

7.12 Birdwood 2

Precinct Description

The Birdwood 2 precinct comprises 26.1 hectares of land approximately 15 km west of Auckland's CBD, 4 km south-west of the Westgate town centre and 1km north of the Ranui town centre. The precinct is located in the Waitakere Range's lower foothills in an area informally identified as Birdwood. It is a fringe suburb forming part of the western extent of Auckland's wider metropolitan area.

The precinct is bound by two roads, Yelash road to the north and Birdwood road to the east and south, with Crows road crossing the lower third of the precinct.

The purpose of the precinct is to provide for subdivision and associated development to increase the supply of housing (including affordable housing), whilst being responsive to the site's characteristics including a varied topography, a landscape that includes intermittent streams and wetlands and interfaces with the rural edge along the northern, eastern and (in particular) western boundaries. The precinct will also facilitate the efficient use of land and coordinate the provision of infrastructure and will provide for a residential area integrated with the adjoining urban area. It will include areas of open space and provide a range of housing options.

It is envisaged that future land use, development and subdivision consents will give effect to the key elements of the Birdwood 2 precinct plan to facilitate residential development in a coordinated manner.

Objectives

The objectives are as listed in the underlying Single House and Mixed Housing Suburban zones except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the precinct plan.
2. Subdivision and development is designed to recognise the site's topography and proximity to the rural edge.
3. Subdivision and development within the precinct, including any upgrades to the surrounding network (as described in the precinct provisions) facilitates a transport network that integrates with the external road network and improves access, safety and connectivity for all travel modes within and beyond the precinct.
4. Subdivision and development provides three attractive, safe and distinct open space drainage reserves.
5. Subdivision and development maintains and enhances streams and riparian corridors.
6. Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practicable or otherwise mitigated using water sensitive design principles.
7. Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP; and flows from the 1 percent AEP are managed to avoid downstream flooding effects.
8. To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).
9. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
10. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

Policies

The policies are as listed in the underlying Single House and Mixed Housing Suburban zones except as specified below:

1. Require the structural elements of the Birdwood 2 precinct plan to be incorporated into all subdivision and development to achieve:
 - a. a graduated transition in residential density where development adjoins or is opposite Countryside Living areas along the western and northern boundary of the site through the provision of larger lot sizes, yard controls and restrictions on building coverage.
 - b. three drainage reserves which provide attractive and functional stormwater management areas, integrated with the surrounding area and, where appropriate, natural in appearance.
 - c. a logical north-south local road connection through the land north of Crows road, linking Yelash road with Crows road, and supported by a looped local road.
 - d. a logical looped local road connection through the land south of Crows road to provide a road edge to the drainage reserve in this area.
 - e. limited vehicle access for new sites onto Birdwood road and Yelash road.
 - f. the provision of an entrance feature or treatment at the intersection of the main roads into the site with Crows road.
2. Ensure subdivision and development, including road design, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity
3. Require the construction of new roads, roading and intersection improvements and pedestrian connections, including to and along Birdwood road, in general accordance with the Birdwood 2 precinct plan to ensure a safe, integrated and connected movement network develops within the precinct and to the existing urban areas and the Te Rangi Hiroa Winery Estate Reserve.
4. Ensure that subdivision and land use activities provide a road network which makes appropriate provision for on-site stormwater management devices.
5. Require subdivision and development to promote the restoration and enhancement of the stream and wetland network to achieve a natural appearance with appropriate native species and to provide habitat.
6. Provide for and encourage ecological corridors through the Birdwood 2 precinct to enhance natural linkages throughout the wider landscape, including riparian planting along waterways to:
 - a. maintain and enhance water quality and aquatic habitats
 - b. enhance existing native vegetation and wetland areas within the catchment and
 - c. reduce stream bank and wetland edge erosion
7. Use water sensitive design in subdivision, land use and development, as the core development approach to manage stormwater runoff, water quality and flooding, mimic the natural hydrological regime and provide base-flow to streams.
8. Ensure that a range of lot sizes, housing typologies and densities are enabled to reflect a choice in living environment and affordability.
9. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
 - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
 - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention; or
10. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
11. New retirement village developments containing 15 or more dwellings provide for affordable housing.

Precinct rules

The activities, controls and assessment criteria in the underlying zone apply in the Birdwood 2 precinct except as specified below.

1. Activity Table

The [Activity Table 1 – General and Activity Table 2 – Residential Zones in Part 3, Chapter H, Section 5](#) of the Unitary Plan, and related controls, apply to the Birdwood 2 precinct, except as specified in Table 1 below.

ACTIVITY TABLE 1 – BIRDWOOD 2 PRECINCT	
SUBDIVISION ACTIVITY	ACTIVITY STATUS
Subdivision in general accordance with the Birdwood 2 precinct plan	RD
Subdivision not in accordance with the Birdwood 2 precinct plan	D

The activities, controls and assessment criteria in the underlying zone apply in the Birdwood 2 precinct except as specified below.

2. Land use Controls

2.1 Affordable housing – general controls

Purpose: To ensure that this precinct contains affordable housing to help address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) or one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA") as the provisions specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.
8. Affordable housing that does not comply with clauses 1-7 above is a discretionary activity.
9. Where staged development occurs, and includes a greater amount of affordable housing in any stage than is required, this can be credited for the requirement of a subsequent stage.

2.2 Number of relative affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

c. any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer.

2. Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

2.3 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites identified for affordable dwellings), the consent holder must provide the council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;

b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent, and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 2.2.1.a above;

c. the purchaser is a first home buyer and has never owned any other real property;

d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in rule 2.2.1.b above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide the council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of the sale and purchase agreement became unconditional;

b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 2.2(1)(a) above;

c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence from the date of purchase;

d. the purchase is a first home buyer and has never owned any other real property;

e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4. A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.

