



Te Kaunihera o  
**MANUKAU**  
City Council



# Flat Bush Community Plan



August 2006

# CONTENTS

<b>1. Executive Summary .....</b>	<b>3</b>
Location Map .....	42
<b>2. A Community Plan for the New Flat Bush .....</b>	<b>5</b>
Where and what is the new Flat Bush? .....	5
What is the Flat Bush Community Plan? .....	5
How the Plan was developed .....	6
Tomorrow's Manukau - Manukau Apopo and Tomorrow's Botany .....	7
The Long Term Council Community Plan (LTCCP).....	7
<b>3. Who will live in the new Flat Bush? A Community Profile .....</b>	<b>9</b>
<b>4. Community Vision, Values, Objectives and Priorities .....</b>	<b>11</b>
<b>5. Mana Whenua.....</b>	<b>17</b>
<b>6. Educated and Knowledgeable People.....</b>	<b>25</b>
Key Issues for Flat Bush .....	25
Proposed Flat Bush Objective for Educated and Knowledgeable People.....	26
Proposed Key Priorities for Flat Bush .....	26
Key Links.....	26
<b>7. Healthy People .....</b>	<b>27</b>
Key Issues for Flat Bush .....	27
Proposed Flat Bush Objective for Healthy People.....	27
Proposed Key Priorities for Flat Bush .....	27
Key Links.....	28
<b>8. Moving Manukau.....</b>	<b>29</b>
Key Issues for Flat Bush .....	29
Proposed Flat Bush Moving Manukau Objective .....	30
Proposed Key Priorities for Flat Bush .....	30
Key Links.....	30
<b>9. Safe Communities .....</b>	<b>31</b>
Key Issues for Flat Bush .....	31
Proposed Flat Bush Safe Communities Objective .....	32
Key Priorities for Flat Bush .....	32
Key Links.....	32
<b>10. Sustainable Environment and Heritage .....</b>	<b>33</b>
Key Issues for Flat Bush .....	33
Proposed Flat Bush Sustainable Environment and Heritage Objective .....	34
Proposed Key Priorities for Flat Bush .....	34
Key Links.....	34
<b>11. Thriving Economy.....</b>	<b>35</b>
Key Issues for Flat Bush .....	35
Proposed Flat Bush Thriving Economy Objective.....	36
Proposed Key Priorities for Flat Bush .....	36
Key Links.....	36
<b>12. Vibrant and Strong Communities.....</b>	<b>37</b>
Key Issues for Flat Bush .....	37
Proposed Flat Bush Vibrant and Strong Communities Objective.....	37
Proposed Key Priorities for Flat Bush .....	37
Key Links.....	38
<b>13. Meeting Particular Needs / Diversity .....</b>	<b>39</b>
Proposed Flat Bush Diversity Objective.....	39
Key Issues & Proposed Priorities for Flat Bush .....	39
Key Links.....	42

## 1. **Executive Summary**

The Flat Bush Community Plan sets out the community's vision, objectives and priorities for Flat Bush. These are intended to provide the framework to develop, and the environment to nurture, a strong community that meets the needs of its people.

The Plan is a way for residents to express their aspirations for living in Flat Bush and to become involved in developing their community.

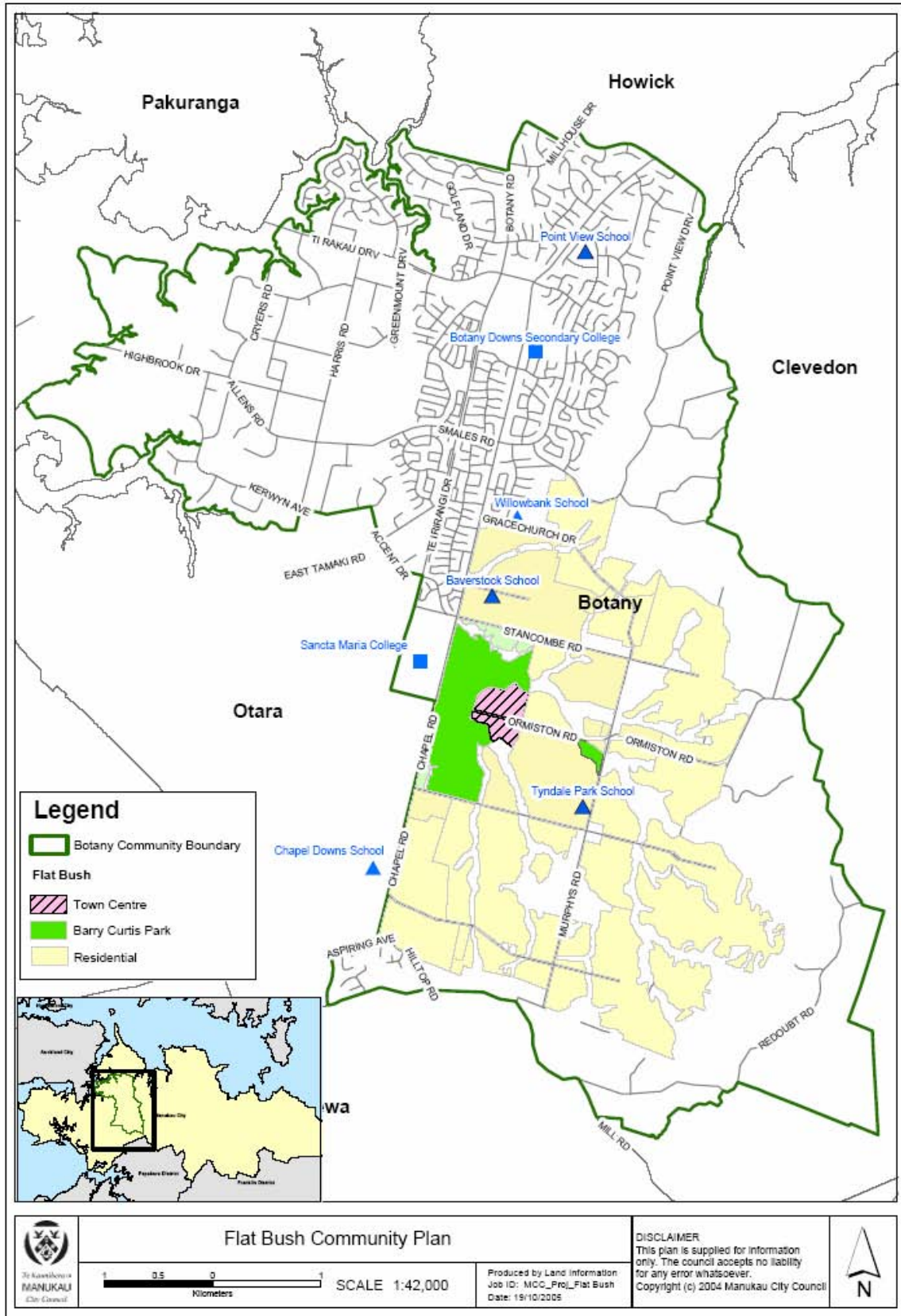
The Community Plan will also help guide the work programmes of Manukau City Council, Government, key agencies and community organisations. It will help them to be responsive to diverse community needs and plan cooperatively and flexibly for the range of facilities and services required now and in the future.

The Flat Bush Community Plan is clearly structured around and will be strongly connected to the city-wide vision and community priorities of *Tomorrow's Manukau – Manukau Apopo* and *Tomorrow's Botany*. In Section 4 the proposed community objectives and priorities for Flat Bush are organised under the following *Tomorrow's Manukau - Manukau Apopo* themes:

- Educated and Knowledgeable People
- Healthy People
- Moving Manukau
- Safe Communities
- Sustainable Environment and Heritage
- Thriving Economy
- Vibrant and Strong Communities.

The proposed priorities for Flat Bush are for the benefit of all the people living, working and visiting Flat Bush. The Plan recognises that Flat Bush will be a very diverse community and some populations groups will need particular facilities and services if they are to be able to participate in Flat Bush life. These groups include children, young people and families, older people, disabled people and new settlers.

# Location Map



## **2. A Community Plan for the New Flat Bush**

### ***Where and what is the new Flat Bush?***

Comprising approximately 1,700 hectares, in the Botany district of Manukau City, the Flat Bush area is one of the last major 'greenfields' development in the metropolitan area of the Auckland Region. Flat Bush is bound to the west by Te Irirangi Drive and to the south by Redoubt Road. In the east, it extends along the continuation of Redoubt Road across the top of the catchment. Brown's Lane is the northern boundary.

Currently, the Flat Bush area is home to only a few thousand people, but, as new subdivisions and schools are developed, it will grow rapidly. As New Zealand's largest new town, Flat Bush is expected to have around 40,000 new residents within 12 years. It will have a vibrant town centre, which will include a mix of commercial, retail, residential and community uses. Manukau City Council is a major landowner and investor in the town centre. Barry Curtis Park, adjacent to the town centre, is designed to be the heart of the new town.

### ***What is the Flat Bush Community Plan?***

The Flat Bush Community Plan is a way for residents to express their aspirations for living in Flat Bush and become directly involved in developing their community. The Plan for Flat Bush sets out a vision, outcomes, objectives and priorities for Flat Bush, to create the environment for a strong community that meets the needs of its people.

The Plan will enable residents, local community organisations, central and local government agencies and businesses to work together to achieve their desired outcomes for Flat Bush. This partnership approach acknowledges that issues are more effectively addressed by everyone working together in a co-ordinated way.

The Community Plan will become an important resource, not only for Manukau City Council, but also for other agencies and community organisations. The Plan will help guide their work programmes to:

- help generate a sense of community and identity
- be more responsive to the needs of all groups within the Flat Bush community
- plan resources to provide the range of services and amenities required
- plan flexibly for any future changes in the community's population and needs
- encourage the Flat Bush community to actively engage in the development of community facilities, built environment and amenities
- facilitate the emergence and activities of community-based groups, networks and organisations that can meet the needs of the community.

The Community Plan is not about the detailed design of the built environment, parks and physical infrastructure for Flat Bush. However, it does identify the impact of the built environment and infrastructure on community wellbeing. Therefore, the Community Plan is intended to complement and inform the planning of the built environment. The Plan will also contribute to the overall design and development of Flat Bush, by connecting identified needs for services and amenities with the 'bricks and mortar'.

Extensive planning for Flat Bush's built environment, parks and infrastructure has been underway for several years. Early community and stakeholder consultation took place in 1999 as part of the development of *Variation No. 13 to the District Plan – Flat Bush*.

Even when the Plan is completed, there will still need to be on-going consultation with the community over important aspects of Flat Bush's development. For example, the Council will seek community views about the development and management of community facilities, such as the town centre, library, aquatic centre and multi-sports centre.

The Community Plan will be a 'living document' that will be reviewed after the first year, and then every three years, to ensure that actions are still relevant to the community and are completed as intended.

### ***How the Plan was developed***

Manukau City Council is committed to encouraging participation in local decision-making which is inclusive of Manukau's diverse communities.

As Flat Bush is important to the future development of the whole of Manukau City, the consultation included residents or organisations from across the city. However, the focus was on engaging with those most closely affected by and interested in the Community Plan, such as current residents, local organisations, potential providers of facilities and services and other interested stakeholders.

Ngai Tai ki Umupuia and Ngati Paoa were consulted as Mana Whenua of the Flat Bush area, in accordance with Council's principles and guidelines in *The Strategic Plan Te Tiriti o Waitangi (2004)*.

Section 5. was provided by Ngai Tai Umupuia Te Waka Totara Trust, in conjunction with Ngati Paoa Whanau Trust. This section provides a Mana Whenua perspective on the history and cultural heritage of the Flat Bush area and does not necessarily reflect the views of Council or other stakeholder groups involved in developing the Community Plan.

The Botany Community Board led a consultation process that included a wide range of individuals, community groups, service providers and agencies. These included residents' groups, schools, Government agencies, landowners, developers, real estate agents, ethnic communities, disabled people, churches, religious organisations, Tomorrow's Manukau Property Limited (the company developing the town centre), public transport operators, and local businesses. They participated through community meetings, workshops, focus groups, interviews and surveys.

The Community Plan recognises that it is important to build on this consultation process and support the development of strong community networks and participation by Flat Bush residents in the decisions about the development of the town centre and other facilities and amenities.

The Plan:

- is structured around and aligned with *Tomorrow's Manukau-Manukau Apopo / Tomorrow's Botany*
- considers the planning objectives for Flat Bush set out in *Variation 13 of the District Plan*
- aligns with the *Long-Term Council Community Plan (LTCCP)*

- links and contributes to other Council policies and plans
- is informed by initial analysis of the likely population profile of the new Flat Bush, and
- expresses the views of the Botany Community Board, a range of key local and central government and community agencies and the community, about the issues that will need to be addressed.

