

## 17.10 Flat Bush

[AM50][AM167]

### 17.10.1 Introduction

The Flat Bush area covers approximately 1730 hectares of land adjacent to the southern boundary of the Auckland Regional metropolitan urban limits.

Manukau City Council has identified the area as suitable for a mixture of urban and semi-urban development.

As part of Council's responsibilities to promote sustainable management of the area, the likely effects of urban development have been examined. To assess and manage these effects in an integrated manner 'integrated catchment' based planning approach is considered necessary. As a result the Flat Bush area covers a larger area than the original 'Future Urban Development' zone.

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Consultation with the community and stakeholder workshops resulted in adoption of a development concept for the area in 1999. This provides the basis for the provisions contained in this section.

The zonings and plan provisions for Flat Bush are not inconsistent with the Auckland Regional Policy Statement and reflect the policy position of the Manukau City Council and the outcomes of the Auckland Regional Growth Strategy. These promote greater opportunities for more intensive building styles, along with greater attention to environmentally sound urban development approaches.

The Flat Bush area is bounded in the north by Browns Lane. Its western extent is defined by Te Irirangi Drive. The southern boundary of this area is generally defined by Redoubt Road. The eastern extent is defined by the continuation of Redoubt Road which follows the top of the catchment and is proposed to be extended to join with Ormiston Road.

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Bulk services are progressively being introduced from the western, northern and southern boundaries.

Key elements influencing the development timing and sequencing for this area are:

- management of a scarce land resource;
- provision of stormwater quality and management systems;
- development of the transport network;
- infrastructure co-ordination and funding; and
- market demand — provision of choice.

Te Irirangi Drive, to the west of the Flat Bush area, has been constructed with the potential to accommodate rapid transit. Such a facility will provide opportunity for the early development of connecting passenger transport services serving Flat Bush and the proposed Flat Bush Town Centre.

The release of land in Flat Bush has been deliberately staged to allow for a review of the built form outcomes of Stage 1 before additional land is released. As a result of a review undertaken in 2008 a more comprehensive structure plan has been developed to assist in guiding development in the remaining greenfields land.

## 17.10.2 Resource Management Issues

Seven resource management issues of particular relevance to the Flat Bush area are identified. These are discussed below, with a summary of each issue preceding a more detailed issue statement.

### Issue

#### 17.10.2.1 Ability to Accommodate Growth

**The Flat Bush Area represents a scarce regional and district land resource and the ability of this area to accommodate a significant share of future population growth in Manukau City and the southern urban sector of the Auckland Region, could be undermined by inefficient and unsustainable use and management of this scarce land resource.**

East Tamaki includes one of the last major opportunities for 'greenfields' development within the Auckland region's metropolitan urban limits and within the urban catchment as defined in the region's Growth Strategy. A significant share of Manukau's forecast population growth will need to be accommodated within this area to meet Manukau City's and the region's growth strategy objectives.

The population of Manukau City is anticipated to grow by up to 5000 persons per year over coming decades. By year 2051 the population may have increased from 281,700 in 1999 to around 450,000.

To date, approximately one quarter of population growth in the City has been accommodated by way of infill development within established residential areas of the city. The remaining growth has been accommodated by the development of greenfields land. To ensure that growth is contained, Manukau is adopting strategies to further intensify residential accommodation around selected urban nodes in the City such as those in Manurewa and Papatoetoe. However, even if these strategies increase the proportion of growth accommodated within existing urban areas, there will still be a need to allow development, on a staged basis, of greenfields land in East Tamaki. This is not only because of market demands and pressures and the need to manage the release of land/timing and staging to ensure provision of a range of housing types over the next 20 year period, but because many of the existing urban areas of the City are subject to infrastructure constraints particularly those associated with stormwater.

The Council is endeavouring to upgrade the stormwater network within the existing urban areas and has a capital works programme to enable this to occur. However, Manukau's population growth rates which have been consistently high over the last 10 years means that the release of greenfields sites at East Tamaki is also required to accommodate projected population growth within the City.

*This issue links to Issues at 2.2.3 on Resource Management Issues: Land, 2.7.3 on Resource Management Issues: Energy, 13.2 on Residential Areas, and 14.2 on Business Areas.*

### Issue

#### 17.10.2.2 Constraint on Diversity

**Uncoordinated and/or poorly managed development could constrain the range of housing and business choices available in the southern urban sector, which could add to infrastructure costs including; transportation, wastewater and stormwater and social infrastructure, with consequential adverse effects on the na**

**tural and physical environment.**

It is estimated that the growth capacity potential of East Tamaki would be reduced if conventional low-density development were to occur over most of the area. A consequence of low-density development would be further growth pressure outside the region's urban boundary with further consequential effects on the environment including loss of rural land, additional transport costs and associated adverse effects on water quality, air quality and natural habitat. The benefits of achieving a higher density within the built environment include:

- land use patterns that support public passenger transportation and other modes of transportation (e.g. walking, cycling) with greater access to services and facilities;
- the protection and enhancement of the natural areas of the catchment through greater areas of public open space, achieving better environmental outcomes in terms of ecological, water quality and aquatic resources values.

*This issue links to Issues at 2.2.3 on Resource Management Issues: Land, and 2.9.3 on Resource Management Issues: Structures.*

#### Issue

##### 17.10.2.3 Adverse Environmental Effects — Urban Form and Amenity Values

**The urbanisation of 'greenfield' land without appropriate management can result in degraded environmental effects including: congested, unpleasant and unsafe streets; poor quality streetscapes; a lack of choice in housing types and transport options; long distances to services and community facilities, including parks; a lack of community identity; degraded water quality and loss of natural habitat and ecosystems. In addition, on site privacy and amenity particularly for residential activities can be seriously compromised without appropriate management.**

International and local experience is that urban areas which have:

- High levels of 'connectivity' (i.e. the relationship and access of locations and buildings to each other);
- Protection of natural features;
- A strong recognition to human scale and perception;
- Diversity and choice in living and working styles, as well as travel modes; and
- Provision of quality, well integrated and accessible open space.

are more adaptable to change and market preferences over time, are affordable, and are often regarded as having superior amenity values to conventional low-density development.

These amenity values include greater choice of travel modes, strong community focal points and sense of identity. The latter two elements were particularly strongly supported themes emerging from consultation as to the vision for East Tamaki Development and were strong themes expressed by residents generally during Council's consultation for "Vision for the Future 1993". These issues were further identified in the Flat Bush Spatial Structure and Built Form Review 2008.

A challenge in seeking greater control over urban design for the purpose of achieving high levels of amenity in intensified development is to have mechanisms that avoid the necessity for all developments being subject to complex resource consent processes and associated costs.

*This issue links to Issues (and associated objectives, policies and rules where applicable) at 9.2 on Land Modification, Development and Subdivision, 12.2 on Rural Areas, 13.2 on Residential Areas, 14.2 on Business Areas, and 15.2 on Public Open Space.*

#### Issue

##### 17.10.2.4 Inadequate and Inappropriate Public Open Spaces and Public Realm

**Uncoordinated and inadequate provision of public open space and the inappropriate relationship of structures and activities to the "public realm" can have adverse effects on amenity values, including the attractiveness, function and safety of an area and on people's well-being.**

The public realm is the shared space in society that all people have physical or visual access to and includes; parks, plazas, civic buildings, street trees and gardens, footpaths, and the streets themselves. In addition the public realm includes the privately owned spaces between buildings and the legal street boundary and the visual impact of the buildings themselves. Buildings and the spaces around them can influence amenity values such as streetscape appearance, safety and sense of community.

Poorly located open space, such as reserves that are located at the rear of houses, have little informal surveillance from the public at large with the potential to create personal safety concerns for users of the reserve as well as the residential properties themselves. The resulting outcome of actual and perceived safety concerns can result in a significant lowering of overall neighbourhood amenity.

Likewise where private development has a poor relationship with the public realm usually in the form of blank walls or high fences fronting public streets the overall amenity quality of an area can suffer.

The public realm is considered a critical element which enables a community to express its identity, it provides opportunities for planned and unplanned exchanges of ideas, exchange of goods and services to take place and contributes to developing community identity, safety, cultural and economic development.

The extent and quality of public open space and public realm is particularly important where higher than conventional residential and business densities occur. In these situations rather than investment in private open space being made with individual sites, greater on-site development rights are provided, offset by extra investment in the public realm.

The public open space network also offsets a range of environmental effects that may be caused by urbanisation by its multi-functional nature, providing heritage and amenity qualities, a role in stormwater management, pedestrian access or recreational opportunities, and ecological protection and enhancement.

*This issue links to Issues at 15.2 on Public Open Space.*

## Issue

### 17.10.2.5 Adverse Environmental Effects — Ecological Systems

**Urbanisation including land development work such as contouring and earthworks can have adverse effects on ecological systems unless satisfactory measures are required for avoidance, mitigation or remediation.**

Much of the East Tamaki/Flat Bush catchment area has been significantly modified from its natural state for farming and rural lifestyle activities. Landfilling, farming and other activities have resulted in a change to the natural environment and also given rise to the potential presence of asbestos containing materials on sites in the area. Urbanisation of this catchment has the potential to bring about further changes to the environment including further loss of both terrestrial and aquatic habitat and/or degradation of remaining habitat.

Community feedback through the formulation of the Development East Tamaki Concept Plan indicates a strong desire to give recognition to protecting and improving the ecological integrity of the area, as an integral part of a shift to an urban area.

Scattered throughout the catchment are residual areas of native vegetation that would need to be protected, enhanced and restored to improve the ecological diversity of the area. Protection, enhancement or restoration would also have visual amenity benefits within the catchment.

*This issue links to Issues at 2.8.3 on Resource Management Issues: Plants, Animals, Ecosystems, 2.5.3 (e) on Resource Management Issues: Soils — Loss of Soil Fertility, Chemical Contamination and Topsoil Removal Adversely Affect the Soil Resource, Issues 9.2.1 on Resource Management Issues, Land Modification, Development and Subdivision and Issues 10.1.2.1: on Resource Management Issues: Hazardous Substances.*



**Issue****17.10.2.6 Stormwater Issues**

**Development of rural land, particularly where provision is made for higher density development, reduces the land area available for stormwater soakage, accelerates the rate of run-off, and generally reduces the quality of the stormwater. This can cause or accentuate flooding problems, and damage the environmental qualities of waterways.**

Development of the East Tamaki catchment will have a significant effect on catchment hydrology. Unmitigated, this would lead to increased frequency and magnitude of flooding, stream erosion, reduced low flows, damage to freshwater aquatic habitat, accumulation of contaminants in the estuarine receiving waters and a general degradation of the environment.

It is therefore necessary to ensure the integration of appropriate planning and commissioning of the stormwater and water quality management systems to manage the adverse effects of urban development including associated earthworks.

*The issue links to Issues at 2.3.3 on Resource Management Issues: Water, and 9.2 on Land Modification, Development and Subdivision.*

**Issue****17.10.2.7 Need for Co-ordination of Infrastructure**

**Urban development, if associated with an inadequate or uncoordinated physical and social infrastructure, (such as community facilities, including emergency facilities and local shops) can cause adverse effects on the natural environment and on the social and economic well being and health and safety of the community.**

Urban development has the potential to create adverse effects on the environment such as increase pollution of waterways, increased flood risk, erosion of natural waterways, and congestion on transportation corridors. The timing of the provision and development of the physical and natural infrastructure and services is critical to managing the overall environmental effects of urban development in the East Tamaki area.

Without appropriate provision of infrastructure, there is the potential for significant adverse effects on the environment to occur. For example, without adequate stormwater management devices in place prior to development occurring, there is a high risk that erosion of natural stream systems and siltation of waterways will occur with consequential ecological damage.

Uncoordinated development of the East Tamaki area has the potential to lead to the inefficient provision of infrastructure such as roading improvements, stormwater and wastewater provision, with consequential effects on the overall amenity of the catchment as it develops in an ad hoc fashion over the next twenty years or so.

Funding arrangements to allow for the provision of infrastructure to offset potential adverse effects on the environment, needs to be determined in a way that demonstrates the relationship between development and adverse effects. Both the costs and benefits of such service provisions are relevant in this regard.

Some infrastructure and service provision in East Tamaki will provide district wide benefits and, accordingly, should be funded on a district wide basis. Much of the required investment will, however, provide local benefits and would not be required if growth was not occurring in East Tamaki. These costs can justifiably be sought from development by way of a financial contribution.

*This links to Issues at 2.9.3 on Resource Management Issues: Structures, and 9.2.4 on Land Modification, Development and Subdivision.*

**Issue****17.10.2.8 Reverse sensitivity effects on Auckland International Airport**

The operation of the Auckland International Airport may be adversely affected by the development of Activities Sensitive to Airport Noise within the Flat Bush Structure Plan Area.

By way of explanation, the Auckland International Airport and its flight paths are identified in the Auckland Regional Policy Statement as regionally significant infrastructure. The Policy Statement recognises that regionally significant infrastructure can be adversely affected if sensitive uses are allowed to develop nearby and that restrictions on the establishment of sensitive land uses may be required.

Most of the Flat Bush Structure Plan area is likely to be exposed to varying levels of aircraft noise in future and it is important that further activities sensitive to aircraft noise do not establish within the Moderate Aircraft Noise Area in a manner and to an extent that undermines the sustainable management of the physical resource represented by the Airport.

In particular, intensified residential development in the areas of the Flat Bush Structure Plan Area which are subject to moderate levels of aircraft noise also has the potential to result in larger numbers of residents expecting conventional levels of onsite amenity, finding their external acoustic environment unsatisfactory.

**17.10.3 Objectives****Objective**

**17.10.3.1 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.**

*This objective relates to Issue 17.10.2.1, Issue 17.10.2.2, Issue 17.10.2.3, Issue 17.10.2.4 and Issue 17.10.2.5.*

**Objective**

**17.10.3.2 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.**

*This objective relates to Issue 17.10.2.1, Issue 17.10.2.2, Issue 17.10.2.3, Issue 17.10.2.4, Issue 17.10.2.5 and Issue 17.10.2.6.*

**Objective**

**17.10.3.3 To facilitate the development of an appropriate range of densities of development and living and working environments of good amenity within Flat Bush.**

*This objective relates to Issue 17.10.2.1, Issue 17.10.2.2, Issue 17.10.2.3, Issue 17.10.2.4, Issue 17.10.2.5 and Issue 17.10.2.6.*

**Objective**

**17.10.3.4 To promote a high quality residential amenity for all types of housing that reflects and responds to community needs and the physical environment both now and into the future.**

*This objective relates to Issue 17.10.2.1, Issue 17.10.2.2, Issue 17.10.2.3, Issue 17.10.2.4, and issue 17.10.2.7.*

**Objective**

**17.10.3.5** 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.

*This objective relates to Issue 17.10.2.3, Issue 17.10.2.4, Issue 17.10.2.5, Issue 17.10.2.6 and Issue 17.10.2.7.*

**Objective**

**17.10.3.6** 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 scale business activities and small scale mixed use developments along nominated main roads and in close proximity to the town centre and neighbourhood centres.

*This objective relates to Issue 17.10.2.2 and Issue 17.10.2.3.*

**Objective**

**17.10.3.7** 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.

*This objective relates to Issue 17.10.2.7.*

**Objective**

**17.10.3.8** To protect, sustain, restore and enhance where practicable the remaining terrestrial and aquatic ecology of remnant native vegetation and waterways.

*This objective relates to Issue 17.10.2.3, Issue 17.10.2.4, Issue 17.10.2.5, Issue 17.10.2.6 and Issue 17.10.2.7.*

**Objective**

**17.10.3.9** 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.

*This objective relates to Issue 17.10.2.2, Issue 17.10.2.3 and 17.10.2.4.*

**Objective**

**17.10.3.10** To minimise the adverse effects on Auckland International Airport of the establishment of Activities Sensitive to Aircraft Noise within the Moderate Aircraft Noise Area in the Flat Bush Structure Plan Area.

*This objective relates to Issue 17.10.2.8.*

**17.10.4 Policies****Policy**

**17.10.4.1** Subdivision and settlement should be of a type, density and design that does not detract from, and is supportive of, the specific environmental outcomes identified for

each zone as well as an integrated transport system which provides a choice of travel modes.

### **Explanation / Reasons**

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.2, 17.10.3.3, 17.10.3.5 and 17.10.3.9.*

*Opportunities for urbanising land without significant environmental or servicing impacts are few within Manukau City. Flat Bush is the last of these in Manukau City available for accommodating population growth within the current metropolitan limits, notwithstanding that some extension to the metropolitan urban limit will be required.*

*Environmental evaluation work and consultation on development concepts has occurred for the East Tamaki catchment, and underpins the adopted zoning framework. Staging the release of land for development is proposed so as minimise adverse effects on the environment, ensure integration of infrastructure and a choice in lifestyle types.*

*Some opportunity is provided for low density and conventional urban development styles is enabled. This is mainly on the steeper land to the east, or at the head of the catchment where considerations for servicing, stormwater, vegetation management and visual amenity are particularly relevant.*

*For the flatter land at the lower reaches of the catchment, the Council has concluded that a proactive stance is required to ensure that more intensive housing and mixed-use opportunities are not foreclosed. Assessment criteria include matters such as efficiency in use of the land resource, availability of choice in travel modes, servicing issues, the ability to achieve a sense of identity and to retain and enhance natural environmental features.*

*Some lower density development is appropriate in the higher density areas in order to provide housing choice, provided that overall density targets are achieved.*

*This policy is not inconsistent with the Auckland Regional Policy Statement. Further it recognises the policies and directions of the Auckland Regional Growth Strategy, and addresses Manukau City's obligations under both documents.*

### **Methods**

- Zoning
- Structure Plan
- Development and Performance Standards
- Design Code for Intensive Housing (shall be used as a guide)
- Subdivision Rules
- Consent & Notification Requirements
- Collaborative Development and Design Solutions (e.g. Council Urban Design Team)

### **Policy**

**17.10.4.2 Urbanisation in the area should occur in a staged manner based on proximity to existing development in the north of the catchment so as to minimise adverse effects on the environment and to ensure an appropriate transition between the various forms**

of development within and immediately outside the Flat Bush Structure Plan Area and by:

- providing through the Flat Bush Structure Plan, the land use framework for development of the future urban area including provision of the Town Centre, smaller commercial centres, schools and conveniently located public open space areas;
- establishing targets for overall average densities of development throughout the Flat Bush Structure Plan Area, with greater density of development being enabled for those areas closest to the Town Centre, Neighbourhood Centres and selected major transportation routes, consistent with the Auckland Regional Policy Statement; and
- allowing higher densities of development throughout the area than are provided for in the Main Residential zone.

### **Explanation/Reasons**

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.2, 17.10.3.3, 17.10.3.5 and 17.10.3.9.*

*Development of the East Tamaki corridor for residential purposes has been proceeding over a number of years. The pattern of development has generally been concentrated towards the north with development proceeding from the north to the south. Continuing this pattern will:*

- *enable incoming residents to make use of the infrastructure that has already been established in the area including the Botany Downs commercial centre, schools, public transportation networks and public open space networks;*
- *enable the implementation of services in an efficient and cost effective manner and at a rate that is consistent with the uptake of land for residential purposes;*
- *enable a smooth transition from levels of development intensity and density which have occurred immediately to the north of the Flat Bush Structure Plan area to the higher levels of development intensity and density allowed within the Structure Plan area. The provision of a variety of levels of development intensity within the Flat Bush Structure Plan area will enable development to establish in a manner that is consistent with the Auckland Regional Policy Statement, the Auckland Regional Growth Strategy, and the underlying topography and the levels of service and infrastructure that are planned throughout the area. In particular, the intensification of development around the Town Centre and in certain arterial road locations is likely to facilitate pedestrian and public transportation; and*
- *enable appropriate opportunity for the market to respond to new development and performance standards for Flat Bush.*

### **Methods**

- Zones/precincts
- Structure plan
- Development and performance standards for intensive housing
- Subdivisional rules

**Policy**

**17.10.4.3** Zoning within the Flat Bush Structure Plan area shall be oriented primarily towards business, residential and open space activities and shall provide a gradation of residential activity density by:

- focusing the highest allowable densities around the Town Centre, Neighbourhood Centres, the perimeter of Barry Curtis Park and along arterial roads;
- allowing medium/higher densities within the remaining residential areas;
- locating less intensive residential areas at the extremities of the Flat Bush Structure Plan area; and
- providing a transition precinct at the northern reaches of the Flat Bush Structure Plan area to enable an appropriate transition between the Main Residential zone immediately to the north and the more intensive development allowed for within the Flat Bush Structure Plan area as a whole.

**Explanation/Reasons**

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.2, 17.10.3.3; 17.10.3.5, 17.10.3.6 and 17.10.3.9.*

*The range of zones and precincts provided in the Flat Bush Structure Plan area will enable the development of business and residential activities at densities that are appropriate to their particular locations. The distinctions between the zones and precincts will enable appropriate transitions to be made between areas of varying development intensity.*

**Methods**

- Zones and precincts
- Structure plan
- Development and performance standards
- Design code for intensive housing (shall be used as a guide)
- Subdivision rules
- Consent and notification requirements
- Consultation with the Council urban design team

**Policy**

**17.10.4.4** A generous extent of integrated open space should be achieved as part of the urbanisation of the East Tamaki area, including provision of additional public open space, and fair and reasonable financial contributions.

**Explanation / Reasons**

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.5, 17.10.3.7 and 17.10.3.9.*



*A significant portion of the East Tamaki area is to exhibit open space characteristics. This is to be achieved through a combination of public purchase, vesting requirements for open space / drainage reserve, and zoning provisions affecting private land.*

*It is intended that the publicly owned land will be zoned Public Open Space and be subject to reserve management plans.*

*For privately held land that contributes to the open space network, the Council will ensure that opportunity for reasonable use is retained, provided that overall catchment objectives are not undermined. The effect of zoning measures is to focus on the siting, scale and visual impacts of the built form. Opportunities will also be identified for protection and enhancement of significant indigenous vegetation.*

*The reasons for seeking generous provision of public open space are three-fold.*

*First, local and international experience show that open space is influential in determining the attractiveness and functioning of higher density residential and business areas.*

*Secondly, the open space will need to be multi-functional, providing not only amenity qualities, but a key role in stormwater management, ecological protection and enhancement, pedestrian access and recreational opportunities.*

*Thirdly, throughout the catchment there is opportunity to improve biological diversity, but to achieve this requires relatively large areas of land and the protection of natural drainage systems as far as practicable.*

#### **Methods**

- Structure Plan
- Catchment Management Plan
- Development and Performance Standards
- Design Code for Intensive Housing
- Subdivision Rules for Stormwater Management Areas
- Subdivision Rules for Reserve Contributions
- Financial Contributions on Development
- Reserve Management Plans
- Collaborative Development and Design Solutions (e.g. Town Centre Steering Group, Council Urban Design Team)

#### **Policy**

**17.10.4.5 Subdivision and development should incorporate urban design and sustainable management principles as part of the land modification process so as to:**

- **retain significant landscape elements;**
- **work with the natural characteristics of sites;**
- **protect and enhance existing remnants of native vegetation and wetlands;**
- **pursue opportunities to improve biodiversity;**

- incorporate stormwater and sediment management options that protect water quality and ensure the rate of run-off throughout the development cycle is similar to pre development levels; and
- comply with safe practices in the identification, assessment, treatment and/or remediation of asbestos containing materials.