5. Relative affordable housing that does not comply with clauses 1-4 above is a discretionary activity.

2.4 Eligibility for retained affordable housing

Purpose: To ensure that this precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation.

2. Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

This rule does not apply to Retirement Villages which are addressed by rule 2.6 below.

2.5 Number of retained affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative retained affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:

a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent application or any appeals to the decision on that application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

i. the dwelling is purchased with a 10 percent deposit; and

ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2. As part of the resource consent application evidence must be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3. Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

2.6 Affordable housing in retirement villages

Purpose: To ensure affordable housing is provided in retirement village complexes

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units, either:

a. at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold or otherwise transferred or licensed during this timeframe it must continue to meet the required price point set out below until such time that it does not apply:

i. the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;

ii. the price point as required by clause 1 above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

3. Development Controls

The development controls in the underlying zone apply in the Birdwood 2 precinct except as specified below.

3.1 Landscaping and Retaining in the “Single House – Transition Area”

Purpose:

- Provide for on-site amenity and an attractive streetscape
- Achieve development that is visually integrated with its surroundings and retains or enhances its sense of place adjacent to the Countryside Living zone

For all sites located in the “Single House - Transition Area” identified within the Single House zone on the Birdwood 2 Precinct plan, the following shall apply:

1. A minimum of 60 percent of each site must be comprised of landscaped areas of which a minimum of 10 percent must be planted with shrubs, including at least two PB95 (or larger) specimen trees at the time of planting.
2. A minimum of 70 percent of the front yard must comprise landscaped area.
3. Retaining walls between 1m and 1.5m height at a distance greater than 5m from the exterior wall of the dwelling must be screened using planting.
4. Any retaining walls over 1.5m in height shall be screened using planting. The width of screen planting shall measure at least the height of the wall. Any retaining wall over 1.5m in height within the front yard shall be terraced.

Note: The “Single House - Transition Area” is generally as shown on the Birdwood 2 precinct plan. The final extent of area will be determined by the final position of the road identified as an “Indicative Rooding Connection” and the “Indicative Open Space/ Stormwater” area as shown on the precinct plan. At the locations shown on the precinct plan, the Area will also maintain minimum depths of 60m and 120m respectively.

3.2 Special Yards

Purpose:

- Achieve development that provides appropriate setbacks that recognise the sense of place adjacent to the Countryside Living zone.

1. Sites subject to the ‘Special Yard Rule’ shown on the Birdwood 2 precinct plan along Yelash road must have a yard of 7m measured from the boundary with Yelash road.
2. Sites subject to the ‘Special Yard Rule’ abutting the western boundary of the precinct as identified on the Birdwood 2 precinct plan must have a yard of 10m measured from this boundary.

3.3 Fences and Retaining

Purpose:

- Enhance passive surveillance of the street and maintain the open character of front yards.
- Achieve development that is visually integrated with the adjacent Countryside Living character and the open spaces within the precinct by restricting the use of close board fences in these locations

1. Fences, walls or other structures (not defined as a building) within the required front yard (excluding the yards adjoining Yelash road and Birdwood road referred to in Rule 4 below) must not exceed a combined height of 1.2m. Any retaining wall over 1.5m in height within the front yard shall be terraced.
2. Fences within 1m of any common boundary with adjoining open spaces (including those arising from the implementation of the Indicative Open Space/ Stormwater Areas identified on the Birdwood 2 precinct plan, and Auckland Unitary Plan Operative in part

any walkways), must not exceed a height of 1.5m and must have a minimum of 80 percent of the entire structure that is visually permeable.

3. Retaining walls over 1.5m in height within 1m of the boundary adjoining open spaces (arising from the implementation of the Indicative Open Space/ Stormwater Areas identified on the Birdwood 2 precinct plan), must be screened with planting. The width of screen planting shall measure at least the height of the wall. Any retaining wall over 1.5m in height within the front yard shall be terraced.

4. Fences within the yard of a site adjoining or facing Countryside Living properties beyond the precinct (ie. adjacent to Yelash road, Birdwood road and the west and south precinct boundaries identified as 'Fencing Treatment Restrictions' on the Birdwood 2 precinct plan), must not exceed a height of 1.5m and must have a minimum of 80 percent fence area that is visually permeable.

3.4 Birdwood Road/ Yelash Road Vehicle Access Restriction

Purpose:

- Limit the number of vehicle crossings directly on to Birdwood road and Yelash road.
- Reduce traffic effects on Birdwood road and Yelash road.
- Avoid traffic/ pedestrian / cyclist conflicts on Birdwood road and Yelash road
- Maintain a countryside living character along Birdwood road and Yelash road.

1. Sites with 'No New Vehicle Access Restriction' indicated on the Birdwood 2 precinct plan must not have direct vehicle access on to either Birdwood road or Yelash road.

3.5 Building coverage

Purpose: maintain the suburban residential character of the zone

1. Maximum building coverage in the Mixed Housing Suburban zone: 40 percent.

4. Subdivision

The subdivision controls in the Auckland-wide rules - subdivision and the underlying Mixed Housing Suburban and Single House zone apply in this precinct unless otherwise specified below.

4.1 Site Size in the "Single House - Transition Area"

Purpose: Achieve development that is visually integrated with its surroundings and retains or enhances its sense of place adjacent to the Countryside Living zone

Sites within the area defined as 'Single House – Transition Area' on the Birdwood 2 precinct plan must have a minimum net site area of 750m² and a minimum average net site area of 900m².

