

I611. Swanson North Precinct

I611.1. Precinct Description

Swanson North is located in the north eastern foothills of the Waitakere Ranges. It is outside the Waitakere Ranges Heritage Area Act and the Waitakere Ranges Heritage Area Act Overlay. It is characterised by low density settlement and rural and natural landscapes. It is valued for its pastoral landscape elements.

The purpose of the precinct is to provide for a pattern of low density subdivision and development that preserves the rural character of the area and provides for the protection and enhancement of vegetation.

The zoning of land within this precinct is Rural – Countryside Living Zone and Rural – Rural Conservation Zone.

I611.2. Objectives

- (1) Swanson North's rural character, with low density settlement and few urban scale activities, is protected.
- (2) The ecological and landscape values of the precinct are protected from inappropriate subdivision and development.
- (3) The effects of subdivision and associated development are managed to retain a buffer between the bush-clad and urban parts of the city.
- (4) The Auckland-wide and underlying zone objectives apply in this precinct in addition to those specified above.

I611.3. Policies

- (1) Require subdivision and/or associated development to be of a scale, design and location in keeping with the amenity and character values of the precinct.
- (2) Provide for limited subdivision and/ or development provided it:
 - (a) protects and enhances streams, watercourses, wetlands and their margins;
 - (b) restores low – quality areas of vegetation or re-vegetates bare areas along waterways margins; and
 - (c) minimises vegetation clearance by locating buildings and development in areas of lower ecological values on the site.
- (3) Require subdivision design to:
 - (a) retain or link significant vegetation and fauna habitat areas; and
 - (b) incorporate on-site native vegetation planting.
- (4) Encourage on-site water retention and drainage methods that protect and enhance stream quality.

- (5) Provide for legal and physical protection of native vegetation to ensure these areas are protected in perpetuity, and where necessary require fencing to achieve permanent stock exclusion.
- (6) Require sites to have practical vehicle access to a road, while maintaining road safety, but without modifying the site to such an extent that the character of the surrounding landscape is adversely affected.

I611.4. Activity table

The provisions in any relevant overlays, zone and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Table I611.4.1 specifies the activity status of subdivision activities in the Swanson North Precinct pursuant to section 11 of the Resource Management Act 1991.

Table I611.4.1

Activity		Activity status
Subdivision		
(A1)	Subdivision where the minimum site size is 4ha for each proposed site complying with standards I611.6.1	C
(A2)	Subdivision where the minimum site size is 4ha for each proposed site not complying with standards I611.6.1	RD
(A3)	Subdivison where the minimum site size is less than 4ha for each proposed site complying with standards I611.6.2	RD
(A4)	Subdivison where the minimum site size is less than 4ha for each proposed site and not complying with standards I611.6.2	NC
(A5)	Subdivision at 49 – 73 Birdwood Road, Swanson complying with I611.7.1	RD
(A6)	Subdivision at 16 Crows Road, Swanson complying with I611.7.3	RD
(A7)	Subdivision at 26 Mudgeways, Swanson complying with I611.7.4	RD
(A8)	Subdivision at 73 Sunnyvale Road, Swanson complying with I611.7.5	D
(A9)	Subdivision at 20 Yelash Road, Swanson complying with I611.7.6	RD

I611.5. Notification

- (1) Any application for resource consent for an activity listed in Table I611.4.1 Activity table above 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).

I611.6. Standards

The Auckland-wide and underlying zone standards apply in this precinct, in addition to the following standards:

I611.6.1. Subdivision – controlled activity

- (1) Subdivisions must comply with the general standards E39.6.1 in E39 Subdivision – Rural.
- (2) The minimum net site area is 4ha unless the site is identified on Precinct plan 1 – Swanson North as a “*Subdivision opportunity*” on a “*...parent site which existed as at 27 February 2002*”.
- (3) Subdivision must not create development or establishment of buildings within land areas identified in the Significant Ecological Area Overlay.
- (4) Where subdivision involves vegetation clearances, the balance areas of native vegetation on the site must be permanently protected by suitable covenants or other legal mechanisms.