### ***Tomorrow's Manukau - Manukau Apopo and Tomorrow's Botany***

*Tomorrow's Manukau - Manukau Apopo* presents a vision of the City and provides a framework for thinking and acting towards this future. In *Tomorrow's Manukau - Manukau Apopo* there are seven broad themes, or areas of people's lives, and together they provide a picture of overall wellbeing and a "progressive, proud and prosperous" Manukau. Within each of the themes are community outcomes - statements from the community about what it needs to achieve this wellbeing.

*Tomorrow's Manukau - Manukau Apopo* also includes the visions and priorities for each of the distinct geographic communities of the City, including Botany.

As *Tomorrow's Manukau - Manukau Apopo* will guide the planning of Council, Government agencies and other organisations, the Flat Bush Community Plan is clearly structured around and will be strongly connected to *Tomorrow's Manukau - Manukau Apopo*. These links are demonstrated in the sections on themes and objectives and priorities for Flat Bush.

### ***The Long Term Council Community Plan (LTCCP)***

The LTCCP sets out the Council's plans and objectives for the next ten years. It outlines the services that will be undertaken for the benefit of residents and ratepayers of the City, along with the cost and method of paying for each service. Where Council is responsible for funding, or contributing to funding, facilities and services in Flat Bush, this needs to be included in the LTCCP.

## **Manukau City Council Objectives for Flat Bush**

When Manukau City Council undertook a variation of the District Plan to allow for the development of Flat Bush, it set out eight objectives. These are:

1. *To create a diversity of living and working environments of high environmental quality within Flat Bush with an emphasis on the sustainable use of a scarce regional and district land resource.*
2. *To facilitate the urbanisation of the area in a manner and at a rate which takes account of the demand for such urbanisation while ensuring the efficient use of the diminishing land resource commensurate with the provision of appropriate levels of amenity for residents in the area.*
3. *To facilitate the development of an appropriate range of densities of development and living and working environments of good amenity within Flat Bush.*
4. *To achieve a well connected, adaptable, safe, attractive, healthy and pleasant environment for living and working and travelling with an emphasis on the importance of the public realm including parks, streets, civic areas, roads and the natural environment.*
5. *To achieve a pattern of commerce based on an identifiable community focus within Flat Bush, supported and supplemented by office or institutional activities, along with provision for small business activities and mixed use developments along nominated main roads*
6. *To ensure the establishment of an appropriate range of physical and social infrastructure and facilities required to enhance the resulting urban environment and address any adverse effects of urbanisation within Flat Bush.*
7. *To protect, sustain, restore and enhance where practicable the remaining terrestrial and aquatic ecology of remnant native vegetation and waterways.*
8. *To achieve a safe, efficient, well connected, and integrated transport system within and beyond the Flat Bush area that provides a choice of travel modes including pedestrian, cycling, passenger transport and motor vehicles.*

To achieve these eight objectives, five work groups were set up:

1. Town Centre Development
2. Development, Design and Planning
3. Barry Curtis Park Development
4. Community Development
5. Physical Infrastructure Development.

The Community Plan for Flat Bush is part of the Community Development work group.

### **3. Who will live in the new Flat Bush? A Community Profile**

Flat Bush is most likely to attract people that prefer to buy newly- built homes, medium to higher density living, and like to live in areas with a mix of uses such as home-based businesses, commercial and retail activities. Many of the people who will live in Flat Bush are likely to move into the area from surrounding suburbs. Much of the housing in the new Flat Bush is likely to be owner-occupied. Buying a house in Flat Bush will require an above-average household income. Neighbourhoods will develop, each with a different character, but overall, the households in Flat Bush are likely to be similar to surrounding suburbs.

It is always difficult to predict how the population of a new town will develop, but it is anticipated that the 40,000 people living in Flat Bush by 2020 will:

- ***Be a vibrant mix of ethnicities and cultures***

Half to two thirds of the population are likely to be Europeans; over a third will be from the various Asian cultures, especially Chinese and Indian, as well as smaller proportions of Maori, Pacific Peoples and people from places like South Africa. Around a third of the population of Manukau City are born outside of New Zealand. In the areas around the new Flat Bush, the proportions of populations born outside of New Zealand range from less than a fifth to over half. Changes in immigration policy will have a significant impact, but it can be expected that a third to two fifths of the Flat Bush population will have been born overseas.

- ***Live in a range of households***

Over a third to almost half the households in the next five to ten years can be expected to be couples with their children. Couples, both older couples and younger couples, are expected to make up between a fifth and a quarter of households. But there will still be sole parents with children and people living alone. Flat Bush must cater for all these households.

- ***Be growing up***

In the short to medium-terms Flat Bush is likely to have around 6-7 percent of its population less than five years old and about a third of the population under 25 years of age. Based on Statistics NZ's projections, the Ministry of Education anticipates that the population in Flat Bush (constituting the Census area units of Point View, Ormiston and Donegal Park) aged 5-10 years will rise from approximately 1,300 in 2005 to 4,000 by 2021, and the population aged 11-17 will rise from approximately 1,100 in 2005 to 4,500 in 2021.

Flat Bush is also likely to host a number of young people from surrounding suburbs. The Ministry of Education anticipates that the schools located in Flat Bush will service both Flat Bush and surrounding areas. They project, on a medium growth scenario, that the population aged 5-10 years in the Flat Bush-Chapel North area<sup>1</sup> will rise from 2,409 in 2003 to 4,775 in 2013.

For intermediate-age provision, the Ministry of Education is projecting a medium growth scenario of an increase of children aged 11-12 years from 688 in 2003 to 1,404 in 2013.

---

<sup>1</sup> Constituting the Census area units of East Tamaki, Dannemora, Point View, Ormiston, Donegal Park and Flat Bush.

For secondary school provision, the numbers of young people aged 13-17 years is projected to almost double, growing from 1,561 in 2003 to 3,069 in 2013.

The Flat Bush population will age slowly relative to the rest of New Zealand, with 5-10% of residents over 65 years.

- ***Have a range of spiritual needs***

Flat Bush will show significant religious diversity. Within the 40,000 resident population, there is likely to be between 19,600-25,300 people affiliating with Christianity and 5,400-9,600 affiliated with other religions. Of those other religions, the largest numbers are likely to be Buddhists who could be expected to number between 1,000 and 2,500 and Hindus who may number between 1,000 and 3,700.

- ***Have a significant number of disabled people***

On current estimates of the incidence of disability in any population, Flat Bush can expect to have about 8,000 disabled people residing there.

The term “disability” (as defined in the New Zealand Disability Strategy and Manukau Disability Policy) covers the full range of impairments - physical, sensory, neurological, psychiatric and intellectual. The Community Plan recognises that physical and social barriers often “disable” people by affecting their mobility, access to transport, facilities and amenities, and opportunities to participate in community and civic life.

The Community Plan also recognises the needs and wishes of families, friends and other people supporting disabled people

- ***Have diverse employment needs***

Flat Bush is planned as a mixed use area. Working at home is likely to be a feature of Flat Bush with around 6-10 percent of employed people doing so. Between 42 percent and 52 percent of travelling employees resident in Flat Bush are likely to travel to work elsewhere in Manukau and between 35 percent and 42 percent to travel north of the Tamaki River to Auckland City, North Shore, or Waitakere City. At the 2001 Census, between 55 percent and 60 percent of those travelling to work drove a private vehicle. Both private and public transport links around Flat Bush, to Manukau, and across the Auckland region will be critical.

## 4. Community Vision, Values, Objectives and Priorities

The proposed vision for Flat Bush is:

*Flat Bush will be a community where people of different cultures and abilities are woven together to create a strong and unique identity. Its people will live, work and play in a safe and attractive environment designed to provide for people's social, economic, recreational, cultural and spiritual wellbeing. This will enable them to live life to the fullest and in turn contribute to the life of the community.*

In working towards this vision, Flat Bush will:

**Embed the following values:**

- Respect for people and their freedom
- Personal productivity supported by transport choice
- Pride in the community and concern for the wellbeing of others
- Desire to invest in future generations
- Respect for all those who invest economically and socially in Flat Bush
- Promotion of self-determination and self-reliance
- Pride in the richness of communities that weave together their many cultures and abilities
- Recognition and respect for life and spiritual needs
- Participation in the democratic processes of the community and in the management of its resources
- Inclusiveness.

**Recognise the following principles:**

- ***Treaty of Waitangi relationships***  
Ngai Tai Umupuia Te Waka Totara Trust and Ngati Paoa Whanau Trust Board are acknowledged as the Mana Whenua for the Flat Bush area and have a Treaty Relationship Agreement with Manukau Council. Partnership between Mana Whenua, Council, local communities, and other agencies will enhance the cultural identity and environmental wellbeing of Flat Bush.
- ***Providing Opportunities***  
Flat Bush is part of Botany, Manukau City and the Auckland region and will not only serve the people who live in but will seek to complement other areas with heritage, cultural recreation and other opportunities not provided elsewhere.
- ***Supporting Sustainable Development***  
A strong community infrastructure and community capacity will not only assist the development of a strong and vibrant community, but will contribute to the sustainable development and management of Flat Bush's natural and built environment.
- ***Recognising the Importance of Design and Planning***  
Urban design, parks and open space planning, physical infrastructure planning, and the natural historical and cultural features of the area all have a major impact on the development of communities.
- ***Optimising Resources***

The need to make the most of available resources by encouraging stakeholders to work together in developing, managing and using facilities and amenities.

**Reflect the following themes of *Tomorrow's Manukau - Manukau Apopo/Tomorrow's Botany*:**

- Educated and Knowledgeable People
- Healthy People
- Moving Manukau
- Safe Communities
- Sustainable Environment and Heritage
- Thriving Economy
- Vibrant and Strong Communities.

**Objectives and Priorities - Summary**

The objectives and priorities of the Community Plan are summarised below. Each objective and its related priorities are discussed, in more detail, in the following sections.

Although, in general, priorities do not appear in more than one section, the Plan recognises that all the objectives are interrelated and impact on each other. For example, transport impacts on economic prosperity, community safety, health and the ability of people to access community facilities and services and connect with each other.

The priorities in italics are already included in *Tomorrow's Manukau - Manukau Apopo/Tomorrow's Botany*.

<i>Tomorrow's Manukau - Manukau Apopo Theme</i>	<i>Community Objectives for Flat Bush</i>	<i>Community Priorities</i>
<p><b><u>Educated and Knowledgeable People</u></b></p> <p>Education, training and knowledge are critical in determining social, economic, cultural and environmental wellbeing. Skill levels and qualifications have a major impact on people's ability to find work and on their personal income levels. These things impact on the quality of their housing and environment, and may correlate with their level of health and ability to participate in the community, and on crime rates.</p>	<p>To provide accessible and excellent education at all levels.</p>	<ul style="list-style-type: none"> <li>• <i>Encourage innovative, high quality schools that are responsive to community aspirations and needs, and welcome all students, regardless of abilities.</i></li> <li>• <i>Encourage community, public and private organisations to provide high quality early childhood care and education.</i></li> <li>• Facilitate community, public and private organisations to provide high quality after school care and holiday programmes.</li> <li>• Where possible, encourage the alignment of school zones with recognised community boundaries.</li> <li>• Support the provision of a gifted children programme in Flat Bush to serve both Flat Bush and Botany.</li> <li>• Encourage provision of a secondary/tertiary student learning centre within the Flat Bush Library.</li> <li>• Facilitate programmes for safe journeys between home and school.</li> <li>• Establish transport links that give easy access to tertiary institutions..</li> <li>• Encourage the establishment of antenatal and parenting courses and support for families.</li> <li>• Encourage the provision of adult education opportunities.</li> <li>• Encourage the provision of ESOL programmes to support new settlers in Flat Bush.</li> <li>• Encourage innovative partnerships in the use of information technology and knowledge resources such as libraries, and the development of Flat Bush Town Centre as a culture and information hub.</li> </ul>
<p><b><u>Healthy People</u></b></p> <p>The health and wellbeing of people and communities is dependent on environmental, physical, social, cultural and spiritual factors.</p>	<p>To make being healthy an attainable goal through developing environments that contribute to healthy lifestyles.</p>	<ul style="list-style-type: none"> <li>• Establish neighbourhood parks and open spaces that are connected to neighbourhoods, which can be used safely by children and easy to supervise, and are located so that people do not have to cross main arterial roads to access them.</li> <li>• Establish a framework for healthy neighbourhood design and encourage people to walk, cycle, use parks, open spaces and community facilities for active leisure.</li> <li>• Establish transport links to give easy access to Barry Curtis Park and</li> </ul>

