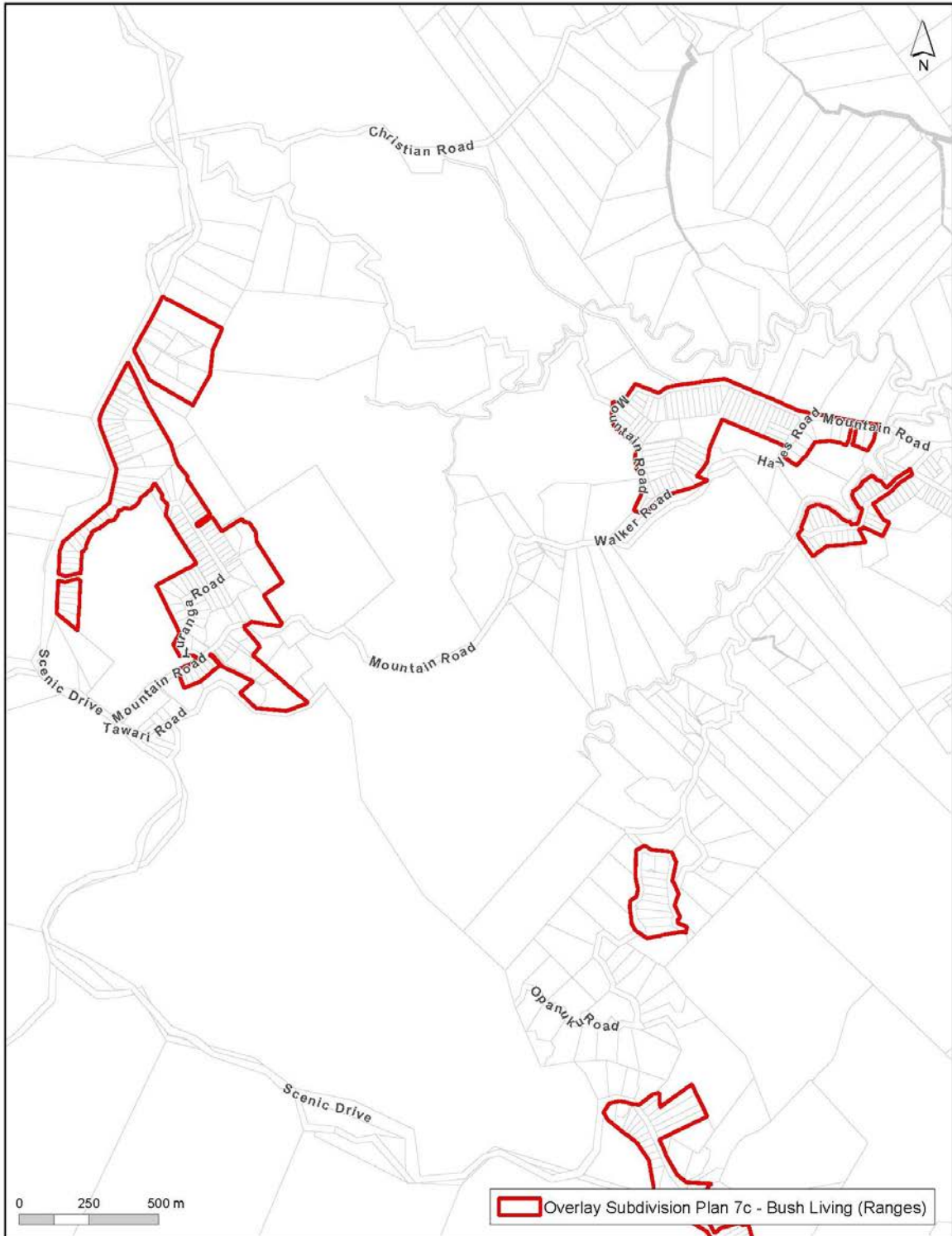


Figure D12.10.11 Overlay Subdivision Plan 7d – Bush Living (Ranges)

