

16.15 — Structure plans

16.15.4 Flat Bush West

16.15.4.1 Description of the Area

The area comprises 250 ha of land which is bounded by Ormiston Road to the north, Chapel Road and the Future Development Stage 2 land to the east, and Boundary Road and Dawson Road in the south. See Figure 16.6.

The boundary of this area has been determined to a large extent to include the land which is generally contained in the drainage catchment of the stream which feeds the southern branch of the Otara Creek.

The landform is relatively flat with gentle undulations created by gullies and streams. A major creek traverses the area in a gently sloping and wide valley. Vegetation is sparse, consisting of a few groups of mature gums and macrocarpa, a group of oak trees, and some poplar and willow along the course of the main stream.

16.15.4.2 Development Pattern

Development of this portion of Flat Bush West will consolidate existing residential and business development. Existing and proposed community facilities and public open spaces will help establish a focus for the residential neighbourhoods.

It is intended that the area be primarily developed for residential and business purposes, along with all the ancillary facilities, and, at an average density of 37 persons per gross hectare, approximately 6,400 persons could be accommodated.

In order to provide a more varied form of development and to maximise the limited potential of the landscape, a medium-density zone is utilised which will encourage variety in housing form and allow multi-unit housing to be developed in a variety of groups and layouts. As the landscape has few prominent characteristics, the protection and enhancement of the natural landform and features will be a requirement of all land development proposals.

A proportion of Flat Bush West is liable to periodic surface flooding. A flood control and water quality control area has been developed in the Rongomai Road area to, in part, deal with this issue. It will also help achieve improved water quality in the wider Tamaki River Catchment. The availability of sewers will influence the ability to develop parts of the area for some time.

The existence of several high tension transmission lines through the area will also influence the pattern of development that can be achieved. Their location is indicated on Figure 16.6. This issue will need to be subject to discussion between the developer and Transpower at the time of subdivision and development. Locating residential development under these lines should be avoided. (See Rules, Land Modification, Development and Subdivision — Chapter 9).

16.15.4.3 Development Rules and Assessment Criteria for applications for subdivision consent

(a) Residential

In order to provide a more varied form of development, and to maximise the limited potential of the landscape, all the residential areas are zoned Main Residential. This zone will encourage variety in housing form and allow multi-unit housing to be developed in a variety of groupings and layouts. As the landscape has few prominent

characteristics, the protection and enhancement of the natural landform and features will be a requirement of all residential land development.

(b) Business

A Business 5 zone has been applied to 58 ha of land fronting Ormiston Road and the East Tamaki Central Arterial Route. This zone will make available employment opportunities close to a large resident workforce and enable transport and energy efficient relationships to develop between home and workplace within this community. The mixed industrial/office/retail development that is likely to result from the development of this land will provide a logical extension to the business zone located to the north of Ormiston Road. Particular care will be required in the development of this business zoned land to ensure that noise and visual effects on residential activities to the west and on the public open space areas to the south are adequately mitigated. Mitigation measures are likely to include dense screen planting, buffer areas and possibly acoustic bunds in the case of the residential interface and screen planting and buffer areas in the case of the public open space interface. Pedestrian links between the Business 5 area and the public open space area to the south should also be developed on subdivision of this land.

A Business 1 centre is located on Flat Bush Road, which serves both the existing development and will serve new areas with a wider range of facilities than would be available at a local shopping centre. This centre forms a focus for the entire area in conjunction with the adjacent schools, reserves and community facilities.

(c) Public Open Space

The public open spaces required for this area will generally be provided as part of the land subdivision and development process.

A major public open space area of approximately 10 hectares for outdoor sports and recreation has been provided south of Ormiston Road. This public open space is lined by a flood protection area part of which may also cater for recreation activities and a cycleway/walkway.

A further major public open space area of approximately 5 hectares is designated on the Planning Maps east of Chapel Road. This area will also cater for the walkway and cycleway.