<p>People need adequate incomes, good quality and affordable housing, strong families as well as access to goods and services</p>		<p>other green spaces for workers in Greenmount and East Tamaki.</p> <ul style="list-style-type: none"> <li>• Advocate to community- based and Government social service agencies to meet the needs of Flat Bush residents.</li> <li>• Encourage the provision of accessible primary health care services including general practitioner services, dental services, laboratory, pharmacies and other ancillary support services.</li> <li>• Encourage provision of health services that meet the needs of the diverse cultures in Flat Bush.</li> <li>• Engage neighbourhoods in establishing and maintaining high standards of public and environmental health.</li> <li>• Ensure that a high standard of housing is maintained within the community and that ‘healthy housing’ principles are followed.</li> <li>• Ensure that residents are able to access secondary and tertiary health and medical services through flexible transport options including public transport and/or the taxi subsidy.</li> </ul>
<p><b><u>Moving Manukau</u></b></p> <p>Quality of life for many people depends significantly on how easy it is to move between home, work, educational institutions, shops and recreation areas. For businesses, the ability to move products quickly to distribution points is critically important to competitiveness. Congestion must be reduced and an attractive and efficient public transport system developed, with more opportunities for walking and cycling.</p>	<p>To ensure that people can access key services, schools, recreational and employment opportunities within and outside of Flat Bush through flexible and efficient transport options that can meet the diverse needs of the Flat Bush community.</p>	<ul style="list-style-type: none"> <li>• <i>Minimise road-based congestion and improve traffic flow to, from and within Flat Bush, through effective and integrated roading and transport systems.</i></li> <li>• Establish an effective road hierarchy that locates heavy traffic on key roads and separates different types of traffic, to reduce congestion and improve traffic flow including preserving easy access to Greenmount/East Tamaki.</li> <li>• Introduce traffic flow measures such as light phasing and high occupancy vehicle lanes.</li> <li>• Provide a choice of public and private transport alternatives.</li> <li>• Establish an integrated cycling and public transport system within Flat Bush connected to Manukau suburbs and to Auckland City.</li> <li>• Provide clean, safe, convenient and integrated public transport that is accessible to everyone.</li> <li>• Inform people of available transport subsidies.</li> <li>• Encourage community -based transport options.</li> <li>• Encourage neighbourhoods to establish walking buses.</li> <li>• <i>Ensure safe and secure car parking in neighbourhoods, shopping centres and public transport facilities.</i></li> <li>• Ensure adequate provision of off-street parking, especially in the town centre.</li> <li>• <i>Establish and maintain safe well-designed streets that provide a balance between vehicle movement and pedestrian access and safety.</i></li> <li>• Ensure that development that incorporate commercial or other non-residential uses, provide adequate space for storage, loading and unloading activities as well as parking.</li> </ul>
<p><b><u>Safe Communities</u></b></p> <p>Manukau’s future as a great place to live, work and play, with an attractive quality of life depends on preventing crime and reducing fear of crime so people feel safe and secure. When people feel free from danger or risks, both real and perceived, they are more likely to be involved in their communities.</p>	<p>To engage the community in actively working with each other, community agencies, the Council and the Police to create and manage the Flat Bush town centre and neighbourhoods in ways that enhance safety, minimise crime and reduce the likelihood of accidental injury.</p>	<ul style="list-style-type: none"> <li>• <i>Establish an on-going and adequate Police presence within Flat Bush Town and surrounding neighbourhoods that is connected to the community and focused on community priorities.</i></li> <li>• Encourage the establishment of and continuing support for neighbourhood support groups for residents and businesses.</li> <li>• Ensure adequate provision of public telephones.</li> <li>• Encourage crime prevention through environmental design (CPTED) within the town centre and neighbourhoods.</li> <li>• Manage and monitor the use of alcohol in public areas to promote safety.</li> <li>• Make provision for CCTV in Flat Bush town centre if it becomes necessary.</li> <li>• <i>Ensure that the design and width of streets facilitates safe and easy access for emergency services.</i></li> <li>• Encourage community and other organisations to participate in emergency management planning and initiatives.</li> <li>• Manage and maintain parks, open spaces and storm water areas to promote safety.</li> <li>• Ensure planting schemes minimise obstacles, like overhanging plants, which are a hazard especially to blind and visually impaired people.</li> <li>• Promote pedestrian and cyclist access and safety on roads, walkways, around neighbourhood parks and other recreational facilities, and in shopping centres.</li> <li>• Actively monitor accident spots, with priority to schools, and introduce speed restrictions where necessary.</li> </ul>

		<ul style="list-style-type: none"> <li>• Ensure there is adequate traffic signage around schools.</li> <li>• Incorporate safe access to buses, trains and taxis, including lighting, into planning for shopping centres, community facilities and housing, including apartments.</li> <li>• Ensure the provision of lighting in streets, shopping centres, open spaces and other public areas that maximises people's sense of safety and security.</li> </ul>
<p><b><u>Sustainable Environment and Heritage</u></b></p> <p>Clean air and water and access to green spaces, and an attractive and clean environment, are crucial to our sense of health and wellbeing. One of Manukau's strengths is our cultural diversity. To ensure sustainability we need to celebrate, embrace and protect that cultural diversity, preserving the environment, history and heritage.</p>	<p>To give people the opportunity to recognise and enjoy the unique history, environment and cultural vitality of Flat Bush.</p>	<ul style="list-style-type: none"> <li>• <b>Work in partnership with Mana Whenua kaitiaki through active consultation to ensure environmental well-being and protection of cultural heritage (including wahi tapu).</b></li> <li>• Encourage community involvement in setting the scale, style and functionality of the Flat Bush town centre.</li> <li>• Create an arts and cultural precinct in the town centre.</li> <li>• Create and support opportunities for arts activities in Barry Curtis Park.</li> <li>• Ensure the naming of streets, parks, reserves and features such as plaques and signs reflect the ancestral and historic heritage of the Flat Bush area.</li> <li>• Facilitate community initiatives directed at identifying and protecting heritage buildings and sites.</li> <li>• Ensure landscape development and planting schemes that preserve existing plants' and trees' heritage and include planting native and heritage species.</li> <li>• Ensure the on-going care and maintenance of green and open spaces are to a high standard.</li> <li>• Protect the recreational amenity of the natural environment e.g. eeling in waterways.</li> <li>• Ensure clean and tidy environments in the town centre and green spaces.</li> <li>• Minimise pollution to local waterways from excavations and earthworks through: <ul style="list-style-type: none"> <li>- monitoring and ensuring compliance with district and regional environmental standards and planning requirements</li> <li>- engaging neighbourhoods in waterway protection and planting activities</li> <li>- developing a mosquito control plan for the waterways.</li> </ul> </li> <li>• <i>Advocate for underground national grid transmission lines.</i></li> </ul>
<p><b><u>Thriving Economy</u></b></p> <p>To build and sustain high quality lifestyles for current and future generations, it is important to develop the kind of economic growth that will generate jobs and wealth for the region, whilst safeguarding the natural environment. This means fostering the growth of high value businesses that are environmentally friendly and the skills and knowledge of the community.</p>	<p>To promote economic prosperity in Flat Bush by ensuring residents are well connected to employment opportunities in the rest of Manukau and the Auckland region, and by maximising opportunities for employment and business in Flat Bush.</p>	<ul style="list-style-type: none"> <li>• Establish effective and integrated roading and transport systems within Flat Bush, between Flat Bush and the rest of Manukau, and with the wider Auckland region.</li> <li>• Ensure the involvement of commercial, residential and community tenants in management of the town centre through establishment of a participative town centre governance structure.</li> <li>• Ensure housing ,amenities, facilities and streetscapes, provide quality living and business environments and protect the value of residents' housing investment.</li> <li>• Ensure that the design of buildings, width of streets and provision of parking is adequate for mixed use areas and home-based businesses.</li> <li>• Encourage opportunities for private sector and community provision of community facilities.</li> <li>• Encourage integrated and forward planning for the infrastructure and service needs of business including: <ul style="list-style-type: none"> <li>- drainage and sewerage</li> <li>-effective transport network</li> <li>- information technology</li> <li>- power and phone.</li> </ul> </li> <li>• Encourage openness to commercial/entrepreneurial opportunities in Barry Curtis Park and the town centre,</li> <li>• Recognise the contribution of disabled people to the economy in Flat Bush.</li> <li>• Ensure fair and equitable distribution of rates.</li> </ul>
<p><b><u>Vibrant and Strong Communities</u></b></p> <p>Strong community, cultural and family ties</p>	<p>To encourage community action, a sense of community belonging, and participation in the</p>	<ul style="list-style-type: none"> <li>• Support the community to make its own decisions and encourage public sector agencies to engage constructively with the community in decision-making.</li> <li>• Manukau City Council facilitates constructive engagement between the Flat Bush community and agencies proposing to locate amenities</li> </ul>

<p>underpin community cohesion and these contribute to people having a sense of health and wellbeing. The image and character of the City has a significant impact on this. The City's design must cater for diverse lifestyles and cultures.</p>	<p>community and its democratic processes.</p>	<p>and services in Flat Bush, and facilitates coordination between agencies.</p> <ul style="list-style-type: none"> <li>• Encourage the community to participate in Manukau City Council consultation processes about the development and management of community facilities and amenities, such as the town centre, library, aquatic centre, neighbourhood parks, multi-sports centre and other recreation facilities, community activity centres, community arts and cultural facilities.</li> <li>• Encourage community participation in democratic processes, including Manukau City Council, Botany Community Board, Auckland Regional Council and central Government consultations.</li> <li>• Encourage residents to develop a Flat Bush identity by: <ul style="list-style-type: none"> <li>- installing welcome signage.</li> <li>- providing information services and information about Flat Bush in a range of languages and accessible formats for disabled people.</li> <li>- encouraging and supporting the development of community groups and networks.</li> <li>- giving priority to the development and support of community-based services such as Plunket, citizen's advice bureau, new settler's programmes, domestic violence support (e.g. emergency housing), youth programmes and events.</li> <li>- ensuring access to a Council service centre in Eastern Manukau.</li> <li>- encouraging social marketing opportunities and vehicles for community news.</li> <li>- <i>establishing affordable spaces for community organisations to administer and deliver community-based activities and services in the Flat Bush town centre; including spaces for large gatherings.</i></li> </ul> </li> <li>• Encourage and facilitate the provision of land, and the development of churches and other organisations, that provide for spiritual needs.</li> <li>• Design a built environment that allows residents to connect with one another and encourages neighbourhood activity.</li> <li>• Provide safe places, activities and events for children and young people that encourage their connection to Flat Bush, both in the town centre and in neighbourhoods.</li> <li>• Recognise the responsibility of Central Government to provide social housing that is dispersed and integrated with other housing.</li> <li>• Ensure adequate resources are available for working with the Flat Bush community to establish the networks and services they identify as required.</li> <li>• Identify and facilitate key community and government agencies to establish the range of services and information needed by new settlers.</li> <li>• <i>Provide facilities and open spaces for arts and cultural activities and events.</i></li> <li>• Encourage different cultural groups to celebrate and share their cultural festivals with others.</li> <li>• Provide opportunities for the community to experience tikanga Maori and learn about the Maori and European history of Flat Bush.</li> </ul>
<p><b><u>Meeting Particular Needs / Diversity</u></b></p> <p>Tomorrow's Manukau - Manukau Apopo reflects the unique diversity of Manukau's communities. As the City grows, the inclusion and participation of all peoples, regardless of age, culture and ability, in their communities and the City as a whole, needs to be nurtured to promote mutual trust, respect and understanding.</p> <p>In particular, Tomorrow's</p>	<p>To recognise and celebrate the diversity of communities in Flat Bush and ensure that all people, families and communities have opportunities to participate and meet their educational, economic, social, cultural and spiritual needs.</p>	<p><b>Children, Young People and Families</b></p> <ul style="list-style-type: none"> <li>• <i>Encourage community, public and private organisations to provide high quality early childhood care and education.</i></li> <li>• <i>Encourage innovative, high quality primary and secondary education that is responsive to community needs and inclusive of students of all abilities</i></li> <li>• Facilitate community, public and private organisations to provide high quality after school care and holiday programmes.</li> <li>• Encourage the establishment of antenatal and parenting courses and support for families.</li> <li>• Support the provision of a gifted children programme in Flat Bush to serve both Flat Bush and Botany.</li> <li>• Encourage the provision of adult education opportunities.</li> <li>• Ensure that people who are unable to use cars (including young people, older people and disabled people) can achieve the mobility they need by: <ul style="list-style-type: none"> <li>- informing people of available transport subsidies</li> <li>- encouraging community based transport options</li> </ul> </li> </ul>