Note: The "Single House - Transition Area" is generally as shown on the Birdwood 2 precinct plan. The final extent of area will be determined by the final position of the road identified as an "Indicative Roding Connection" and the "Indicative Open Space/ Stormwater" area as shown on the precinct plan. At the locations shown on the precinct plan, the Area will also maintain minimum depths of 60m and 120m respectively. For the purpose of this control, any lot with more than 20 percent of its area within the Transition Area, as finally defined, will be subject to this control.

4.1A. Affordable housing within the Single House Zone

Purpose: Enable smaller minimum area lots within the Single House zone, outside the "Single House – Transition Area", to facilitate affordable housing.

Between 10 and 15 percent of the lots, per subdivision, within the Single House zoned part of the Birdwood 2 precinct, and outside the "Single House – Transition Area", may be of a net site area no less than 300m².

4.2 Roding Standards

Purpose: To provide a safe, efficient and legible street network within the precinct and appropriate improvements to existing roads immediately adjoining the precinct.

- i. roads within the precinct must be generally located as illustrated on the Birdwood 2 precinct plan.
- ii. roads within the precinct shall generally be constructed to the standards contained within Table 2 Road Construction Standards within the Birdwood 2 precinct plan area or, where not contained in Table 2, the relevant Auckland-wide rules, code of practice, engineering standards or Auckland Design Manual will apply.
- iii. traffic calming measures must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, stormwater management devices and on-street parking spaces.
- iv. minor link roads must be no longer than 200m.

Table 2: Road Construction Standards within the Birdwood 2 precinct plan

Road	Road Width	Carriageway	Indented parking/berm	Footpath Width	Cycle Lane	Figure
Crows Road	20.1m	6.4m	2.2m min	1.8m	None	Figure 1
Local Road	18m	6.0m	2.2m min	1.8m	None	Figure 2
Minor Link Road	16m	6.0m	-	1.8m	None	Figure 3

4.3 Birdwood Road/ Yelash Road Vehicle Access Restriction

Purpose:

- Limit the number of vehicle crossings directly on to Birdwood road and Yelash road.
- Reduce traffic effects on Birdwood road and Yelash road.
- Avoid traffic/ pedestrian / cyclist conflicts on Birdwood road and Yelash road
- Maintain a countryside living character along Birdwood road and Yelash road.

i. subdivisions must be designed to avoid sites requiring direct vehicle access to Birdwood road and Yelash road in the location identified on the precinct plan as “No New Vehicle Access Restriction Applies”.

ii. new roads must not intersect with Birdwood road and Yelash road except as shown on the precinct plan.

4.4 Road improvements

Purpose: To ensure appropriate improvements to existing roads in the vicinity of the precinct are undertaken to provide for the safe movement of vehicles/ pedestrians and cyclists.

The following works must be implemented as part of the first subdivision within the precinct:

- i. the 50 km/hr speed limit sign on Crows road must be relocated further west (just beyond the precinct).
- ii. the existing pedestrian footpath on the south side of Crows road must be widened from 1.5m (existing) to 1.8m
- iii. pedestrian and cycle improvements must be implemented at the Birdwood road/Crows road intersection (as shown in figure 4). This includes building out the kerbs and the installation of a pedestrian refuge and associated drop kerbs on Crows road and Birdwood road.
- iv. a shared pedestrian/cyclist path shall be provided on the eastern side of Birdwood road (as shown in figures 4 and 5).
- v. pedestrian and cycle improvements must be implemented at the Birdwood road/Glen road intersection (as shown in figure 5). This includes building out the kerbs and the installation of a pedestrian refuge and associated drop kerbs on Glen road.

As part of any subdivision creating an intersection between Yelash road and the indicative road shown on the precinct plan, Yelash road shall be sealed with a 6m carriageway from the Birdwood road intersection to the final position of the intersection.

4.5 Road Landscaping

Purpose: Maintain rural character along Birdwood road and Yelash road.

Any subdivision of land creating sites adjacent to Birdwood road (north of Crows road intersection) and Yelash road, must include a road landscaping plan incorporating the removal of weeds and retention of regenerating scrub on the battered banks of those parts of the roads abutting the proposed sites.

4.6 Street Tree Strategy

Purpose: Enhance the amenity of the site and complement the surrounding rural character

A Street Tree Strategy with a list of tree species must be included with the first subdivision application of the Birdwood 2 precinct. In particular, suitable native tree species must be included for Crows road to complement proposed riparian planting in Drainage Pattern B. The Street Tree Strategy, once approved, must form the basis of street tree selection throughout the balance of the precinct.

4.7 Affordable Housing

The same rules as included in Land use rules 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6 shall apply to any proposed subdivision in the Birdwood 2 precinct.

4.8 Rear Lots

Purpose: Ensure that provision is made for rear lots, in recognition of the challenging topography of the precinct.

Where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 10 percent of the total number of proposed sites.

5. Riparian Margin Standards

1. Stream A, as on the Birdwood 2 precinct plan where it passes through the area shown as 'Indicative Open Space/ Stormwater', must be protected in the following manner. A minimum of 10m each side of the stream / wetland where greater, must be kept clear of buildings, being the riparian margin.

2. Intermittent Stream B, identified for retention on the Birdwood 2 precinct plan, must be protected in the following manner. A minimum of 10m on the north side of the stream / wetland (or the distance to the nearest site boundary, where greater) and 10m on the south (or the distance to the Crows road boundary, where lesser) must be kept clear of buildings, being the riparian margin.

3. The riparian margin must be planted in native vegetation in compliance with the controls for Conservation Planting ([Chapter H: Auckland-wide rules»4 Natural resources»4.13 Lakes, rivers, streams and wetland management»2. Permitted Activity Controls»2.2 Conservation Planting](#)). Any planting required will be implemented in accordance with a Council-approved landscape plan and shall use eco-sourced native vegetation, be consistent with local biodiversity, and planted at a density of 10,000 plants per hectare

4. The native vegetation for the purpose of riparian margin protection and habitat enhancement must not be cleared, felled or removed.