### **Explanation / Reasons**

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.2, 17.10.3.3, 17.10.3.5, and 17.10.3.8.*

*In keeping with its functions under the Resource Management Act 1991, the Manukau City Council seeks to ensure an integrated and comprehensive approach to managing urbanisation of the East Tamaki catchment. To promote sustainable management the Council seeks that a 'designing with nature' approach is adopted. A range of design solutions is set out for achieving this. Achieving a spatial pattern that reveals that landscape helps to reinforce a sense of place and identity that is unique to Flat Bush.*

*The Council recognises that high levels of complexity, or cumbersome consent processes can adversely affect development and investment decision-making. To avoid this situation specific design controls are set out in the rules relating to the matters identified in this policy. Proposals that comply with the detailed rules are subject to a simpler consent process.*

*The identification of stormwater management areas and the provisions of Chapter 9 will be used to ensure positive stormwater outcomes. The treatment philosophy as articulated with the catchment plan is to provide a series of generally offline ponds and publicly owned streams or flood paths. The purpose of these are to:*

- *Avoid flooding risk through detention and release via ponds and protected flowpaths. With some limited exceptions the areas affected by the 100 year flood are the same as the existing pre-development situation.*
- *As far as practicable intercept and treat runoff prior to it entering the main streams or watercourse networks.*
- *To as far as practicable maintain stream flow at pre-development levels so as to minimise erosion and adverse effect on the ecology of waterways.*

### **Methods**

- Structure Plan
- Development and Performance Standards
- Design Code for Intensive Housing (shall be used as a guide)
- Subdivision Rules
- Financial Contributions
- Street Garden Design Guidelines
- Street Tree Planting Policies
- Catchment Management Plan

**Policy**

**17.10.4.6** Subdivision and development activity should achieve urban design and sustainable management principles by:

- encouraging a sense of place and identity;
- providing a high degree of 'connectivity' through well connected road networks based on block designs;
- promoting social interaction through attention to the placement of buildings on sites;
- facilitating safe walking and cycling, including through the identification of cycle routes;
- supporting or enabling opportunities for passenger transport services to establish;
- reducing travel distances, providing access to amenities, and supporting an integrated transport system that provides a choice of travel modes;
- maintaining contact between communities;
- being compatible with the part of the roading hierarchy on which it is located in terms of the type and level of traffic generation;
- designing local roads to ensure a safe low traffic speed environment;
- relating to the streetscape so as to enhance perceptions of safety;
- providing separation buffers between incompatible activities;
- promoting biodiversity; and
- Ensuring there is provision for emergency services that takes account of strategic location requirements.

**Explanation / Reasons**

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.2, 17.10.3.3, 17.10.3.5, 17.10.3.8 and 17.10.3.9.*

*Elements of urban layout and design that help promote good environmental outcomes have been assessed from urbanisation experience both overseas and within New Zealand. The community has consistently indicated to Council through various forums (e.g. community focal groups, workshops, research surveys) that its well-being would be enhanced by an urban form that allows:*

- *people to get around more easily;*
- *access to community facilities and services with ease;*
- *a sense of safety;*
- *a sense of community including neighbourhood focus points;*
- *enjoyment of public spaces; and*

- *choice and diversity.*

*By requiring that attention be given to these matters and providing specific design controls the potential for adverse effects can be avoided, remedied or mitigated.*

*In particular, it is recognised that the provision for higher density development requires a sound design and environment management approach.*

### **Methods**

- Structure Plan
- Development and Performance Standards
- Design Code for Intensive Housing (shall be used as a guide)
- Subdivision Rules
- Passenger Transport Supportive Land Use Design Guidelines
- Establishment of a Council Urban Design Team to Assist with the Advice on and Assessment of Consents Required in the Flat Bush Area
- Flat Bush Transport Design Guidelines (October 2010)
- Integrated Transport Assessment
- Street Garden Design Guidelines
- Street Tree Planting Policies

### **Policy**

#### **17.10.4.7 Public Open Spaces should:**

- **be able to be developed for public use with only minimal earth works;**
- **incorporate existing mature trees where possible;**
- **be accessible and useable;**
- **be well overlooked; and**
- **be bounded by streets whenever possible.**

### **Explanation / Reasons**

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.2, 17.10.3.3, 17.10.3.5, and 17.10.3.8*

*Parks exhibiting the features set out in the above policy, will be well used, are safer and valued by the community as contributing significantly to the amenity values of the area. This becomes increasingly important with higher residential densities. In addition, parks with good informal surveillance will reduce problems such as dumping of weeds or rubbish over the back fence.*

*Confirmation of these features from urban design studies and investigations is a key reason why the Council has adopted this policy.*

**Methods**

- Structure Plan
- Development and Performance Standards
- Design Code for Intensive Housing (shall be used as a guide)
- Subdivision Rules

**Policy**

**17.10.4.8** The location of business activity should be managed in a way that avoids, remedies or mitigates adverse effects on nearby land uses and should not detract from, and should be supportive of, the ability to achieve community focal points. Activities within neighbourhood centres should be designed to be pedestrian friendly and should be of a scale so as not to undermine the role or function of the town centre. Outside of the town centre and neighbourhood centres, business and other non-residential activities should be limited in scale and location and protect residential amenity.

**Explanation / Reasons**

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.5, 17.10.3.6, and 17.10.3.9.*

*The Council is enabling the establishment of business activity within East Tamaki by defining a 'Flat Bush Town Centre' zone. This zone provides an integrated management approach to the variety of effects related to business activities, and, in particular, defines a community focal point.*

*In addition to the Town Centre, business activity is also encouraged in the form of five neighbourhood nodes, and mixed use development along some main and arterial roads. Development must satisfy location and performance criteria for compatibility with surrounding activity and design and be of a scale such that it does not undermine the community focal points intended by the town centre and the five neighbourhood centres.*

*Key reasons for having defined locations for business activity and limiting the scale of those outside of defined centres relate to ensuring that strong community focal points can be developed, efficient servicing and infrastructure quality, the ability to support all travel modes, legibility and sense of identity and the ability to manage the potential conflict between business and residential activities.*

**Methods**

- Structure Plan
- Development and Performance Standards
- Design Code for Intensive Housing
- Subdivision Rules
- Separation Buffers Between Incompatible Activities
- Zoning

**Policy**

**17.10.4.9 Business activity, including carparking and other structures should be designed and located so as to contribute to amenity values, particularly pedestrian accessibility, visual amenity and informal surveillance of the street and public realm.**

**Explanation / Reasons**

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.5, 17.10.3.7 and 17.10.3.9.*

*The creation, maintenance and enhancement of the amenity values in business areas require consideration of the relationships between buildings and spaces, particularly the streetscape.*

*The design and external appearance of buildings in the business areas should be sensitive to pedestrian safety, comfort and the ability for pedestrians to confidently move around.*

*The location and scale of buildings on the site affects the streetscape and enjoyment of public places.*

**Methods**

- Development and Performance Standards
- Design Code for Intensive Housing
- Subdivision Rules

**Policy**

**17.10.4.10 Management measures shall be applied to protect the viability of remnant native vegetation or waterways.**

**Explanation / Reasons**

*This policy seeks to achieve Objectives 17.10.3.7 and 17.10.3.8.*

*A variety of factors within Council control can impact on the health of remnant native vegetation and waterways. These include the scale, location and duration of land modification activities such as earthworks, the extent of building and impermeable surfaces, and the types of activities that can occur.*

*Management measures to address these matters range from:*

- *public purchase of the most important or vulnerable locations,*
- *rules to influence the nature and intensity of activity;*
- *partnership or educational initiatives to promote protection, or,*
- *mitigation initiatives to enhance ecological values.*

**Methods**

- Zoning
- Rules
- Financial Incentives



- Partnership and Education Initiatives

### Policy

**17.10.4.11** An integrated transport system shall be promoted by guiding the design and layout of subdivision and developments so that it provides 'connectivity' and the opportunity for a variety of travel modes.

### Explanation / Reasons

*This policy seeks to achieve Objectives 17.10.3.1, 17.10.3.5, and 17.10.3.9.*

*Connectivity refers to the extent to which the layout of streets, roads and walkways enables and encourages choice in travel mode. The outcomes sought include:*

- *Easily understood and navigated networks*
- *Easy access to amenities*
- *Reduced vehicle miles travelled*
- *Enhanced safety through layout and design*
- *Promotion of social interaction*
- *Increased choice of travel modes*
- *Increase densities*

### Methods

- Structure Plan
- Zoning
- Rules
- Development Guidelines/Examples of Best Practice

### Policy

**17.10.4.12** The location of new activities which are sensitive to aircraft noise in the part of the Flat Bush Structure Plan Area which is subject to moderate aircraft noise levels, (areas identified as being between the Ldn 60 dBA contour and the Ldn 65 dBA contour are subject to moderate aircraft noise levels) should only occur if the adverse effects of those activities on Auckland International Airport can be avoided, remedied or mitigated. In particular, such activities should meet acoustic insulation and ventilation performance standards to ensure that a satisfactory internal acoustic environment is available to inhabitants.

Generally, intensified residential development beyond the density limits or levels provided for by the residential zone provisions should be avoided in those parts of the Flat Bush Structure Plan Area that are subject to moderate levels of aircraft noise.

**ASANs other than household units in particular should preferably be located outside of the MANA so as to substantially avoid the potential effects of aircraft noise.**

#### **Explanation / Reasons**

*This policy seeks to achieve Objective 17.10.3.10 and Objective 17.6.3.8.*

*The Auckland International Airport and its flight paths are identified in the Auckland Regional Policy Statement as regionally significant infrastructure. The establishment of Activities Sensitive to Aircraft Noise within the Moderate Aircraft Noise Area as it affects the Flat Bush Structure Plan Area has the potential to compromise the sustainable management of that infrastructure. There are therefore additional rules relating to activities sensitive to Aircraft Noise as contained in Rule 17.10.10.1.1 and limits on lot sizes and density as contained in Table 3: Lot Sizes and Rule 17.10.12.1.*

#### **Methods**

- Rule 5.21
- Land Information Memoranda
- Density controls on subdivision in the MANA
- Planning Maps and Identification of Flight Paths

#### **Policy**

**17.10.4.13 Subdivision, development and activities near arterial roads should be designed, established and maintained so as to ensure that the location of new activities which are sensitive to traffic noise only occur if the adverse effects of those activities on the operation and maintenance of the arterial roads can be avoided, remedied or mitigated. In particular, such activities should meet acoustic insulation and ventilation performance standards to ensure that a satisfactory internal acoustic environment is available to inhabitants.**

#### **Explanation / Reasons**

*This policy seeks to achieve Objective 17.10.3.4 and Objective 17.6.3.9.*

*The arterial road network within Flat Bush is regional significant infrastructure. The establishment of activities Sensitive to Traffic Noise from such arterials has the potential to compromise the sustainable management of that infrastructure. There are therefore additional rules relating to activities sensitive to Traffic Noise as contained in Rule 17.10.12.24.4.*

#### **Methods**

- Rule 5.21
- Land Information Memoranda
- Council education and advice

### 17.10.5 Flat Bush Development Strategy

The Flat Bush area provides an important opportunity for Manukau City Council to address intensification policies contained in the District Plan, the Auckland Regional Policy Statement and agreements reached under the Auckland Regional Growth Strategy.

[AM89]

Key principles of the Regional Policy Statement and the Regional Growth Strategy are to promote intensive and mixed-use development patterns at appropriate locations, and to give greater recognition to environmentally sound design principles. The development strategy for Flat Bush provides a framework of zonings and plan provisions which is consistent with the outcomes sought in these regional plans.

Development in Flat Bush is anticipated to be equivalent to that of a small to moderately sized city. A comprehensive management approach is proposed if the desired environmental outcomes for the area are to be achieved.

Based on population growth within the City it is expected that development of the area will be substantially complete by 2025 and will have reached a population of approximately 40,000. Staging of the release of land is proposed to accommodate growth in a way that ensures integration of infrastructure, protection and enhancement of the natural environment, provision of choice in lifestyle types and to minimise the disruption of having the catchment as one large extended construction site. In addition the staging of land allows for further reviews of built form outcomes to be undertaken and necessary changes to the plan to be made before further land is released.

The strategy for Flat Bush recognises and gives effect to the issues, objectives and policies of Chapter 16.5 on Future Development Areas. In particular, the strategy for Flat Bush promotes achievement of:

- urban containment;
- selective intensification;
- clustering and nodal development;
- diversity of activities, including housing types;
- an integrated transport system that promotes a choice of travel modes;
- an integrated and multi functional public open space network;
- improved energy performance;
- employment growth;
- ecological diversity;
- improved water quality;
- sense of place and community focus;
- an understanding of the wider landscape; and
- safe and attractive environment.

The Council recognises that the physical form of urban development contributes to the level of sustainability achieved. In the Flat Bush area there is a strong emphasis on sound urban design and sustainable management principles, which become increasingly important with smaller sites and greater residential density. A greenfields situation provides the opportunity to ensure that the overriding urban

structure is supportive of higher density housing forms without creating the range of adverse effects and criticisms that are directed to infill housing or intensification of established communities. The strategy for the Flat Bush area is to ensure that the underlying urban structure will enable a future community to provide for their social, economic, and cultural wellbeing, in an integrated manner with the natural and physical environment. A key to this is the Structure Plan, which identifies the critical public open space networks, roading networks and locations for community focal points such as the Town Centre and the Neighbourhood Centres.

The development of the Flat Bush area is predicated on the protection and enhancement of the main natural drainage pattern found in the undeveloped part of the Otara catchment. Utilising and building on the natural drainage and ecological values existing in the catchment and incorporation of these features into the fundamental urban form of the Flat Bush area is a key principle supported by the public consultation, which culminated in the adoption of the Development East Tamaki Concept Plan in 1999 and the Catchment Management Plan.

The Stormwater Management Areas identified on the planning maps generally relate to land that is required for catchment management purposes, and include land affected by the 100 year flood, natural overland flow paths, flood mechanisms and water quality measures and (in some instances) riparian planting. The exact position of Stormwater Management Areas will need to be determined through detailed survey and analysis at the time of subdivision.

The structure plan and the associated activity status and rules for the various zones provide a degree of prescription which will ensure that the diverse range of environmental issues and objectives can be addressed through a relatively straightforward consent process. This approach provides a level of certainty and guidance as to what is required to obtain consent, while at the same time ensuring that environmental effects are appropriately managed. Alternatively it is possible to consider proposals that do not meet all of the detailed development and performance standards or which are substantial in their size, scale and intensity, and therefore require a more rigorous resource consent consideration.

The structure plan promotes the highest densities on the lower, flatter part of the catchment, which is in relatively close proximity to Barry Curtis Park, the proposed Town Centre and the environmental corridor public open space network. As part of the original land release in 2001 the Flat Bush Residential 1 and Flat Bush Residential 2 zones were created (Refer to Stage 1 in Figure 16.11D). In response to the Built Form and Spatial Structure review of Stage 1 outcomes, a new Flat Bush Residential 3 has been established for the bulk of the remaining greenfields areas which encompasses land that was earlier identified as Flat Bush Residential 1 and 2. The Residential 3 zone makes up the majority of the Stage 2A and Stage 2B land identified in Figure 16.11D. The Residential 3 zone seeks to achieve slightly reduced densities compared to the Residential 1 zone (with densities of at least 15.5 households per hectare) and provides opportunities for higher densities, particularly close to neighbourhood centres, public open space and arterial routes.

The Flat Bush Residential 4 zone is a medium to large lot urban zone that is located in the mid to upper catchment area where the constraints of the topography are less suited to more intensive urban activities. It is anticipated that overall densities in the order of 6-10 households per hectare will be achieved in the Residential 4 zone.

The upper part of the catchment consists of steep, deeply dissected gullies and ridges with a high degree of instability, and is generally not considered suitable for intensive urban activities. This area is known as the Flat Bush Countryside Transition zone.

One of the key objectives for the upper catchment area is to protect the natural gullies and streams from inappropriate development and to encourage the reforestation of these areas back into native bush. Further subdivision of land in this zone will be predicated on the basis of protecting and re-planting the gully areas identified as Conservation Stormwater Management Policy Areas. As an incentive to ensure that these areas are protected and enhanced it is possible to include the areas identified as Conservation Stormwater Management Policy Areas for the purpose of calculating the 5000m<sup>2</sup> average lot size.

The District Plan has for some years envisaged a scenic road along the ridgeline to the east of the City, ultimately connecting Redoubt Road to Ormiston Road, while providing access to enable development of the surrounding land. The part of this route between Redoubt Road and Ormiston Road is shown on the Planning Maps and has a Flat Bush Countryside Transition zone adjoining it. Refer to Appendix 4C to the Planning Maps for the indicative road alignment for the northern section of the Scenic Road.

Given the generally steep nature of the land, the poor soil soakage and instability issues characterising much of the Countryside Transition Zone the ultimate strategy involves the upper catchment area being reticulated for wastewater disposal purposes. Given the relatively long wait time of 10 to 20 years before wastewater facilities may be in place in the upper catchment area, it is considered appropriate as an interim measure to allow development to occur using on site wastewater disposal techniques. It is considered that this is an appropriate approach, given that it is not practical to introduce reticulation from the start of development and that the failure of on site systems is frequently the result of inadequate maintenance over time. The environmental consequences over the short to medium term of allowing on site waste-water disposal as an interim step towards full reticulation is considered to have minor environmental effects.

The Flat Bush Town Centre zone applies to land on the eastern side of Barry Curtis Park and is anticipated to be the primary community and commercial centre in the Flat Bush area. The objective for the Flat Bush Town Centre zone is to achieve an integrated, compact pedestrian friendly town centre, that provides for a diverse range of activities and employment and acts as a strong community focal point. It is envisaged that a wide range of uses will establish in the Town Centre including retail, office, community, entertainment, education and residential.

The Council is the land owner of the majority of the land that makes up the Town Centre and has developed a "Flat Bush Town Centre Development Framework" which will help to guide development of the Town Centre. This Development Framework will be used to assist Council in assessing development proposals in the Town Centre and is included in 17.10, Appendix 1.

Given the importance of the Town Centre to the community well being of the Flat Bush area, the Council as landowner will be able to take a long-term view to the development of the Town Centre to ensure that the objective can be achieved. Council's role in the development of the Town Centre is managed by a Council Controlled Trading Organisation wholly owned by Council. The focus is to ensure that the "4 wellbeings" (social, cultural, environmental and economic) of the future Flat Bush community are addressed, while taking a proactive role to ensure that a vibrant town centre is achieved in Flat Bush.

In order to ensure that all new buildings can be considered in the context of the Development Framework and the Objectives and Policies for the Town Centre, it is considered necessary to require all new buildings to be considered as a Restricted Discretionary activity.

There are five neighbourhood centres identified throughout the Flat Bush area at strategic locations that have high exposure to passing traffic and excellent access to surrounding residential neighbourhoods. The strategy for the neighbourhood centres is to allow for a wide range of activities of a scale and form that promotes a compact pedestrian friendly neighbourhood centre. A key aspect of the neighbourhood centres is the focus on building typologies and the form and scale of such buildings in terms of their impacts on the public realm and streetscapes generally.

## **17.10.6 Implementation**

### **17.10.6.1 Regulatory Methods**

Apply a framework of zones and provisions which foster diversity of choice for living and working environments by;

- identifying an appropriate location for a Town Centre to serve the area,

- providing for a low to medium intensity residential zone on steeper land,
- providing for a range of medium and higher intensity residential precincts and business zones on flatter land,
- enabling mixed use activity in defined situations, and
- providing for an integrated, comprehensive open space network.

#### **17.10.6.1.1 The following zones are applied:**

- Flat Bush Town Centre Zone
- Flat Bush Neighbourhood Centre Zone
- Flat Bush Residential 1 Zone
- Flat Bush Residential 2 Zone
- Flat Bush Residential 3 Zone
- Flat Bush Residential 4 Zone
- Flat Bush Countryside Transition Zone
- Public Open Space 6 — Environmental Corridor Zone

The activity provisions and development and performance standards for each zone are provided in following sections.

#### **17.10.6.2 Non-regulatory Methods**

In addition to the regulatory methods contained in the Plan, the Council will also use non-regulatory methods to help achieve the objectives. The Council recognises that promoting higher density necessitates a greater public investment in overall design of catchment works, the zoning layout and attention to building form. In this regard, Council acknowledges it has a public sector role to complement regulatory process. These include:

- Using public ownership of land to achieve outcomes (e.g. Barry Curtis Park, Town Centre).
- Working with private sector interests to achieve outcomes.
- Advocacy for public funding. Such non-regulatory methods are discussed in more detail below.

#### **17.10.6.2.1 Advocacy and Information**

Council will continue to develop non-statutory design guidelines/examples of good subdivision practice and "smart" housing in order to demonstrate a way in which the objectives and policies may be achieved.

In terms of the provision of street trees, park trees and trees in civic areas, Council's Tree Policy sets out the standards for both the planting, maintenance, removal and replacement of trees within the City. In addition to this, Council's Street Garden Design Guidelines give guidance on the design and provision of street gardens that would be acceptable to Council.



The protection and enhancement of the "greenfinger" natural gullies and stream areas is a core component of the Structure Plan for the Flat Bush area. In order to assist private landowners (in the upper catchment) and contractors with the restoration of these corridors the Council will develop information pamphlets with advice on how to protect, enhance and manage these areas.

The Council will work with other agencies such as the Auckland Regional Council to develop and provide information on issues such as; low impact design subdivision approaches and native vegetation conservation and rehabilitation.

The Council will also work with Auckland Regional Council in terms of advocating for trial passenger transport services at an early stage in the development of the Flat Bush area.

The Council will seek funding from authorities such as the New Zealand Transport Agency as appropriate to secure public money to help achieve regional and national objectives of sustainable management.

[AM89]

The Council will work with community and business groups to encourage the establishment of "Telework Centres" as a means to provide for a reduction of trip length and assist in creating lower and or flexible travel demands.

#### **17.10.6.2.2 Provision of Services and Partnering**

The Council will establish an urban design team to consult with landowners and assist with advice and assessment of applications for resource consents required in the Flat Bush area. Council is keen to undertake a proactive and co-operative role in developing urban design solutions in Flat Bush. This will include the availability of Council officers to work closely with the development community at an early stage in the design process should developers choose to avail themselves of that opportunity.

#### **17.10.6.2.3 Land Purchase**

The Council will continue to make strategic land purchases as appropriate in the Flat Bush area, having regard to land earmarked for Public Open Space or Stormwater Management Areas as identified in the Flat Bush Structure Plan.

#### **17.10.6.2.4 Facilitate Development of a Community Orientated Flat Bush Town Centre**

The Council as key landowner of the Flat Bush Town Centre is in a strong position to ensure that the objective of achieving an "integrated, compact pedestrian friendly town centre, that provides for a diverse range of activities including employment and residential, and acts as a strong community focal point" can be achieved. As an initial step the Council has developed a Flat Bush Town Centre Indicative Conceptual Framework to assist with establishing the guideline principles for development of the Town Centre.

The Council will establish a Town Centre Steering Group including community representatives, Councillors, and technical experts in the development sector to advise on the most appropriate way for the Council to facilitate the development of a vibrant and diverse mixed use Town Centre.

#### **17.10.6.2.5 Native Bush Grants**

Financial incentives are available in the form of native bush grants for existing bush areas that fall within rural zoned land.

#### 17.10.6.2.6 Social Development Plan

The Council, in partnership with the Botany Community Board, has prepared the Flat Bush Community Plan to guide its work programmes for the planning and provision of a range of services and amenities, together with those of the central government, other key agencies and community organisations. The Flat Bush Community Plan, with ongoing community consultation, will assist in achieving facilities, services and programmes which are responsive to diverse community needs and in planning for cooperation and flexibility in the range of services and facilities required both now and in the future. The Plan will also complement ongoing land use planning activities for the Flat Bush Catchment.

Such a plan will be integrated with the Flat Bush project and, in particular the work of the proposed Flat Bush Town Centre Steering Group, and reserve management planning for Barry Curtis Park. The plan will provide guidelines and methods for the provision of essential community infrastructure and services to meet the needs of the community.

#### 17.10.6.2.7 New Zealand Transport Agency (NZTA)

The Council will seek partial funding from NZTA for transport initiatives such as upgrading arterial routes, cycleways and roading connections across the Environmental Corridors.

#### 17.10.6.2.8 Water and Wastewater Network Modelling

Watercare will continue to undertake computer modelling work for the purposes of determining the sizes of bulk and local water and wastewater services, and monitoring the effects on the water and wastewater systems.

#### 17.10.6.2.9 Record Keeping

The Council is responsible for including information on its Land Information Register related to land within its district. This can include information relating to the use of the land and conditions attached to that use. For example, a Land Information Register notation could include reference to the likely presence of bulk asbestos containing materials on land and the need to conduct a site investigation prior to any land disturbing earthworks and activities taking place. The Council will use this notation process as appropriate to ensure information about the presence of bulk asbestos containing materials and any remediation of that material is retained on Council records.