<p>Manukau - Manukau Apopo recognises that the wellbeing of children and young people is paramount, and the improved health and safety of people, families and communities is essential to the City's wellbeing.</p>		<ul style="list-style-type: none"> <li>- encouraging neighbourhoods to establish walking buses.</li> <li>• <i>Facilitate programmes for safe journeys between home and school e.g. walking buses.</i></li> <li>• Encourage the development of community-based services that support young people and strengthen family relationships e.g. Relationship Services, Plunket, CAB, new settlers' programmes, domestic violence support (e.g. emergency housing).</li> <li>• Encourage the development of neighbourhood and street-based support e.g. coffee groups, street parties, book clubs.</li> <li>• Provide safe places, activities and events for children and young people that encourage their connection to Flat Bush both in the town centre and in neighbourhoods.</li> <li>• Promote a "family-friendly" environment in the town centre with a variety of affordable activities for children, young people and their families.</li> <li>• <i>Establish parks and open spaces that are connected to neighbourhoods, which can be used safely by children, facilitate supervision, and are located so that people do not have to cross main arterial roads to access them.</i></li> </ul> <p><b>Older People</b></p> <ul style="list-style-type: none"> <li>• Design a built environment that allows residents to connect with one another and encourages neighbourhood activity.</li> <li>• Establish parks and open spaces that are connected to neighbourhoods, which can be used safely by older people, and are located so that older people do not have to cross main arterial roads to access them.</li> <li>• Encourage the provision of accessible primary health care services that meet the needs of the diverse cultures in Flat Bush, and good transport links to hospitals and specialist health services.</li> <li>• Provide programmes that target maintaining mobility and mental wellbeing.</li> <li>• Ensure that community facilities are open to providing programmes for older people.</li> <li>• Provide ESOL classes, education and social activities for older new settlers.</li> </ul> <p><b>Disabled People</b></p> <ul style="list-style-type: none"> <li>• Provide information services in Flat Bush and information about Flat Bush in a range of languages and accessible formats for disabled people.</li> <li>• Use universal design principles and best practice on access for disabled people; especially in the town centre and major leisure, cultural and community facilities.</li> <li>• Ensure the inclusion of barrier-free auditors on design teams.</li> <li>• Ensure public facilities are located on a ground floor or otherwise accessible without the use of a lift.</li> <li>• Ensure that disabled people, can achieve the mobility they need by: <ul style="list-style-type: none"> <li>- providing clean, safe, convenient public transport that is accessible to people with all types of disabilities</li> <li>- informing people of available transport subsidies</li> <li>- encouraging community-based transport options.</li> </ul> </li> <li>• Ensure strict enforcement of mobility parking laws.</li> </ul> <p><b>New Settlers</b></p> <ul style="list-style-type: none"> <li>• Provide information for current and prospective residents in a range of languages and local media.</li> <li>• Identify and facilitate key community and Government agencies to establish the range of services and information needed by new settlers and build the capacity to respond to different cultural needs within mainstream services.</li> <li>• Encourage the provision of ESOL programmes to support new settlers in Flat Bush.</li> <li>• Encourage community activities that provide opportunities for new settlers and existing communities to socialise and celebrate together.</li> <li>• <i>Encourage different cultural groups to celebrate/share their cultural festivals with others.</i></li> <li>• Provide new settlers with opportunities to experience tikanga Maori and learn about the Maori and European history of Flat Bush.</li> </ul>
--	--	--

## **Chapter Background**

The Manukau City Council (MCC) are currently experiencing intensive growth to the Flat Bush and surrounding areas. Although well planned, MCC require as part of this growth, a Community Plan for the Flat Bush area, to be designed, debated and applied by MCC, the Botany Community Board and the Flat Bush community.

The Trust in conjunction with the Ngati Paoa Whanau Trust, as part of the consultation process and as a recognised Mana Whenua authority of MCC requested that MCC resource the Trust to attach a specific Mana Whenua Chapter to this Community Plan. The Trust expresses their appreciation to MCC accordingly. Please find the following as the prescribed chapter.

### **Original Names**

- |  |  |
|--|--|
| 850AD: Pukekiwiriki                    | 1) Named after grandchild of ‘Ruaomoko’ the Maori God of Volcanoes<br>2) Volcanic landscape when Ngai Tai arrived  |
| 1250: Waiouru                          | 1) Named by Taikehu, a Tainui ancestor of Tainui Waka<br>2) Meaning the waters of Uru  |
| 1500: Te Puke o Tara                   | 1) Meaning ‘Tara’s hill’<br>2) ‘Hill’ Pa site, now where Greenmount Landfill site is<br>3) Name from where Otara te Irirangi ‘a Ngai Tai ancestor and paramount Chief pre and post Treaty era’ obtained his name |
| 1800: Te Wai o Tara                    | 1) Meaning Tara’s ‘stream’   |
| 1840: Pakuranga / Wairoa Parish Blocks | 1) Redefined with Parish names post Fairburn   |

*Note:* Mana Whenua in this chapter have not disclosed all the names relative to the immediate and surrounding area, Flat Bush.

### **Current Name and Origin**

- |                   |  |
|-------------------|--|
| 1850’s: Flat Bush | 1) Named after forest landscape viewed from an elevated position probably Redoubt or Point View Roads<br>2) Name signifying the horizontal forest ‘felled by a significant flood’ from which this forest is still traceable by way of ground penetrating radar, GPR, technology. (Refer earthworks to Sir Barry Curtis Park) |
|-------------------|--|

## **Ngai Tai and Ngati Paoa Introduction and Profile**

Ngai Tai and Ngati Paoa descend from Hoturoa, Commander of the Tainui Waka who navigated to Aotearoa approximately 1250. Both Mana Whenua tribal authorities are recognised tribal authorities who are active from 'Te Raki Pae whenua', or the North Shore, to Mangatawhiri. Such is the vast tribal estate both Mana Whenua groups are responsible for.

Both Mana Whenua groups are Treaty Claimants to the above stated area. These grievances were submitted before the turn of the 20<sup>th</sup> Century. Both Mana Whenua also maintain significant Fisheries assets and are currently working with Government to allow for these benefits to be distributed to the Mana Whenua.

As Mana Whenua from the Tainui Waka, both Iwi are represented on the Hauraki Maori Trust Board and the Te Kauhanganui or the former Tainui Maori Trust Board. Through these ancestral relationships, both Mana Whenua are charged with fostering the many networks established through such relations.

Ngai Tai and Ngati Paoa maintain strict and disciplined Kaitiaki or Resource Management Units that are governed by the High Court, Regional and Local Government MOU's and other arrangements.

### **Maori Landwars**

Unlike Ngati Paoa, Ngai Tai are not well documented in respect to the Maori landowners that occurred over the many centuries since the arrival of the Tainui waka. This is in part due to Ngai Tai's population and also their neutrality upon such events. This is quite remarkable as neighbouring Iwi are both large in population and had access to more advanced technology, namely the 'Pu' or musket. To the north the Ngati Whatua (who were driven south by Nga Puhi), and Kawerau A Maki were vast in numbers as were both Hauraki and Waikato Iwi to the south. Although many marriages cemented peace at various times Ngai Tai always teetered on a balancing line requiring certain leadership that guaranteed Ngai Tai survival and existence within their environs.

One Nga Puhi incident that involves Ngai Tai is where on one occasion Otara te Irirangi, the Rangatira of Ngai Tai at the time, whilst in Whakatiwai acquiring arms, had two daughters taken by Nga Puhi during a particular raid. Fortunately no harm came to his daughters who were taken to Kororareka or the Bay of Islands to reside. Ngeungeu 'the 1<sup>st</sup>' returned to Umupuia and her father Otara te Irirangi, married to a Scotsman she met in the Bay of Islands. This is recounted later but is stated here as one of few factual incidents that involved Ngai Tai during this period.

In the evidence given in the Waitangi Tribunal of New Zealand Wai 423 by the early nineteenth century Ngai Tai ancestors had come under a number of the indirect influences that resulted from pakeha contact. In the 1820s they were to face the devastation brought by another pakeha influence, the musket. In 1821 Ngati Paoa and related groups were living at settlements at Mokoia and Mauianaina (around present day Panmure). Ngapuhi who had acquired the dreaded "Pu" or musket overran these settlements. There was a tremendous loss of life. The survivors took refuge near Horotiu in the Waikato but Ngapuhi continued south, inflicting a further defeat on these groups near Kaiarau. Te Totara, the Ngati Maru Pa near Thames was captured using a devious strategy and causing a great loss of life. This was just one of several Nga Puhi raids which passed through the district over the years leaving the Hauraki Tribes devastated and the area depopulated. Ngai Tai living at Maraetai and the

Wairoa areas initially avoided attack. Patuone forbade his hapu to attack the Ngati Tai pa at Pakihi Island and Maraetai. The reason was that the Ngapuhi group was “Te Kapotai” a tribe who descended from Kapotai the grandnephew of Huarere, from whom Waiohua and Ngai Tai took descent. This link however did not protect Ngai Tai indefinitely from Ngapuhi attack.

### **Maxwell, a descent of “Maccus’ a Scot from Maxweil**

Thomas Maxwell who was a seafarer and trader, landed in Kororareka or the Bay of Islands around 1820 on the barque ‘Harriet’. Maxwell as he was known within Ngai Tai history hailed from Aberdeen and was also a boat builder. Nga Puhi successfully raided Umupuia as stated earlier and took Otarā’s two daughters to Kororareka. Ngeungeu the 1<sup>st</sup> would later return under the guidance and safety of ‘Patuone’ a Nga Puhi Chief. Ngeungeu returned to her father and Umupuia, married to Thomas Maxwell. They returned along with their two sons and with Ngeungeu hapu with her third child.

Upon Ngeungeu and Maxwells return to Otarā te Irirangi at Umupuia, permission was granted to them by Otarā to occupy Te Hurehu or Man o War Bay, Waiheke Island, and then later Motutapu Island. Maxwell through his marriage became an influential person within the Tamaki region. John Logan Campbell made acquaintances through Maxwell to Otarā te Irirangi from where Campbell purchased Motu Korea or Browns Island and built his first house with the aid of Otarā’s Ngai Tai men.

Through Maxwells marriage to Ngeungeu, Ngai Tai became one of the first documented ‘half caste’ the Crown acknowledged. Documented literature suggests Ngai Tai were among the most prominent ‘half caste’ the Crown had observed.

This is through Maxwell and Ngeungeu’s six sons, Hemi, Hone, Rapata, Hori, Patariki and Anaru. Maxwell perished in a drowning incident in 1842. Ngeungeu remarried later to Maxwell’s friend James Moncur and they had one child ‘Rahera’. It is of paramount importance that Ngai Tai history includes this period as Maxwell was the first ‘Welcome’ European that resided without fear in the Tamaki region. Ngai Tai today are as astutely aware of their Scottish heritage as they are of their Ngai Tai heritage. Otarā although at first cautious of his new son in law came not to only respect Maxwell but also found many commonalities between the very two different cultures that still exist today.

The irony upon Patariki and Anaru Maxwell claiming Treaty injustices by crown to Ngai Tai were refuted from 1890 to the 1920’s as there were no laws that accommodated a half caste. Laws only existed for natives and crown. In 1922 the Crown accepted Anaru and Patariki’s claim, WAI96/0, the illegal confiscation of the East Wairoa Block. Ngai Tai continue with this ancestral grievance today.

### **Pre Treaty and the Missionaries-Lay Preacher William Fairburn**

From the 1790’s, whaling and sealing ships reprovisioned in the inner Hauraki Gulf and from 1801 ships had begun to cut spars in the area. The CMS missionary the Reverend Samuel Marsden walked along the western shores of the Hauraki Gulf in 1815 and drew attention the timber resources of the area. In the 1850s the Ngai Tai people of the Umupuia area enjoyed a good relationship with the European settlers who had begun to take up land in the district in 1852. A great number of Ngai Tai had been introduced to the religious philosophy and faith worshipped by Pakeha. Ngai Tai had adapted quickly to the “European” economy by becoming involved in commercial agriculture and trade.

With the coming of the Pakeha, Maori were to witness great changes in the way in which they lived and did things. Pakeha brought with them iron tools, muskets, and European clothing. New religious beliefs were taken on board, which gave power to missionaries. Often this proved detrimental to Maori who suffered as a result.

In 1836, William Thomas Fairburn arrived in the rohe or area of Ngai Tai at Maraetai. Threatened by the intertribal war in the Far North (Taitokerau) the Fairburn family were forced to move to a new area.

The Fairburn family sailed on a missionary vessel from the Bay of Islands to the Puriri Mission station near Thames, stopping at the Tamaki River for repairs. Hemi Pepene was a Maori who lived and farmed at Pakuranga beside the site of the Panmure Bridge over the Tamaki River. In 1850 he was described as having adopted the European way of living. He was educated by the Rev. William Fairburn. Hemi Pepene was a skilled carpenter along with the Church Missionary Society's lay catechist William Thomas Fairburn. It is said Hemi was William Fairburn's 'Whangai' or adopted son.