5. Riparian margins must be established either side of the banks of a permanent / intermittent stream and/or wetland shown on the Birdwood 2 precinct plan to a minimum width of 10m measured from the bank of the stream and/or wetland, or the edge of the stream determined by the extent of the 2.3 year Mean Annual Flood (MAF) Event. This rule shall not apply to road crossings over streams. For the avoidance of doubt, planting required by 5.3 above cannot be utilised as part of any offset/environmental compensation requirements associated with works and/or structures in a stream.

6. Stormwater Quality Standards

1. For stormwater quality, development of new impervious areas greater than 50m² is a permitted activity provided that:

- a. buildings and structures do not consist of high contaminant yielding building materials; or
- b. where high contaminant yielding building materials are used stormwater runoff must be directed to an Approved Stormwater Quality Device in accordance with the permitted activity controls in Section [H 4.14.3.2.1\(2\)](#) of the Auckland-wide provisions; and
- c. stormwater runoff from other impervious areas is directed to an Approved Stormwater Quality Device in accordance with the permitted activity controls in Section [H 4.14.3.2.1\(1\) and \(3\)](#) of the Auckland-wide provisions.

7. Hydrology Mitigation Standards

1. For hydrology mitigation, development of new impervious areas (other than for a road) is a permitted activity provided that:

- a. the new impervious area is no more than 50m²; or
- b. the new impervious area is more than 50m² and no more than 1000m² and stormwater from the new impervious area is directed to an intermittent or permanent stream (via a network or direct discharge); and
- c. stormwater from the additional impervious area is managed to achieve the hydrology mitigation requirements on-site as follows:
 - i. provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - ii. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
- d. any stormwater management device or system is built generally in accordance with design specifications by a suitably qualified service provider and is fully operational prior to use of the impervious area
- e. any stormwater outfalls entering a stream from the piped network shall be set back from natural channels to minimize erosion, and where practicable, a vegetated conveyance swale within the floodplain shall be used to provide energy dissipation and additional interception prior to runoff entering a stream
- f. 'as-built' plans for any stormwater management device or system are provided to council within three months of practical completion of the works
- g. Any stormwater management device or system is operated and maintained in accordance with best practice for the device or system.
- h. Stormwater device(s) on private land:
 - i. must be maintained by the site owner in perpetuity
 - ii. if rainwater tanks are proposed for a dwelling to achieve the retention requirements the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

2. Where the detention component of the On-site Stormwater Management rule is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to council standards.

8. Restricted Discretionary Activity Matters of Discretion

In addition to the matters of discretion for restricted discretionary activities in the underlying zone, the council will restrict its discretion to the following additional matter:

On-site Stormwater Management: For areas unable to comply with the stormwater quality and hydrology mitigation standards, the items (a) – (d) listed under Stormwater Management – Flow in the Auckland-wide rules and whether the non-compliance occurs on sites/lots intended for affordable housing.

9. Restricted Discretionary Activity Assessment Criteria

In addition to the assessment criteria for restricted discretionary activities in the underlying zone, the Council will consider the following additional assessment criteria:

- a. on-site Stormwater Management: For impervious areas unable to comply with the stormwater quality and hydrology mitigation standards, the items (a) – (f) listed under Stormwater Management – Flow in the Auckland-wide rules; and
- b. whether consent notices are required on the titles of new lots to ensure compliance with the on-site stormwater management requirements.

10. Subdivision Assessment Criteria

In addition to the assessment criteria outlined in Part 3, [Chapter H, Section 5.4](#) the Council will consider the following additional assessment criteria for subdivision proposals:

1. Cultural and Natural Features

- a. visual effects of significant retaining wall structures in the “Single House Zone – Transition Area” shown on the Precinct Plan should be minimised through the provision of screen planting implemented at the time for subdivision. This should be addressed for all proposed walls of 1.5m or greater in this area through provision of a comprehensively developed native landscaping regime, the width of which should measure at least the height of the retaining wall. Regard may be given to the likelihood of the wall being obscured by future

houses, when any lesser solution is proposed. The species selected should be consistent with and relate to the riparian plantings selected for any open space arising from the implementation of the Indicative Open Space / Stormwater Area shown on the precinct plan.

b. subdivisions should incorporate design elements recognising the Maori and early European history of the Birdwood 2 precinct. This may be provided and illustrated in various ways, including but not limited to; the detailed design of landmarks and drainage reserves; road names; selection of endemic riparian revegetation, and; interpretation or information boards.

c. an entry feature or treatment should be provided generally in the location identified on the Birdwood 2 precinct plan.

2. Open Space Areas

a. visual effects of retaining wall structures greater than 1.5m in height in the open space areas arising from the implementation of the Indicative Open Space/Stormwater Areas shown on the precinct plan should be mitigated through the provision of foreground planting implemented at the time of subdivision. This may take the form of screen planting or riparian planting.

b. visual effects of retaining wall structures greater than 1.5m in height within 1m of a common boundary to the public open space areas arising from the implementation of the Indicative Open Space/Stormwater Areas shown on the precinct plan should be mitigated through the provision of planting implemented at the time of subdivision. This may take the form of screen planting or planting on or overhanging the wall, and should be contiguous with any required riparian margin planting.

3. Access

a. subdivisions should include pedestrian connections including but not necessarily limited to those shown on the Crows road precinct plan.