I611.6.2. Subdivision – Restricted discretionary activity

- (1) The site is identified on Precinct plan 1 – Swanson North as a “*Subdivision opportunity*” on a “*...parent site which existed as at 27 February 2002*”.
- (2) The maximum number of new sites to be created must not exceed the number shown on Precinct plan 1 – Swanson North as *the total number of sites that may be created on the parent site which existed as at 27 February 2002*”.
- (3) All stock is permanently excluded from the site or from any indicative enhancement area, ecological areas, vegetation protection areas or riparian areas as identified in Precinct Plan 1 – Swanson North.
- (4) New fences must not be located within any Significant Ecological Areas, Vegetation Protection Area, Indicative Enhancement area or riparian yard as shown on Precinct plan 1 Swanson North. Adequate fences must be provided to prevent stock entering these areas.
- (5) All areas identified as indicative enhancement area, ecological areas, vegetation protection areas or riparian areas in Precinct plan 1 – Swanson North must be made free of weeds. These areas are to be kept free of weeds for 10 years.
- (6) A management plan must be prepared for vegetation planting to be provided for the indicative enhancement area or riparian yard as identified in Precinct plan 1 – Swanson North. The planting must be over an area of 0.125m² per 1m² of the site. The planted vegetation does not include any ecological areas as identified in Precinct plan 1 – Swanson North.

- (7) Where the sum of the Indicative Enhancement area or riparian yard is less than the area required to be planted as required in standard I611.6.2(5), the difference will be made up by planting on any area within the site outside an ecological area.
- (8) Any planting which dies prior to effective canopy closure must be replaced.
- (9) Subdivision of any site that contains a second dwelling located greater than 15m from a dwelling on the same site must ensure the second dwelling is placed on a separate proposed site to the existing dwelling or it is removed from the site.
- (10) Subdivision must include the formation of a public walkway in general accordance with the indicative public walkways shown on Precinct plan 1 - Swanson North. The walkway must be protected by registered right of way as an easement in gross.

I611.7. Additional subdivision requirements for specific sites

I611.7.1. Subdivision at 49 – 73 Birdwood Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) The proposed building platforms are to be located within the permitted building area shown on Precinct plan 2 – Permitted Building Area for 49 – 73 Birdwood Road, Swanson.
- (3) Access to proposed sites must be from the existing driveway.

I611.7.2. Subdivision at 16 Crows Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) The proposed building platforms are to be located within the permitted building area shown on Precinct plan 3 – Permitted Building Area for 16 Crows Road, Swanson.
- (3) Planting must be provided within the Indicative Enhancement area and Riparian yards. Configuration of the planting must reinforce the landform pattern and integrate with the buffer and native slope restoration plantings where appropriate.
- (4) A native planting buffer with a minimum width of 20m must be provided along the western boundary of the site which adjoins the urban edge. Configuration of the planting must reinforce the landform pattern and integrate with the riparian, mitigation and slope restoration plantings.

I611.7.3. Subdivision at 26 Mudgeways Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) Subdivision must provide for the existing minor dwelling to remain on the same site as the existing dwelling.
- (3) Any proposed dwelling to be located in the northern part of the site provided that written approval from the neighbour at 24 Mudgeways Road is obtained.

I611.7.4. Subdivision at 73 Sunnyvale Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) The proposed building platforms are to be located within the permitted building area shown on Precinct plan 4 – Permitted Building Area for 73 Sunnyvale Road, Swanson.

I611.7.5. Subdivision at 20 Yelash Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) Proposed building platform and earthworks associated must not be located within the Ridgeline Protection Overlay.

I611.8. Assessment – controlled activities

I611.8.1. Matters of control

The council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions:

- (1) Design, scale and location of sites
- (2) Design, location, construction and alignment of driveways and roads
- (3) Provision for landscape treatment
- (4) Protection of natural features
- (5) Location, design and construction of infrastructure

I611.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone or Auckland wide provisions:

- (1) Design location and scale:
 - (a) whether the proposed sites are of a useable shape;
 - (b) the extent to which the proposed subdivision identifies a stable building platform and vehicle access for each proposed site.
 - (c) whether the proposed site is, or is likely to be, subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source;
 - (d) whether any subsequent use of the land might 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 proposal contributes to the achievement of the character and amenity of the precinct;
 - (f) the extent to which the design and placing of roads and driveways minimises alteration to landform, avoids visible scars on the landscape and takes advantage of natural drainage systems;
 - (g) whether the subdivision retains or links significant vegetation and fauna habitat areas, and avoids development on natural landscape elements and heritage features;
 - (h) whether the subdivision design integrates with the surrounding landscape character;
 - (i) whether the subdivision design has regard to the natural character of the area, minimises soil erosion, encourages on-site water retention, avoids development on floodplains and uses drainage methods that protect and enhance streams; and
 - (j) whether measures are incorporated into the proposed subdivision which avoids, remedies or mitigates any threat to the natural environment that could arise from the introduction of stock as a result of the subdivision.
- (2) Transportation / infrastructure:
- (a) whether carriageways of roads and shared driveways are constructed of materials and designed to carry the likely loads of travelling and parked vehicles, and enables the carriage of vehicles at a minimum future maintenance cost;
 - (b) whether carriageways on roads and shared driveways are of a design quality and durability to provide for the safe passage of motor vehicles, cyclists and pedestrians, maintenance of comfortable riding quality and discharge of stormwater;
 - (c) whether the edges of roads and shared driveway carriageways should be appropriately designed and constructed to:
 - (i) avoid edge fretting;
 - (ii) adequately delineate the edge for driveway or road users; and
 - (iii) allow safe and ready access to adjoining sites at appropriate locations;
 - (d) whether the design of any roads incorporates and provides for amenity features including planting;
 - (e) whether sufficient road reserve and carriageway width and alignment are allowed for the safe and efficient movement of pedestrians, cyclists and motor vehicles, the provision of infrastructure, and planting in accordance

with the requirements of Auckland Transport and any relevant code of practice or engineering standards; and

(f) the extent to which construction works within any road including carriageways, drainage works and other infrastructure works and driveway construction between road carriageways and individual sites are designed to minimise earthworks and clearance of vegetation and are constructed with materials that are visually and aurally appropriate to the character of the precinct;

(g) whether the subdivision enables the provision of infrastructure;

(3) Servicing:

(a) whether the design, construction and location of stormwater treatment and disposal systems ensures maintenance of water quality in receiving natural waters;

(b) the extent to which the proposed subdivision results in flooding on or downstream of the site within the precinct;

(c) the extent to which the proposed subdivision ensures that the amount of impervious surface is minimised to the greatest extent practicable and that stormwater discharge mimics natural overland flow conditions by any appropriate method. An engineer's report is required to demonstrate how the stormwater runoff from the buildings and impermeable surfaces will be managed and/or contained;

(d) the extent to which the proposed subdivision has regard to the requirements of any comprehensive catchment resource consent issued by the Council and the extent to which the stormwater treatment and disposal system is designed, constructed and located to:

(i) serve the whole of the natural upstream catchment area, including potential future development;

(ii) ensure sufficient capacity to provide for the safe and efficient disposal of stormwater from the subdivision and future development;

(iii) ensure adequate measures are taken to screen out litter, silt and other contamination; and

(iv) be of a sufficient standard and compatibility with existing stormwater disposal systems to minimise maintenance costs;

(e) whether the design, construction and location of the wastewater treatment and disposal system have regard to the upstream catchment and effect on the downstream catchment, including likely future development; and

- (f) the extent to which stormwater and wastewater treatment and disposal systems will avoid adverse effects on land stability erosion, slippage and inundation within each proposed site and on any other properties.