Fairburn's acquisition of land in the Tamaki area has and will always be challenged by Mana Whenua. Fairburn's disingenuous methods of obtaining these lands are still before the Waitangi Tribunal as evidence to the Crown by Mana Whenua.

In 1841 W.T. Fairburn was concerned at criticism of his land grant. So he returned 15,000 acres back to the Maori owners. William Fairburn retired from the Mission under censure in 1842 to live at Otahuhu on some of the 3,695 acres he was allowed to keep following the Treaty of Waitangi and reassessment of the Old Land Claims.

In the settlement of the Fairburn Land Claim in 1854 a land Purchase Officer and Interpreter John White recognised the mana of 'Ngai Tai' over the disputed land and awarded the "Chiefs of Ngai Tai tribe" a portion of 5,500 acres. This was later subdivided in 1869 and most of the land was sold.

Ngai Tai still contest this period of Ngai Tai history as one of significant loss that is recorded today through a variety of methods as a legal purchase made by Fairburn. The project site is in the Fairburn purchase and the Trusts ongoing Treaty grievances. In 1851 there was still unfinished business associated with a purchase which had begun in 1837. The Crown had given itself much of the purchased lands, holding them as surplus lands. The evidence suggests that the Crown was, at the least, tardy and negligent in honouring the commitments to return land to Maori which were an integral part of the Purchase. The Crown was to a significant extent shutting out Maori from many of the ongoing economic benefits provided by the proximity of the district. Therefore participation in economic advancement by Hauraki Iwi (other than Ngai Tai) with a claim to the Fairburn Purchase lands, was impossible. Ngai Tai were more fortunate than other iwi in that a "reserve" was provided for Ngai Tai at Maraetai. This represented a major compression of their tribal rohe.

Upon the Crown becoming aware of Fairburn's disingenuous claims the Crown interjected and sought to have this behaviour addressed for and on behalf of Ngai Tai. In short the Crown recompensed Fairburn for his loss, confiscated the area involved and maintained ownership and have done so ever since.

## **Te Tiriti o Waitangi**

Previous to the 1840 Treaty signing at Karaka Bay, Glendowie, Ngai Tai Rangatira Otara Te Irirangi hosted Governor Hobson. The purpose of this occasion was to secure the signature

of Otara on the Treaty of Waitangi. Hobson had allocated one day for this but as appropriate with the Ngai Tai 'Kawa' or protocols Otara hosted Hobson for four days and took him to a number of his different pa kainga or villages where his Ngai Tai people resided. At Mangemangeroa Hobson suffered what appeared to be a stroke and returned to Kawau Island in a suffering condition and without the prized signature of Otara te Irirangi. Hobson failed to return.

Ngai Tai were present at the signing of Te Tiriti at Karaka Bay, however, none of the signatures reflect a Ngai Tai hapu or Iwi ancestral signature. Today Ngai Tai state that Ngai Tai ancestors did not sign the Treaty as Ngai Tai ancestors believed this to be a method of impressing Maori had signed away their sovereignty to their environs and the people who resided in the Ngai Tai tribal estate. Having said this, Ngai Tai apply the following principles when confronted with Treaty related issues.

- 1) Article 1, means to 'actively' protect taonga
- 2) Article 2, means to 'responsible' and sustainably manage and control taonga
- 3) Article 3, means to transparently 'partner' taonga and share benefits
- 4) Article 4 was to allow free expression in respect to religious and academic teachings

These principles are still encouraged by the Kaumatua of Ngai Tai.

### **Post Treaty and Land Loss Statistics**

Between 1840 and 1875, Ngai Tai lost through illegal confiscation and other dubious methods up to 97% of their lands from Kohukohunui (Hunua) to Te Wai o Taikehu (the mouth or the Tamaki River). Various petitions were raised, 1880, 1881 and 1886 in respect to the East Wairoa confiscation. In 1924 Ngai Tai successfully petitioned Crown as stated earlier, upon where Ngai Tai ancestor Anaru Makiwhara registered the WAI 96/0 Treaty Claim of 58,000 acres. The Trust continues this grievance today.

The Crown confiscated these lands under the false pretence that Ngai Tai were rebels who supported the Kingitanga of Waikato, who were also relations of Ngai Tai. Coupled with the Missionary practises that preceded the Crowns interjection these actions not only dispossessed Ngai Tai from their lands but also the many customary traditions that accompany responsible and sustainable guardianship of such environs. Unfortunately these traditions are all but lost such as been the impact of the abovementioned.

### **Kaumatua Whaikorero**

The Flat Bush Community Plan captivates the integration of the Sir Barry Curtis Park (BCP), and Ormiston Town Centre (OTC). The area is to be developed for the future of Manukau City. The Trust is to support a specific plan relevant and appropriate to the targeted geography and audience.

The Kaumatua through Te Waka Totara Trust seeks to inform and orientate the arriving resident and visitor of the past history of the area. The Tamaki River and estuary act as boundary between two districts. The areas are identified as follows:

Chapel Point – near the entrance to the Waiokauri Creek. The only source of travel at the time in the 1840's was by horseback and Maori Canoe known as a Waka.

The volcanic stones hill named Puke O Tara are known today as 'Smales' Mount and by some simply as Otara.

To the east from Te Puke o Tara is a Hill Pa known as 'Mantanginui' which is translated 'Big Wind' or 'breeze'. This is near Pakuranga Creek on Te Rakau Drive.

There is still some of Maori/European settlement on Te Puke O Tara. A single pit terrace feature has been identified on the park site adjacent to the bridge on Chapel Road. This source of evidence will be supported with Maps of cultural significance in the areas of Pits, Middens and Wahi Tapu Sites.

The philosophy behind the design of Sir Barry Curtis Park is that nature and culture are part of the same oneness and that each defines the other. The park can highlight and celebrate both the human and natural qualities. The main ceremonial spaces are set out along the cultural axis which aligns with the former Puke Otara Pa. This is the most significant site in the surrounding landscape and is in reference of Ngai Tai Chief Tara Te Irirangi. At the same time the strength of this axis and its reflection contrasts with the sinuous pattern of the stream and topography. The Pohutukawa Avenue will be embodied in support of the Cultural Axis. Ngai Tai Heritage spans 'mai rono' for thousand of years to this area. The ancient name was Pukekiwiriri a grandchild of Ruaumoko, the 'God of Volcanoes', and is now known as Flat Bush. Wahi Tapu sites of cultural significance are to be identified in the areas of 'Mapped' and 'Text' within the Flat Bush Community Plan.

Environmental and cultural elements exist within the Flat Bush area, namely wahi tapu sites as do a variety of native flora and fauna. Development has significantly impacted on these elements in recent years. The Trust with Ngati Paoa shall through this chapter advocate the ongoing struggles of protecting this element of the iwi perspective.

Significant Ngai Tai Names are recorded in respect to the Flat Bush area. Te Irirangi Drive and neighbouring suburb Otara reflects Ngai Tai ancestor Otara te Irirangi and a previous Ngai Tai Puke or Hill. Te Puke O Tara is where Tara stood to investigate surrounding areas with an unobstructed 360 degree view shaft. The hill was quarried throughout the 20<sup>th</sup> century and is now the Greenmount landfill site.

This reminds the Kaumatua about the three fundamental principles Ngai Tai are governed by:

- 1) To bury and celebrate the 'death' of life of our passing, tangihana
- 2) To keep the fires burning 'ahi kaa' at 'home' or at the Ngai Tai Marae's. This is to ensure unbroken occupation of the lands Ngai Tai extend Mana Whenua status over
- 3) To welcome and host all 'manuhiri' or guests that arrive at the Marae

## Chapter References

- a) Wai 96/0, Legal evidence, Ngai Tai claim against Crown, 1890 – Current
- b) Wai 100, Legal evidence, Hauraki Claim against Crown, 1899 – Current
- c) Wai 423, Legal evidence, Ngai Tai Claims against Crown, 2002 – Current
- d) Hauraki Iwi Environment 'Millennium' Management Plan, 2005-3005
- e) Waikato Iwi Environment Management Plan, 1996
- f) Ngai Tai and Ngati Paoa Profile
- g) Ngai Tai kaumatua and kuia

## CHAR Glossary

Ahi kaa	1) unbroken occupation; 2) continual fire
Anaru	Andrew
Hapu	1) Tribal Connection; 2) Pregnant

Hauraki	1) Wind from east; 2) Gulf, Harbour; 3) Eastern Maori Tribal Grouping
Hemi Penene	James Fairburn, adopted son of William Fairburn
Hori	George
Hone	John
Horotui	1) Tainui ancestor; 2) Refuge near Waikato River; 3) Marae name at Auckland University
Hoturoa	1) Commander Chief of Tainui Waka in 1250; 2) Father of Torerenuiarua, Ngai Tai ancestor
Huarere	1) Tainui ancestor; 2) Name of tribe descend from Waiohua
Ira Atua	God
Iwi	Tribal Group
Karaka Bay	Names of place where Treaty of Waitangi signed 1840, Glendowie
Kaiaua	Names of place taken from Tainui Waka arrival upon noting there was plenty of Kai, food
Kawerau A Maki	1) Tainui ancestor; 2) Tribal Iwi name
Kaitiaki/tanga	Guardianship
Kaumatua	Elder
Kaunihera	Council
Kawa	Protocol
Kawau	Island in the Hauraki Gulf
Kingitanga	Maori Fellowship
Kororareka	Bay of Islands
Kuia	Elderly woman
Kohukohunui te Maunga	The sacred mountain / or Hunua
‘Mai rano’	Thousand of years
Mangemangroa	A place of Ngai Tai residency at the time near Whitford
Mangatawhiri	Name of place
Manawhenua	Ancestral Tribal Group
Mana	Meaning, authority, power, prestige, integrity
Marae	1) Gathering place; 2) Meeting House
Manuhiri	Guest
Mauianaina	Panmure
Mihi	Greeting
Matanginui	1) Means “Big Wind or Breeze; 2) Name of Pa site near Pakuranga creek
Mokopuna	Grandchild
Mokoia	around present day Panmure
Motutapu	Sacred Island
Ngai Tai	Tribal group of local authority
Ngati Whatua	Tribe of Kaipara and Auckland
Ngati Puhi	Tribal group from Northland
Ngati Maru Pa	Name of Pa site near Thames
Ngati Paoa	Tribal group from Hauraki
Nga taonga tuku iho	Passing of knowledge, traditions from one generation to the next
Ngeungeu	Female ancestor of Ngai Tai
Otara te Irirangi	Name of Ngai Tai ancestor
Paakainga	Occupied Village
Pare Hauraki	Hauraki tribal grouping from the Tainui canoe
Pare Waikato	Waikato tribal grouping from the Tainui canoe
Patuone	Chief of Nga Puhi tribe
Pakihi Island	Name of ancient Ngai Tai Pa, located in Kawakawa Bay
Pukekawa	Name of hill immediately behind Umupuia Marae, Umupuia Beach
Patariki	Patrick
Puriri	Native tree
Pukekiwiriki	1) Grandchild of Ruaomoko, Maori God of Volanco’s; 2) Original name of Flat Bush and East Tamaki; 3) Red Hill, Papakura
Puke Otara Pa	Name of Pa, Greenmount Landfill site
Pu	Musket
Rahera	Rachel

Rapata	Robert
Ruaumoko	The Maori Gold of Volcano's
Rangatira	Chief
Raupatu	Conquest
Rohe	Area of tribal authority
Tainui	Name of canoe
Taitokerau	Far North
Tangihana	Funeral
Taonga	Treasure, something highly prized
Tamaki	Auckland area
Te Hurehu	Man o War Bay, Waiheke Island
Te Kapotai	A tribe who descended from Ngapuhi and grandnephew of Huarere
Te Kauhanganui	Former Tainui Maori Trust Board
Te Puke Otara	Smales Hill
Te Raki Pae whenua	North Shore
Te Tiriti o Waitangi	Treaty of Waitangi
Te Wai o Taiehu	Mouth of Tamaki River
Tikapa	Original Maori name of Hauraki Gulf
Te Waka Totara	1) Means, vehicle of unity and strength; 2) Ngai Tai Umupuia Tribal Authority
Te tuhi – the mark	Pakuranga Gallery
Tinorangatiratanga	Maori Sovereignty
Tohunga	Skilled Maori person
Tupuna, Tipuna	Ancestor, male and female
Umupuia	1) Means, warm spring; 2) Name of place where Ngai Tai live and have Marae
Waiheke	1) Means, cascading waters; 2) Island in Hauraki Gulf
Waikato	Tribal region and grouping from Tainui canoe
Waiohua	1) Means, water of Hua; 2) Name of ancient Maori tribal group from Auckland
Waiokauri	1) Means stream leading to Kauri forest; 2) Location of entrance near Chapel Point
Wairoa	1) Means 'strong' running water; 2) Name of river from Hunua to Umupuia
Waha	Mouth
Wahi tapu	Sacred site, significant site, spiritual site
Waka	Canoe
Whakapapa	Genealogy
Whakakaiwhara	1) Means the point of the whara, native plant used for lashing purposes; 2) Name of place at Umupuia Beach; 3) Now known as Duder Regional Park, purchased from the Duder family by the Auckland Regional Council in 1995
Whakatiwai	Name of place between Orere and Kaihua
Whakawhanaungatanga	Extended Maori Tribal links and family
Whanau, whanui	Family, extended family

## 6. Educated and Knowledgeable People

*Tomorrow's Manukau - Manukau Apopo* acknowledges that education, training and knowledge are critical in determining social, economic, cultural and environmental wellbeing. Skill levels and qualifications have a major impact on people's ability to find work and on their personal income levels. They may also impact on the quality of their housing and environment, their health, their ability to participate in the community, and on crime rates.