#### 17.10.6.2.10 Concept Plan for Flat Bush School Road / Murphy's Road Neighbourhood Centre

Council will take the lead in developing a Concept Plan in conjunction with the affected land owners and key stakeholders. This is necessary given the fragmented ownership of land in this centre, its location within MANA, the need to integrate the final design solutions with the upgrade of Murphy's Road and Flat Bush School Road and to ensure a quality urban design outcome.

#### 17.10.6.2.11 Landscape Design Guidelines for the Sensitive Ridge Line

The Council will develop non - statutory Landscape and Design Guidelines for the Sensitive Ridge Line. These guidelines will apply to properties within the Sensitive Ridge Line area and will identify measures to protect the visual integrity of the ridge lines from the effects of building and engineering structures. The guidelines will include design elements such as:

- (i) **Principles:** General site planning and design principles (e.g. Conservation of landscape assets and character, enhancement of landscape, visual coherence and impact, sustainability);

- (ii) **Visibility:** Visibility from key public viewpoints;
- (iii) **Location:** Location of building, access, driveways and other structures (to achieve appropriate balance between outlook and visual impact);
- (iv) **Earthworks:** Building platforms, earthworks, retaining walls (height, location and materials of walls) and ground modelling;
- (v) **Planting:** Planting and establishment of planting on site (including % of site area for planting, suitable species, performance standards for establishment);
- (vi) **Form:** Building form, roof forms, chimneys and antennae, in relation to topography, skylines and tree vegetation;
- (vii) **Materials:** Materials, colours and finishes (roof, building walls, windows, garage doors);
- (viii) **Paving:** Driveways, parking and garages; and
- (ix) **Infrastructure:** Out buildings, boundary walls, fencing and other infrastructure.

### 17.10.7 Anticipated Environmental Results

The anticipated environmental results for the Flat Bush area are:

- (i) The efficient and sustainable use of a scarce land resource;
- (ii) Accommodation of a significant share of the expected population growth in Manukau City and the southern sector;
- (iii) A vibrant 'public realm' with an integrated network of open space including parks and streets.
- (iv) Business activity that supports and sustains identified community focal points.
- (v) An environment of high amenity values including:
  - Generous provision of open space;
  - Street trees and street gardens; and
  - Easy and safe access to shops and services by a choice of transport options.
- (vi) Protection and enhancement of significant areas of terrestrial and aquatic ecology (remnant native vegetation and waterways);
- (vii) Residential neighbourhoods with a sense of place/identity;
- (viii) A choice of transportation options including walking, cycling and passenger transport;
- (ix) A diversity of housing types;
- (x) Safe environment;

- (xi) The effective and efficient provision and utilisation of infrastructure;
- (xii) Energy efficiency;
- (xiii) Opportunities for people and communities to provide for their social, economic and cultural wellbeing and for their health and safety;
- (xiv) Acoustic treatment of Activities Sensitive to Aircraft Noise within the Moderate Aircraft Noise Area;
- (xv) The minimisation of conflict between Auckland International Airport and Activities Sensitive to Aircraft Noise, such as through controls on the density of residential development and the acoustic treatment of Activities Sensitive to Aircraft Noise within the Moderate Aircraft Noise Area;
- (xvi) The sustainable management of Auckland International Airport being maintained;
- (xvii) Larger Average lot size in the Moderate Aircraft Noise Area; and
- (xviii) Minimising adverse effects of urbanisation within and downstream of the Structure Plan area.

### 17.10.8 Procedures For Monitoring

In order to assess the suitability and effectiveness of the objectives, policies and methods in achieving the anticipated environmental results contained in this chapter, the Council is in the process of developing a monitoring programme (see Chapter 1, Section 1.7.3) which may include the following monitoring procedures and any appropriate procedures listed under other chapters in the Plan:

- (i) Establishing an appropriate monitoring programme with tangata whenua.
- (ii) Monitoring the issues associated with integrated catchment management including:
  - Ensuring data collection for long-term baseline studies for water quality and quantity are continued, for the catchment area and the receiving environment;
  - Providing baseline information where this is currently poor or non-existent for terrestrial flora and fauna particularly in forest and shrubland remnants on private property, and for on-site treated wastewater quality and natural hazards;
  - Updating and assessing information relating to in-stream habitat, land use, landscape, and recreation and leisure activities as and when required;
  - Analysing trends and cumulative impacts associated with development methods, land use and effects on ecological corridors including analysis of ecological corridor restoration activities;
  - Assessing compliance with resource consents;

- Conducting investigations on specific issues or environmental effects as may be appropriate to monitor whether the anticipated environmental results are being achieved;
  - Assessing the effectiveness of the policies as they are applied in practice.
- (iii) Measuring the level and uptake of vacant urban land and effects relating to changing land use.
  - (iv) Assessing changes in population, occupancy levels, housing densities and types.
  - (v) Assessing the quality of housing including aspects such as cost, design, energy efficiency, appearance, maintenance and noise.
  - (vi) Assessing employment and business activities and trends including the location of residents' places of work and residents means of transport to and from work.
  - (vii) Analysis of trends relating to transition issues including urban form, visual amenity, identity and noise in and across areas of transition.
  - (viii) Providing baseline data and trend information for issues where this is currently poor, non-existent or emerging such as for air quality and background noise, health nuisances and general environmental issues.
  - (ix) Assessments and/or surveys of residents' views on amenity values including streetscape quality, traffic effects in terms of on-site amenity, safety, housing choice, community identity, accessibility to public facilities, and the provision of community facilities and utility services in new urban areas.
  - (x) Analysing trends in motor vehicle ownership, transport mode, journey type and congestion.
  - (xi) Undertaking safety audits, analysing crime and traffic accident statistics for new urban areas to identify areas where personal safety is not being adequately achieved and assessing the residential speed environment.
  - (xii) Assessing the provision of and use of alternative forms of transport including private vehicles, walking, cycling and public transport and conducting audits on the adequacy of the pedestrian network.
  - (xiii) Surveying heritage features culturally significant areas and ecologically significant areas considered to be most at risk from urban development.
  - (xiv) Analysing energy efficiency across the development area.
  - (xv) Monitoring the issues relating to contaminated sites.
  - (xvi) Measuring the extent to which financial contribution rates meet the actual cost of providing infrastructure and services.
  - (xvii) Measuring the effect of development on the water, wastewater and other infrastructure systems.

## 17.10.9 Description and Explanation of Zones

### 17.10.9.1 Flat Bush Town Centre Zone

#### 17.10.9.1.1 Objective

**To achieve an integrated, compact pedestrian friendly town centre, that provides for a diverse range of activities and employment, and acts as a strong community focal point.**

#### 17.10.9.1.2 Policies

- (a) Activities and buildings should take into account the Flat Bush Town Centre Indicative Conceptual Framework in 17.10, Appendix 1.
- (b) Activities, buildings and structures should be located in such a manner that they positively address the street, and public places so as to contribute to amenity values and in particular pedestrian accessibility and safety;
- (c) Activities and buildings should be sited and designed in a manner which promotes informal surveillance of streets and public spaces;
- (d) Buildings should adopt a perimeter block layout where carparking is provided behind buildings except for kerbside parking, with the main "activity frontage" for buildings being orientated to public streets rather than parking areas;
- (e) Residential activities should be located above the ground floor level within the central parts of the Town Centre;
- (f) Maximum building height should be limited to ensure that a human scale is retained in the Town Centre;
- (g) Large format retail activities should be sleeved by smaller scale activities on the street frontage;
- (h) Activities should not adversely affect the health and wellbeing of the residential community; and
- (i) Buildings should be designed and constructed in a way that minimises the potential adverse effects (e.g. noise and access arrangements) that may be generated by differing activities co-locating in the same building.

#### 17.10.9.1.3 Description and Explanation

The Flat Bush Town Centre zone is envisaged as the focal point for the rapidly growing Flat Bush community. It is envisaged that a wide range of activities will be provided in this zone including a main street retail area, commercial, office, light industrial, small scale warehousing, education, health, community support, recreational and residential activities together with essential services necessary to support these activities including the provision of emergency services. These activities, managed appropriately, will enable the community to provide for its social, economic and cultural well being and ensure that the adverse effects of these activities on the environment are avoided, remedied or mitigated. Industrial activities that have the potential to cause adverse effects on health and wellbeing of the community and undermine amenity values are not provided for in the Flat Bush Town Centre Zone.



There is a strong emphasis on the "public realm" to ensure that the Town Centre is developed in a manner which achieves a pedestrian friendly street based environment with a strong sense of community.

### 17.10.9.2 Flat Bush Neighbourhood Centre Zone

#### 17.10.9.2.1 Objective

**To achieve a number of integrated, compact pedestrian friendly neighbourhood centres, that are readily accessible and provide for a diverse range of activities and employment, and act as local neighbourhood community focal points.**

#### 17.10.9.2.2 Policies

- (a) Activities, buildings and structures should be located in such a manner that they positively address the street, and public places so as to contribute to amenity values and in particular pedestrian accessibility and safety;
- (b) Activities and buildings should be sited and designed in a manner which promotes informal surveillance of streets and public spaces;
- (c) Buildings should adopt a perimeter block layout where carparking is provided behind buildings except for kerbside parking, with the main "activity frontage" for buildings being orientated to public streets rather than parking areas;
- (d) Large format retail activities (i.e. generally over 500m<sup>2</sup>) should be integrated with any smaller scale activities to provide continuity of commercial frontage and to achieve convenient and attractive pedestrian circulation between the activities within the centres;
- (e) Maximum building height should generally be limited to 4 storeys;
- (f) The Flat Bush School Road/ Murphy's Road Neighbourhood Centre should be managed in accordance with any approved Concept Plan; and
- (g) Retail, commercial and service activities should be of a small scale, the primary function of which is to meet the social, community and day-to-day convenience needs of the surrounding local community and to promote a pedestrian-friendly environment. Activities should not be of a nature or scale that would undermine the role and function of the Flat Bush Town Centre.

#### 17.10.9.2.3 Description and Explanation

The Flat Bush Structure Plan identifies five neighbourhood centres which are intended to provide a focus for commercial and community activities in addition to higher density residential activities located within the centre itself and in nearby Flat Bush Residential 1 and 3 zones. Neighbourhood centres are small scale local centres meeting the day-to-day needs of the surrounding local community and will enable the establishment of a range of activities such as local shops, restaurants/ cafes, possibly a small supermarket, day care, medical and community services, and high density residential (including apartments). They will provide the opportunity for excellent passenger transport linkages to the wider area together with essential and emergency services necessary to support these activities.

A common characteristic shared by all of the neighbourhood centres is the walkable nature of the centres including the provision of excellent pedestrian and road connections to neighbouring residential areas.

### 17.10.9.3 Flat Bush Residential 1 Zone

#### 17.10.9.3.1 Objective

**To facilitate the development of an integrated, medium/ higher density residential environment (while enabling higher density) which has high levels of amenity, supports a range of travel modes, allows for a range of living opportunities and incorporates opportunities for compatible small scale employment in appropriate locations.**

#### 17.10.9.3.2 Policies

- (a) Buildings and structures should be designed and located in such a manner that they positively address the street and public places so as to contribute to neighbourhood amenity values including pedestrian accessibility and safety, and streetscape values such as diversity and attractiveness;
- (b) Non residential buildings and structures should be sited and designed in a way which is in keeping with a residential context;
- (c) Carparking, particularly for non-residential purposes should be located to the rear or side of buildings rather than between buildings and the street;
- (d) Residential development should include private outdoor space(s) that can function as attractive and useable outdoor living and service areas;
- (e) Activities within residential areas should be in keeping with residential intensity, and residential character, and should not create nuisances such as objectionable noise, smoke, dust, fumes, odours, noxiousness or danger;
- (f) Connectivity/permeability of the street system shall be maximised wherever possible;
- (g) The highest residential densities shall be promoted in close proximity to the Town Centre/Neighbourhood Centres, main arterials and public open space including Barry Curtis Park;
- (h) Activities should not adversely affect the health and well being of the residential community; and
- (i) Schools, hospitals and residential developments that have higher densities than specified in Rule 17.10.11.4 or 17.10.12.1 should preferably be located outside the Moderate Aircraft Noise Area (MANA) so as to substantially avoid the potential effects of aircraft noise. In the case of State schools it is recognised that school accessibility and catchment criteria will also need to be taken into account.

#### 17.10.9.3.3 Description and Explanation

The Flat Bush Residential 1 zone is located to the north and east of Barry Curtis Park and adjoins the Flat Bush Town Centre. The zone primarily has a residential emphasis although it is envisaged that home based and small scale business activities will form a part of the urban fabric. Within the Flat Bush Residential 1 zone there are six precincts; the Transition, General, Central, Arterial, Barry Curtis Park Edge, and Local Centre precinct. These precincts have been developed to reflect their locational context,

consistency with the ARPS, and the sustainable management of resources in accordance with the Act. The Flat Bush Residential 1 area, covering approximately 241 hectares was zoned as part of the first stage of land released for development in 2001 and became operative in 2006.

The zone promotes a graduation of higher residential densities that is generally related to (and increases with) proximity to the Flat Bush Town Centre. The emphasis on higher residential densities in proximity to the Town Centre and Barry Curtis Park will ensure that there is a substantial number of people living in close proximity to the Town Centre and the park. That will not only enhance the long term viability of the Town Centre but will also encourage use of the Park and walking as a viable alternative to travel by car for local trips. It will also ensure accessibility to passenger transport facilities.

Parts of this zone also fall within the Moderate Aircraft Noise Area for Auckland International Airport and controls on Activities Sensitive to Aircraft Noise therefore apply (such as controls on the density of residential subdivision and requirements for the acoustic insulation of Activities Sensitive to Aircraft Noise).

### Transition Precinct

This precinct is located in the north western part of the Flat Bush area and adjoins the Main Residential zoned land to the north of Gracechurch Drive. The precinct is bordered generally by the Main Residential zone to the north, Te Irirangi Drive to the west, Baverstock Road (both formed and unformed portions) to the south, and the existing Rural 3 zone to the east. The basic purpose of this precinct is threefold:

- First it is intended to facilitate the continuation of the current momentum of residential development at the northern gateway to the Flat Bush area so as to substantially comply with policy 16.4.2 (which refers to the need to maintain sufficient vacant land zoned for residential activities) and also the accompanying explanation to 16.4.2 (which refers to the need to take into account the lead time required for residential development). It is noted in the latter regard that the existing residential zonings were almost fully committed to residential development at the time of notification of the Flat Bush Structure Plan provisions and that any interruption to the supply of fully serviced residential sections would have serious consequences on dwelling construction and household formation in this part of the City. The classification of the land in the manner proposed should enable residential development to continue by way of appropriate planning applications in the transition precinct area during the time following notification of the Flat Bush Structure Plan provisions.
- Secondly the transition precinct is intended to provide a graduated increase in densities from the present 12.5 dwellings per hectare currently being achieved in the main residential area to the north, and the higher densities proposed within the remainder of the Flat Bush Residential 1 zone as a whole. A general density target of at least 15 households per hectare is proposed for the Transition Precinct.
- Thirdly the Transition Precinct is intended to enable the residential marketplace to adjust to the Council's proposed new controls as an interim step towards the development of other parts of the Flat Bush area and the Council to gauge the effectiveness of the new residential forms and controls that it has prescribed for the residual parts of the Flat Bush Area in accordance with clause 17.10.8 (Procedures for Monitoring).

In order to achieve the foregoing outcomes, the Transition Precinct contains a series of controls that are an amalgam of the Main Residential controls to the north, and Flat Bush Residential 1 general precinct controls to the south. The controls have an emphasis on the former provisions in terms of the bulk and location provisions, and on the latter in terms of subdivisional form.

The Main Residential controls (with some exceptions) have been adopted for all lots sizes between 400m<sup>2</sup>–1000m<sup>2</sup> primarily because they already apply to the land to the north, and have produced environmental outcomes which are appropriate to these section sizes, and can be readily applied to any application for land use consent, associated with land subdivision, that may be made during the time of

processing the Flat Bush Variation, thereby avoiding a large number of individual planning applications having to be made for separate dwellings on new allotments.

### **General Precinct**

This Precinct makes up the majority of the Flat Bush Residential 1 zone and is generally located on the low-lying lands within 1.5 kilometres of the Flat Bush Town Centre and Barry Curtis Park.

Overall this Precinct promotes higher residential densities than have been achieved in the past, and is characterised by a diverse range of housing types including; apartments, terrace housing, semi-detached dwellings and detached housing. It is anticipated that the majority of housing types will be detached or semi detached housing. Residential development achieving an overall average household density of at least 16.5 households per hectare is anticipated within the General Precinct in order to encourage more efficient use of land and different housing and neighbourhood types. It is anticipated that residential development will generally not exceed 3 storeys while maintaining a high level of residential amenity.

Good urban design principles promoting permeability, connectivity, and safety of the street network will contribute to enhanced accessibility to the Flat Bush Town Centre, Barry Curtis Park, neighbourhood centres, passenger transport, and mixed use activities located in the Arterial Precinct. This in turn will promote alternative forms of transportation, including walking and cycling.

In addition, detailed rules governing the location of buildings relative to their lot size and orientation will ensure that high levels of on site amenity in terms of solar access and privacy are maintained.

### **Central Precinct**

This Precinct has a residential emphasis and is generally located within a 5 minute walk of the Flat Bush Town Centre. The Central Precinct is an area where higher residential densities are to be promoted. The emphasis on higher residential densities will ensure that there is a substantial number of people living in close proximity of the Town Centre which will not only enhance the long term viability of the Town Centre but will also enable walking as a viable alternative to car based transport for local trips including accessing passenger transport facilities. The development of an attractive, safe, well connected street network in both the town centre and the surrounding residential precincts is necessary in order to promote long term viability of the Town Centre and enhance the liveability of the surrounding residential neighbourhoods.

This precinct is intended to cater for a range of housing types including apartments through to larger family sized terrace houses or stand alone houses. The maximum height in this zone is intended to allow up to three storeys as of right but with a strong emphasis on retaining a residential character to the neighbourhood including promoting safe streets through high levels of public surveillance. Overall it is anticipated that density yields in this precinct achieve at least 25 households per hectare.

The total maximum floor space of any retail development is generally limited to 500m<sup>2</sup> and should not be located within 400m of another consented retail centre outside of the Flat Bush Town Centre or any of the five Neighbourhood Centres.

### **Arterial Precinct**

The Flat Bush Residential 1 Arterial Precinct is generally located within 30m of the main road networks and enables a range of residential activities. It is envisaged that sites fronting arterial routes will contain apartments and terrace/semi detached housing up to a maximum height of 4 storeys. In addition the Precinct enables compatible small-scale, non-residential activities (such as medical centres, childcare facilities, emergency services, professional offices), which maintain a direct pedestrian relationship with the street, to be developed. The total maximum floor space of any retail development is generally limited to 500m<sup>2</sup> and should not be located within 400m of another consented retail centre outside of the Flat Bush Town Centre or any of the five Neighbourhood Centres. The higher intensity of activities along arterial

routes will strengthen the viability of passenger transport and other alternative forms of transport, such as walking and cycling.

### **Barry Curtis Park Precinct**

This Precinct is located around the perimeter of Barry Curtis Park, which is a substantial public open space of approximately 90 hectares. In addition all parts of this Precinct are located within a 10 to 15 minute walk from the Flat Bush Town Centre.

It is anticipated that the highest residential densities in the Flat Bush area will be developed in this Precinct (in addition to the Town Centre Park Edge Precinct), including apartment buildings overlooking the Park generally up to 6 storeys. Highest densities of development are warranted due to this Precinct being adjacent to Barry Curtis Park and in close proximity to the Flat Bush Town Centre, which provide significant amenity for residents. In addition, the higher densities in these locations encourage greater use of Barry Curtis Park and enhance informal surveillance of the park, thereby contributing to enhanced community safety.

Small scale commercial activities may locate on the ground floor level of residential buildings on the perimeter of Barry Curtis Park, provided the commercial activities do not adversely affect the health and well being of the residential community. The total maximum floor space of any retail development is generally limited to 500m<sup>2</sup> and should not be located within 400m of another consented retail centre outside of the Flat Bush Town Centre or any of the five Neighbourhood Centres.

### **Local Centre Precinct**

This Precinct is similar to the General Precinct but is located immediately around the five neighbourhood nodes that are identified in the Structure Plan. The Local Centre Precinct has a residential emphasis and is generally located within 400 metres or a five minute walk of the neighbourhood centres. The intensity of residential development is intended to achieve at least the same levels envisaged for the General Precinct but provides an opportunity to achieve similar density levels to the Central Precinct. Development at these higher densities will be dependent on the size and strength of the neighbourhood centres that ultimately develop.

This Precinct is intended to cater for a range of housing types including apartments through to larger family sized terrace houses or stand alone houses. The maximum height in this zone is intended to allow up to three storeys but with a strong emphasis on retaining a residential character to the neighbourhood, including promoting safe streets through high levels of public surveillance.

The total maximum floor space of any retail development is generally limited to 500m<sup>2</sup> and should not be located within 400m of another consented retail centre outside of the Flat Bush Town Centre or any of the five Neighbourhood Centres.

#### **17.10.9.4 Flat Bush Residential 2 Zone**

##### **17.10.9.4.1 Objective**

**To achieve an integrated medium density residential environment with high levels of amenity that allows for a range of living opportunities and incorporates opportunities for compatible small-scale employment in appropriate locations.**

**17.10.9.4.2 Policies**

- (a) Non residential buildings and structures should be sited and designed in a way which is in keeping with a residential context;
- (b) Buildings and structures should be designed and located in such a manner that they positively address the street and public places so as to contribute to the neighbourhood;
- (c) Residential development should include private outdoor space(s) that can function as attractive and useable outdoor service and living areas;
- (d) Activities within residential areas should be in keeping with residential intensity and residential character, and should not create nuisances such as objectionable noise, smoke, dust, fumes, odours, noxiousness or danger;
- (e) Connectivity/permeability of the street system shall be maximised wherever possible;
- (f) The highest residential densities shall be promoted in close proximity to main arterials and public open space;
- (g) Activities should not adversely affect the health and well being of the community; and
- (h) Schools, hospitals and residential developments that have higher densities than specified in Rule 17.10.11.4 or 17.10.12.1 should preferably be located outside the Moderate Aircraft Noise Area (MANA) so as to substantially avoid the potential effects of aircraft noise. In the case of State schools it is recognised that school accessibility and catchment criteria will also need to be taken into account.

**17.10.9.4.3 Description and Explanation**

The Flat Bush Residential 2 zone is generally located in the mid catchment foothills area in the northern part of Flat Bush and consists of an area of approximately 94 hectares. The Flat Bush Residential 2 area was zoned as part of the first stage of land released for development in 2001 and became operative in 2006.

This zone promotes lower residential densities than the Flat Bush Residential 1 zone because of its more distant location from the Town Centre and likely passenger transport routes. In addition this zone also acts as a transition between the Flat Bush Countryside Transition zone at the top of the catchment and the more intensive Flat Bush Residential 1 zone on the lower lying land. A Special Policy Area (Flat Bush Buffer) of 30 metre in width, lies over an area of land within the Flat Bush Residential 2 zone where it adjoins the Flat Bush Countryside Transition zone. The Special Policy Area establishes a buffer between the two zones in order to mitigate any potential adverse effects of the higher density urban development within the Flat Bush Residential 2 zone on the residential amenity values of the Flat Bush Countryside Transition zone. A Special Policy Area (Willowbank) has been applied to the large existing sections in the vicinity immediately to the east of the Willowbank Primary School. This area is characterised by large homes on large sections and requires a minimum section size of 750m<sup>2</sup> or 1500m<sup>2</sup> depending on access arrangements. These minimum section sizes will maintain amenity values and enable the Special Policy Area (Willowbank) to act as a graduated interface between the Countryside Transition zone further to the east and the traditional suburban densities to the west.

The range of housing types within this zone could be quite diverse, including 3 storey apartments/town houses locating in close proximity to public open space and main roads. However, it is anticipated that the majority of housing in the zone will consist of detached housing.