(4) General

- (a) the extent to which the proposed subdivision avoids, mitigates or remedies any adverse effect on the landscape arising from the existing or future establishment of multiple clusters of buildings, and associated accessways;
- (b) whether the proposed subdivision avoids the potential for further development of existing building areas that are established in visually sensitive landscapes;
- (c) 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 and on surrounding sites;
- (d) whether the subdivision retains the characteristic, open spaciousness of the rural environment, rural amenity and the amenity of neighbours;
- (e) the extent to which the proposed subdivision locates any new residential buildings (assessed by having regard to criteria above) in a more appropriate location than any existing minor dwelling or propose to remove any existing poorly placed minor dwelling and any other buildings.
- (f) Whether is relevant for the proposed subdivision to provide for public access to and alongside the streams and for any public walkway linkages shown on Precinct plan 1 - Swanson North.
- (g) where any proposed subdivision creates fewer lots than the allocation shown on Precinct plan 1 - Swanson North, whether that subdivision ensures that an appropriate design layout is provided which:
 - (i) anticipates future subdivision up to the full allocation shown on Precinct plan 1 - Swanson North;
 - (ii) provides for the future location of building platforms;
 - (iii) establishes the size of any proposed site(s) appropriate to the landscape character of the area;
 - (iv) limits the area of impermeable surface(s) through the use of shared driveways;
 - (v) provides for the protection of any Vegetation Protection Area or Significant Ecological Areas and the establishment of any required planting in any Indicative Enhancement Area(s) and Riparian Yards over the whole site;
 - (vi) provides for the management of stormwater runoff over the whole site;

- (vii) provides for any indicative walkway linkages shown in the Precinct plan 1 Swanson North;
- (viii) is protected by way of covenant, encumbrance or consent notice.

I611.9. Assessment – restricted discretionary activities

I611.9.1. Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the Auckland wide or zone provisions:

- (1) All restricted discretionary activity subdivision;
 - (a) the design, location, construction and alignment of driveways and roads;
 - (b) the design and scale of and the location of proposed building platforms;
 - (c) proposed landscape treatment;
 - (d) provision for works and management plan to protect and enhance vegetation in areas identified in the precinct map;
 - (e) driveway construction between road carriageways and proposed sites;
 - (f) planting and the management and removal of weeds in any Significant Ecological Areas, Vegetation Protection Area, Riparian Yard and Indicative Enhancement Area within the site;
 - (g) proposed mitigation of adverse effects on landscape and amenity values that may arise as a result of the future establishment of buildings;
 - (h) the location and formation of indicative public walkway linkages shown on the precinct map; and
 - (i) the possible removal or relocation of any existing second dwellings or other accessory buildings.
- (2) Subdivision at 49 – 73 Birdwood Road, Swanson:
 - (a) matters listed in I611.9.1(1);
 - (b) the extent to which any proposed dwellings are located so that the rural character of the western part of the site is protected and remains free of any buildings;
 - (c) the extent to which any subdivision uses the existing driveway to access any proposed dwellings.
- (3) Subdivision at 15 Crows Road, Swanson:

- (a) matters listed in I611.9.1(1);
 - (b) the extent to which any proposed site not containing the existing dwellings avoids the Ridgeline Protection Overlay by locating any proposed dwelling close to the road boundary in the western part of the site.
- (4) Subdivision at 16 Crows Road, Swanson:
- (a) matters listed in I611.9.1(1);
 - (b) the extent to which mitigation planting is used to integrate the new dwelling and accessway when viewed from the adjacent Crows Road;
 - (c) the extent to which native slope restoration planting is used throughout steeply sloping areas of each site (i.e. slopes > 15°) to reduce soil erosion and reinforce the vegetation patterning on the site.
- (5) Subdivision at 73 Sunnyvale Road, Swanson:
- (a) matters listed in I611.9.1(1);
 - (b) the extent to which any proposed dwelling(s) on any proposed site(s) are located south of the existing dwelling and avoid locations along the northern boundary of the site.
- (6) Subdivision at 20 Yelash Road, Swanson:
- (a) matters listed in I611.9.1(1);
 - (b) the extent to which any subdivision does not result in earthworks or further dwellings within the Ridgeline Protection Overlay.