### Key Issues for Flat Bush

Access to schools that are perceived to offer a quality education will be an important factor in attracting residents to Flat Bush. Recently established schools on the periphery of the new Flat Bush town are already building up good reputations. These are acting as a draw to prospective residents and are becoming a factor in real estate values.

The Auckland area is experiencing significant population growth. The Ministry of Education has undertaken a thorough analysis of the impacts of population growth on student numbers for the areas in and around Flat Bush. Projections are for approximately 4,000 5-10 year olds and for approximately 4,500 11-17 year olds by 2021.

Seven new schools are planned for the Flat Bush area. The Minister of Education has purchased land for schools and adopted a strategy for schooling provision in Flat Bush, which consists of:

- four contributing primary schools (years 1 – 6)
- two junior high schools (years 7 – 10)
- a senior secondary school (years 11 – 13).

Public consultation on the Ministry of Education's Flat Bush Area Education Strategy took place in October 2005. There were differing views about replacing intermediate schools with junior high schools.

Early childhood education and child care facilities will also need to be provided in Flat Bush. Flat Bush is likely to have a relatively high proportion of couples-plus-children families, and families with two income earners. There will be a demand for early childhood care, as well as after school and holiday programmes for school-aged children. This demand may include both regular and casual users.

All recently established schools in the area and those yet to be built will have sufficient space for an early childhood centre on site. Access to school sites provides an opportunity for community-based early childhood providers. There may also be opportunity for private providers to establish early childhood services on other sites. Churches in areas adjacent to Flat Bush already provide some early childhood and parent services, and have identified the need for a range of affordable child care for different age groups.

Flat Bush residents are also likely to be interested in accessing a range of post-school education, including tertiary level study and community education programmes. Educational services for new migrants, including English as a second language learning (ESOL) programmes, are also identified as needed in Flat Bush.

## **Proposed Flat Bush Objective for Educated and Knowledgeable People**

To provide accessible and excellent education at all levels.

### **Proposed Key Priorities for Flat Bush**

- Encourage innovative, high quality schools that are responsive to community aspirations and needs, and welcome all students, regardless of abilities.
- Encourage community, public and private organisations to provide high quality early childhood care and education.
- Facilitate community, public and private organisations to provide high quality after school care and holiday programmes.
- Where possible, encourage the alignment of school zones with recognised community boundaries.
- Support the provision of a gifted children programme in Flat Bush to serve both Flat Bush and Botany.
- Encourage provision of a secondary/tertiary student learning centre within the Flat Bush Library.
- Facilitate programmes for safe journeys between home and school.
- Establish transport links that give easy access to tertiary institutions.
- Encourage the establishment of antenatal and parenting courses and support for families.
- Encourage the provision of adult education opportunities.
- Encourage the provision of ESOL programmes to support new settlers in Flat Bush.
- Encourage innovative partnerships in the use of information technology and knowledge resources such as libraries, and the development of Flat Bush Town Centre as a culture and information hub.

### **Key Links<sup>2</sup>**

The following Manukau City Council policies and plans are relevant to this objective:

- Community Facilities Strategic Plan (2004)
- Cycling and Walking Strategy (2004)
- Flat Bush Cycleways and Walkways Master Plan (2005)
- Disability Policy and Action Plan (2004)
- Education Policy (under review)
- Library Strategy (1999 - under review )
- Making Connections: A Strategy for Manukau's Parks 2002/2010 (2002)
- New Settlers' Policy (2003)
- Taking People Places: Strategic Plan for Passenger Transport 2004 – 2014
- Passenger transport strategy for Flat Bush (in development)
- Youth Policy and Action Plan (2004)

---

<sup>2</sup> This section lists only Manukau City Council policies and strategies. There are a large number of policies and strategies from Government and the Auckland Regional Council that are relevant to Flat Bush.

*Tomorrow's Manukau - Manukau Apopo* recognises that the health and wellbeing of people and communities is dependent on environmental, physical, social, cultural and spiritual factors. People need the opportunity to earn an adequate income, achieve good quality and affordable housing, have strong families and access to goods and services. It is also recognised that participation in sports and other physical activity contributes to better educational, health and social outcomes.

### **Key Issues for Flat Bush**

Compared to some other areas in Manukau City, Flat Bush is not expected to be an area at high risk of poor health. Nevertheless, Counties Manukau has a low rate of general practitioners (GPs) compared to the rest of New Zealand, being short of 42 GPs to bring it up to the national average.<sup>3</sup> Counties Manukau DHB estimates that in addition to a projected population of 40,000 for Flat Bush, 10,000 – 15,000 residents from surrounding areas will potentially use services located in Flat Bush. Consequently, access to GPs and other primary health services will be crucial to establish and sustain in Flat Bush.

It will be important to establish the full range of primary health services to meet the needs of Flat Bush's diverse population. For example, migrant communities need culturally appropriate health services and information about health services provided in other languages.

Counties Manukau DHB called for a Registration of Interest (ROI) for the provision of health services in Flat Bush in February 2005. The timeframe for establishing services will depend on selected providers, the development of Flat Bush town centre and the area's population growth. The service mix could include DHB funded services, Ministry of Health funded services, and private providers.

It is also essential that transport links provide easy access from Flat Bush to hospitals and specialist medical services.

In addition to primary health services, Flat Bush (including Barry Curtis Park) provides an important location for a focus on wellbeing, through encouragement of walking, cycling and recreation, safety in urban design and promotion of public health messages and education.

### **Proposed Flat Bush Objective for Healthy People**

To make being healthy an attainable goal through developing environments that contribute to healthy lifestyles.

### **Proposed Key Priorities for Flat Bush**

- Establish neighbourhood parks and open spaces that are connected to neighbourhoods, which can be used safely by children and easy to supervise, and are located so that people do not have to cross main arterial roads to access them.

---

<sup>3</sup> Counties Manukau District Health Board (2003) *Counties Manukau Population Health Indicators*.

- Establish a framework for healthy neighbourhood design and encourage people to walk, cycle, use parks, open spaces and community facilities for active leisure.
- Establish transport links to give easy access to Barry Curtis Park and other green spaces for workers in Greenmount and East Tamaki.
- Advocate to community- based and Government social service agencies to meet the needs of Flat Bush residents.
- Encourage the provision of accessible primary health care services including general practitioner services, dental services, laboratory, pharmacies and other ancillary support services.
- Encourage provision of health services that meet the needs of the diverse cultures in Flat Bush.
- Engage neighbourhoods in establishing and maintaining high standards of public and environmental health.
- Ensure that a high standard of housing is maintained within the community and that 'healthy housing' principles are followed.
- Ensure that residents are able to access secondary and tertiary health and medical services through flexible transport options including public transport and/or the taxi subsidy.

## **Key Links**

The following Manukau City Council policies and plans are relevant to this objective:

- Leisure Policy (1998)
- Community Facilities Partnership scheme (under review)
- Community Facilities Strategic Plan (2004)
- Cycling and Walking Strategy (2004)
- Flat Bush Cycleways and Walkways Master Plan (2005)
- Disability Policy and Action Plan (2004)
- Health Policy and Action Plan (2003)
- Gambling Venue and Racing Board Venue Policy (2004)
- Making Connections: A Strategy for Manukau's Parks into the Future 2002/2010 (2002)
- Manukau Council Affordable Housing Action Plan (2003)
- Memorandum of Understanding between Housing New Zealand Corporation and The Manukau City Council (Draft, April 2005)
- Reducing Alcohol-Related Problems in Manukau City
- Swimming Pool Strategy Part A (Draft, 1998)
- Youth Policy and Action Plan (2004)
- Waste Management Plan (2004)

*Tomorrow's Manukau - Manukau Apopo* recognises the link between quality of life and how easy it is to move between home, work, educational institutions, shops and recreation areas. For businesses, the ability to move products quickly to distribution points is critically important to competitiveness. Congestion must be reduced and an attractive and efficient public transport system developed, with more opportunities for walking and cycling.

### Key Issues for Flat Bush

The demands on Flat Bush's roading and transport systems are going to be high and complex. Getting to places of business and employment will be important, and for many people living in Flat Bush, their places of employment and business will be north of the Tamaki River. Other people will also need to move around easily, safely and as independently as possible for other purposes. Children and young people need to get to school, meet their friends, go to sports and attend other activities. It is estimated that in the short-term, a third of Flat Bush's population will be less than 25 years of age. Families with children and teenagers perhaps have the highest and most complex mobility needs of all. They tend to be involved in a wide range of activities and often simultaneously need to ensure that some family members can get to work, while others can do household shopping, and others can get to school or pre-school. At weekends, different family members often have different activities and sports.

People with reduced mobility, such as many older people and disabled people, need to be able to move around. It is not expected that Flat Bush will, relative to the New Zealand population, have a high proportion of over 65 year olds: by 2016 it is expected that about 13-15 percent of the Flat Bush population will fall into that age group. This group will not only need the low maintenance, easy access housing that Flat Bush is likely to provide; they will also need to be well connected to health and welfare services in Manukau and across the Auckland region.

It is currently estimated that Flat Bush will be home to about 8,000 disabled people within fifteen years. Some will move into the area and become residents, other Flat Bush residents will become disabled through accidents or illness. Disabled people will work in the area and others will visit to use the amenities such as Barry Curtis Park.

By definition, neighbourhoods and modern towns cannot be self-sufficient and people must be able to move around easily. Therefore, the transport connections between neighbourhoods within Flat Bush, to other parts of Botany, to other parts of Manukau City and to greater Auckland are all important. Building a strong Flat Bush community will depend on neighbourhoods within Flat Bush, as well as Flat Bush itself as a whole, having both a sense of identity and a sense of integration with other localities and city and regional systems.

The design of transport infrastructure is also important in achieving a balance between preserving the identity and amenity of a neighbourhood's own identity and integration with surrounding communities. Flat Bush and its neighbourhoods should not become merely a site for feeding traffic to other parts of the city system. Transport connections between neighbourhoods and other parts of the city system need to allow people choice and tailoring of transport options. There are indications that around the Flat Bush area there are some problems, such as the speed of traffic on Chapel Road and its use as an alternative arterial road. The range of transport options is also low.

It is also acknowledged that if people do not feel safe, they are less likely to walk, cycle or use public transport. Measures to promote road and pedestrian safety are included under the Safe Communities objective.

### **Proposed Flat Bush Moving Manukau Objective**

To ensure that people can access key services, schools, recreational and employment opportunities within and outside of Flat Bush through flexible and efficient transport options that can meet the diverse needs of the Flat Bush community.

### **Proposed Key Priorities for Flat Bush**

- Minimise road-based congestion and improve traffic flow to, from and within Flat Bush, through effective and integrated roading and transport systems.
- Establish an effective road hierarchy that locates heavy traffic on key roads and separates different types of traffic, to reduce congestion and improve traffic flow including preserving easy access to Greenmount/East Tamaki.
- Introduce traffic flow measures such as light phasing and high occupancy vehicle lanes.
- Provide a choice of public and private transport alternatives.
- Establish an integrated cycling and public transport system within Flat Bush, connected to other Manukau suburbs and to Auckland City.
- Provide clean, safe, convenient and integrated public transport that is accessible to everyone.
- Inform people of available transport subsidies.
- Encourage community-based transport options.
- Encourage neighbourhoods to establish walking buses.
- Ensure safe and secure car parking in neighbourhoods, shopping centres and public transport facilities.
- Ensure adequate provision of off-street parking, especially in the town centre.
- Establish and maintain safe, well-designed streets that provide a balance between vehicle movement and pedestrian access and safety.
- Ensure that developments that incorporate commercial or other non-residential uses, provide adequate space for storage, loading and unloading activities as well as parking.