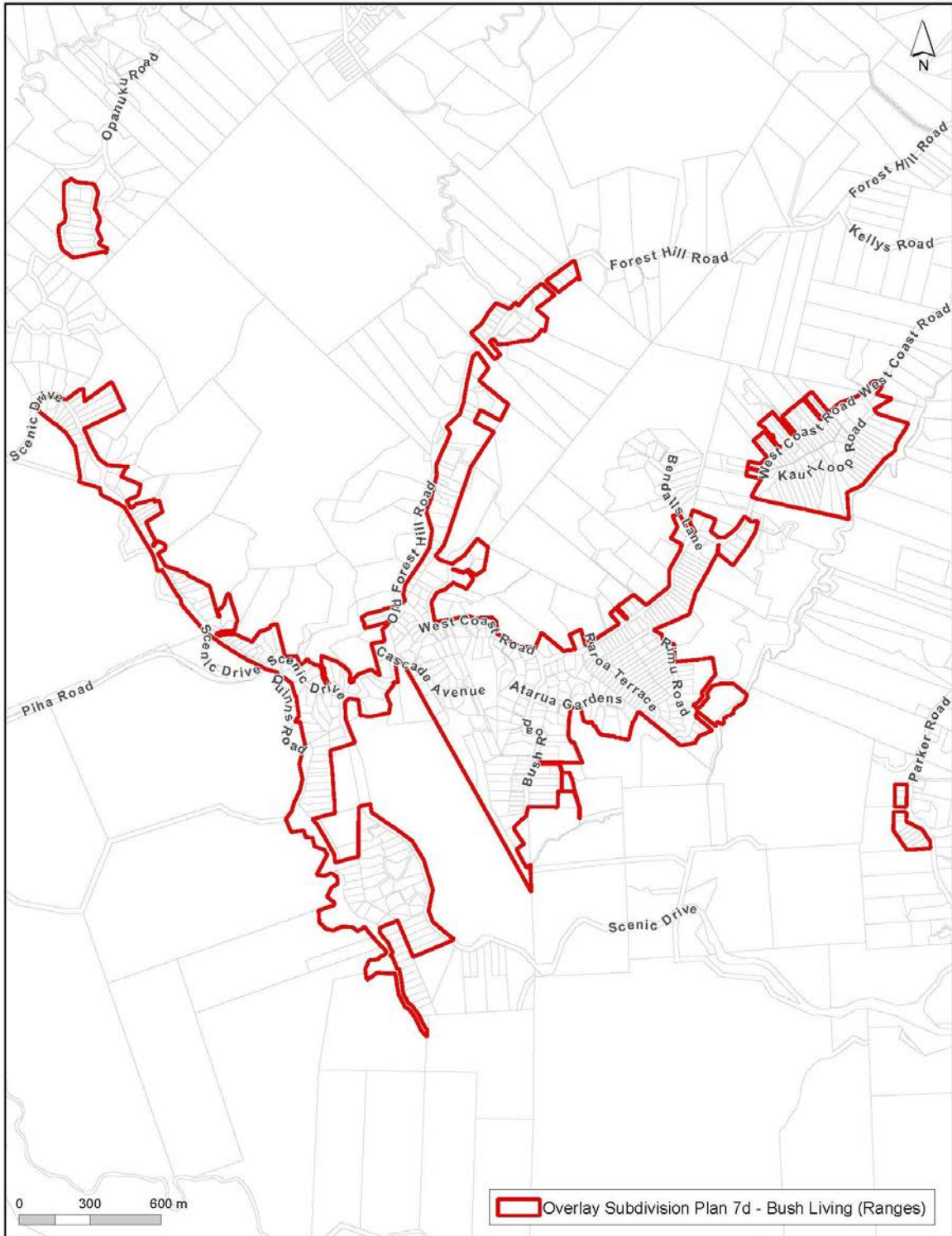


Figure D12.10.12 Overlay Subdivision Plan 7e – Bush Living (Ranges)

