

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.4 Birdwood

The activities, controls and assessment criteria in the underlying Countryside Living and Large Lot zones and Auckland-wide rules apply in the following precinct unless otherwise specified below. Refer to planning maps for the location and extent of the precinct.

1. Activity table

Activity	Activity status
Subdivision	
Subdivision	RD
Subdivision of sites Lot 4 DP 58379 and PT Sec. 13 Blk XIV, Waitemata Survey District	NC

2. Subdivision controls

1. The subdivision controls applying in the Birdwood precinct are specified below.

2.1 Restricted discretionary activities

1. Subdivision that meets the following controls is a restricted discretionary activity:
 - a. the subdivision must establish a total number of sites that does not exceed the number identified for each existing site as shown in the precinct plan as of 26 July 2005
 - b. any protection and enhancement area shown in the precinct plan must be planted with native vegetation prior to the issuing of a s. 224 certificate and protected by way of an appropriate legal mechanism.
 - c. a stable building platform measuring 15m by 15m and stable vehicle access and manoeuvring must be provided.
 - d. site boundaries must be located to ensure that there is no more than one dwelling per site
2. Any subdivision not meeting the clause 1 above will be a prohibited activity.

2.2 Non-complying activities

1. Subdivision that meets the following controls is a non-complying activity:
 - a. subdivision of the following sites is in accordance with the table below:

Table 1

Site	Number of sites additional to the total number in the precinct plan
Lot 4 DP 58379	1
PT Sec. 13 Blk XIV, Waitemata Survey District	1

2. Any subdivision not meeting the clause 1 above will be a prohibited activity.

2.3 Prohibited activities

1. Any subdivision to which these rules apply which does not meet either the controls in 2.1 or 2.2 above is a prohibited activity.

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3. Assessment - Subdivision

Matters of discretion

For subdivision that is a restricted discretionary activity in the Birdwood precinct, the council will restrict its discretion to the matters specified in [clause 5.4.1](#) of the Auckland-wide - Subdivision rules, and to the following matters:

1. location and design of sites, including the planting and protection of enhancement areas
2. design and location of infrastructure.

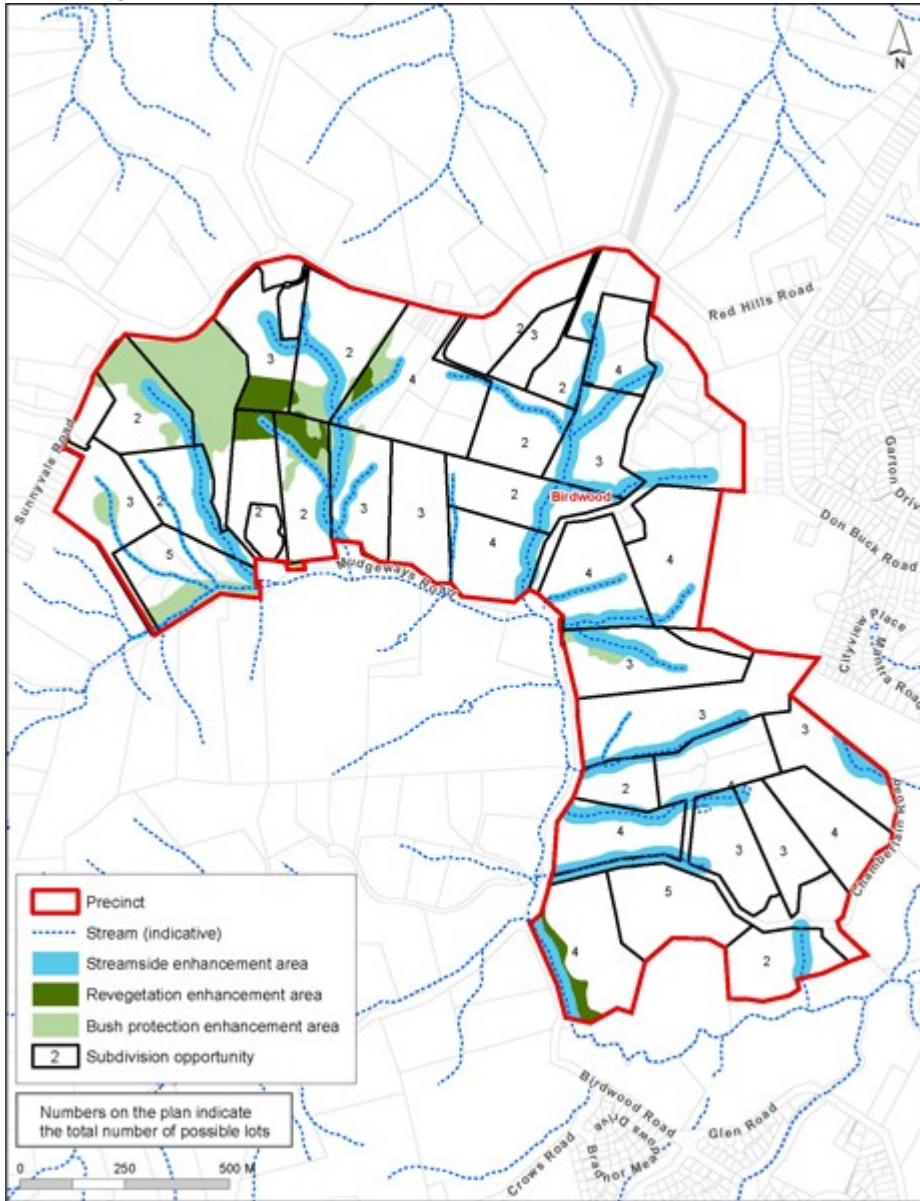
Assessment criteria

For subdivision that is a restricted discretionary activity in the Birdwood precinct, the criteria in [clause 5.4.2](#) of the Auckland-wide - Subdivision rules will apply, and in addition to the following assessment criteria:

1. Location and design of sites
 - a. Subdivision should ensure 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. Enhancement areas should be 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. Enhancement areas should be protected by way of an appropriate legal mechanism.
 - e. Subdivision should avoid potential development in areas of existing native vegetation or areas included in the SEAs overlay.
 - g. A stable building platform and stable vehicle access and manoeuvring should be located to:
 - i. maximise environmental design for solar gain and minimise exposure to prevailing winds
 - ii. avoid locating the building platform in prominent locations that are either highly visible from the surrounding public space and/or in locations that affect the rural character.
 - h. Vehicle access design should minimize effects on topographical features and rural character.
2. Design and location of infrastructure
 - a. Impervious areas should be minimised and any stormwater discharge should mimic natural overland flow conditions.
 - b. The design of stormwater systems should incorporate measures to reduce run-off rates where there may be damage caused to natural waterway systems, land stability or the creation of areas of inundation.
 - c. Design, construction and location of the wastewater treatment and disposal system should have regard to the upstream catchment and effect on the downstream catchment.

4. Precinct plan

Precinct plan 1: Birdwood



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