

I602. Birdwood Precinct

I602.1. Precinct description

The Birdwood Precinct applies to an area west of Don Buck Road and south of Red Hills Road in west Auckland. It incorporates subdivision and development provisions specific to this area.

The precinct identifies development density specific to each site. This density reflects the precinct's development potential and recognises the important resource management issues of land stability, protection of rural character and avoidance of downstream flooding.

In addition to enabling subdivision, the Birdwood Precinct also seeks to achieve greater environmental protection by identifying areas where bush protection and stream enhancement is required.

The zoning of land within this precinct is Rural - Countryside Living Zone.

I602.2. Objectives

- (1) The natural environment and rural character is protected and enhanced by regulating subdivision design and density.
- (2) Subdivision avoids where practicable or otherwise mitigates adverse effects on rural character, land instability and downstream flooding.

The overlay, Auckland-wide and underlying zone objectives apply in this precinct in addition to those specified above.

I602.3. Policies

- (1) Protect and enhance native vegetation adjacent to streams and rivers to increase the resilience, biodiversity and integrity of native ecosystems and to improve water quality.
- (2) Provide for a clearly legible and defensible edge along the rural urban boundary to protect rural character.
- (3) Re-vegetate identified areas with appropriate native vegetation as part of any subdivision and require their permanent legal protection.
- (4) Design and locate subdivision and development in areas where native vegetation is of lower value and it maintains linkages between native vegetation, fauna habitats and waterways.
- (5) Design and locate subdivision and development so as to avoid adverse effects on rural character by:
 - (a) locating building platforms and driveways away from prominent locations;
 - (b) using sympathetic design and landscaping to limit the effects on the landscape;

- (c) providing for no more than one dwelling per site;
 - (d) using existing landform and vegetation patterns to integrate building platforms and accessways, where possible; and
 - (e) aligning proposed site boundaries with existing landscape features or fence lines, where possible.
- (6) Require subdivision including design and location of dwellings and vehicle access to avoid where practicable, or otherwise mitigate, adverse effects of land instability.
- (7) Require subdivisions to provide on-site wastewater management and achieve pre-development flows for all storm events up to and including the 1per cent AEP storm event.

The overlay, Auckland-wide and underlying zone policies apply in this precinct in addition to those specified above.

I602.4. Activity table

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

Table I602.4.1 Activity table specifies the activity status of subdivision and development activities in the Birdwood Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Table I602.4.1 Activity table

Activity		Activity status
Subdivision		
(A1)	Subdivision complying with Standard I602.6.1	RD
(A2)	Subdivision not complying with Standard I602.6.1	NC
Development		
(A3)	Minor dwellings	NC

I602.5. Notification

- (1) Any application for resource consent for an activity listed in Table I602.4.1 Activity table 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\(4\)](#).

I602.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct unless otherwise specified.

All activities listed as restricted discretionary in Table I602.4.1 Activity table must comply with the following standards.

I602.6.1. Subdivision

- (1) Subdivision must establish a total number of sites that does not exceed the number identified for each existing site as shown in I602.10.1 Birdwood: Precinct plan 1, as of 26 July 2004.
- (2) Any protection and enhancement area shown in I602.10.1 Birdwood: Precinct plan 1 must be planted with native vegetation prior to the issuing of the section 224 certificate under the Resource Management Act 1991 and protected by way of an appropriate legal mechanism.
- (3) A stable building platform measuring 15m by 15m and stable vehicle access and manoeuvring must be provided.
- (4) Proposed site boundaries must be located to ensure that there is no more than one dwelling per site.

I602.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I602.8. Assessment – restricted discretionary activities

I602.8.1. Matters of discretion

The Council will restrict its discretion to all of 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 overlay, Auckland wide or zone provisions:

- (1) subdivision complying with Standard I602.6.1:
 - (a) location and design of sites, including the planting and protection of enhancement areas; and
 - (b) design and location of infrastructure.

I602.8.2. 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) location and design of sites:
 - (a) the extent to which subdivision ensures that all enhancement areas shown in the precinct plan are planted with native vegetation species that are appropriate to the ecology and landscape of the area;

- (b) the extent to which enhancement areas are incorporated into proposed sites in a way that best provides for their ongoing maintenance and protection;
 - (c) where stock is currently on or likely to remain on a site, enhancement areas should be permanently fenced;
 - (d) the extent to which enhancement and any other amenity (mitigation) planting areas are protected by way of an appropriate legal mechanism;
 - (e) whether subdivision avoids potential development in areas of existing native vegetation or areas included in the Significant Ecological Areas Overlay; and
 - (f) the extent to which a stable building platform and vehicle access and manoeuvring are located to:
 - (i) maximise environmental design for solar gain and minimise exposure to prevailing winds;
 - (ii) avoid building platform located in prominent locations that are either highly visible from the surrounding public space and/or in locations that affect the rural character.
 - (iii) optimise the potential to use the existing landform and existing and proposed vegetation patterns to assist the integration of building platforms and accessways;
 - (g) Whether the vehicle access design (including retaining structures and paving materials) minimises effects on topographical features and rural character;
 - (h) the extent to which proposed site boundaries are configured along the edge of existing landscape features (eg vegetation, watercourses, ridgelines) or existing fence lines, where practicable;
 - (i) whether amenity (or mitigation) planting is configured to mitigate the adverse visual effects of building platforms and accessways, reinforce the enhancement planting layout and retire steep slopes (i.e. slopes greater than $>15^{\circ}$) where appropriate to create a cohesive and comprehensive landscape framework for development; and
 - (j) the extent to which subdivision of land adjoining the rural urban boundary integrates a clearly legible and defensible rural edge into the subdivision design.
- (2) design and location of infrastructure:
- (a) the extent to which impervious areas are minimised and stormwater discharges mimic natural overland flow conditions;

- (b) whether the design of stormwater systems incorporates measures to reduce runoff rates where there may be damage to the natural waterway systems, and provide for stormwater disposal from all of the land within each proposed site;
- (c) the extent to which the design, construction and location of the wastewater treatment and disposal system have regard to the upstream catchment and effects on the downstream catchment; and
- (d) whether the stormwater and wastewater systems adversely affect land stability, erosion, slippage and inundation.

I602.9. Special information requirements

- (1) An application for a non-complying activity must be accompanied by:
 - (a) a geotechnical assessment;
 - (b) a stormwater and wastewater assessment; and
 - (c) a landscape and visual effects assessment.

I602.10. Precinct plans

I602.10.1 Birdwood: Precinct plan 1