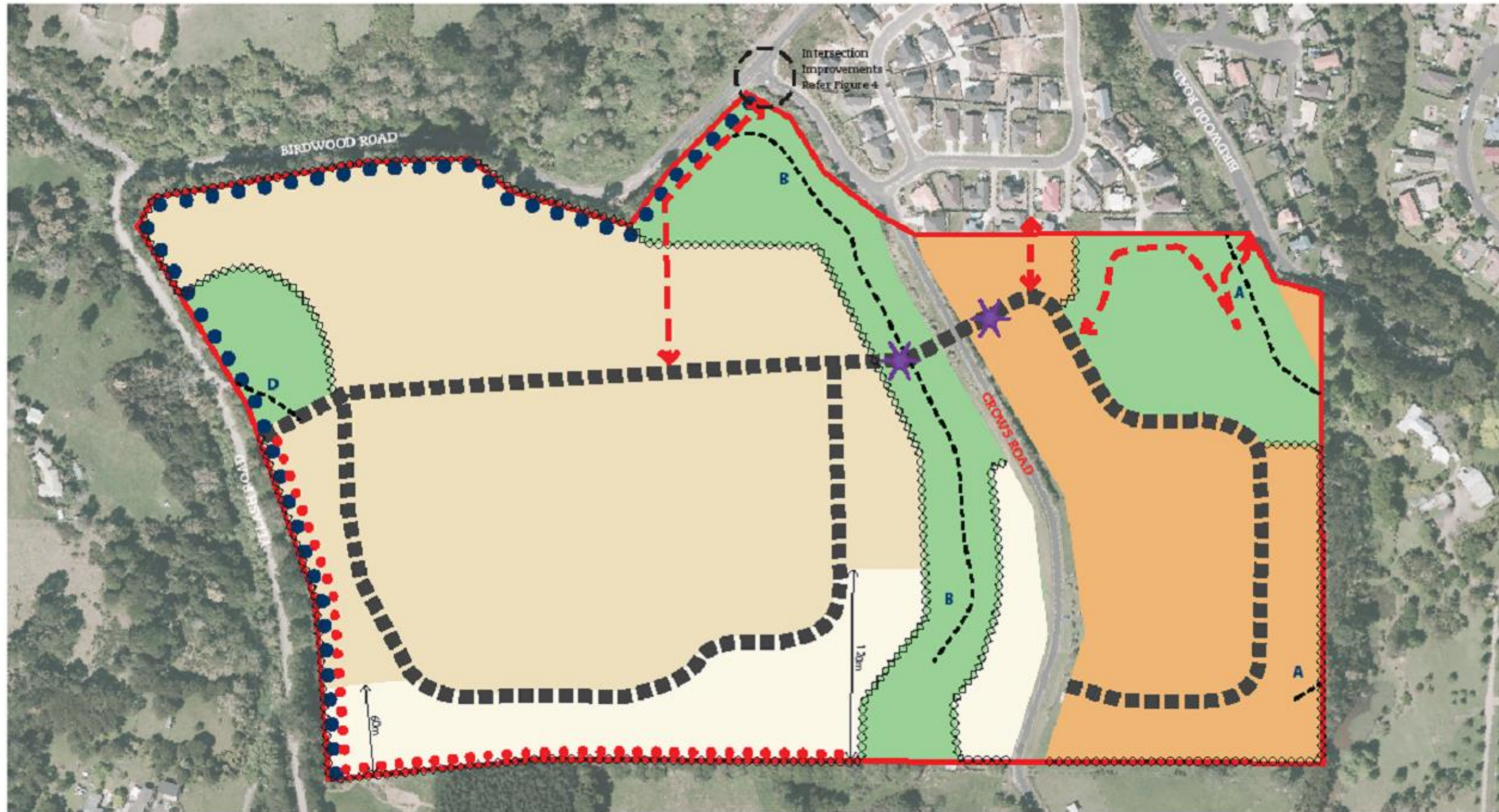
b. the design and development of the walkway network shown on the precinct plan should meet the requirements of National Guidelines for Crime Prevention Through Environmental Design (CPTED).

c. landscaping and planting near paths should include specimen trees able to be canopy lifted and underplanted with low shrubbery and groundcovers to allow viewshafts for residents and pedestrians.