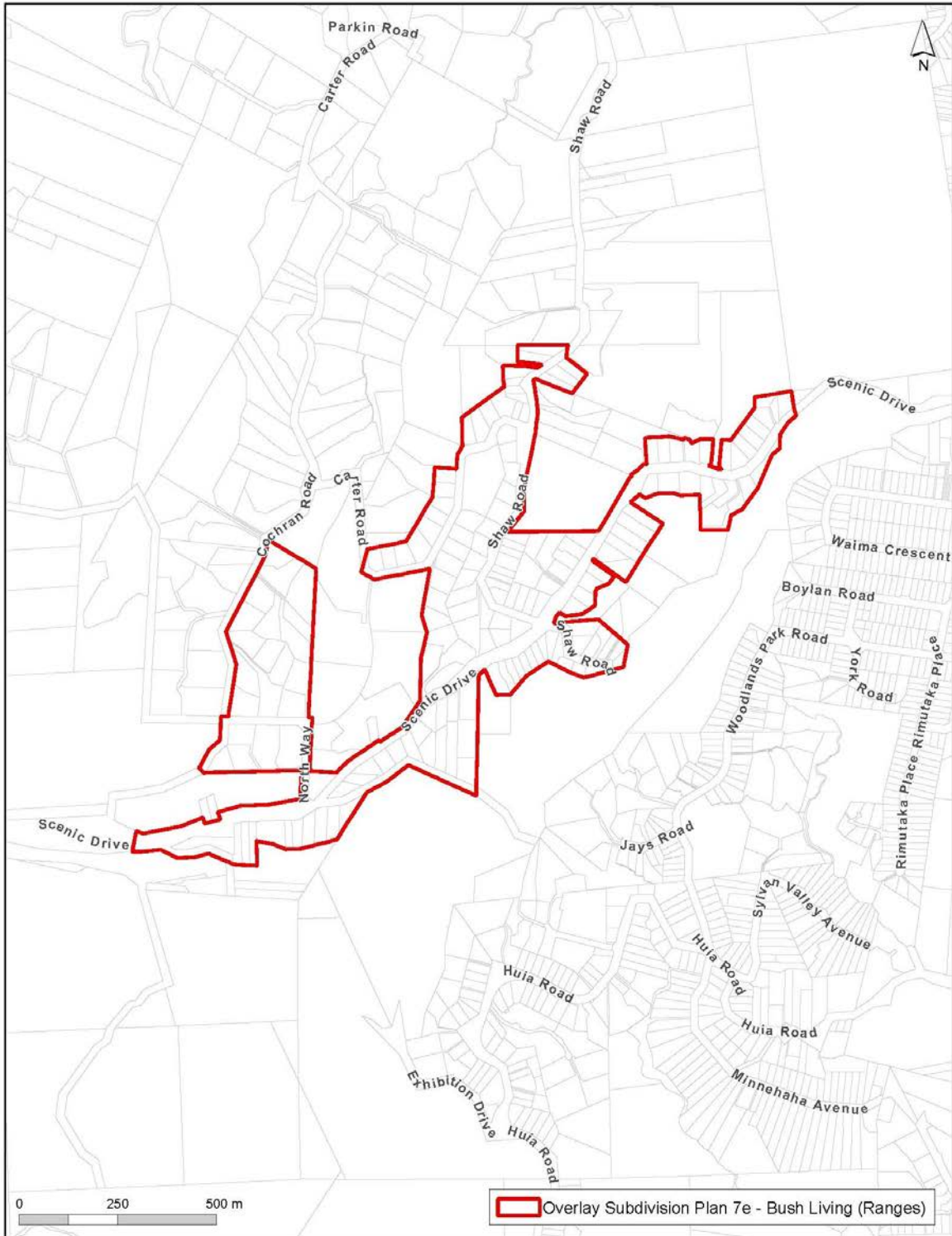


Figure D12.10.13 Overlay Subdivision Plan 7f – Bush Living (Ranges)