Residential development achieving an overall average household density of at least 14 households per hectare is permitted within this Precinct to reflect the medium intensity nature of this zone, while



encouraging an efficient use of land and choice of housing types. Detached dwellings are likely to make up the majority of housing in this Precinct on lots in the range of 400m<sup>2</sup> to 600m<sup>2</sup>, although other forms of housing including semi-detached and terrace housing are a permitted activity.

Good urban design principles promoting permeability, connectivity, and safety of the street network will contribute to enhanced accessibility within this zone.

Parts of this zone also fall within the Moderate Aircraft Noise Area for Auckland International Airport and controls on Activities Sensitive to Aircraft Noise therefore apply (such as controls on the density of residential subdivision and requirements for the acoustic insulation of Activities Sensitive to Aircraft Noise).

### 17.10.9.5 Flat Bush Residential 3 Zone

#### 17.10.9.5.1 Objective

- **To facilitate the development of an integrated, medium density residential environment which has high levels of amenity, supports a range of travel modes, allows for a range of living opportunities and incorporates opportunities for compatible higher densities and small scale employment in appropriate locations.**
- **To achieve a street grid that, combined with the park edge road network, provides a legible urban pattern that reveals the Flat Bush Landscape.**

#### 17.10.9.5.2 Policies

- (a) Subdivision, use and development of land shall maintain and enhance the natural character and ecological values of the wider Flat Bush area and access to such features so that they contribute to the unique character of the area by:
  - (i) **Requiring, through the Stormwater Management Areas and Public Open Space 6 zoning and subdivision standards, the maintenance and enhancement of identified watercourses and environmental corridors.**
  - (ii) **Requiring street patterns to maximise long views to the POS6 corridors.**
  - (iii) **Requiring public roads to front Stormwater Management Areas and/or Public Open Space 6 areas unless otherwise indicated in the Flat Bush Structure Plan (Figure 16.11A).**
- (b) Buildings and structures should be designed and located in such a manner that they positively address the street and public places so as to contribute to neighbourhood amenity values including pedestrian accessibility and safety, and streetscape values such as diversity and attractiveness. In particular residential premises should be designed in such a way that a living room directly overlooks the street;
- (c) Non residential buildings and structures should be sited and designed in a way which is in keeping with a residential context;
- (d) Carparking, particularly for non-residential purposes should be located to the rear or side of buildings rather than between buildings and the street;
- (e) Residential development should include private outdoor space(s) that can function as attractive and useable outdoor living and service areas without direct overlooking from adjoining development;



- (f) Activities within residential areas should be in keeping with residential intensity, and residential character, and should not create nuisances such as objectionable noise, smoke, dust, fumes, odours, noxiousness or danger;
- (g) Vehicular and pedestrian connectivity/permeability of the street system shall be maximised wherever possible;
- (h) The highest residential densities should be in close proximity to the Neighbourhood Centres, main arterials and public open space including Barry Curtis Park and Murphy's Park;
- (i) Activities should not adversely affect the health and well being of the residential community;
- (j) Schools, hospitals and residential developments that have higher densities than specified in Rule 17.10.11.4 or 17.10.12.1 should preferably be located outside the Moderate Aircraft Noise Area (MANA) so as to substantially avoid the potential effects of aircraft noise. In the case of State schools it is recognised that school accessibility and catchment criteria will also need to be taken into account;
- (k) Streets should form blocks that enable future development to conform to a perimeter block pattern of development whereby buildings front roads and there is sufficient space between the rear of opposing dwellings to provide privacy;
- (l) Open space corridors should remain edged by streets and physical integration between the open space and street environment is maintained (for example, significant grade changes are avoided);
- (m) Views and vistas of the open space corridors and the wider landscape setting of Flat Bush are provided; and
- (n) Interconnectivity between sub catchments is maintained.

#### 17.10.9.5.3 Description and Explanation

The Flat Bush Residential 3 zone is located on easy to moderate land to the south of Flat Bush School Road and to the east of Murphy's Road and consists of approximately 186 hectares.

Although detached family oriented housing typologies are most likely, this zone provides the opportunity for a wide range of potential housing typologies which can all fit within the inherently flexible qualities of a robust street grid pattern. It is anticipated that densities of at least 15.5hh/ha (net) will be achieved in this zone. The Flat Bush Residential 3 zone is primarily a residential zone but does provide for home based and small scale business activity as part of an integrated urban fabric. Like the Flat Bush Residential 1 zone five precincts overlay the residential zone. These precincts have been developed to reflect their locational context and provide greater intensity of activities close to neighbourhood centres, around Barry Curtis Park and in close proximity to main roads.

Parts of this zone also fall within the Moderate Aircraft Noise Area for Auckland International Airport and controls on Activities Sensitive to Aircraft Noise therefore apply (such as controls on the density of residential subdivision and requirements for the acoustic insulation of Activities Sensitive to Aircraft Noise).

The Flat Bush Residential 3 zone was introduced in response to a review of the built form outcomes of the Flat Bush Residential 1 and 2 zones that formed the first staged released of land in Flat Bush. Key changes have related to improving overall legibility and amenity in the remaining parts of Flat Bush and include a more regular grid block structure which will promote a better sense of place, through revealing the natural landscape. In addition, the grid block structure is inherently flexible in the short and long term to

accommodate a wide range of housing types while still maintaining high levels of privacy and on site amenity.

Sites will generally be deeper than those achieved in the first staged developments of Flat Bush, which combined with a nine metre 'no build' rear yard will ensure that private gardens with high levels of privacy and amenity can be achieved. Higher densities are still provided for in the zone but proposals that create lots smaller than 325m<sup>2</sup> will require detailed resource consent and need to be designed on a comprehensive basis with building and subdivision considered together.

### **Arterial Precinct**

The Flat Bush Residential 3 Arterial Precinct is generally located within 30m of the main road networks and enables a range of residential activities. It is envisaged that sites fronting arterial routes may contain apartments and terrace/semi detached housing up to a maximum height of 4 storeys. In addition the Precinct enables compatible small-scale, non-residential activities (such as medical centres, childcare facilities, emergency services, professional offices), which maintain a direct pedestrian relationship with the street, to be developed. The total maximum floor space of any retail development is generally limited to 500m<sup>2</sup> and should not be located within 400m of another consented retail centre outside of the Flat Bush Town Centre or any of the five Neighbourhood Centres. The higher intensity of activities along arterial routes will strengthen the viability of passenger transport and other alternative forms of transport, such as walking and cycling.

### **Barry Curtis Park Precinct**

This Precinct is located around the perimeter of Barry Curtis Park, which is a substantial public open space of approximately 90 hectares. In addition all parts of this Precinct are located within a 10 to 15 minute walk from the Flat Bush Town Centre.

It is anticipated that the highest residential densities in the Flat Bush area will be developed in this Precinct (in addition to the Town Centre Park Edge Precinct), including apartment buildings overlooking the Park of generally up to 6 storeys. Highest densities of development are warranted due to this Precinct being adjacent to Barry Curtis Park and in close proximity to the Flat Bush Town Centre, which provide significant amenity for residents. In addition, the higher densities in these locations encourage greater use of Barry Curtis Park and enhance informal surveillance of the park, thereby contributing to enhanced community safety.

Small scale commercial activities may locate on the ground floor level of residential buildings on the perimeter of Barry Curtis Park, provided the commercial activities do not adversely affect the health and well being of the residential community. The total maximum floor space of any retail development is generally limited to 500m<sup>2</sup> and should not be located within 400m of another consented retail centre outside of the Flat Bush Town Centre or any of the five Neighbourhood Centres.

### **Local Centre Precinct**

This Precinct is similar to the General Precinct but is located immediately around the five neighbourhood nodes that are identified in the Structure Plan as Flat Bush (two of these neighbourhood centres are in the residential 3 area). The Local Centre Precinct has a residential emphasis and is generally located within 400 metres or a five minute walk of the neighbourhood centres. The intensity of residential development is intended to achieve at least the same levels envisaged for the General Precinct but is an area where higher intensity of development is encouraged due to its proximity to important neighbourhood nodes. Development at these higher densities will be dependent on the size and strength of the neighbourhood centres that ultimately develop.

This Precinct is intended to cater for a range of housing types including apartments through to larger family sized terrace houses or stand alone houses. The maximum height in this zone is intended to allow

generally up to three storeys (four storeys on collector roads) but with a strong emphasis on retaining a residential character to the neighbourhood, including promoting safe streets through high levels of public surveillance.

The total maximum floor space of any retail development is generally limited to 500m<sup>2</sup> and should not be located within 400m of another consented retail centre outside of the Flat Bush Town Centre or any of the five Neighbourhood Centres.

Parts of this precinct also fall within the Moderate Aircraft Noise Area for Auckland International Airport and controls on Activities Sensitive to Aircraft Noise therefore apply (such as controls on the density of residential subdivision and requirements for the acoustic insulation of Activities Sensitive to Aircraft Noise).

#### 17.10.9.6 Flat Bush Residential 4 Zone

##### 17.10.9.6.1 Objective

**To ensure that development respects the sensitive nature of this highly visible landscape in the mid to upper reaches of the Flat Bush Basin and that a degree of spaciousness is achieved in this medium to low density residential zone.**

##### 17.10.9.6.2 Policies

- (a) Subdivision, use and development of land shall maintain and enhance the natural character and ecological values of the wider Flat Bush area and access to such features so that they contribute to the unique character of the area by:
  - (i) **Requiring, through the Stormwater Management Areas, Public Open Space 6 zoning and subdivision standards, the maintenance and enhancement of identified watercourses.**
  - (ii) **Requiring street patterns to maximise long views to the POS6 corridors where practical having regard to topography.**
- (b) Medium to low densities and site coverage should be achieved in this zone in a manner that responds to the topography, so as to contribute to a reduced visual impact and create an urban zone with a high degree of spaciousness where topography creates particular constraints;
- (c) Buildings and structures should be designed and located in such a manner that they positively address the street and public places so as to contribute to neighbourhood amenity values including pedestrian accessibility and safety, and streetscape values such as diversity and attractiveness;
- (d) Connectivity/permeability of the street system shall be maximised wherever possible; and
- (e) Activities should not adversely affect the health and well being of the residential community.

##### 17.10.9.6.3 Description and Explanation

The Flat Bush Residential 4 zone is located in the upper McQuoids Road / Flat Bush School Road area, an area of transition from the Flat Bush basin to the upper catchment. This area is characterised by a ridgeline with a wide plateau, moderate slopes and steep gullies. The zone therefore anticipates a mixed

medium to low density residential environment that has lots generally in the order of 520m<sup>2</sup> - 1000m<sup>2</sup> combined with development controls to ensure a degree of spaciousness is achieved and maintained. In addition development is encouraged to stay out of the steep gully areas which are expected to undergo a significant restoration revegetation programme as part of the development process. Like the other Flat Bush Residential zones two new precincts overlay this residential zone. These precincts have been developed to reflect their location, and geotechnical constraints. The zone provides for medium density housing along the plateau and low density housing in the steeper parts of the zone.

### Area A

The location of this precinct is identified in Figure 17.10.1. This precinct is generally located on the plateau adjacent to the indicative road alignment and is characterised by a gentle grade that is suitable to be developed at a medium density. The precinct is adjacent to Flat Bush Residential 3 zone. The precinct provides the opportunity to create a medium density residential environment with a minimum lot size of 520m<sup>2</sup>. The precinct is intended to cater for stand-alone houses with an emphasis on ensuring a suitable residential character and a degree of spaciousness.

### Area B

The location of this precinct is identified in Figure 17.10.1. This precinct covers the rest of the Flat Bush Residential 4 zone with undulating topography and some areas of steep slopes. The location of the Conservation/Stormwater Management Policy Area has resulted in long 'tongues' of developable land on the flanks and spurs of the deep gullies. The steepness of some areas of land and the constrained areas available for development are subject to further geotechnical analysis. The precinct provides the opportunity for low density stand alone housing with a minimum lot size of 1000m<sup>2</sup> clear of the Conservation/Stormwater Management Policy Area.

## 17.10.9.7 Flat Bush Countryside Transition Zone

### 17.10.9.7.1 Objective

**To achieve development within the Flat Bush Countryside Transition zone that maintains and enhances the landscape quality, water and soil resources native forest and wetlands and open space amenity values of the area.**

### 17.10.9.7.2 Policies

- (a) Riparian planting of native species shall be required within the Conservation / Stormwater Management Policy Area to maintain and enhance water quality and aquatic habitats existing native forest and wetland areas within the catchment, and to improve general landscape qualities and to prevent stream bank erosion;
- (b) Activities, buildings and structures should be designed, located and built in a manner that avoids direct discharges of stormwater into watercourses and minimises soil erosion;
- (c) Activities, buildings and structures are to be designed, located and built in a manner that retains significant native vegetation, including riparian vegetation and protects the ecological and landscape values associated with the area; and
- (d) Buildings and structures should be designed and located so as to avoid dominating with built structures the site or area in terms of scale and appearance.

### 17.10.9.7.3 Description and Explanation

The Flat Bush Countryside Transition zone is located within the upper part of the Flat Bush Catchment and alongside the many streams and waterways that traverse the area.

The fundamental purpose of this zone within the Upper Catchment is to act as a transition between the urban and rural area. The zone further functions to protect and enhance the natural environmental qualities found within the zone, while providing for appropriate countryside living opportunities that are in close proximity to a range of employment and urban facilities located in the nearby urban area.

Development potential within the Flat Bush Countryside Transition zone is restricted because of the relatively steep and dissected landscape, instability of land, limited accessibility and because of the significance of the visual backdrop this area provides to the basin below. The zone therefore accommodates low-density developments (i.e. one household unit per 5000m<sup>2</sup>) in order to protect the natural and physical environment and the associated visual landscape features. However, in the Gracechurch Heights area the average lot size is reduced to 4000m<sup>2</sup> to reflect a number of special characteristics in this area. In particular, the Gracechurch Heights area consists of an area that is generally lower lying than other parts of the zone and is immediately adjacent to the rapidly developing Flat Bush Residential 1 zone, where there is an opportunity to connect to wastewater services. Furthermore this area has potential to absorb a number of additional households, without compromising the generally spacious amenity existing in this area and is located inside the Metropolitan Urban Limit.

The Council has identified through the Structure Plan the intention to complete the extension of Redoubt Road to link with Ormiston Road. This will be developed and funded through the development of the Flat Bush Countryside Transition zoned land.

Subdivision of land within this zone is only permitted within each site where a suitable building platform is identified, taking into account natural landform, soil stability, stormwater and the capacity of the site for the disposal of wastewater. Household units are also controlled so as to ensure that stability and wastewater disposal issues are adequately addressed on site.

It is recognised that "cluster housing" may be an appropriate form of development within the zone to achieve efficient use of the land resource, whilst maintaining the open space quality and natural features of the zone through considered design.

The land within this Catchment is characterised as having soils with poor infiltration and high ground water levels. Wastewater disposal is therefore likely to be difficult, with the limitation for on-site disposal rated as moderate to severe. The Council ultimately intends that this area will be reticulated to the urban system to ensure that the risk of polluted discharge to the environment is minimised. As an interim measure however it is considered acceptable to allow for on-site wastewater disposal, subject to necessary consent approvals.

Combined with the steep and unstable nature of much of the area, waste-water disposal systems will need to be very carefully designed and installed to ensure their effective operation and to prevent instability difficulties being accentuated. A high level of maintenance will also be required to ensure the continued effective operation of the systems. The protection of the water quality within the streams in the Catchment is also seen as important in terms of protecting freshwater ecosystems.

To ensure the sustainable management of the area, an approach has been adopted which will enable it to be more fully developed as a countryside living area while recognising its values and stability and wastewater disposal constraints. The protection of the areas of native bush, riparian vegetation and the rural character has also influenced the approach taken.

### Conservation / Stormwater Management Policy Area

The Conservation / Stormwater Management Policy Area lies over part of the land within the Flat Bush Countryside Transition zone and the Flat Bush Residential 2 zone. Land within the Conservation /

Stormwater Management Policy Area is subject to provisions relating to use, development and subdivision of land. The Conservation / Stormwater Management Policy Area covers the steep gully areas and waterways that have been identified as warranting environmental enhancement. The purpose of the Overlying Area is to improve the overall ecological condition of these gullies and waterways by requiring riparian planting and allowing areas of existing native vegetation to regenerate. The riparian planting will enhance the ecological condition of streams, maintain stream bank stability and reduce the level of erosion and flooding created within the catchment where existing exotic planting exists.

Low-density residential development is accommodated within the Flat Bush Countryside Transition zone on the basis that the remaining areas covered by the Conservation / Stormwater Management Policy Area are to remain in private ownership and are to be kept free from buildings and structures. The landowner will be required to provide and maintain all riparian planting on land within the Conservation / Stormwater Management Policy Area as a trade off for development rights.

### **17.10.9.8 Public Open Space 6 — Environmental Corridor Zone**

#### **17.10.9.8.1 Objective**

**To integrate the management of stormwater runoff with the maintenance and enhancement of natural waterways, native forest and wetlands, provision of passive recreational opportunities and pedestrian and cycle access.**

#### **17.10.9.8.2 Policies**

- (a) Riparian planting along waterways is encouraged to maintain and enhance water quality and aquatic habitats and to enhance existing native forest and wetland areas within the catchment within the catchment and to reduce stream bank erosion, in addition to improving general bio diversity of the catchment;
- (b) Activities, buildings and structures should be sited and designed in a manner that maintains and enhances the natural functioning of waterways, mitigates potential natural hazards and reflects the natural values and character of the zone;
- (c) Activities and buildings that seek to locate within the Public Open Space 6 Environmental Corridor zone shall enhance passive informal recreation and leisure opportunities, relate to the surrounding public open space and streetscape and where possible be integrated with the network of walkways and cycle ways. In addition activities and buildings shall avoid, remedy and mitigate any adverse effects on neighbouring properties and communities;
- (d) Pedestrian & cycle ways are to be designed and located to enable safe and convenient access within the zone; and
- (e) Residential activities and activities which are not in keeping with the objectives and policies of the Public Open Space 6 — Environmental Corridor zone shall be restricted.

#### **17.10.9.8.3 Description and Explanation**

The land that Council intends to acquire for the Public Open Space 6 — Environmental Corridor zone is shown in the Flat Bush Structure Plan as Public Open Space 6 Overlying Areas. Council will acquire the land within the Public Open Space 6 Overlying Area through the subdivision process. After vesting of the identified land as Public Open Space, the "Overlying" status will be removed and the land will be rezoned to Public Open Space 6 — Environmental Corridor zone.



### Public Open Space 6 Overlying Area

The land contained within the Public Open Space 6 Overlying Area surrounds the main waterways (Stormwater Management Areas) within the Flat Bush Catchment and as a result is generally linear in shape. It is noted that the Public Open Space Overlying Area runs along key identified corridors (refer to Structure Plan Maps) from the lower end of the catchment in the vicinity of Barry Curtis Park, through to the upper catchment. The Overlying Area generally stops where the low density Flat Bush Countryside Transition zone starts. It is noted that the gullies located within the upper catchment (Flat Bush Countryside Transition zone) are to be protected from development by the Conservation / Stormwater Management Policy Area that requires further development to be predicated on the protection or reforestation of the identified gully areas.

It is noted that land within the Public Open Space 6 Overlying Area does not include land within the 100-year flood plain, as this land is specifically required for drainage purposes. Land within the 100-year flood plain together with associated land required to maintain natural overland flow paths, enable flood management works and water quality management and (in appropriate places) provide for riparian planting is included in a Stormwater Management Area and will be managed under the Rules in Chapter 9 Land Modification, Development and Subdivision.

### Public Open Space 6 — Environmental Corridor Zone

The fundamental purpose of the Public Open Space 6 — Environmental Corridor zone is to include land to be set aside as open space for passive informal recreation and leisure activities and to mitigate the adverse environmental effects created by urban development. Additionally the other function of this zone is to protect the ecological condition and water quality of the streams within the Catchment. Appropriate riparian planting is encouraged in order to protect the stream banks from erosion caused by inappropriate development.

The Public Open Space 6 — Environmental Corridor zone provides for a range of passive recreation and leisure activities (such as informal games / sports) and facilities (such as playgrounds, areas for resting, picnicking, barbecues, enjoying nature, and the provision of cycleways and footpaths to serve both recreational and access needs). The zone accommodates the establishment of limited number of leisure activities that involve the construction of buildings where the effects are in keeping with the general characteristics of the zone. Examples of such activities include community buildings such as scout dens/ guide halls, kindergartens & kohanga reo, restaurants, cafes, kiosks and weekend markets that can either be publicly or privately operated. The management of the effects of these activities is addressed within the provisions of the zone. The linking of public open space within Flat Bush and throughout the city will be achieved through a network of recreational routes (cycleways and walkways) and ecological corridors. This integration of public open space is also identified in Council's City-wide Parks Strategy.

The Flat Bush area allows for intensive urban development around the Town Centre. This level of intensity will require a substantial amount of paved surfaces (i.e. streets, carparks and buildings) which generates stormwater runoff. This stormwater runoff is to be managed in an integrated manner to ensure that both water quality and quantity issues are addressed. The Public Open Space 6 — Environmental Corridor zone therefore encourages riparian planting, provides open "green" areas, and the use of swales to mitigate the adverse effects on water quality within streams caused by stormwater runoff.

The presence of these "green corridors" throughout the built environment further ensures that a high level of urban amenity is maintained. The stands of bush and riparian planting along these corridors are significant in that they contribute to the "greening" of the built environment along with street tree and street garden planting. It is noted that these spaces are of particular relevance in the more intensively developed residential and business areas where the opportunity to provide large areas of private open space (for a grassed backyard, gardens, large trees) becomes more difficult.

The Public Open Space 6 — Environmental Corridor zone is intended to be a multi-functional zone that provides for some stormwater management activities (riparian planting, swales), pedestrian and cycle access routes, open spaces for recreation and leisure activities and to enhance overall urban amenity. The



nature of all the different functions of this zone means that an integrated approach is necessary to assess the suitability of activities, buildings and structures within the zone.

### 17.10.10 Rules — Activities

#### 17.10.10.1 Activities in all Flat Bush Zones

- (a) All permitted activities in the following Activity Table shall comply with the general Development and Performance Standards in Rules 17.10.12.
- (b) Any permitted activity in the following Activity Table as "P<sup>1</sup>" that are within the area between the Air Noise and Outer Control Boundary shall be a controlled activity.
- (c) All controlled activities in the following Activity Table shall comply with the general development and performance standards in Rules 17.10.12, and shall also be assessed in terms of any matters in Rule 17.10.13 over which the Council has reserved control.
- (d) All restricted discretionary activities in the following Activity Table shall comply with the general development and performance standards in Rules 17.10.11 and Rule 17.10.12 and shall be assessed against those matters over which the Council has restricted its discretion in Rule 17.10.14.
- (e) A discretionary activity in the Activity Table is one in respect of which the Council has not restricted the matters over which it wishes to exercise discretion.
- (f) Any activity not listed as permitted, controlled, restricted discretionary or discretionary is deemed to be non-complying.
- (g) For the purpose of Rule 17.10.10.2 — Activity Table, 'subdivision activity' includes subdivision/land development proceeding on a staged (conceptual) basis as a land use consent in accordance with Rule 9.5.1.
- (h) Unless special circumstances exist, a resource consent application for a controlled activity need not be notified, and may be considered without the need to obtain the written approval of affected parties.
- (i) Unless special circumstances exist, a resource consent application for those restricted discretionary activities identified by an asterisk ( \* ) within Rule 17.10.10.2 — Activity Table need not be notified and may be considered without the need to obtain the written approval of affected persons.
- (j) For resource consent applications associated with the management of asbestos containing materials see Rule 17.10.10.1.1 (b) below.
- (k) For notification procedures under the Resource Management Act 1991 see Rules 5.2.2, 5.2.3, 5.2.4 and 5.3.3.1, Chapter 5 — General Procedures and Rules.

#### 17.10.10.1.1

##### (a) Activities Sensitive to Aircraft Noise in all Flat Bush zones

Any Activity Sensitive to Aircraft Noise ("ASAN") and certain additions to an ASAN for which provision is made in the Flat Bush Zones as a permitted, controlled, restricted discretionary or discretionary activity may become a controlled, restricted discretionary,

discretionary or non-complying activity by reason of Rule 5.21 if the subject site is located within the Moderate Aircraft Noise Area. Therefore, in the case of an ASAN and certain additions to an ASAN in these zones, reference should be made to Rule 5.21.