### **Key Links**

The following Manukau City Council policies and plans are relevant to this objective:

- Disability Policy and Action Plan (2004)
- Manukau Town Centre Strategy (2004)
- Developing Tomorrow's Manukau - Manukau Apopo: A Property Strategy for MCC (Mar 2003)
- Community Facilities Strategic Plan (2004)
- Cycling and Walking Strategy (2004)
- Flat Bush Cycleways and Walkways Master Plan (2005)
- Passenger Transport Plan for Flat Bush (in development)
- New Settlers' Policy and Action Plan (2003)
- Health Policy and Action Plan (2003)

## 9. Safe Communities

*Tomorrow's Manukau - Manukau Apopo* recognises that Manukau's future as a great place with a high quality of life, depends on preventing crime and reducing fear of crime so people feel safe and secure. The safety of the natural and built environment is also an important determinant of whether people will use the town centre, community facilities, parks and green spaces, walk, cycle and use public transport. When people feel safe, they are more likely to be involved in their communities.

### Key Issues for Flat Bush

Feeling safe and the prevention of crime and disorder are critical factors that will attract people to live and invest in Flat Bush area. Consultation on the Plan showed that the desire for a safe community is widespread among all parts of the community, including people of all ages and all ethnic groups.

A range of safety issues should be addressed by the Community Plan, including ensuring a strong Police presence; safety in the Flat Bush Town Centre, parks and open spaces; road safety; adequate provision for emergency services; the development of community-based safety initiatives, and control of liquor outlets.

The New Zealand Police intend to be operating in Flat Bush within three years. They have identified the need for a hub station in East Manukau. (A hub station is designed as a base for area wide activities and has 24 hour capability). Flat Bush is being considered by the Police as a suitable location for a hub station that is close to the motorway and arterial routes and enables close contact with sites such as shopping centres, schools and residential areas (*NZ Police Pan Auckland Property Plan 2000 and 2005 update*).

It is essential to have an adequate Police presence during the development and construction stages of Flat Bush neighbourhoods, businesses and town centre; as is engaging the Flat Bush and adjacent communities to support the establishment of community-based crime prevention initiatives like neighbourhood patrols.

The full range of emergency services – Police, fire, ambulance, civil defence – need to be able to easily access Flat Bush. Streets must be wide enough for access of emergency vehicles.

If residents and visitors are to be able to walk around and enjoy their leisure time in Flat Bush, it is critical that the design and management of the built environment ensures safety and security. For example, the design of storm water areas and the town centre raise safety issues that will need to be actively managed.

Because of the wide ranging and significant nature of safety and security concerns, some actions to address these concerns are also included in other sections.

## **Proposed Flat Bush Safe Communities Objective**

To engage the community in actively working with each other, community agencies, transport providers, the Council and the Police to create and manage the Flat Bush town centre and Flat Bush neighbourhoods in ways that enhance safety, minimise crime and reduce accidental injury.

### **Key Priorities for Flat Bush**

- Establish an on-going and adequate Police presence within Flat Bush Town Centre and surrounding neighbourhoods that is connected to the community and focused on community priorities.
- Encourage the establishment of, and continuing support for, neighbourhood support groups for residents and businesses.
- Ensure adequate provision of public telephones.
- Encourage crime prevention through environmental design (CPTED) both within the town centre and neighbourhood design.
- Manage and monitor the use of alcohol in public areas to promote safety.
- Make provision for CCTV in Flat Bush town centre if it becomes necessary.
- Ensure that the design and width of streets facilitate safe and easy access for emergency services.
- Encourage community and other organisations to participate in emergency management.
- Manage and maintain parks, open spaces and storm water areas to promote safety.
- Ensure planting schemes minimise obstacles, like overhanging plants, which are a hazard especially to blind and visually impaired people.
- Promote pedestrian and cyclist access and safety on roads, walkways, around neighbourhood parks and other recreational facilities, and in shopping centres.
- Actively monitor accident spots, with priority to schools, and introduce speed restrictions where necessary.
- Ensure there is adequate traffic signage around schools.
- Incorporate safe access to buses, trains and taxis (including lighting) into planning for shopping centres, community facilities and housing, including apartments.
- Ensure the provision of lighting in streets, shopping centres, open spaces and other public areas that maximises people's sense of safety and security.

### **Key Links**

The following Manukau City Council policies and plans are relevant to this objective:

- Community Safety Framework (2003)
- Crime Prevention Action Plan (2003)
- Design out Crime: Crime Prevention Through Environmental Design (2005)
- Road Safety Plan 2004 – 2007
- Disability Policy and Action Plan (2004)
- Youth Policy and Action Plan (2004)
- Health Policy and Action Plan (2003)
- Reducing Alcohol-Related Problems in Manukau City
- Passenger Transport Plan for Flat Bush (in development)
- Cycling and walking Strategy (2004)
- Flat Bush Cycleways and Walkways Master Plan (2005)

## 10. Sustainable Environment and Heritage

*Tomorrow's Manukau - Manukau Apopo* recognises that an attractive and clean environment is crucial to a sense of health and wellbeing. To ensure sustainability we need to celebrate, embrace and protect our environment, history and cultural heritage. Protection of natural features, and historical and cultural sites is important for fostering a sense of local identity.

### Key Issues for Flat Bush

Flat Bush is a greenfields development, but the area already has natural and heritage features and a history important to both Maori and Europeans. These include:

- Te Puke o Tara - from where Ngai Tai ancestor Otara te Irirangi stood to view the surrounding area. The hill was quarried through the 20<sup>th</sup> century and is now the Greenmount Landfill.
- Otara Creek
- waahi tapu and urupa
- St Paul's Anglican Church, Chapel Rd, built 1886. The graveyard includes many early settlers of the area.
- The Methodist cemetery.
- Flat Bush School, Flat Bush School Rd, built 1877.

The challenge is to develop Flat Bush in a way that builds on its existing heritage; uses and enhances its natural ecosystems and resources, and draws on its diverse cultures, to build a community that really appreciates and enjoys the environment and participates in its maintenance and protection. Te Waka Totara Trust, that represents Ngai Tai as a Mana Whenua group, recognises that it has a role as host welcoming manuhiri (people coming into the area) and wishes to contribute its cultural role to the development of Flat Bush.

The design of Flat Bush's built environment and the way it interacts with the natural features of the area will be unique for a New Zealand town. The use of natural, planted areas to manage storm water, rather than underground pipes, is one example. Flat Bush will have a regional resource in the development of Barry Curtis Park, and the opportunity to develop a new type of town centre is a rare opportunity.

Whilst a wealth of opportunities exist, the development of the Flat Bush environment is likely to face a number of challenges.

There is only a small existing community who know the area well and can help the Council identify and protect natural and heritage sites, as well as stimulate and guide the development of arts and cultural activities, facilities and amenities in Flat Bush.

The development of green and open spaces will require maintenance and community involvement if they are to be kept to a high standard and remain safe. The development process itself may compromise, temporarily at least, existing ecosystems including existing plants, trees and waterways. There are also issues around the location of national grid transmission lines that will impact on property owners and the aesthetics of the area. While underground transmission is desirable for those reasons, it is recognised that Mana Whenua would prefer that the electricity supply is carried on pylons, rather than underground, as

underground supply could potentially disrupt unidentified wahi tapu and impact on waterways.

## **Proposed Flat Bush Sustainable Environment and Heritage Objective**

To give people the opportunity to recognise and enjoy the unique history, environment and cultural vitality of Flat Bush.

### **Proposed Key Priorities for Flat Bush**

- Work in partnership with Mana Whenua kaitiaki through active consultation to ensure environmental well-being and protection of cultural heritage (including wahi tapu).
- Encourage community involvement in setting the scale, style and functionality of the Flat Bush town centre.
- Create an arts and cultural precinct in the town centre.
- Create and support opportunities for arts activities in Barry Curtis Park.
- Ensure naming of streets, parks, reserves and features such as plaques and signs to reflect the ancestral and historic heritage of the Flat Bush area.
- Facilitate community initiatives directed at identifying and protecting heritage buildings and sites.
- Ensure landscape development and planting schemes that preserving existing plants and trees heritage and include planning native and heritage species.
- Ensure the on-going care and maintenance of green and open spaces to a high standard.
- Protect the recreational amenity of the natural environment e.g. eeling in waterways.
- Ensure a clean and tidy environment in the town centre and green spaces.
- Minimise pollution to local waterways from excavations and earthworks through:
  - monitoring and ensuring compliance with district and regional environmental standards and planning requirements
  - engaging neighbourhoods in waterway protection and planting activities
  - developing a mosquito control plan for the waterways.
- Advocate for underground national grid transmission lines.

### **Key Links**

The following Manukau City Council policies and plans are relevant to this objective:

- The Relationship Agreement- Te Kaunihera o Manukau Me Ngai Tai Umupuia Te Waka Totara Trust (2004)
- The Relationship Agreement - Te Kaunihera o Manukau Me Ngati Paoa Whanau Trust Community Facilities Strategic Plan (2004)
- Cycling and Walking Strategy (2004)
- Flat Bush Cycleways and Walkways Master Plan (2005)
- Disability Policy and Action Plan (2004)
- Health Policy and Action Plan (2003)
- Heritage Strategy (under development)
- Arts Strategy (2004)
- Library Strategy (1999 - under review)
- Making Connections: A Strategy for Manukau's Parks into the Future 2002/2010 (2002)
- Tree Policy (2005)
- Board (2004)

*Tomorrow's Manukau - Manukau Apopo* acknowledges that to build and sustain high quality lifestyles for current and future generations it is important to develop the kind of economic growth that will generate jobs and wealth for region, whilst safeguarding the natural environment. This means fostering the growth of the skills and knowledge of the community and high value, environmentally-friendly businesses. Transport links that allow easy flow of commuters and goods through Flat Bush are also critical to economic wellbeing.

### Key Issues for Flat Bush

Employment and business will be important to Flat Bush residents. Households are likely to be middle to higher income and the predominant household types are likely to be working couple households or couples with children. The population will age only slowly over the next fifteen years. By 2016, it is expected that only about 13-15 percent of the Flat Bush population will be aged over 65 years. The main issues for Flat Bush will be ensuring that working-age residents are able to access employment, and ensuring that young people leaving school and tertiary education are able to find employment.

Flat Bush is designed to be a mixed-use area in which people, if they choose, will be able to live and work. Some people in Flat Bush are likely to work or run businesses from their residences. It is expected that about 6 to 10 percent of working people will work from home in the first few years of Flat Bush's development. The Town Centre will provide business, retail, commercial and other opportunities for employers and employees.

Flat Bush is also part of a much wider economy that encompasses other areas of Manukau, the wider Auckland region and beyond. It is recognised that Flat Bush will provide employment for people outside the area and it is important to have affordable housing in close proximity to the town centre.

Business and employment in Flat Bush itself will depend on effective, efficient and affordable transport connections with goods and service suppliers throughout the region. Many people will commute out of Flat Bush each day because they run businesses or are employed elsewhere in the Auckland region. Between 42 percent and 52 percent of travelling employees resident in Flat Bush are likely to travel to work elsewhere in Manukau and between 35 percent and 42 percent travel north of the Tamaki River to work in Auckland City, North Shore, or Waitakere City. In the 2001 Census, between 55 percent and 60 percent of those travelling to work from areas around the new Flat Bush drove a private vehicle. Consequently, both private and public transport links around Flat Bush, to Manukau and across the Auckland region will be critical to people's economic security, their ability to contribute to the economy and their ability to support their families.

If Flat Bush is to provide employment and business opportunities, then it is also important that people have a real say in the management of the town centre. Promotion of opportunities for community and private sector entrepreneurship, provision and/or management of community, cultural and leisure facilities will stimulate the local economy. Local amenities, facilities and housing must protect the value that Flat Bush people have invested in their homes and community.

It is also important that as Flat Bush has been planned as a mixed-use area, it can operate as such. People must be able to enjoy their homes and the services and amenities available whilst, if they wish, running home-based businesses and employment efficiently. Achieving that balance will require appropriate building and neighbourhood designs.

### **Proposed Flat Bush Thriving Economy Objective**

To promote economic prosperity in Flat Bush by maximising opportunities for employment and business ensuring residents are well connected to employment opportunities in the rest of Manukau and the Auckland region.

### **Proposed Key Priorities for Flat Bush**

- Establish effective and integrated roading and transport systems within Flat Bush, between Flat Bush and the rest of Manukau, and with the wider Auckland region.
- Ensure the involvement of commercial, residential and community tenants in management of the town centre through establishment of a participative town centre governance structure.
- Ensure housing, amenities, facilities and streetscapes provide quality living and business environments and protect the value of residents' housing investment.
- Ensure that the design of buildings and width of streets and provision of parking is adequate for mixed-use areas and home-based businesses.
- Encourage opportunities for private sector and community provision of community facilities.
- Encourage integrated and forward planning for the infrastructure and service needs of business including:
  - drainage and sewerage
  - effective transport network
  - information technology
  - power and phone.
- Ensure openness to commercial/entrepreneurial opportunities in Barry Curtis Park and the town centre.
- Recognise the contribution of disabled people to the economy in Flat Bush.
- Ensure fair and equitable distribution of rates.