Figure D12.10.14 Overlay Subdivision Plan 7g – Bush Living (Ranges)



Figure D12.10.15 Overlay Subdivision Plan 8 - Ōrātia (Ranges)

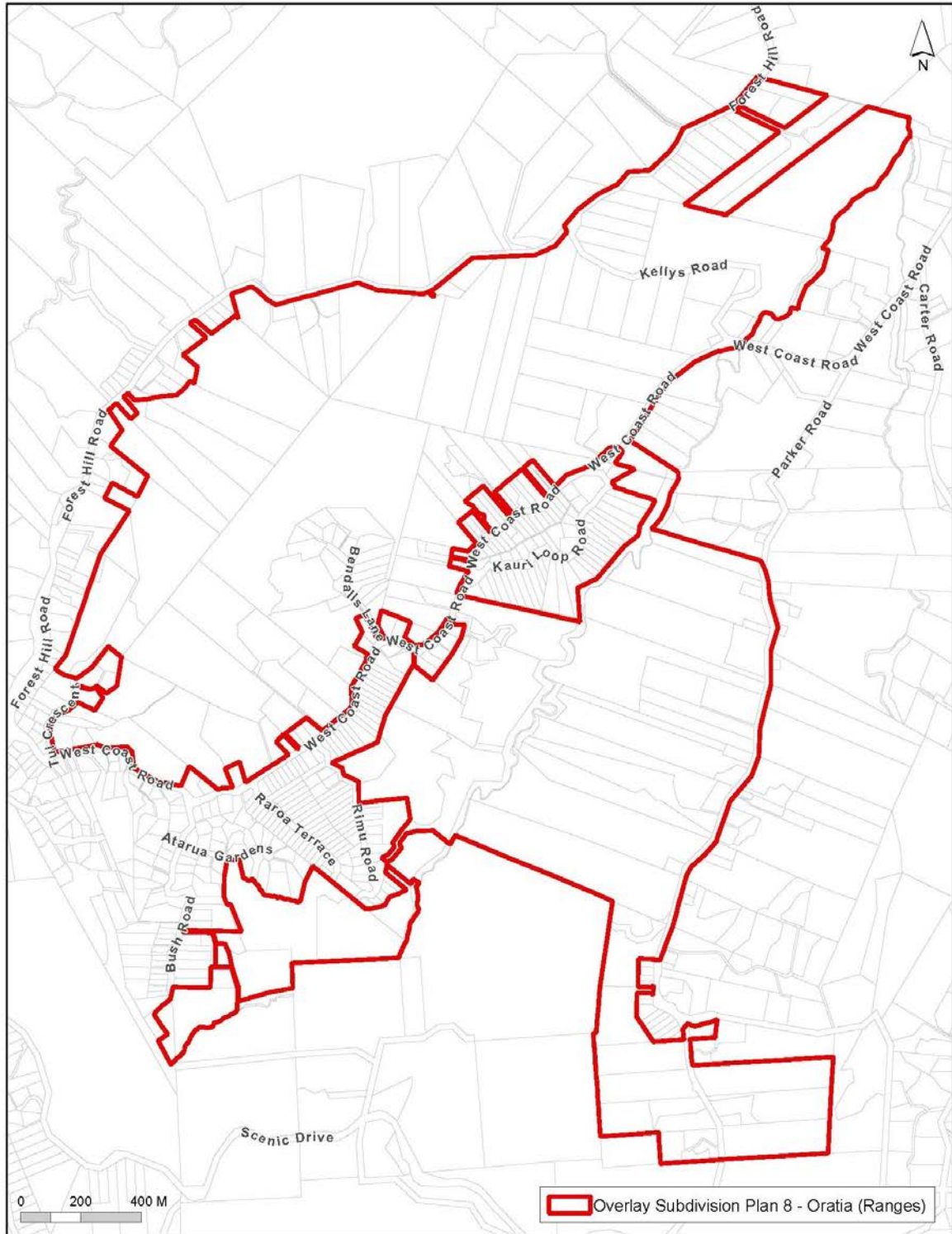


Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North)