I611.9.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) The assessment criteria listed in I611.8.2;

I611.10. Special information requirements

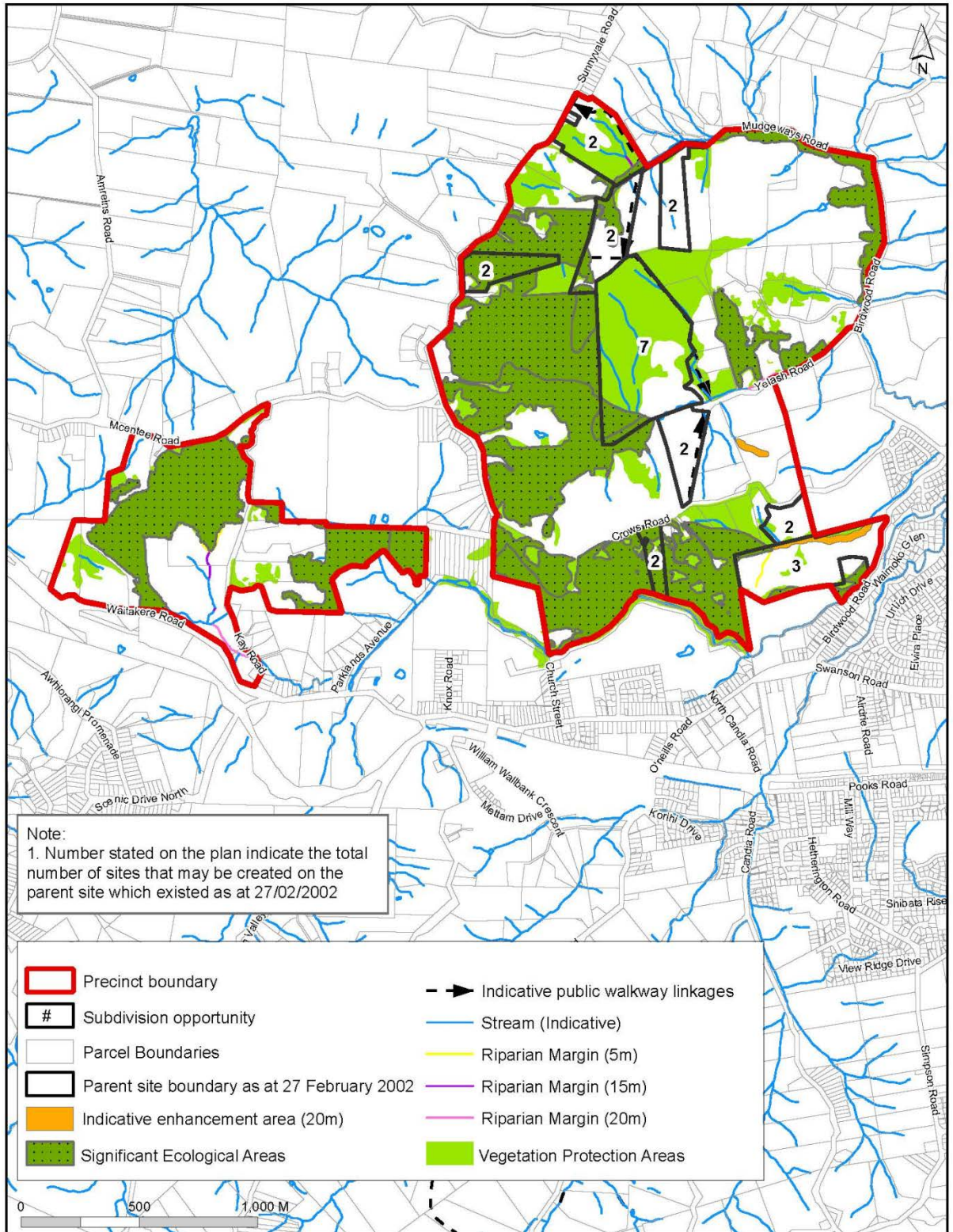
An application for subdivision activity must be accompanied by a management plan, including a topographical site map. The management plan must include the following:

- (1) The contours of the site surveyed at one metre intervals
- (2) All existing buildings and an indication whether they are to be retained, removed or relocated onto new sites
- (3) The boundaries of any Significant Ecological Area, Protected Vegetation Area, Riparian Yards and Indicative Enhancement Area provided that:

- (a) if there is any ambiguity in the precinct plans as to the location and/or area of the areas then by covering letter the applicant must explain why and how the areas shown on the management plan has been chosen by reference to the vegetation and topography of the site;
- (b) if there is any formed track or walkway running through a proposed Indicative Enhancement Area, the track may be excluded from any planting requirements;
- (4) Areas of vegetation to be removed;
- (5) The number, location, grade, size and species of plants to be planted;
- (6) The areas of planting calculated under an appropriate planting standard;
- (7) All existing and proposed internal fences.