(Refer to Chapter 18 for the definition of "activity sensitive to aircraft noise")

(b) **Management of Asbestos Containing Materials**

- (i) Notwithstanding any of the Rules in this Chapter any activity proposed on land shown in Areas 1 and 2 in Figure 17.10.27 shall be subject to Rule 17.10.12.14; and
- (ii) Unless special circumstances exist, a resource consent application for a restricted discretionary activity identified in Rule 17.10.12.14 for Area 2 need not be notified and may be considered without the need to obtain written approval of affected persons.

**17.10.10.2 Activity Table**

In the table below the terms used have the following meaning:

P = Permitted Activity

D = Discretionary Activity

C = Controlled Activity

NC = Non Complying Activity

(R)D = Restricted Discretionary Activity

NA = Not Applicable

\*(R)D = Restricted Discretionary Activity (see 17.10.10.1(i) regarding non notification)

P<sup>1</sup> = Permitted Activity, except where located within the area between the Air Noise and Outer Control Boundary, in which case it shall be a Controlled Activity.

[AM49][AM167]

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)												
1.	The erection of any building or structure or additions and alterations to any building or structure in the Flat Bush School Road / Murphy's Road Neighbourhood Centre shall be assessed under Rule 17.10.15.1.2.	NA	*(R)D	NA	NA	NA	NA	NA	NA	NA	NA	NA
2.	The erection of any building or structure (including apartments) and/or external alterations or additions to any building or structure in the Flat Bush Town Centre zone, Flat Bush Neighbourhood Centre zone or Public Open Space 6 zone.	*(R)D	*(R)D	NA	NA	NA	NA	NA	NA	NA	NA	*(R)D
3.	Accessory Buildings (excluding buildings associated with horticulture and farm sales) not exceeding 81m <sup>2</sup> gross floor area.	*(R)D	*(R)D	P	P	P	P	P	P	P	P	*(R)D
4.	Accessory buildings exceeding 81m <sup>2</sup> gross floor area.	*(R)D	*(R)D	(R) D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	D
5.	Activities which have an effect on any scheduled Heritage Resources in Schedules 6A–6G.	Refer to Rules in Chapter 6 Heritage										

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)											
6.	Any education facility with a roll greater than 50 or any activity with more than 40 employees on the premises or site at any one time requiring a Travel Plan under Rule 17.10.12.25. <b>[AM183]</b>	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D
7.	Any activity, building or structure that does not comply with the development and performance standards in Rule 17.10.12 except that this provision does not apply to Rule 17.10.12.1 (Household Density), Rule 17.10.12.3 (Front Yards), Rule 17.10.12.6 (Active Building Frontages) Rule 17.10.12.7 (Boundary Fences), Rule 17.10.12.8 (Minimum Apartment Sizes), Rule 17.10.12.12 (Noise Insulation), Rule 17.10.12.13 (Vehicle Crossing Design) and Rule 17.10.12.15 (Traffic Generation).	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D
8.	Any Activity, building or structure that does not comply with the development and performance standards in Rule 17.10.12.3 (Front Yards), Rule 17.10.12.6 (Active Building Frontages), Rule 17.10.12.7 (Boundary Fences) and Rule 17.10.12.13 (Vehicle Crossing Design).	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)												
9.	Activities that do not comply with Rule 17.10.12.12 (Noise Insulation Requirements for an Attached Household Unit).	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
10.	Activities that do not comply with Rule 17.10.12.15 (Traffic Generation) in the Flat Bush Residential 1 and Flat Bush Residential 2 Zone and Countryside Transition Zone.	NA	NA	NC	NC	NC	NC	NC	NC	NC	NC	NA
11.	Activities that do not comply with Rule 17.10.12.8 (Minimum Apartment sizes).	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
12.	Activities that do not comply with Rule 17.10.12.1 (Household Density) in Flat Bush Residential 1, 2 and 3 zones.	NA	NA	NC	NC	NC	NC	NC	NC	NC	NA	NA
13.	Any subdivision activity that meets the requirements of Chapter 9 and the subdivision Rules 17.10.11 and Rule 17.10.12.14.	Refer to Rules in Chapter 9 Land Modification, Development and Subdivision Refer to Rules in 17.10.11 and 17.10.12.14 (Asbestos Containing Materials)										
14.	Notwithstanding the subdivision requirements of Chapter 9 any subdivision activity that does not meet Rules (Street Tree and Street Garden Planting), 17.10.11.8 and (Provision for Cycles) 17.10.11.3.	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)	TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE			
15.	Notwithstanding the subdivision requirements of Chapter 9 any subdivision activity that does not meet Rules 17.10.11.1 (Movement Network) except for Maximum Block Length and Maximum Block Perimeter Distance, 17.10.11.2 (Reverse Lotting), & 17.10.11.6, 17.10.11.1.1 (Movement Network - Alternative Road Layout), 17.10.11.6.1 & 17.10.11.6.3 (Min Lot Dimensions).	D	D	D	D	D	D	D	D	D	D	D
16.	Notwithstanding the subdivision requirements of Chapter 9 any subdivision activity in accordance with Rule 17.10.11.1.1 (Movement Network Alternative Road Layout).	NA	D	NA	D	D	D	D	D	D	NA	D
17.	Notwithstanding the subdivision requirements of Chapter 9 any subdivision activity that does not meet Rule 17.10.11.1.1 (Movement Network Alternative Road Layout).	NA	NC	NA	NC	NC	NC	NC	NC	NC	NA	NC

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)											
18.	Notwithstanding the subdivision requirements of Chapter 9 any subdivision activity that does not meet Maximum Block Length and/or Maximum Block Perimeter Distance in Rule 17.10.11.1 (Movement Network).	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D
19.	Notwithstanding the subdivision requirements of Chapter 9 any subdivision activity that does not comply with Rule 17.10.11.4 and Rule 17.10.11.4.2. (Lot Sizes).	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
20.	Notwithstanding the subdivision requirements above and of Chapter 9 any subdivision activity in the Flat Bush Residential 3 zone that is integrated with a land use consent that does not comply with the lot size identified in Rule 17.10.11.4.2 and the minimum lot dimensions identified in Rule 17.10.11.6.1.	NA	NA	NA	*(R)D	NA	*(R)D	*(R)D	*(R)D	NA	NA	NA
21.	Notwithstanding the subdivision requirements of Chapter 9 any subdivision activity that includes land in more than one precinct, and which varies from the maximum or minimum average lot size requirements specified in Rule 17.10.11.4.	NA	NA	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	NA	NA	NA



NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)											
22.	Notwithstanding the subdivision requirements of Chapter 9 any subdivision that contains land within the Conservation/Stormwater Management Policy Area.	*(R)D	*(R)D	NA	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D
23.	Notwithstanding the subdivision requirements of Chapter 9 any subdivision that does not comply with Rule 17.10.11.10 (Subdivision that contains land within the Conservation / Stormwater Management Policy Area).	D	D	NA	D	D	D	D	D	D	D	D
24.	Notwithstanding the subdivision requirements of Chapter 9 any activity (including subdivision) which includes wastewater disposal in the Flat Bush Countryside Transition zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	*(R)D	NA
25.	Any activity, building or structure within the Conservation / Stormwater Management Policy Area in the Flat Bush Residential 2 zone and Flat Bush Countryside Transition zone.	NA	NA	NA	NA	NA	NA	NA	NA	*(R)D	*(R)D	NA
26.	Any activity, building or structure within the Public Open Space Overlying Area in all zones except Public Open Space 6 zone.	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	NA

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)											
27.	Any works or activity that may have an adverse effect on native bush as defined in Chapter 18 Definitions.	D	D	D	D	D	D	D	D	D	D	D
28.	Auction Rooms.	*(R)D	*(R)D	NC	NC	NC	D	NC	NC	NC	NC	NC
29.	Bed and Breakfast Accommodation.	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	NC
30.	Bridle Trails & Mountain Bike Trails in the Flat Bush Countryside Transition zone and Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	(R)D	C
31.	Buildings and facilities used for educational, recreational, cultural, social or community purposes including marae complex, churches and schools in all zones except Public Open Space 6 zone.	*(R)D	*(R)D	D	D	D	D	D	D	D	D	NA
32.	Bus Depots.	D	NC	D	D	D	D	D	D	D	NC	NC
33.	Cafes, restaurants and takeaway food premises excluding drive through facilities.	P	P	D	D	D	D	D	D	D	D	D
34.	Cafes, restaurants and takeaway food premises which include a drive through facility.	D	NC	NC	NC	NC	D	D	NC	NC	NC	NC

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)											
35.	Care Centre catering up to a maximum of 10 persons (excluding staff). Childcare services shall be subject to complying with additional standards in Rule 13.11.2.3 in all zones except Public Open Space 6 zone.	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	NA
36.	Care Centre for more than 10 persons (excluding staff) in all zones except Public Open Space 6 zone.	P <sup>1</sup>	P <sup>1</sup>	D	D	D	D	D	D	D	D	NA
37.	Carparking areas and / or carparking buildings not ancillary to a permitted activity.	D	D	D	D	D	D	D	D	D	D	NC
38.	Children's Playgrounds and Related Structures in Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P
39.	Cleanfill Activities involving the depositing of up to 200m <sup>3</sup> of material per site.	P	P	P	P	P	P	P	P	P	P	P
40.	Cleanfill Activities involving the depositing of between 200m <sup>3</sup> and 500m <sup>3</sup> of material per site.	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	D	*(R)D
41.	Cleanfill Activities involving the depositing of greater than 500m <sup>3</sup> of material per site.	D	D	D	D	D	D	D	D	D	NC	D

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)	TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE			
42.	Community and Health Care Services and Facilities staffed by not more than two persons provided they are not part of a multiple household unit development and provided the activity occurs on a front or corner site.	P	P	P	P	P	P	P	P	P	P	NC
43.	Community and Health Care Services and Facilities staffed by more than two persons.	P	P	D	D	D	D	D	D	D	D	NC
44.	Community Buildings and Facilities not exceeding 150m <sup>2</sup> within the Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	(R)D
45.	Community Buildings and Facilities which exceed 150m <sup>2</sup> within the Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	D
46.	Construction of Additions and Alterations involving habitable room to existing household units — within the High Aircraft Noise Area as delineated on the Planning Maps in all zones except Public Open Space 6 zone.	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	NA

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)	TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE			
47.	Construction of any new household units or Additions and Alterations involving habitable rooms to existing household units - on a front site adjoining a Future High Noise Route identified in Figure 17.10.26, provided that Rule 17.10.12.24.4(v) is complied with.	P	P	P	P	P	P	P	P	P	P	P
48.	Construction of any new household units or Additions and Alterations involving habitable rooms to existing household units — on a front site adjoining a Future High Noise Route identified in Figure 17.10.26, not complying with Rule 17.10.12.24.4(e). <b>[AM183]</b>	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
49.	Construction of household units in the Flat Bush Town Centre and Flat Bush Neighbourhood Centre zones on sites that do not adjoin residentially zoned land.	*(R)D	*(R)D	NA	NA	NA	NA	NA	NA	NA	NA	NA
50.	Construction of household units in the Flat Bush Town Centre and Flat Bush Neighbourhood Centre zones on sites that adjoin residentially zoned land.	(R)D	(R)D	NA	NA	NA	NA	NA	NA	NA	NA	NA

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)	TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE			
51.	Construction of and/or additions and alterations to single household units in the Flat Bush Residential 1, 2 and 3, zones on lots not exceeding 1000m <sup>2</sup> , except for lots in the Special Policy Area (Flat Bush Buffer) where the construction of and additions and alterations to single household units on lots 750m <sup>2</sup> or greater shall be a permitted activity.	NA	NA	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	NA	NA
52.	Construction of and/or additions and alterations to single household units in the Flat Bush Residential 4 zone.	NA	NA	NC	NC	NC	NC	NC	NC	p <sup>1</sup>	NA	NA
53.	Construction of more than one household unit on lots between 520m <sup>2</sup> and 1000m <sup>2</sup> in the Flat Bush Residential 4 zone.	NA	NA	NC	NC	NA	NA	NA	NA	NC	NA	NA
54.	Construction of more than one household unit on lots between 1000m <sup>2</sup> and 2000m <sup>2</sup> complying with Household Density Rule 17.10.12.1 in the Flat Bush Residential 1, and Flat Bush Residential 2 and 3 and 4 zones.	NA	NA	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D in FB Res 2 NC in FB Res 4	NA	NA

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)	TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE			
55.	Construction of more than one household unit on lots of 2000m <sup>2</sup> or greater complying with Household Density Rule 17.10.12.1 in the Flat Bush Residential 1, 2 and 3 zones.	NA	NA	D	D	D	D	D	D	D in FB Res 2 NC in FB Res 4	NA	NA
56.	Construction of any household units on lots greater than 1000m <sup>2</sup> not complying with the density in Rule 17.10.12.1 in the Flat Bush Residential 1, 2 and 3 zones.	NA	NA	NC	NC	NC	NC	NC	NC	NC	NA	NA
57.	Construction of more than one household unit in the Special Policy Area (Flat Bush Buffer)	NA	NA	NC	NC	NC	NC	NC	NC	NC	NA	NA
58.	Construction of and additions and alterations to single household units on lots greater than 2000m <sup>2</sup> within the Flat Bush Countryside Transition zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA [AM 183]	*R(D) [AM 183]	NA
59.	Demolition of Buildings and Structures (Except those buildings listed in Schedule 6A — See Heritage Chapter).	P	P	P	P	P	P	P	P	P	P	P
60.	Emergency Services.	P	P	D	D	D	D	D	D	D	NC	NC
61.	Entertainment Facilities and Activities in all zones except Public Open Space 6 zone.	P	P	NC	NC	NC	D	D	NC	NC	NC	NA



NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)											
62.	Farming, excluding farm forestry complying with additional standards in Rule 13.11.2.5. in all zones except Public Open Space 6 zone.	NC	NC	P	P	P	P	P	P	P	P	NA
63.	Farming (except factory farming, pig farming and horticulture) and grazing as part of a management programme in Public Open Space 6 zoned land.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P
64.	Flat Bush Cluster Housing subdivision proposals on sites greater than 20ha.	NA	NA	NA	NA	NA	NA	NA	NA	NA	D	NA
65.	Formed recreational walkways and cycleways excluding motorised vehicles.	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	P
66.	Funeral Directors Premises.	P	P	NC	NC	NC	D	NC	NC	NC	NC	NC
67.	Gardens (including botanical gardens) on Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P
68.	Garden Centres.	*(R)D	*(R)D	D	D	D	D	D	D	D	NC	NC
69.	Greenhouses.	NC	NC	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	*(R)D	NC
70.	Homes for the Aged accommodating up to 15 persons inclusive of owner, family and staff and complying with additional standards in Rule 13.11.2.4.	P	P	P	P	P	P	P	P	P	*(R)D	NC
71.	Homes for the Aged accommodating more than 15 persons.	P	P	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	NC

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)												
72.	Home Enterprises. [AM61]	Refer Section 5.18.5, Chapter 5 — General Procedures and Rules.										
73.	Hospitals except within the MANA Area as delineated on the Planning Maps.	P	P	D	D	D	D	D	D	D	NC	NC
74.	Hospitals within the MANA as delineated on the Planning Maps.	NA	C	D	D	D	D	D	D	D	NC	NC
75.	Industry (except activities involving discharges to air categories listed in Appendix 14B, Chapter 14) provided that they occupy individual premises no greater than 150m <sup>2</sup> .	P	P	NC	NC	D	D	D	D	NC	NC	NC
76.	Industry (except activities involving discharges to air categories listed in Appendix 14B, Chapter 14) which occupy individual premises more than 150m <sup>2</sup> .	D	D	NC	NC	NC	NC	NC	NC	NC	NC	NC
77.	Information Centres and Interpretation Facilities.	P	P	NC	NC	NC	NC	NC	NC	NC	NC	*(R)D
78.	Internal restoration, repair or alteration of any existing buildings on the site (except those items listed in Schedule 6A — where the interior is protected — see Heritage Chapter 6).	P	P	P	P	P	P	P	p	P	P	P
79.	Informal Recreation and Leisure on Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P
80.	Kiosks.	*(R)D	*(R)D	D	D	D	D	D	D	D	NC	*(R)D

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)											
81.	Maintenance of Buildings and Grounds in Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P
82.	Markets and Stalls (other than temporary activities).	P	P	D	D	D	D	D	D	D	NC	(R)D
83.	Minor Household unit on lots of 2000m <sup>2</sup> or greater provided it is integrated within the main household unit.	NC	NC	NC	NC	NC	NC	NC	NC	*R(D)	*R(D)	NC
84.	Minor Household unit and/or habitable rooms above garages in rear lanes.	*R(D)	*R(D)	*R(D)	*R(D)	*R(D)	*R(D)	*R(D)	*R(D)	*(R) D IN Res 2 NC in Res 4	NC	NC
85	Motor vehicle sales and service premises.	D	D	NC	NC	NC	NC	NC	NC	NC	NC	NC
86.	Offices not exceeding 150m <sup>2</sup> Gross Floor Area.	P	P	D	D	D	D	D	D	NC	NC	NC
87.	Offices exceeding 150m <sup>2</sup> Gross Floor Area.	P	P	NC	NC	NC	D	D	NC	NC	NC	NC
88.	Outdoor Recreation including camping grounds.	D	D	D	D	D	D	D	D	D	D	D
89.	Park Depot Including Implement and Storage Sheds in Public Space 6 Environmental Corridor zone not exceeding 81m <sup>2</sup> .	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	*(R)D

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)	TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE			
90.	Park Depot Including Implement and Storage Sheds in Public Space 6 Environmental Corridor zone exceeding 81m <sup>2</sup> .	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	(R)D
91.	Park Furniture in Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P
92.	Park and Ride Facilities.	(R)D	(R)D	NC	NC	NC	(R)D	NC	NC	NC	NC	NC
93.	Personal and other services.	P	P	D	D	D	D	D	D	D	NC	NC
94.	Plant Nurseries and Ancillary Greenhouse that provide riparian plant source for Environmental Corridors in the Public Open Space 6 zone and Flat Bush Countryside Transition zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	(R)D	(R)D
95.	Public Toilets, Shelters, Restrooms, Changing Rooms and First Aid Rooms.	*(R)D	*(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	*(R)D
96.	Residential Activities Note: ASNA's within the HANA and the MANA subject to Rule 5.2.1 [AM55]	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	NC
97.	Residential Centres on corner and front sites. Note: ASANs within the HANA and the MANA subject to Rule 5.2.1. [AM55]	NA	N/A	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	NA	NA

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	<b>PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)</b>											
98.	Residential Centres on rear sites. Note: ASANs within the HANA and the MANA subject to Rule 5.2.1. <b>[AM55]</b>	NA	N/A	D	D	D	D	D	D	D	NA	NA
99.	Retail sales provided that they occupy individual premises no greater than 150m <sup>2</sup> .	P	P	NC	NC	D	D	D	D	NC	NC	NC
100.	Retail sales premises between 150m <sup>2</sup> and 400m <sup>2</sup>	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA
101.	Retail sales, provided that they occupy individual premises between 401m <sup>2</sup> and 1000m <sup>2</sup> , except in the case of Flat Bush School Road / Murphy's Road Neighbourhood Centre where it shall be Not Applicable.	P	P	NC	NC	NC	NC	NC	NC	NC	NC	NC
102.	Retail sales in the Flat Bush School Road / Murphy's Road Neighbourhood Centre between than 401m <sup>2</sup> and 1000m <sup>2</sup> , except that one supermarket not exceeding 1000m <sup>2</sup> is a permitted activity.	NA	NC	NA	NA	NA	NA	NA	NA	NA	NA	NA
103.	Retail sales which occupy individual premises greater than 1000m <sup>2</sup> ,	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
104.	Riparian Planting and Swales in Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)											
105.	Service Stations fronting a proposed or existing Regional or District Arterial Road as shown on the Planning Maps provided that the trading space devoted to the display, sale or hire of goods shall not exceed 150m <sup>2</sup> (The 150m <sup>2</sup> limitation on trading space does not apply in the Flat Bush Town Centre or Neighbourhood Centre zones.	(R)D	(R)D	D	D	D	D	D	D	D	NC	NC
106.	Show homes staffed by not more than two persons provided the activity occurs on a front or corner site and complying with Rule 13.11.1.6 (Traffic Generation).	P	P	P	P	P	P	P	P	P	NC	NC
107.	Show Homes staffed by more than two persons in all zones except Public Open Space 6 zone.	P	P	D	D	D	D	D	D	D	NC	NA
108.	Skateboard Bowls, Outdoor Skating Rinks and Confidence Courses on Public Open Space 6 Zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	R(D)
109.	Small Court Games (not exceeding 500m <sup>2</sup> ) including public tennis courts, netball courts in Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	*R(D)
110.	Taverns with a public floor area up to 150m <sup>2</sup>	P	P	D	D	D	D	D	D	D	NC	NC

NO.	ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2, 4	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
				TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
	PRECINCT (REFER TO FIGURE.17.10.1 FOR LOCATION OF PRECINCTS)											
111.	Taverns with a public floor area over 150m <sup>2</sup>	P	P	NC	NC	NC	NC	NC	NC	NC	NC	NC
112.	Transport Centres	*(R)D	*(R)D	NC	NC	NC	(R)D	D	D	D	NC	NC
113.	Travellers' Accommodation and Hotels	P	P	D	D	D	(R)D	(R)D	D	D	NC	NC
114.	Viewing platforms in Public Open Space 6 zone.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P
115.	Network Utility Services	Refer Rules Chapter 7 — Network Utility Services										
116.	Temporary Activities	Refer Rules Chapter 5 — General Procedures and Rules										
117.	Activities which have an effect on any scheduled heritage resource	Refer Rules Chapter 6 — Heritage										
118.	Relocated Buildings	Refer Rules Chapter 5 — General Procedures and Rules										
119.	Signs	Refer Rules Chapter 5 — General Procedures and Rules										
120.	Parking, Loading and Access	Refer Rules Chapter 8 — Transportation										
121.	Hazardous Facilities and Substances	Refer Rules Chapter 10 — Hazardous Substances and Facilities										
122.	Land Modification and Development	Refer Rules Chapter 9 — Land Modification, Development and Subdivision Refer to Rules in 17.10.11 (Rules Subdivision) and 17.10.12.14 (Rules Asbestos Containing Materials)										