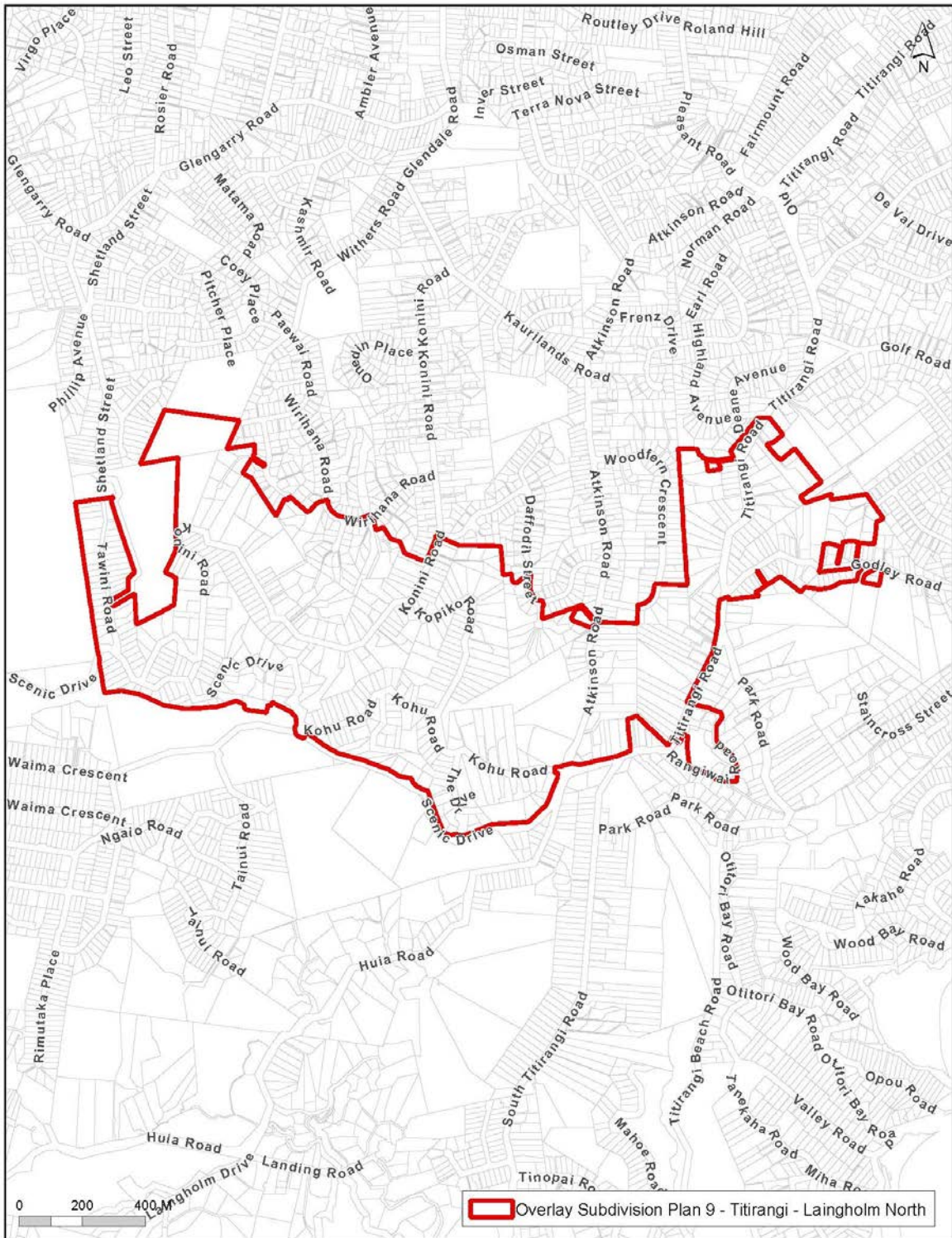




Figure D12.10.18 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West)