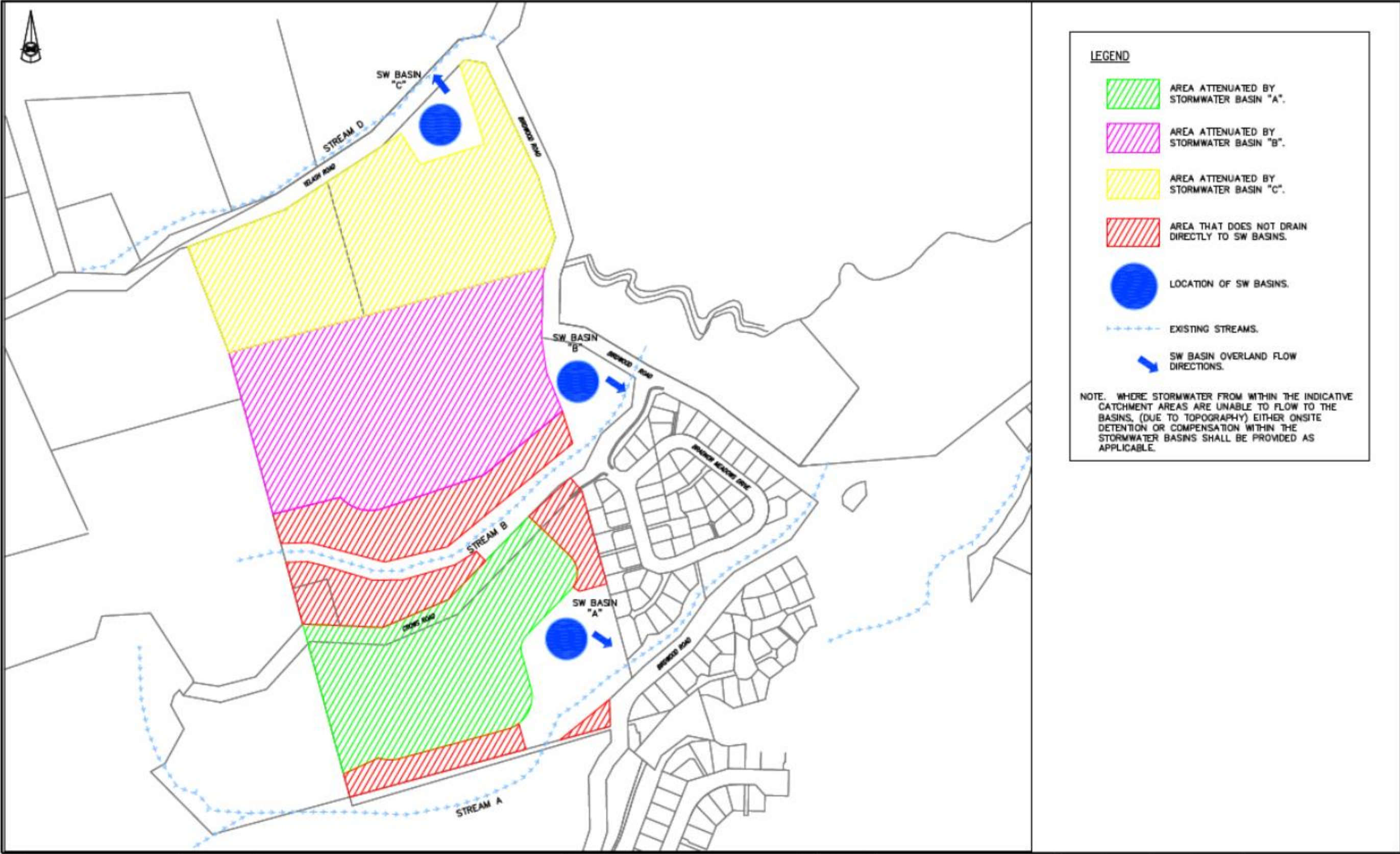
d. pathways and routes through open space areas should be provided where physically practical and safe for informal use.

e. whether a fair, reasonable and equitable contribution is made towards the cost of the design and construction of a pedestrian and cycling connection spanning the Birdwood reserve on the alignment of Waitemata drive West and Waitemata drive.

CROWS ROAD, SWANSON - PROPOSED PRECINCT PLAN



KEY			
	Precinct Boundary		Single House - Transition Area
	Indicative Roading Connections. Refer Local Road Cross Section (Figure 2)		Single House
	CROWS ROAD Refer Crows Road Cross Section (Figure 1)		Mixed Housing Suburban
			Indicative Open Space/Stormwater
	A B D Intermittent Stream		Entry Feature or Treatment
	Pedestrian Connection		Special Yard Rule Applies
	No New Vehicle Access Restriction Applies		
	Fencing Treatment Restrictions		



LEGEND

- AREA ATTENUATED BY STORMWATER BASIN "A".
- AREA ATTENUATED BY STORMWATER BASIN "B".
- AREA ATTENUATED BY STORMWATER BASIN "C".
- AREA THAT DOES NOT DRAIN DIRECTLY TO SW BASINS.
- LOCATION OF SW BASINS.
- EXISTING STREAMS.
- SW BASIN OVERLAND FLOW DIRECTIONS.

NOTE. WHERE STORMWATER FROM WITHIN THE INDICATIVE CATCHMENT AREAS ARE UNABLE TO FLOW TO THE BASINS, (DUE TO TOPOGRAPHY) EITHER ONSITE DETENTION OR COMPENSATION WITHIN THE STORMWATER BASINS SHALL BE PROVIDED AS APPLICABLE.

Rev	Description	By	Date
A	AC COMMENTS	CK	06/18

Job Title
**CROWS ROAD
 SWANSON
 PLAN VARIATION**

Drawing Title
**STORMWATER DRAINAGE
 STORMWATER MANAGEMENT**

	By	Date	Scale	Job No.	Rev
Submitted:	-			428-PV-SW-410	
Designed:	-		1:2000 @A1		
Drawn:	CK	-	1:4000 @A3		
Approved:					A