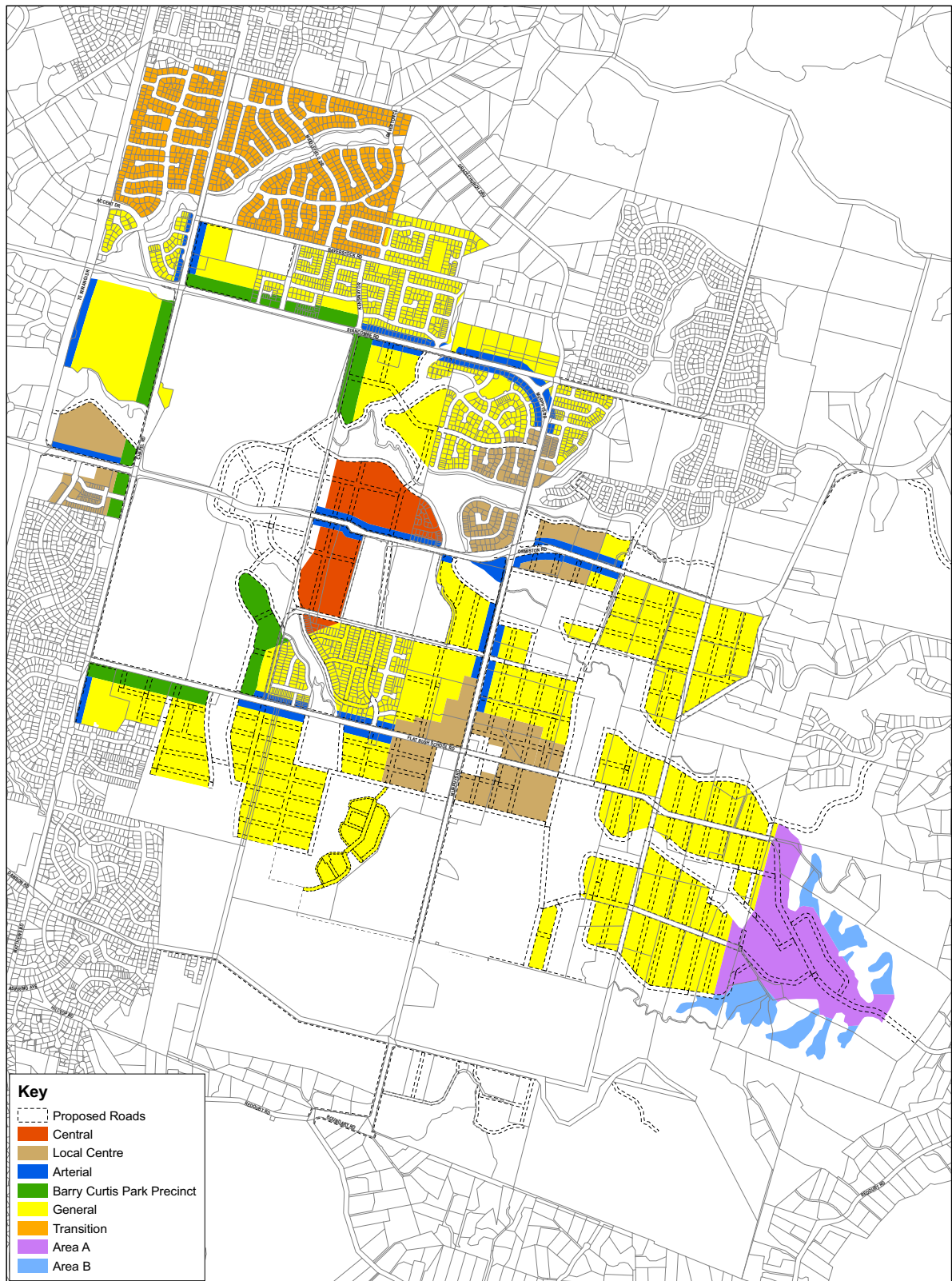


FIGURE 17.10.1 FLAT BUSH PRECINCT AREAS

## 17.10.11 Rules — Subdivision

### 17.10.11.1 Movement Network

- (a) Roads shall be provided in accordance with the indicative alignments in Figure 17.10.2: Required Roads and Road Types, and the District Planning Maps and shall be constructed to the standards contained within Table 2: Construction Standards for Additional Road Types within the Flat Bush Structure Plan Area or, where not contained in Table 2 - Chapter 9 (Land Modification, Development and Subdivision)
- (b) All new subdivisions, roads and lots shall comply with the standards and terms in Table 1: Connected Movement Network — except in the Flat Bush Residential 2 zone Special Policy Area — Willowbank where Table 1 shall not apply
- (c) All new subdivisions, roads and lots shall comply with the following additional standards.
  - (i) In the Flat Bush Residential 3 and 4 Zones all Collector (without on-road cycle lanes), Collector Road Park Edge - with development on one side, Collector Road Park Edge - Bridge, Collector Road Park Edge - with public open space on both sides, Flat Bush Local Road, Flat Bush Local - Park Edge Road, Flat Bush Special Local Road - Park Edge and Flat Bush Cul-de-Sac Murphy's Bush Park Edge, Donegal Park Edge and Donegal Local shall be built in accordance with the cross sections in Figures 17.10.5 through to figure 17.10.12.
  - (ii) Provision of Collector Road Tree build outs in Flat Bush Residential 3 and 4 shall comply with the following:
    - For block lengths of less than 80m, tree build out pairs must be provided in the middle of the block length, within a range of 5m either side.
    - For block lengths greater than 80m, tree build out pairs within the block length shall be no closer than 40m apart and no further than 65m apart.
    - All tree build out pairs must be provided directly opposing each other and may not be staggered. (Refer 17.10.13 and figure 17.10.14)
  - (iii) All footpaths shall be a minimum of 1.8m wide except in the Flat Bush Residential 4 Zone where the minimum shall be 1.5m wide. (Refer to Figure 17.10.15 for 7 metre corner radius and pram crossing position).
  - (iv) The corner radius on all Local Road to Local Road and Local Road to Collector Road intersections shall be 7 metres. (Refer to Figure 17.10.15 for 7 metre corner radius and pram crossing position).
  - (v) Deceleration lanes from an arterial into a collector road and local roads are not permitted.
  - (vi) Shepherds Lane shall be developed as a special character road in general accordance with Figure 17.10.16.

Table 1: CONNECTED MOVEMENT NETWORK

ZONE	FLAT BUSH RESIDENTIAL 1					FLAT BUSH RESIDENTIAL 2	FLAT BUSH RESIDENTIAL 3	FLAT BUSH RESIDENTIAL 4
	TRANSITION	GENERAL AND ARTERIAL	CENTRAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
Maximum Block Length	300m	250m	200m	200m	250m	300m	250m	NA
Maximum Block Perimeter Distance	800m	800m	600m	600m	800m	800m	700m	NA
Maximum % of lots fronting cul-de-sac	NA	NA	10	NA	NA	NA	0	NA
Maximum cul-de-sac lengths (excluding turning circle)	150m	150m	75m	75m	150m	150m	0	200m
Maximum% of rear lots	10	10	5	5	10	10	0	20

Table 2: CONSTRUCTION STANDARDS FOR ADDITIONAL ROAD TYPES WITHIN THE FLAT BUSH STRUCTURE PLAN AREA

TYPES OF ROAD	MINIMUM WIDTH IN METRES		MAX. GRADE	ROAD FUNCTION	
	ROAD	CARRIAGE-WAY			
Regional Arterial (Flat Bush — with cycle lanes)	29.4	18	5%	Regional Arterial cross and through city road for heavy volume traffic, connects with local roads, principal roads and motorway. Connects neighbourhoods.	Refer Figure 17.10.3
Regional Arterial (Flat Bush Town Centre — with cycle lanes)	27.4	18	5%	Regional Arterial cross and through city road for heavy volume traffic, Route adapts to reflect a balance between through traffic and amenity of Town centre.	Refer Figure 17.10.4

**Table 2: CONSTRUCTION STANDARDS FOR ADDITIONAL ROAD TYPES WITHIN THE FLAT BUSH STRUCTURE PLAN AREA**

TYPES OF ROAD	MINIMUM WIDTH IN METRES		MAX. GRADE	ROAD FUNCTION	
	ROAD	CARRIAGE-WAY			
District Arterial (with cycle lanes)	27.4	16	Existing grade	Movement of heavy volumes of traffic, connects with local roads, arterial and motorway, regular bus route and provides for clearly delineated cycleways. Constructed to District Arterial standard with two 1.5 metre cycle lanes within carriageway. Connects neighbourhoods amend to include wider land use community functions.	
District Arterial – Murphy's road (with cycle Lanes)	31	16	Existing grade	Movement of heavy volumes of traffic, connects with local roads, arterial and motorway, regular bus route and provides for clearly delineated cycleways. A significant road through the Flat Bush community, providing a key north-south link and supporting a range of land-uses along it. The road environment should therefore be designed to support the vitality and amenity of these adjoining land uses, particularly around key focus points of activity	
Collector Road (with cycle lanes)	24.4	14	8.33%	Local access to and through areas, intermittent bus service on some routes, connects with primary network, provides for clearly delineated cycleways. Constructed to Collector Road standard with two 1.5 metre cycle lanes within carriageway.	

**Table 2: CONSTRUCTION STANDARDS FOR ADDITIONAL ROAD TYPES WITHIN THE FLAT BUSH STRUCTURE PLAN AREA**

TYPES OF ROAD	MINIMUM WIDTH IN METRES		MAX. GRADE	ROAD FUNCTION	
	ROAD	CARRIAGE-WAY			
Collector Road in Flat Bush Residential 3 and 4 Zones	21.8	10.8 <ul style="list-style-type: none"> <li>• On block lengths less than 80m one set of opposing tree build outs are required.</li> <li>• On block lengths between 80m and 140m two sets of opposing tree build outs are required.</li> <li>• On block lengths between 140m and 200m a minimum of three sets of opposing tree build outs are required.</li> <li>• On block lengths &gt;200m a minimum of four sets of opposing tree build outs are required.</li> </ul>	8.33%	Local access to and through areas, intermittent bus service on some routes, connects with primary network	Refer to Figure 17.10.13 and 17.10.14 for tree build out details
Collector Road Park Edge with development on one side	19.6	9.2	8.33%	Local access to and through areas, intermittent bus service on some routes, connects with primary network. Development occurs on one side of road reserve only.	Refer Figure 17.10.6
Collector Road Park Edge - Bridge	15	7	8.33%	Local access to and through areas, intermittent bus service on some routes, connects with primary network. Section of road is in the form of a bridge.	Refer Figure 17.10.7
Collector Road Park Edge - with public open space on both sides	17.4	7	8.33%	Local access to and through areas, intermittent bus service on some routes, connects with primary network. Has development on one side only. There is public open space on both sides of the road reserve.	Refer Figure 17.10.8

**Table 2: CONSTRUCTION STANDARDS FOR ADDITIONAL ROAD TYPES WITHIN THE FLAT BUSH STRUCTURE PLAN AREA**

TYPES OF ROAD	MINIMUM WIDTH IN METRES		MAX. GRADE	ROAD FUNCTION	
	ROAD	CARRIAGE-WAY			
Town Centre Main Street	22	14	5%	Town centre "main street" with 2 way traffic, dedicated cycle ways and kerbside carparking	Refer Figure 17.10.4
Flat Bush Local Road	18.2	7.8	12.5%	Local access, not a bus route, connects with a through road	Refer Figure 17.10.9
Flat Bush Local Road Park Edge	14 (see Note 1)	7.8	12.5%	Local road adjacent to environmental corridors with 1m berm on park side.	Refer Figure 17.10.10
Flat Bush Special Local Road Park Edge	14	8.1	12.5%	Local road adjacent to Murphy's Park / School. Allows two way vehicle lanes at all times plus one parking lane on non-park side. On-street parking along the park edge to be provided within the Park Reserve.	Refer Figure 17.10.11
Flat Bush Special Local Road Shepherds Lane	20	6.0	25.5%	Existing local road in Shepherds Lane Special Policy Area connects with Ormiston Road District Arterial and local roads	Refer to Rule 17.10.15.1.1 clause (j) Figure 17.10.30
Flat Bush Cul de Sac: serving up to 30 household units	15.2	6.0	12.5%	Local access connects with local roads. Footpath to be provided on both sides of the road.	Refer Figure 17.10.12
Service ("Slip") Roads in Transition Precinct only	10	5.4	10%	Provides Alternative Access to lots along Te Irirangi Drive and Chapel Road frontages (north of Stancombe Road)	Refer Figure 17.10.4
Donegal Local Road	15m	7.8m	12.5%	Local access, not a bus route, connects with a through road.	Refer Figure 17.10.16
Murphy's Bush Park Edge Road	16.5m	7.8m	12.5%	Local road adjacent to environmental corridor-Murphy's Bush.	Refer Figure 17.10.17
Donegal Park Edge Lane	14.0m	6m	12.5%	Local road adjacent to environmental corridor- Donegal Park.	Refer Figure 17.10.18

Note 1: This may be widened where required to accommodate local utility services on the park side berm.

Note 2: The Road construction standards in Appendix 2 of Chapter 9 shall apply to all roads other than those types specified above and in 17.10.11.1(c).

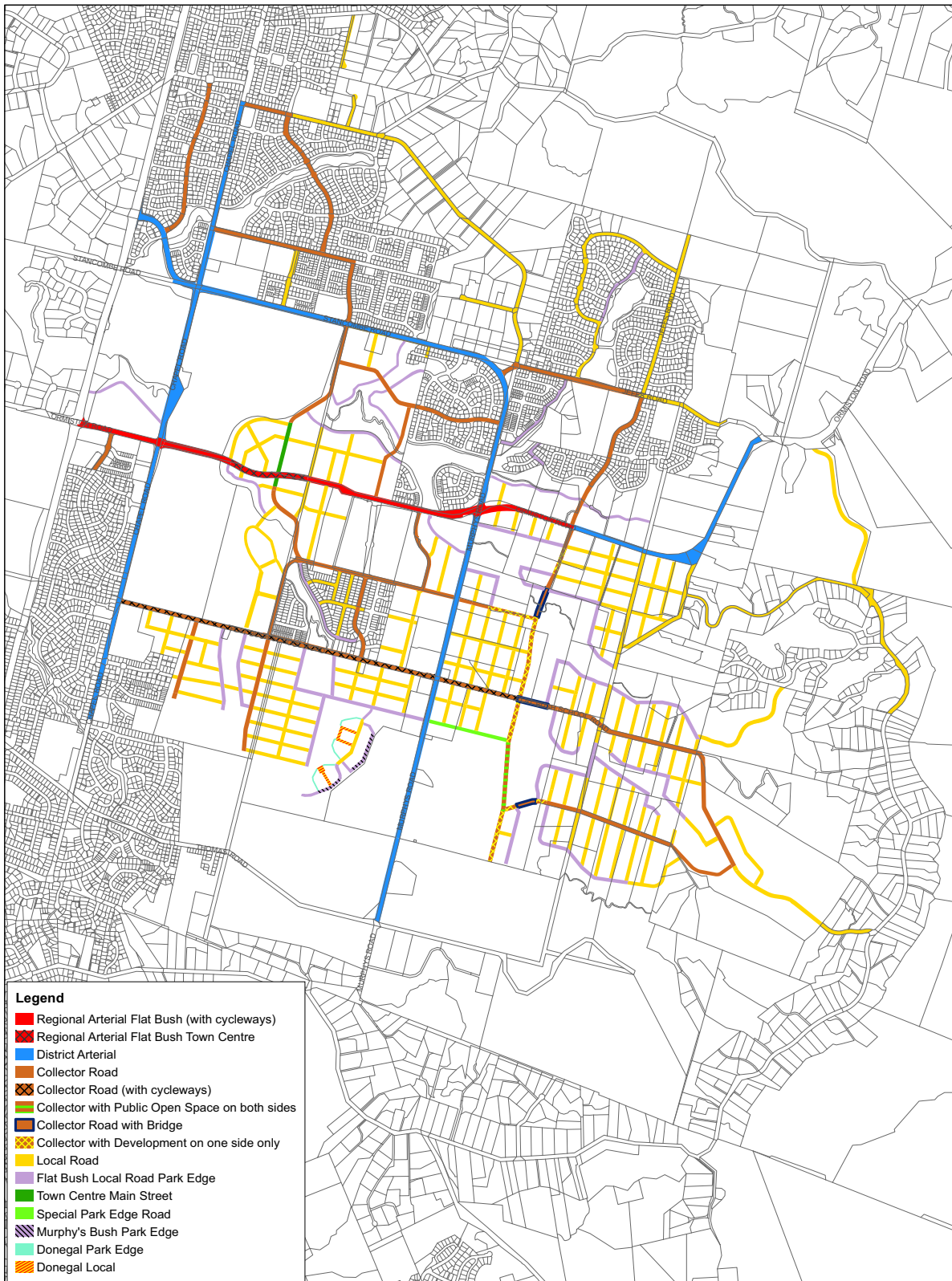
Note 3: At some key intersections local widening may be required for increased capacity.

Note 4: As a special character road, the development of Shepherds Lane shall be general accordance with the assessment criteria in clause (j) under Road Standards for Shepherds Lane in Rule 17.10.15.1.1.

Note 5: In addressing the requirements described above, for design solutions the Council shall have regard to and assess that the proposed design is in accordance with the Councils Engineering Quality Standards and the Flat Bush Transport Design Guideline (October 2010).