### **Key Links**

The following Manukau City Council policies and plans are relevant to this objective:

- Developing Tomorrow's Manukau - Manukau Apopo: A Property Strategy for MCC (Mar 2003)
- MCC's Employment Policy (under review)
- Manukau Town Centre Strategy (2004)
- Disability Policy and Action Plan
- Manukau Council Affordable Housing Action Plan (2003)
- Memorandum of Understanding between Housing New Zealand Corporation and Manukau City Council (Sept 2005)
- Community Facilities Strategic Plan (2004)

## **12. Vibrant and Strong Communities**

*Tomorrow's Manukau - Manukau Apopo* recognises that strong community, cultural and family ties underpin community cohesion and contribute to a sense of health and wellbeing. The image and character of the City have a significant impact on this. The City's design and the range of facilities and activities available must cater for diverse lifestyles and cultures.

### **Key Issues for Flat Bush**

A strong community identity and community spirit will be part of the experience of living in Flat Bush. Local people actively participating in determining the community's direction and developing services will help to build and achieve this. Opportunities must exist for residents to actively participate in democratic processes and issues affecting them, to meet together and to establish the services, groups and networks they consider necessary.

This distinctive Flat Bush identity will be expressed through the creation of a high quality physical and visual environment that acknowledges both the area's history and the variety of cultures contributing to it. The appearance of the Flat Bush Town Centre, the range of amenities and services, the open spaces and the design of neighbourhoods will all contribute to the uniqueness of Flat Bush. Also crucial to the expression of identity will be visible signage, and provision of community news and information through a range of mechanisms.

Places where community groups can meet are scarce in the suburbs surrounding Flat Bush. Public venues that are easily accessible, affordable to hire and of appropriate size should be provided. There is likely to be a need for a large public venue, as well as for small venues for meetings and group activities. Spaces where public exhibitions, performances and arts activities can take place will enhance Flat Bush. Several Government agencies and community organisations have noted that affordable and accessible office space for community-level service providers is also a significant need. Co-location of providers that offer similar or complementary services is an option.

### **Proposed Flat Bush Vibrant and Strong Communities Objective**

To encourage community action and a sense of community belonging, identity and participation in the community and its democratic processes.

### **Proposed Key Priorities for Flat Bush**

- Support the community to make its own decisions and encourage public sector agencies to engage constructively with the community in decision-making.
- Manukau City Council facilitates constructive engagement between the Flat Bush community and agencies proposing to locate amenities and services in Flat Bush, and facilitates coordination between agencies.
- Encourage the community to participate in Manukau City Council's consultation processes about the development and management of community facilities and amenities, such as the town centre, library, aquatic centre, neighbourhood parks, multi-sports centre and other recreation facilities, community activity centres, community arts and cultural facilities.

- Encourage participation in democratic processes, including Manukau City Council, Botany Community Board, Auckland Regional Council and central government consultations.
- Encourage residents to develop a Flat Bush identity by:
  - installing welcome signage
  - providing information services and information about Flat Bush in a range of languages and accessible formats for disabled people
  - encouraging and supporting the development of community groups and networks
  - giving priority to the development and support of community-based services such as Plunket, citizen's advice bureau, new settler's programmes, domestic violence support (e.g. emergency housing), youth programmes and events
- ensuring access to a council service centre in Eastern Manukau
- encouraging social marketing opportunities and vehicles for community news
- establishing affordable spaces for community organisations to administer and deliver community-based activities and services in the Flat Bush Town Centre; including spaces for large gatherings.
- Encourage and facilitate the provision of land, and the development of churches and other organisations that provide for spiritual needs.
- Design a built environment that allows residents to connect with one another and encourages neighbourhood activity.
- Provide safe places, activities and events for children and young people that encourage their connection to Flat Bush both in the town centre and in neighbourhoods.
- Recognise the responsibility of Central Government to provide social housing that is dispersed and integrated with other housing.
- Ensure adequate resources are available for working with the Flat Bush community to establish the networks and services they identify as required.
- Identify and facilitate key community and Government agencies to establish the range of services and information needed by new settlers.
- Provide facilities and open spaces for arts and cultural activities and events.
- Encourage different cultural groups to celebrate and share their cultural festivals with others.
- Provide opportunities for the community to experience tikanga Maori and learn about the Maori and European history of Flat Bush.

## **Key Links**

The following Manukau City Council policies and plans are relevant to this Objective:

- Community Development Framework (1999)
- Arts Strategy (2004)
- Library Strategy (1999 - under review)
- Community Facilities Strategic Plan (2004)
- Community Funding Policy (2005)
- Community Tenancy Policy (under review)
- Flat Bush Town Centre Urban Design Master Plan (Sept 2005)
- Making Connections: A Strategy for Manukau's Parks into the Future 2002/2010 (2002)
- Manukau Events Strategy (2002)
- Manukau Town Centre Strategy (2004)
- New Settlers' Policy (2003)
- Youth Policy and Action Plan (2004)

## **13. Meeting Particular Needs / Diversity**

*Tomorrow's Manukau - Manukau Apopo* celebrates the unique diversity of Manukau's communities. As the City grows, the inclusion and participation of all peoples, regardless of age, culture and ability needs to be nurtured to promote mutual trust, respect and understanding.

In particular, *Tomorrow's Manukau - Manukau Apopo* recognises that the wellbeing of children and young people is paramount, and the improved health and safety of people, families and communities is essential to the City's wellbeing

Flat Bush will be a new community but it will be very much part of Manukau City and very much part of the Botany district. Flat Bush is likely to have many of the characteristics of the neighbourhoods and suburbs that immediately surround it. The proposed priorities for Flat Bush have been developed knowing that some groups within the Flat Bush community are going to need particular facilities and services if they are to be able to actively contribute to Flat Bush and be part of Flat Bush life.

To address this, a number of priorities have been targeted towards four distinct population groups with particular needs: children, young people and families; older people; disabled people, and new settlers.

### **Proposed Flat Bush Diversity Objective**

To recognise and celebrate the diversity of communities in Flat Bush and ensure that all people, families and communities have opportunities to participate and meet their educational, economic, social, cultural and spiritual needs.

### **Key Issues & Proposed Priorities for Flat Bush**

#### *Children, Young People and Families*

Families with children will be the predominant household type in Flat Bush. In the next five to ten years, up to half of Flat Bush's households are likely to be couples and their children. Many households will also have family responsibilities for older people living elsewhere in Flat Bush or further away. The life of families is frequently complicated. Many families will have both parents in employment. Many will have children at different ages who need to be involved in different sorts of activities. At the same time, families often do things together. Some families, particularly sole parent families, will find resources stretched.

For children and young people access to high quality educational facilities is a priority need. So too is a community that allows them to develop maturity and independence. Accessible, affordable and safe recreational activities and opportunities to participate in community and cultural activities are important for their health and social development. In addition, children and young people are dependent on safe and affordable transport options.

Proposed priorities for children, young people and families are:

- Encourage community, public and private organisations to provide high quality early childhood care and education.

- Encourage innovative, high quality primary and secondary education that is responsive to community needs and inclusive of students of all abilities.
- Facilitate community, public and private organisations to provide high quality after school care and holiday programmes.
- Encourage the establishment of antenatal and parenting courses and support for families.
- Support the provision of a gifted children programme in Flat Bush to serve both Flat Bush and Botany.
- Encourage the provision of adult education opportunities.
- Ensure that people who are unable to use cars including young people, older people and disabled people can achieve the mobility they need by:
  - informing people of available transport subsidies
  - encouraging community based transport options
  - encouraging neighbourhoods to establish walking buses.
- Facilitate programmes for safe journeys between home and school e.g. walking buses.
- Encourage the development of community-based services that support young people and strengthen family relationships e.g. Relationship Services, Plunket, CAB, new settler's programmes, domestic violence support (e.g. emergency housing)
- Encourage the development of neighbourhood and street-based support e.g. coffee groups, street parties, book clubs.
- Provide safe places, activities and events for children and young people that encourage their connection to Flat Bush, both in the town centre and in neighbourhoods.
- Promote a “family-friendly” environment in the town centre with a variety of affordable activities for children, young people and their families.
- Establish neighbourhood parks and open spaces that are connected to neighbourhoods, which can be used safely by children, facilitate supervision, and are located so that people do not have to cross main arterial roads to access them.

### *Older People*

The Flat Bush population will age slowly, relative to the rest of New Zealand, with a projected 5-10% of residents over 65 years of age. Many of these older people are likely to be seeking low maintenance, adaptable housing that allows them to “age in place”. Older people are often very dependent on accessing services and facilities and meeting their daily needs locally. The extent to which the natural and built environment facilitates mobility and access will be a key determinant of whether older people can maintain physical and social wellbeing, independence and participate in community life in Flat Bush.

Retirement villages may be developed with a concentration of older people in one area. Local planning of transport, road safety, facilities and services will need to take this into account.

Older new settlers may be living with their families or be attracted into the area to be close to families. Older new settlers often experience social isolation through language and cultural barriers, and it is important to provide venues and activities for them to socialise. They will also value good public transport, pedestrian access, easily accessible park areas, and the town centre.

The proposed priorities that are especially targeted to older people are:

- Design a built environment that allows residents to connect with one another and encourages neighbourhood activity.
- Establish neighbourhood parks and open spaces that are connected to neighbourhoods, which can be used safely by older people, and are located so that older people do not have to cross main arterial roads to access them.

- Encourage the provision of accessible primary health care services that meet the needs of the diverse cultures in Flat Bush, and good transport links to hospitals and specialist health services.
- Provide programmes that target maintaining mobility and mental wellbeing.
- Provide ESOL classes, education and social activities for older new settlers.

### *Disabled People*

On current estimates of the incidence of disability, Flat Bush can expect to have about 8,000 disabled people within 15 years. An even greater number of people are affected by disability as families/whanau, friends and carers, and their needs and aspirations must also be taken into account.

People may be born with a disability or become disabled through accident, illness and the aging process. The term “disability” covers the full range of impairments - physical, sensory, neurological, psychiatric and intellectual. These impairments often “disable” people by affecting their mobility, access to transport, facilities and amenities, and opportunities to participate in community and civic life. For some people, their disability makes them feel more at risk and vulnerable.

Proposed priorities that are especially targeted to disabled people are:

- Provide information services in Flat Bush and information about Flat Bush in a range of languages and accessible formats for disabled people.
- Use of universal design principles and best practice on access for disabled people; especially in the town centre and major leisure, cultural and community facilities.
- Ensure inclusion of barrier-free auditors on design teams.
- Ensure public facilities are located on a ground floor or otherwise accessible without the use of a lift.
- Ensure that disabled people, can achieve the mobility they need by:
  - providing clean, safe, convenient public transport that is accessible to people with all types of disabilities
  - informing people of available transport subsidies
  - encouraging community-based transport options.
- Ensure strict enforcement of mobility parking laws.

### *New Settlers*

Around a third of the population of Manukau City is born outside of New Zealand. In the areas around the new Flat Bush, the proportions of populations born outside of New Zealand range from less than a fifth to over half. Many, of those people are from countries in which English is a second language. New settlers want to contribute to their new society and be New Zealanders. New Settlers from non-English backgrounds can have difficulty connecting with their “kiwi” neighbours. Retaining strong connections with their own ethnic and cultural groups is also important. New settlers can enrich Flat Bush by sharing their cultural heritage with the community.

The proposed priorities that are especially targeted to new settlers are:

- Provide information for current and prospective residents in a range of languages and local media.
- Identify and facilitate key community and Government agencies to establish the range of services and information needed by new settlers, and build their capacity to respond to different cultural needs within mainstream services.
- Encourage the provision of ESOL programmes to support new settlers in Flat Bush.
- Encourage community activities that provide opportunities for new settlers and existing communities to socialise and celebrate together
- Encourage different cultural groups to celebrate/share their cultural festivals with others.
- Provide new settlers with opportunities to experience tikanga Maori and learn about the Maori and European history of Flat Bush.

### **Key Links**

The following Manukau City Council policies and plans are relevant to this objective:

- Community Facilities Strategic Plan (2004)
- Disability Policy and Action Plan (2004)
- New Settlers Policy and Action Plan (2003)
- Health Policy and Action Plan (2003)
- Education Policy (under review)
- Child and Family Friendly City Policy (in development)
- Youth Policy and Action Plan (2004)
- Community Safety Framework and Crime Prevention Action Plan (2003)
- Passenger Transport Plan for Flat Bush (in development)