FIGURE 1
CROWS ROAD
 INDICATIVE TYPICAL SECTION - NTS

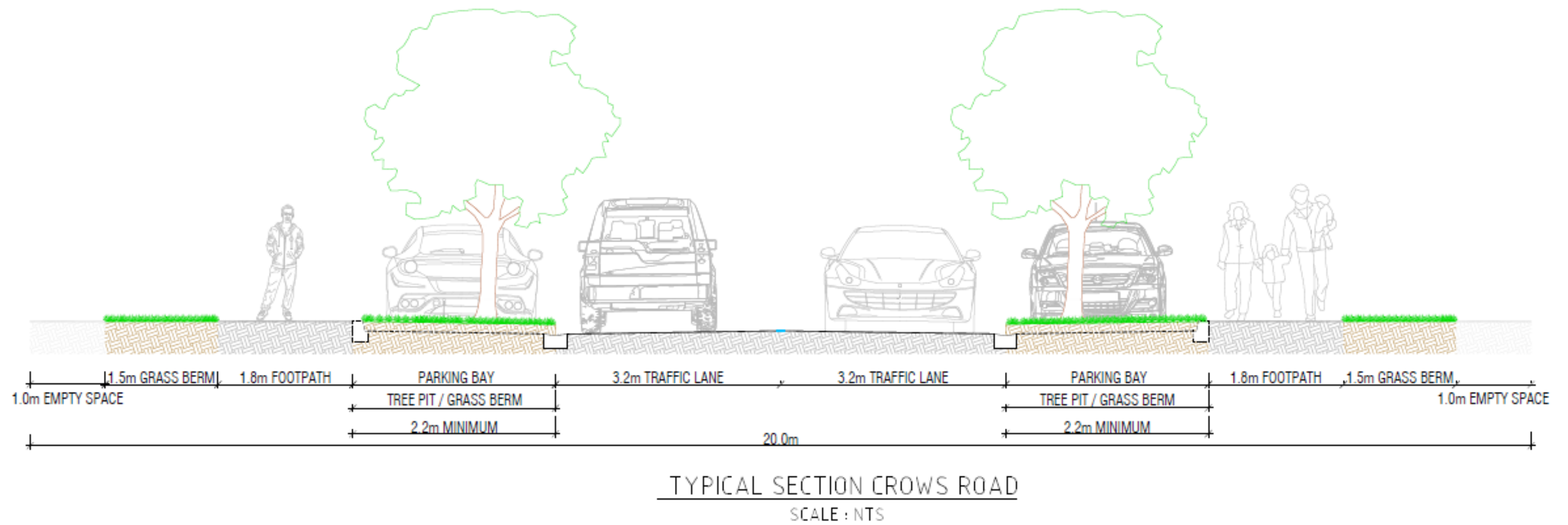
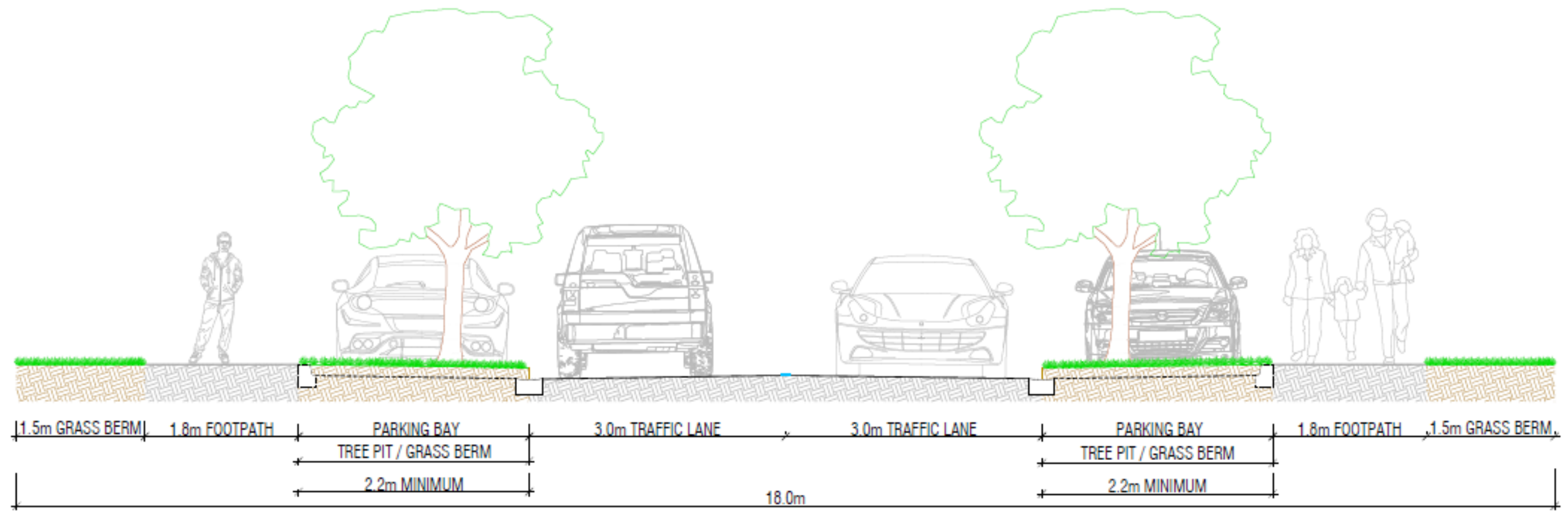