A flood detention structure has been constructed in the flood protection zone at the south of the structure plan area. This will be planted and developed as a passive recreation area.

Two proposed neighbourhood public open space areas for recreation are also designated on the Planning Maps.

A public open space area of 1.4 hectares is located immediately west of the Business 1 zone on Flat Bush Road. This area includes a row of Oak trees and a significant Norfolk Pine. Within this public open space area provision will be made for the development of local community buildings. The reserve will serve both the existing area and the proposed new community.

A proposed public open space area of approximately one hectare may be located north of the Chapel Downs Primary School in conjunction with the proposed pedestrian route system.

A smaller public open space area of approximately 2000m², is to be provided in the vicinity of Chapel Road.

Further neighbourhood public open space areas will be required at the subdivisional stage of development, particularly in the northeastern part of this area between Chapel Road and the proposed arterial road.

Where practicable all neighbourhood public open space areas shall be planned and designed to be part of a pedestrian route system utilising access ways and footpaths.

(d) **Pedestrian and Cycling Facilities**

In providing pedestrian and cycling facilities in Flat Bush West the Council's objective is to create an alternative, safe, convenient and visually interesting pedestrian and cycle route system. This walkway is shown on Figure 16.6.

(e) **Schools**

Two primary schools are established within the Structure Plan area on Dawson Road and Flat Bush Road. Provision has been made within these primary schools for pre-school facilities, including an IHC pre-school on Dawson Road.

The location of the possible primary and intermediate school sites to the east of the proposed arterial roads will be determined upon further consultation with the Ministry of Education. These sites are to be located in proximity to other community facilities (such as public open space areas, shops and community purpose reserves) and to major walkways as shown on Figure 16.6.

(f) **Roading**

The proposed road network for the area is indicated on Figure 16.6. Part of the proposed Regional arterial which will link Pakuranga to the City Centre will be provided between Boundary Road and Ormiston Road. This arterial road will have a width of 36.8 metres. Provision is made within the central median of this route for light rail trackage.

The following existing roads are to be upgraded to the indicated standards.

Ormiston Road	Regional Arterial road
Chapel Road	District Arterial road

Vehicle access to Ormiston Road and the East Tamaki Central Arterial from the Business 5 zone to the south of Ormiston Road should be developed in a manner which is in accordance with the policies and rules of Chapters 8 and 9 of the District Plan. This will entail limited access points to both roads and an avoidance of cul-de-sac type development within the business zone. Road access to the public open space network to the south should also be provided from the business zone.