**FIGURE 17.10.2 REQUIRED ROADS AND ROAD TYPES SUBJECT TO SPECIFIC DESIGN**

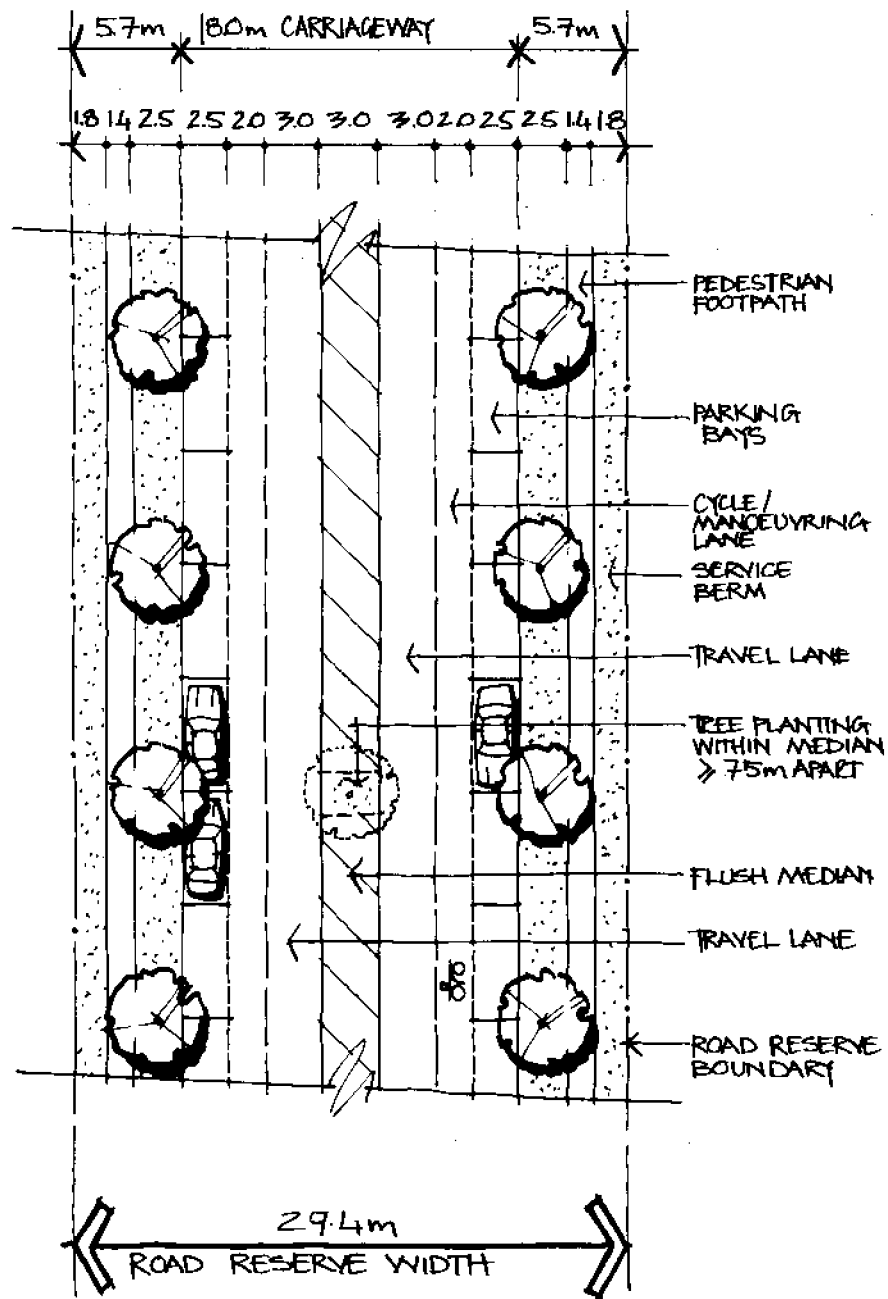


FIGURE 17.10.3 ROAD TYPE — REGIONAL ARTERIAL (FLAT BUSH) WITH CYCLE LANES

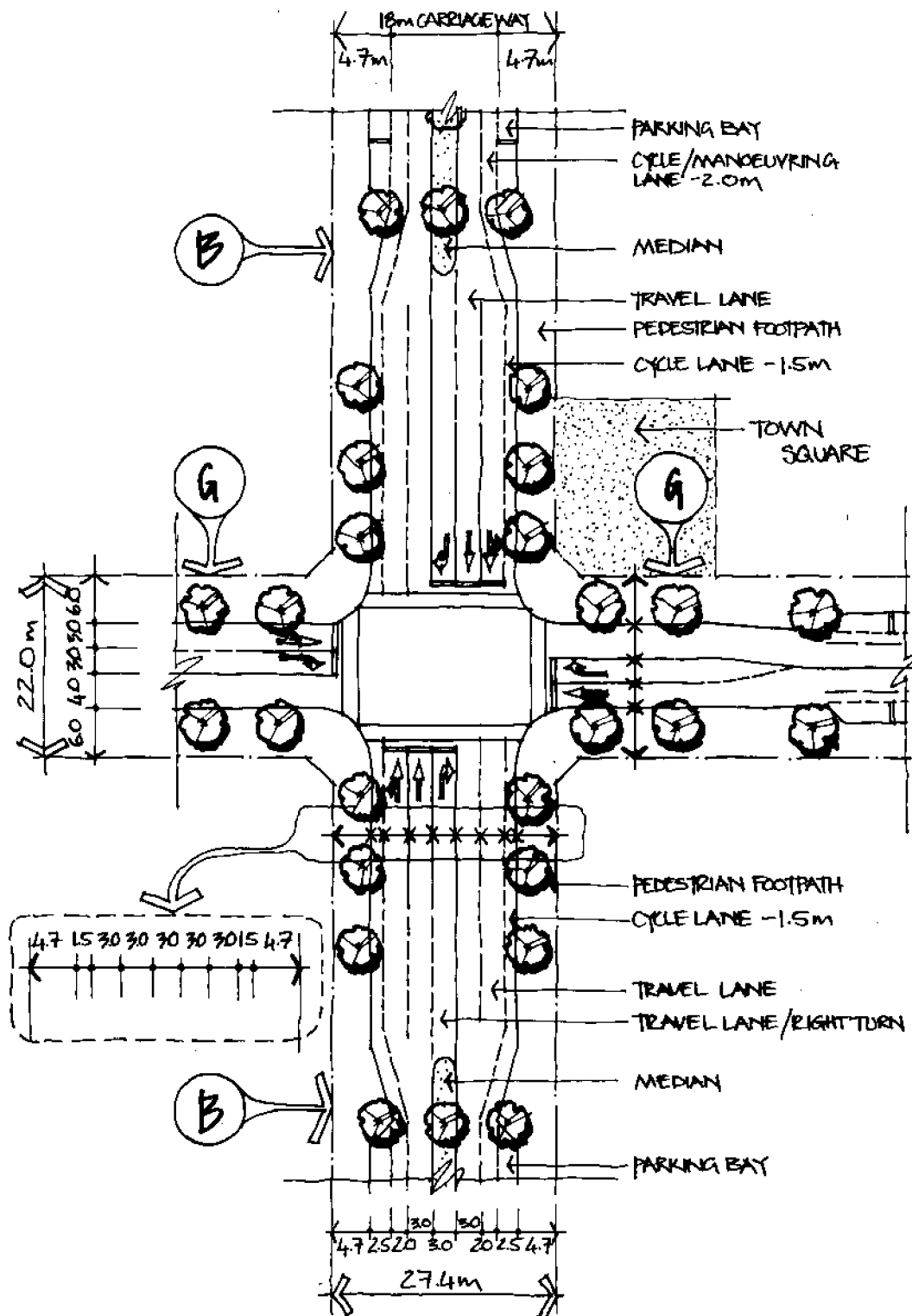
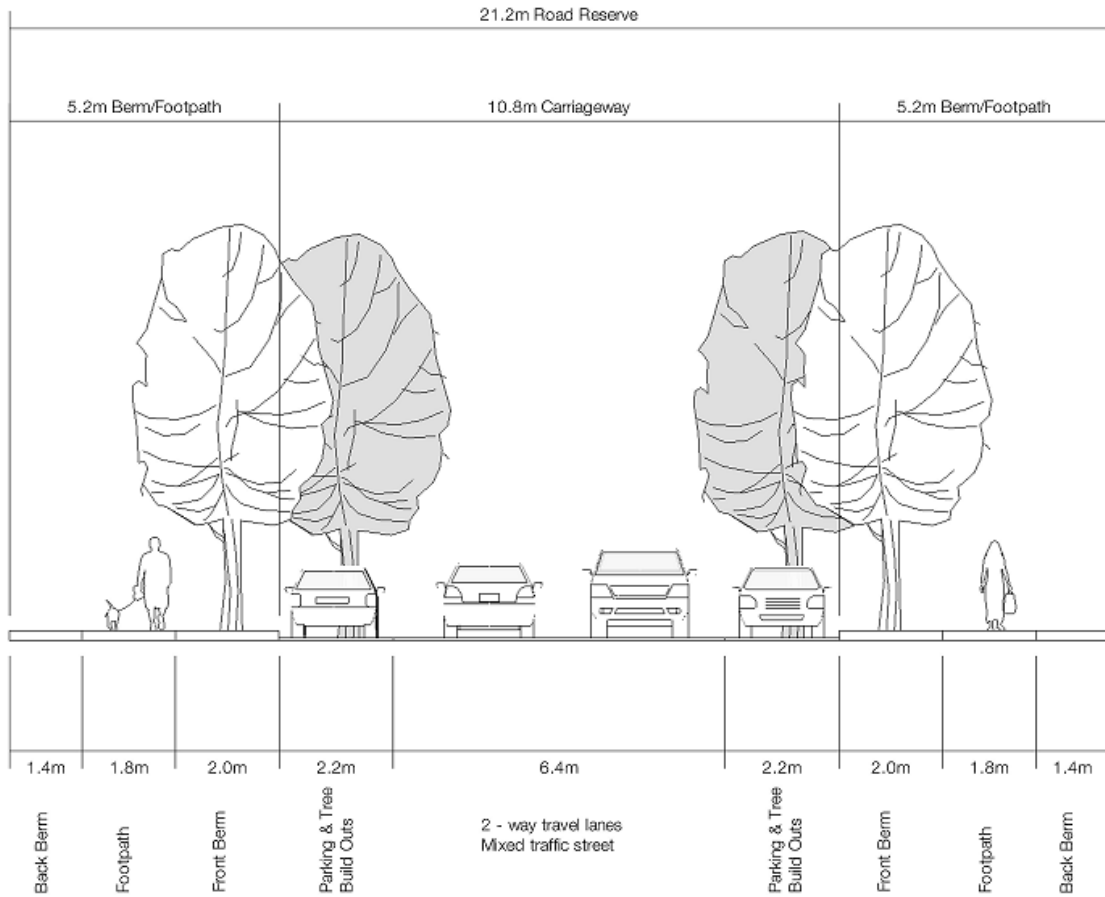
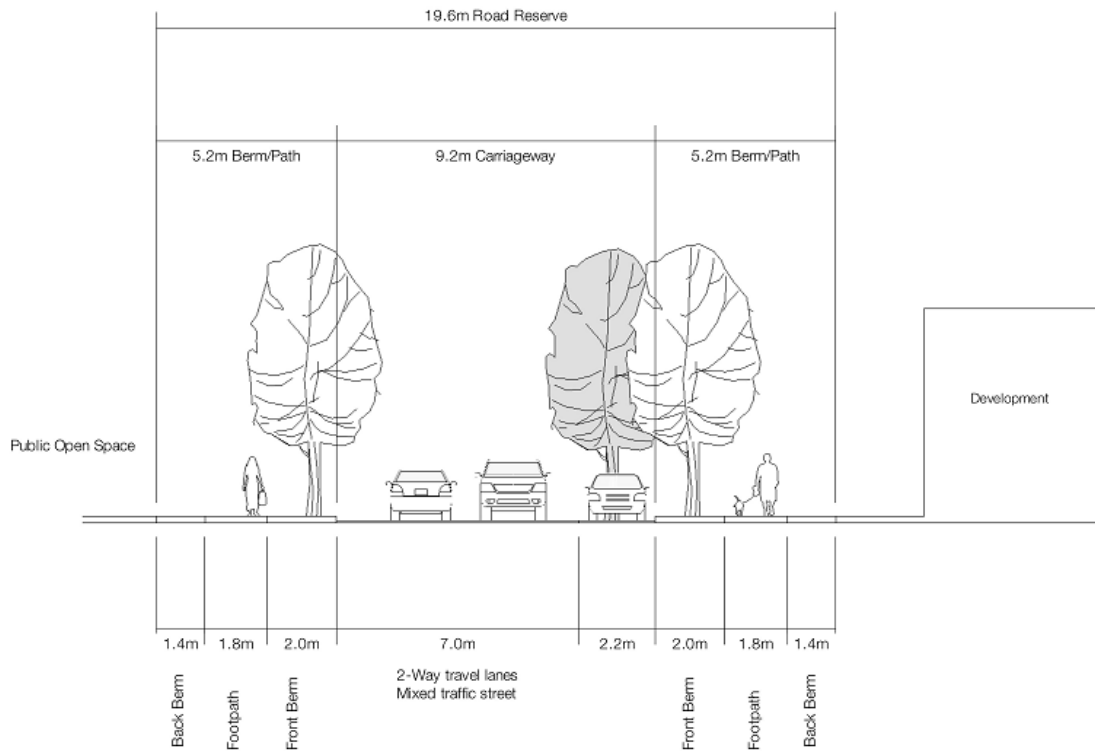


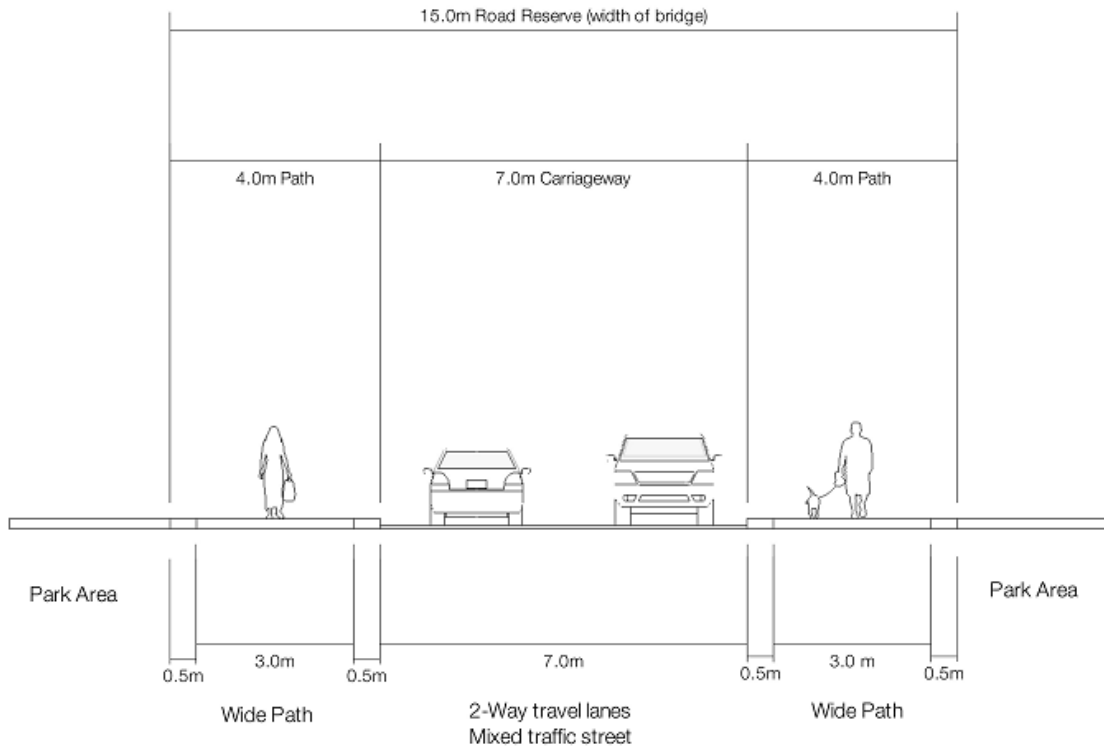
FIGURE 17.10.4 REGIONAL ARTERIAL FLAT BUSH TOWN CENTRE/TOWN CENTRE MAIN STREET WITH CYCLE LANES



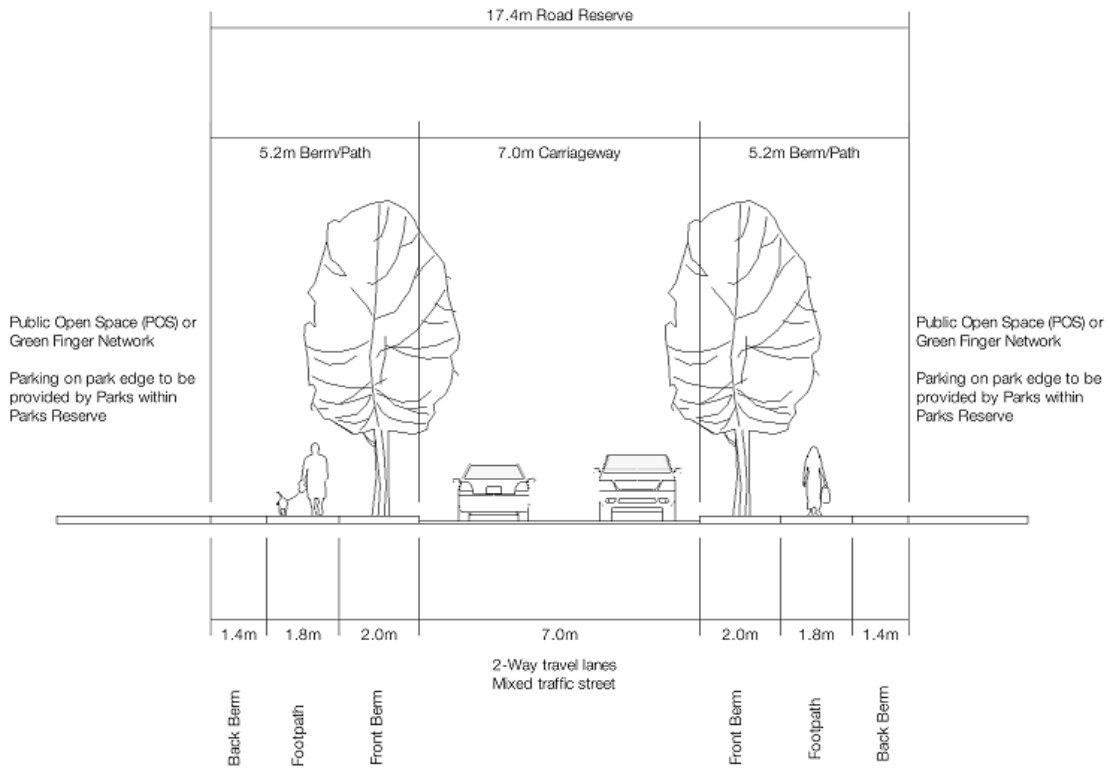
**FIGURE 17.10.5 COLLECTOR ROAD, (WITHOUT ON ROAD CYCLE LANES), FLAT BUSH RESIDENTIAL 3 AND 4 ZONES**



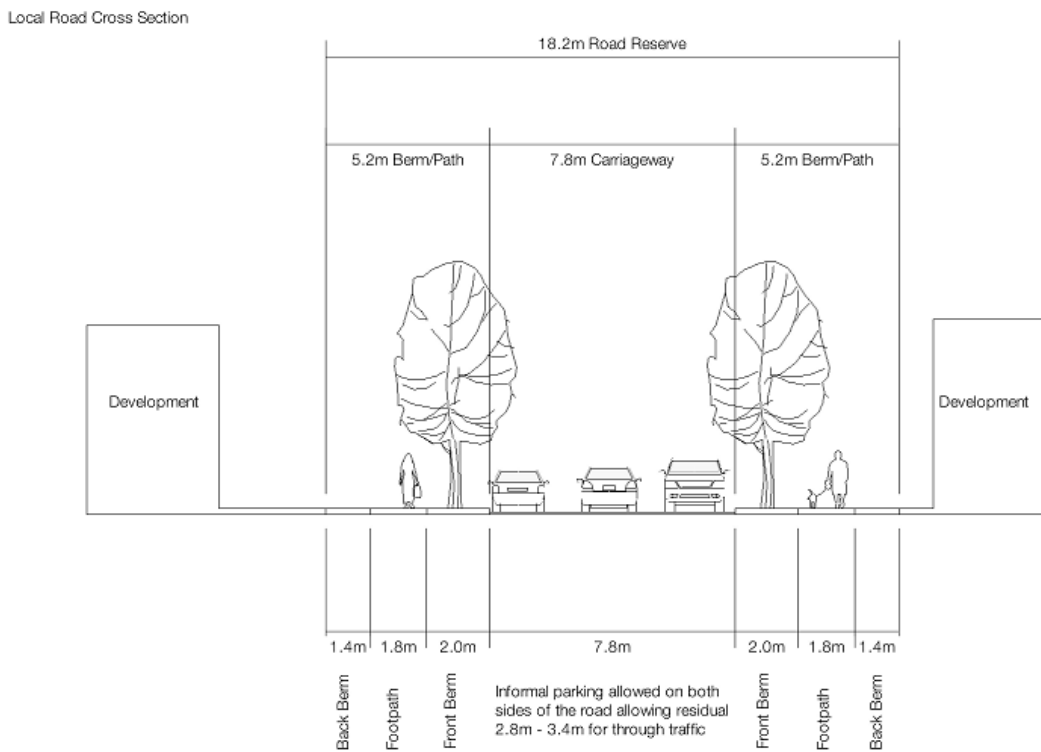
**FIGURE 17.10.6 COLLECTOR ROAD PARK EDGE - WITH DEVELOPMENT ON ONE SIDE**



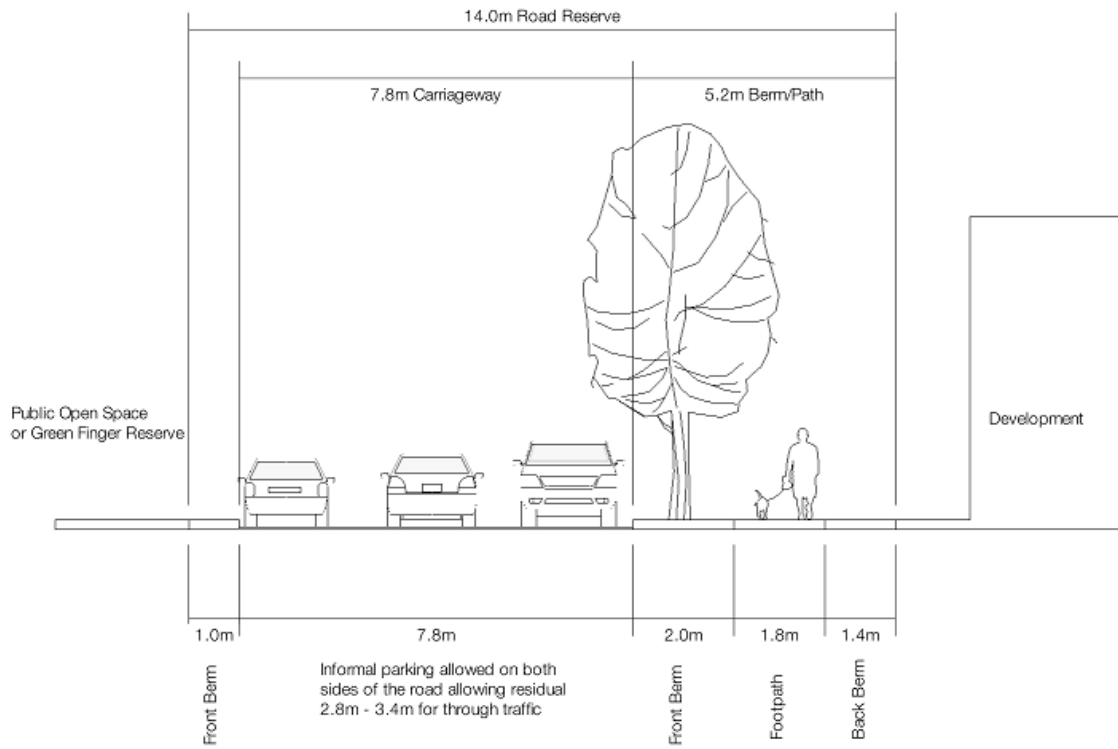
**FIGURE 17.10.7 COLLECTOR ROAD PARK EDGE - BRIDGE**



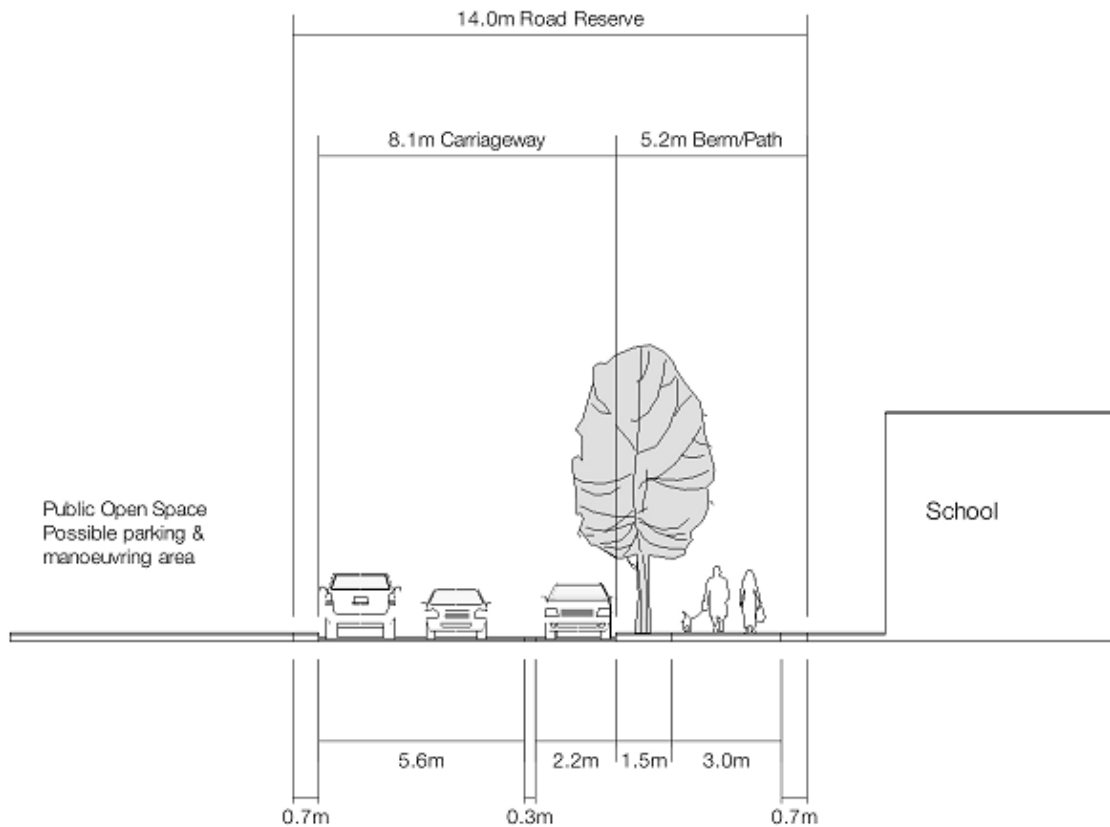
**FIGURE 17.10.8 COLLECTOR ROAD PARK EDGE - WITH PUBLIC OPEN SPACE ON BOTH SIDES**