FIGURE 2
LOCAL ROAD
 INDICATIVE TYPICAL SECTION - NTS



TYPICAL SECTION ROAD 3
 SCALE : NTS

FIGURE 3
MINOR LINK ROAD
INDICATIVE TYPICAL SECTION - NTS

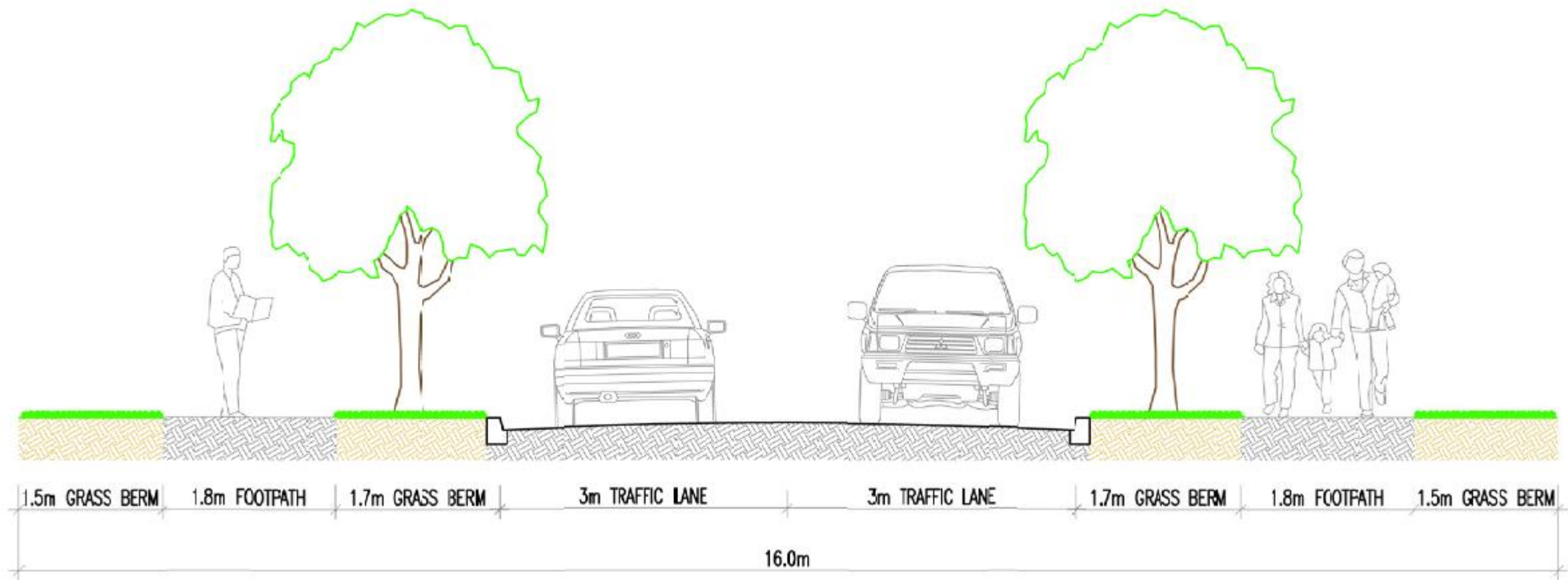


FIGURE 4
CROWS/BIRDWOOD
IMPROVEMENTS

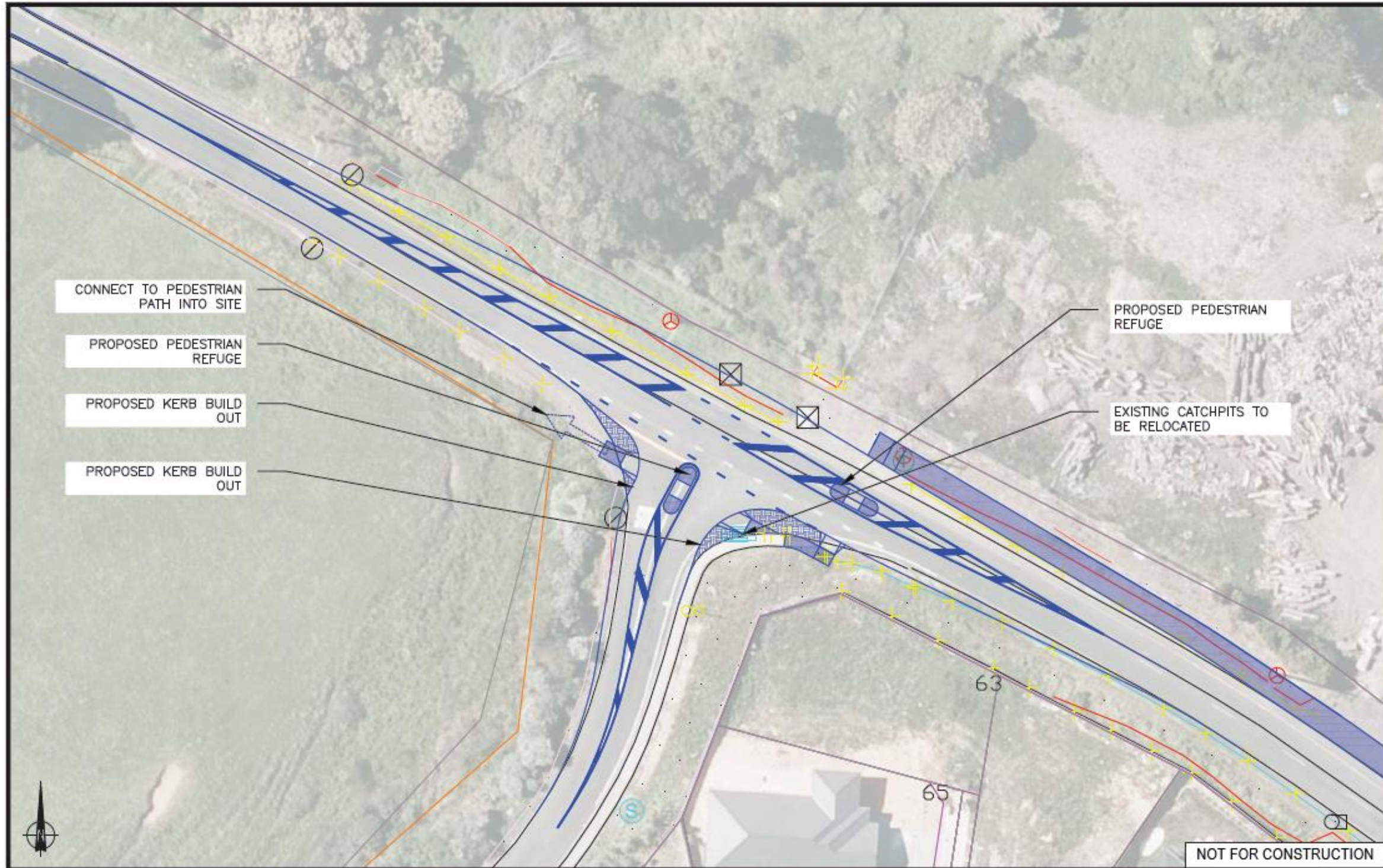


FIGURE 5
BIRDWOOD/GLEN/WAITEMATA
IMPROVEMENTS

