

Birdwood Urban Concept Plan

JULY 2003

This leaflet sets out the details of Waitakere City Council's Proposed Plan Change 4 to the District Plan. The Proposed Plan Change introduces the Birdwood Urban Concept Plan.

A public notice will appear in the New Zealand Herald on Wednesday 23rd July 2003. A copy of this public notice is provided within this leaflet. The public notice gives you information about how you can have your say about the proposed changes. If you wish to comment on all or any part of the Proposed Plan Change you can make a submission up to 5.00pm Friday, 22nd August 2003.

Waitakere City Council District Plan Proposed Plan Change 4 Birdwood Urban Concept Plan



WHY IS A PLAN CHANGE TO THE DISTRICT PLAN REQUIRED?

The Proposed Plan Change is part of a legal process to change the District Plan under the Resource Management Act 1991. The Birdwood Urban Concept Plan will largely be implemented through the District Plan. It is therefore necessary to ensure that the rules and provisions that apply to the Birdwood Urban Concept Plan area are included in the Plan to enable this to occur.

WHAT ARE THE MAIN CHANGES PROPOSED?

- Changes to the 'Explanation of the Strategic Direction: Policies and Methods';
- Addition of policies to reflect the environmental constraints that apply to the Birdwood Urban Concept Plan area;
- Changes to the existing subdivision rules to provide for development in the standard residential area;
- Introduction of a new 'Living 4 Environment' to provide for development in the large lot residential area;
- Additions to the existing assessment criteria for subdivision;
- Changes to the existing Natural Area Rules – Impermeable Surface to provide for development in the Living 4 Environment.
- Changes to the Plan maps to incorporate the Birdwood Urban Concept Plan and recommended changes to riparian margins.

What effect do Plan Changes have?

From the date a Proposed Plan Change is publicly notified it becomes a legal document. Any new proposals for development must be reviewed against each Proposed Plan Change. However, the District Plan's current provisions will only be completely replaced when the Plan Change process is completed. The Plan Change process will not be completed until after a decision has been made by the Council about the Proposed Plan Change, and after any Environment Court appeals have been resolved.

How to Have Your Say by Making a Submission

CITY OF WAITAKERE DISTRICT PLAN PROPOSED PLAN CHANGE 4 TO INTRODUCE THE BIRDWOOD URBAN CONCEPT PLAN

The Waitakere City Council has resolved to introduce Proposed Plan Change 4 (Birdwood Urban Concept Plan) to the City of Waitakere District Plan.

The Proposed Plan Change relates to:

- Introduction of the Birdwood Urban Concept Plan;
- Amendments to the Natural Area and Human Environment Maps;
- Introduction of a new 'Living 4' Environment;
- Amendments to existing Living Environment subdivision and land use rules; and
- Additions to existing Living Environment assessment criteria;

Copies of the Explanation and the Proposed Plan Change may be inspected at the Civic Centre, 6 Waipareira Avenue, Henderson and all Waitakere City Libraries. Waitakere City has libraries in Glen Eden, Henderson, Massey, New Lynn, Ranui, Te Atatu Peninsula, Te Atatu South and Titirangi.

Any person or organisation may make a submission to all, or any part of, the Proposed Plan Change. Submissions should be in writing and forms are available at the above locations or from www.waitakere.govt.nz. Submissions should be addressed to:

The Group Manager – Planning and Community Services
Waitakere City Council
Private Bag 93109
Henderson
Waitakere City

Submissions shall be received no later than 5.00pm on Friday, 22nd of August 2003.

Every submission will be made available for public inspection after the submission period has closed. Any interested person or organisation is then entitled to make a further submission either supporting or opposing an original submission. The Council will then hold a hearing to consider the submissions and make a decision about any changes in the proposed variation. Submitters can appeal the decision to the Environment Court if they wish.

How will the changes affect land in the Birdwood Urban Concept Plan area?

Urban Concept Plans are a planning tool the Council can use to manage the effects arising from subdivision and development of new greenfield urban areas. Concept Plans are distinct from 'structure plans' as structure plans apply to rural non-urban areas.

The Birdwood Urban Concept Plan is the first urban concept plan to be introduced to the Waitakere City District Plan.

The location of the Birdwood Urban Concept Plan area is shown on the map opposite. The proposed changes will enable Council to achieve a number of its strategic objectives relating to intensification.

If you would like background material, the following documents are available at the Civic Centre, 6 Waipareira Avenue, Henderson, the Massey Library, or by contacting Annette Gearing, 836 8000 extn 8546:

- Section 32 & Background Report for the Birdwood Urban Concept Plan;
- Technical reports including Land Stability Assessment, Landscape Assessment, Archaeological Report, Vegetation and Wildlife Study, Stormwater Catchment Management and Ecological Study, Freshwater Habitat Study, Phase 1 Contamination Study and a Geotechnical Investigation by Soil and Rock Consultants.