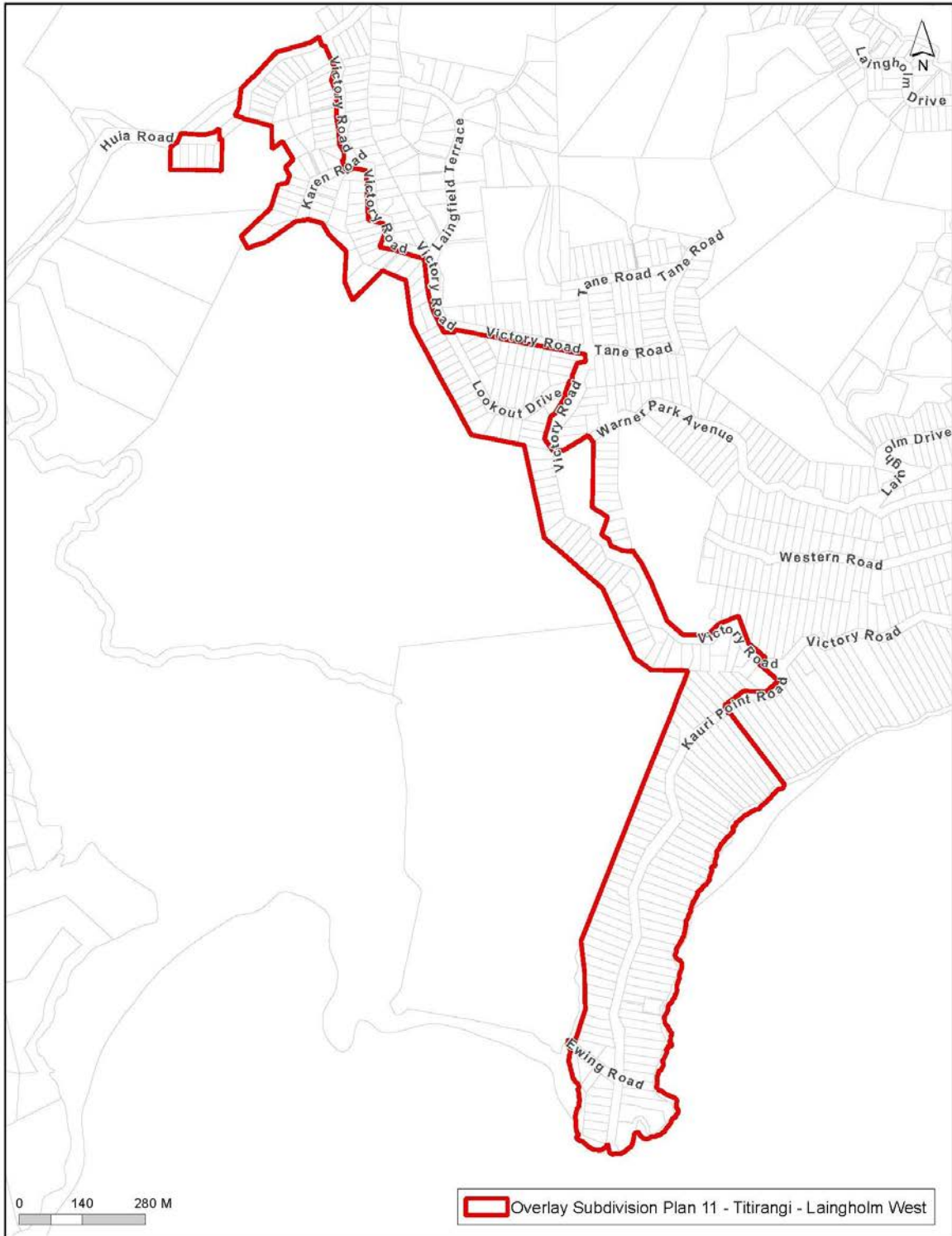


Figure D12.10.19 Overlay Subdivision Plan 12 – 7 – 11 Christian Road, Henderson Valley