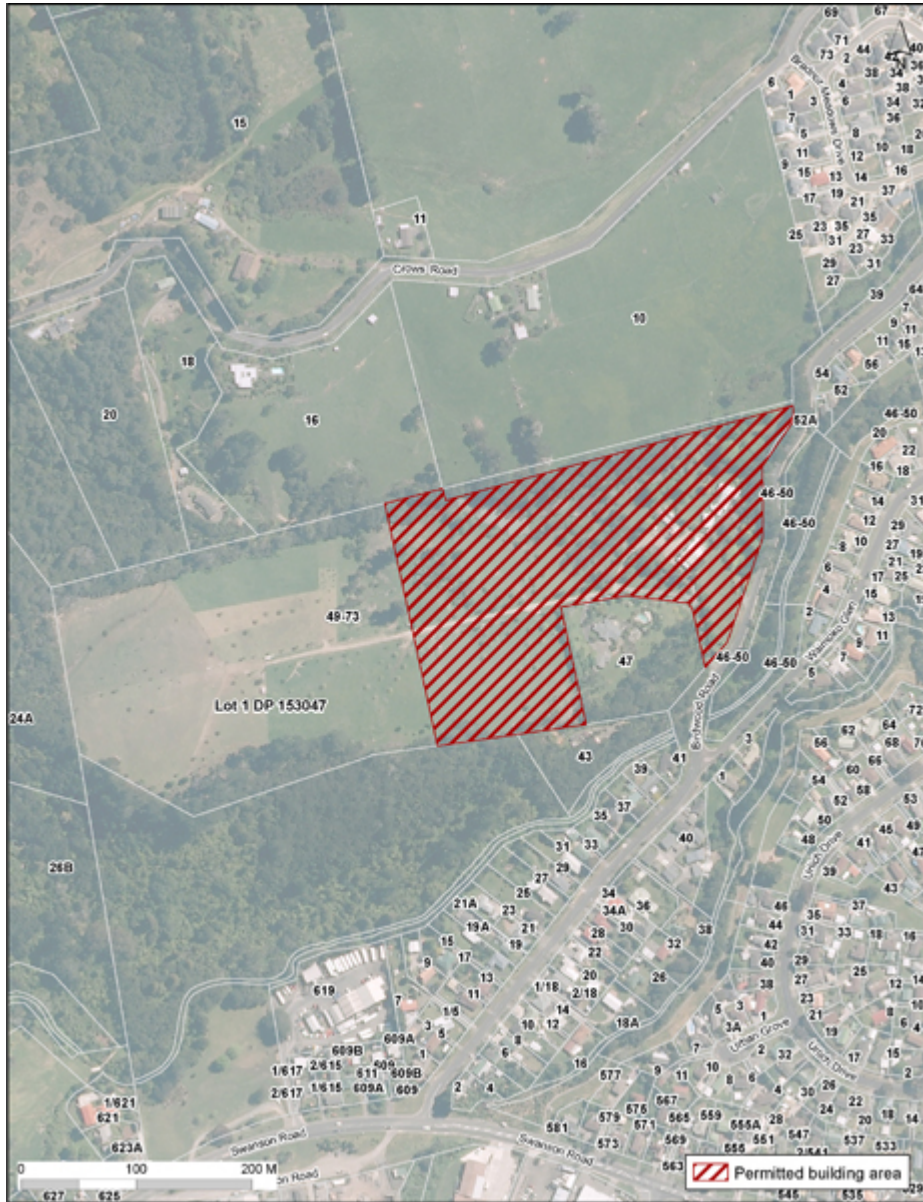
I611.11. Precinct plans

I611.11.1. Precinct plan 1 – Swanson North



I611 Swanson North Precinct

I611.11.2. Precinct plan 2 – Permitted building area for 49 – 73 Birdwood Road, Swanson



I611.11.3. Precinct plan 3 – Permitted building area for 16 Crows Road, Swanson



I611.11.4. Precinct plan 4– Permitted building area for 73 Sunnyvale Road, Swanson