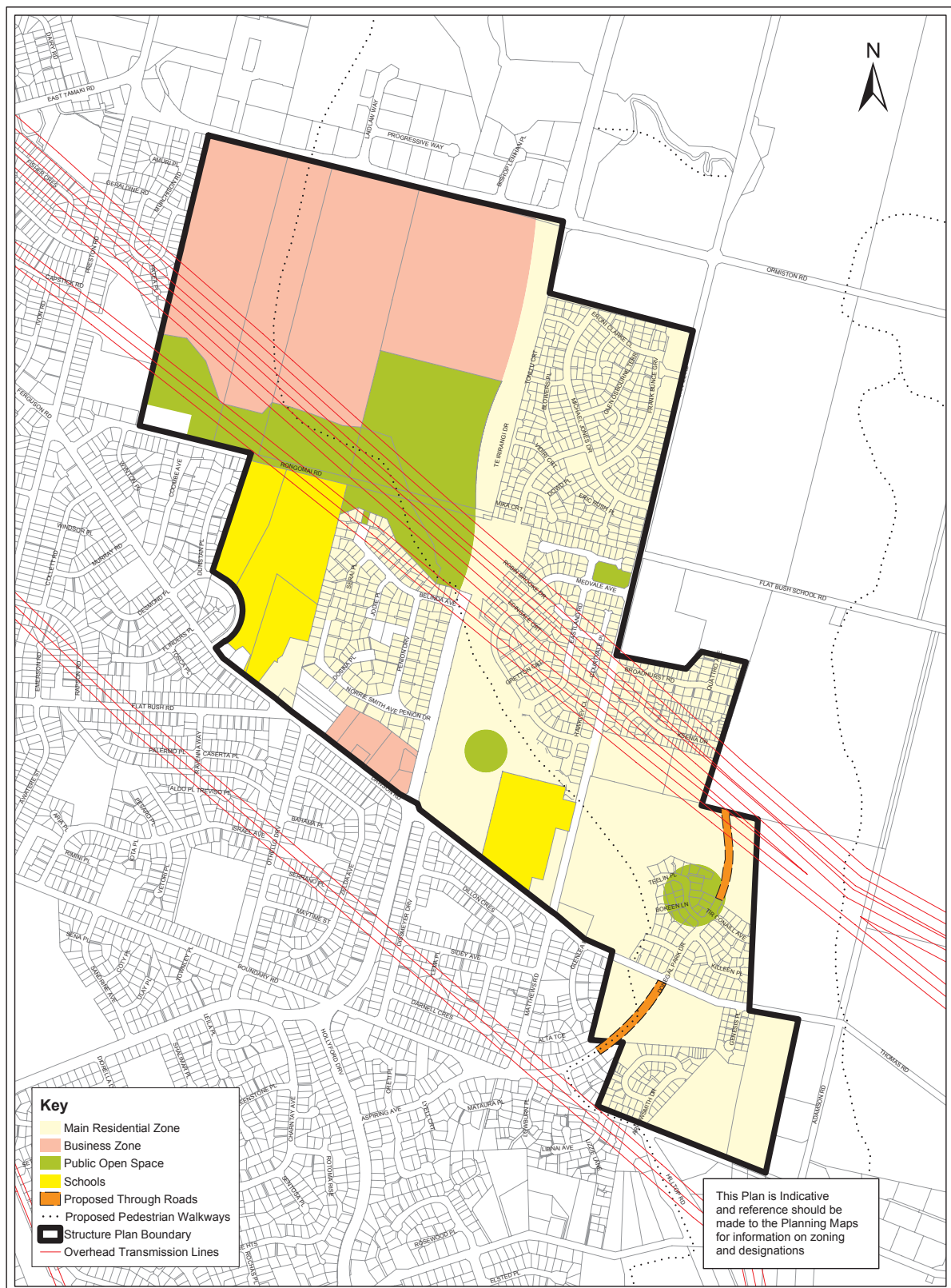


FIGURE 16.6 FLAT BUSH WEST STRUCTURE PLAN

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(g) **Conservation of Natural Features, Landscape and Vegetation**

The objective is to ensure the protection of the natural landform, features and vegetation which enhance the amenity of the landscape. The landform and vegetation should therefore be disturbed as little as possible in order to maintain the limited landscape character inherent in the Flat Bush West area.

Topographical features shall be major determinants of the form of development, and shall be utilised to establish the local character of the area. Development shall be controlled to ensure the enhancement of the existing features in the landscape. Consequently, in the provision of drainage, sewerage, roading, establishment of building platforms during subdivision, these features shall be retained and conserved within the design of subdivisions. All applications for subdivision approval will be required to include sufficient information to indicate how these objectives are to be satisfied.

There are a few stands and groups of mature trees which are important as landscape features and should therefore be incorporated in the development within reserves or road reserves.

(h) **Archaeology**

The Manukau City Cultural Heritage Inventory prepared by the Auckland Regional Council is available at Council main office and contains information in map form illustrating known archaeological sites in the City.

The use, subdivision, development of and any work on the land on or in the vicinity of archaeological sites will be subject to relevant restrictions in accordance with the provisions of the Historic Places Act 1993, and other relevant statutory requirements.

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