**FIGURE 17.10.9 FLAT BUSH LOCAL ROAD**

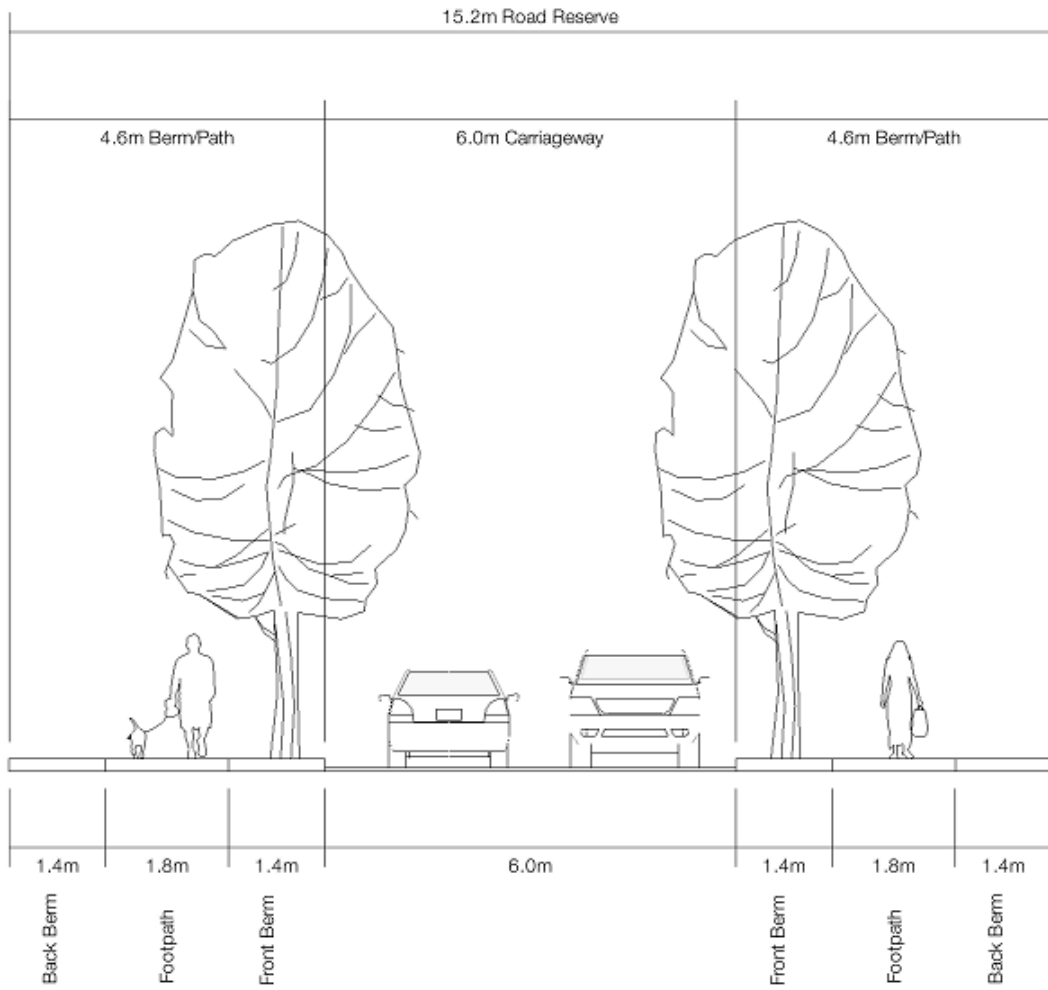


**FIGURE 17.10.10 FLAT BUSH LOCAL PARK EDGE ROAD**



**FIGURE 17.10.11 FLAT BUSH SPECIAL LOCAL ROAD - PARK EDGE**





**FIGURE 17.10.12 FLAT BUSH CUL-DE-SAC**

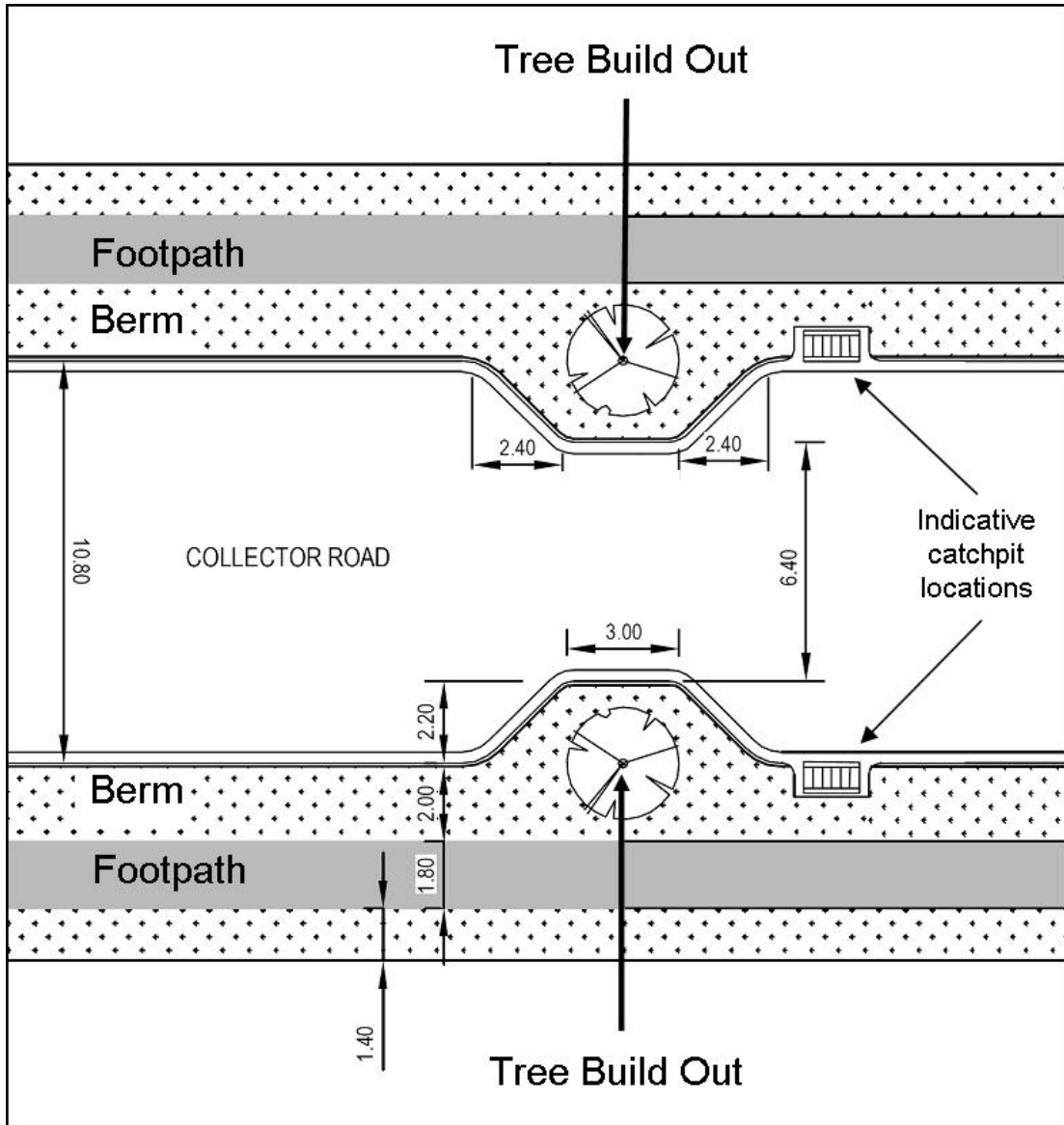
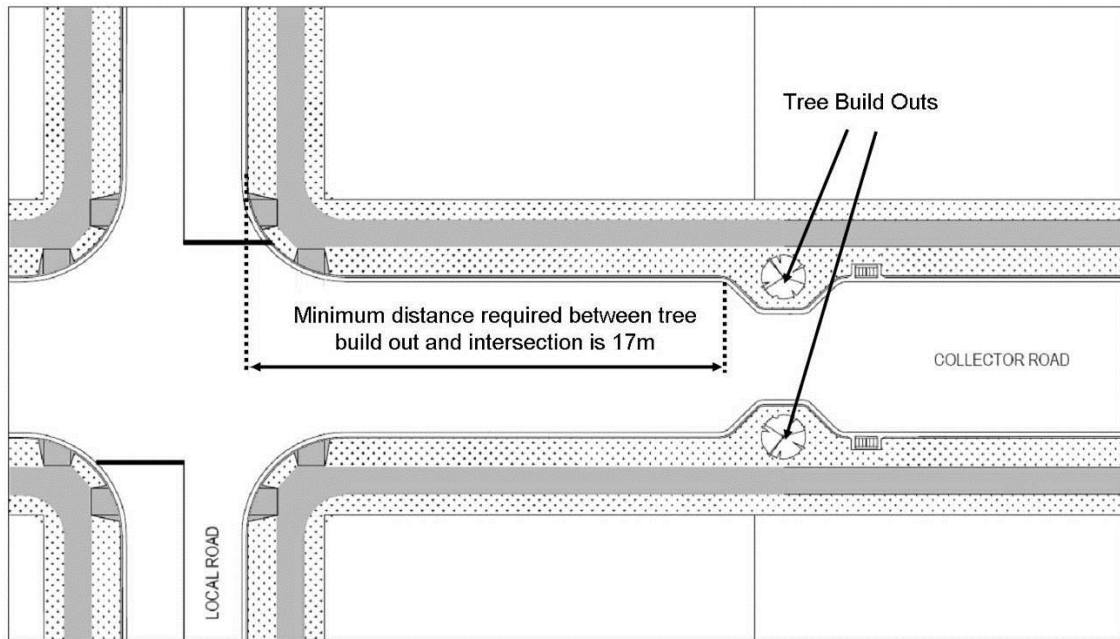
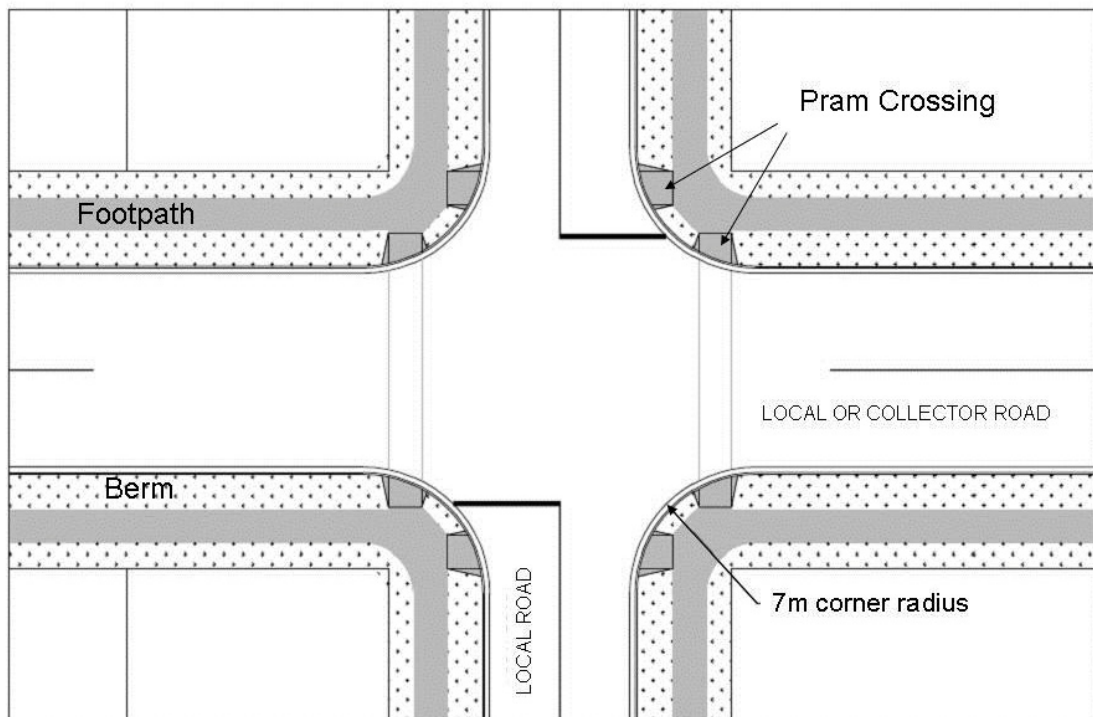


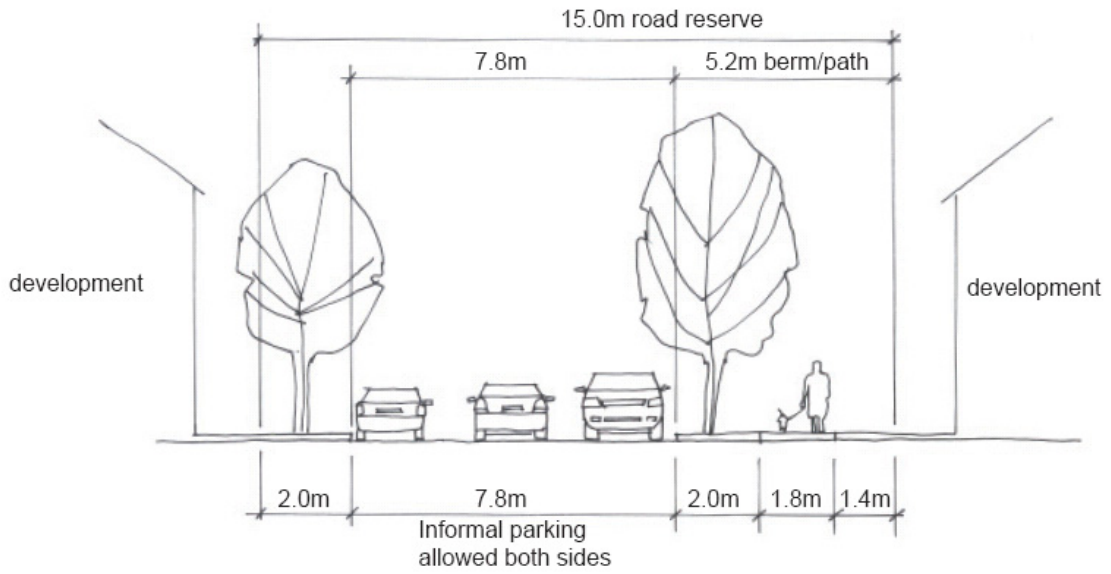
FIGURE 17.10.13 COLLECTOR ROAD WITH TREE BUILD OUTS



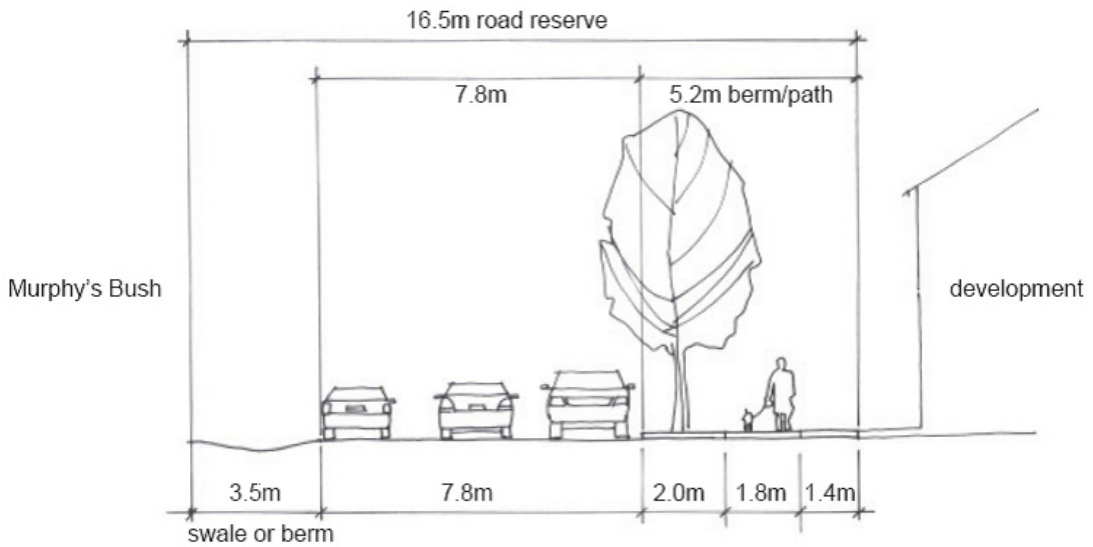
**FIGURE 17.10.14 COLLECTOR ROAD TREE BUILD OUTS - MINIMUM DISTANCE FROM CORNER**



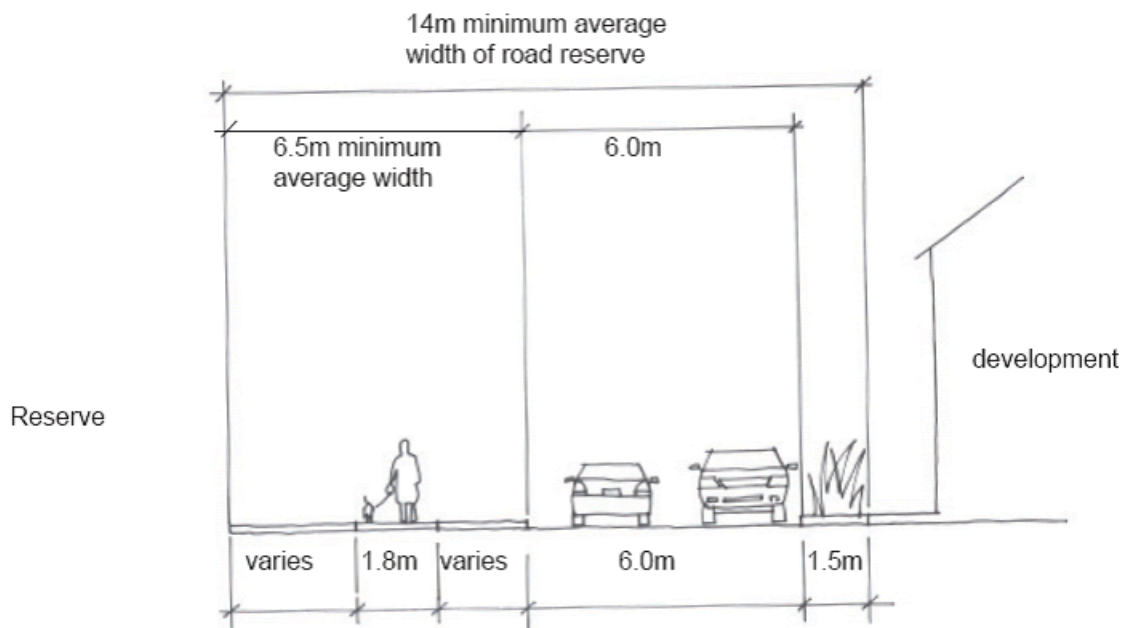
**FIGURE 17.10.15 7 METRE CORNER RADIUS AND PRAM CROSSING POSITION**



**FIGURE 17.10.16 DONEGAL LOCAL ROAD**



**FIGURE 17.10.17 MURPHY'S BUSH PARK EDGE ROAD**



**FIGURE 17.10.18 DONEGAL PARK EDGE LANE**

### **Explanation/Reasons**

*A range of streets are required to appropriately serve the needs of through traffic as well as local users whilst providing acceptable levels of road safety, personal safety and convenience for all street users including pedestrians and cyclists.*

*For a number of reasons including the need to provide for cyclists and to better integrate roads with reserve networks some additional roading types and construction standards shall apply within the Flat Bush Structure Plan area.*

*Neighbourhoods made up of subdivisions with a well connected network of streets which combine vehicle, pedestrian, cycle and where appropriate passenger transport movement, should provide the following benefits:*

- *improved contact between residents and the wider community*
- *easy access to and from bus stops, shops, schools, work places, reserves and other amenities*
- *be easy to understand and navigate*
- *will assist the lower order streets in having more vehicle movement at quiet times which will contribute to greater safety from crime for pedestrians and residents by offering increased informal surveillance*
- *minimise travel distances and thereby offer economic benefits through fuel savings and environmental benefits due to less fuel emissions*

- *greater convenience for pedestrians and cyclists and a reduction in car dependency*
- *reduced congestion on arterial roads as local traffic can permeate through a connected street network*
- *improved health, social and recreational opportunities*

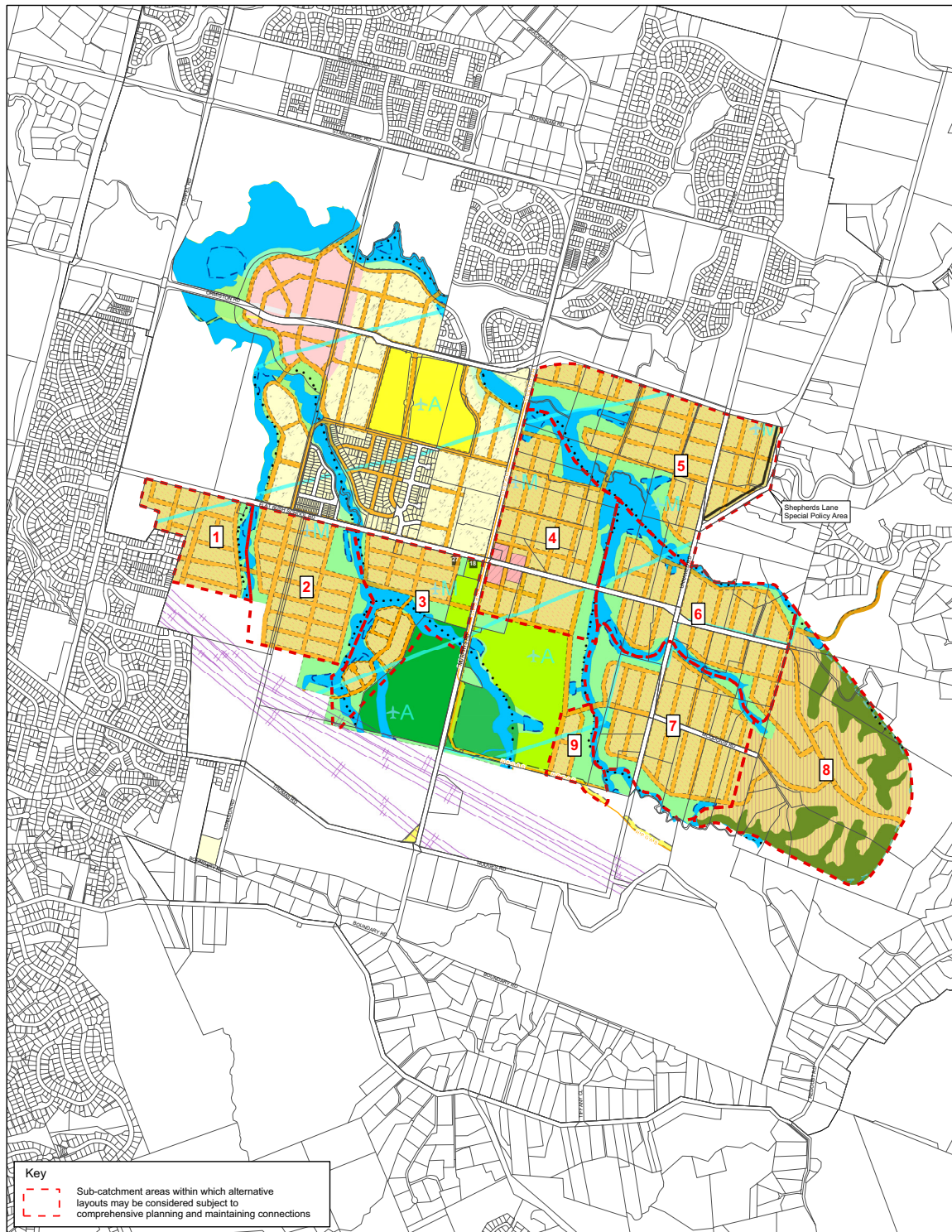
*When public parks and reserves are located adjacent to public streets with houses or other activities fronting them, the following benefits occur:*

- *their safety is increased due to the informal surveillance provided by passing motorists, cyclists and pedestrians, as well as the residents from dwellings fronting those streets*
- *they are more readily accessible and likely to become well used and highly valued by the community*
- *they become a defining feature of the public realm and provide important landmarks*
- *illegal dumping is likely to be minimised*

#### **17.10.11.1.1 Movement Network - Alternative Road Layout**

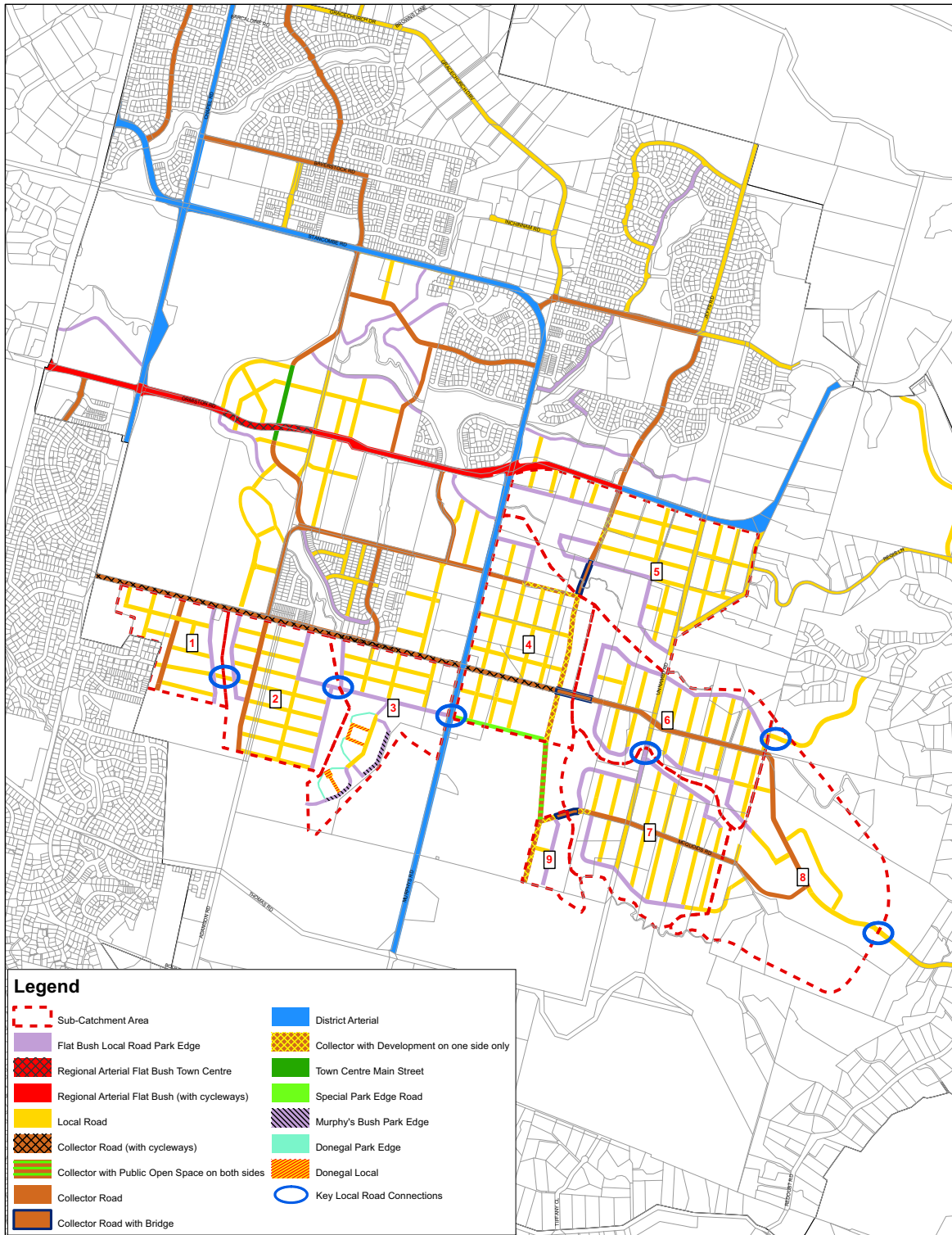
- (i) Alternative road layouts may be proposed which demonstrate the implications for the whole sub catchment within which the changes are proposed as identified in Figure 17.10.16 and shall be constructed to the standards contained within Table 2: Construction Standards for Additional Road Types within the Flat Bush Structure Plan area, or where not contained in Table 2, Chapter 9 (Land Modification, Development and Subdivision).
- (ii) All alternative road layouts shall meet the requirements of 17.10.11.1(b) and shall not alter the position of arterial roads as identified in Figure 17.10.2 and Figure 16.11A Flat Bush Structure Plan,
- (iii) All alternative road layouts must maintain the position of key specified local road connections between sub catchment areas, as indicated in Figure 17.10.17,
- (iv) In the Residential 3 zone, the block depth shall accommodate the minimum lot dimension as specified in Rule 17.10.11.6.1.





**FIGURE 17.10.19 SUB-CATCHMENTS FOR ALTERNATIVE ROAD LAYOUTS**





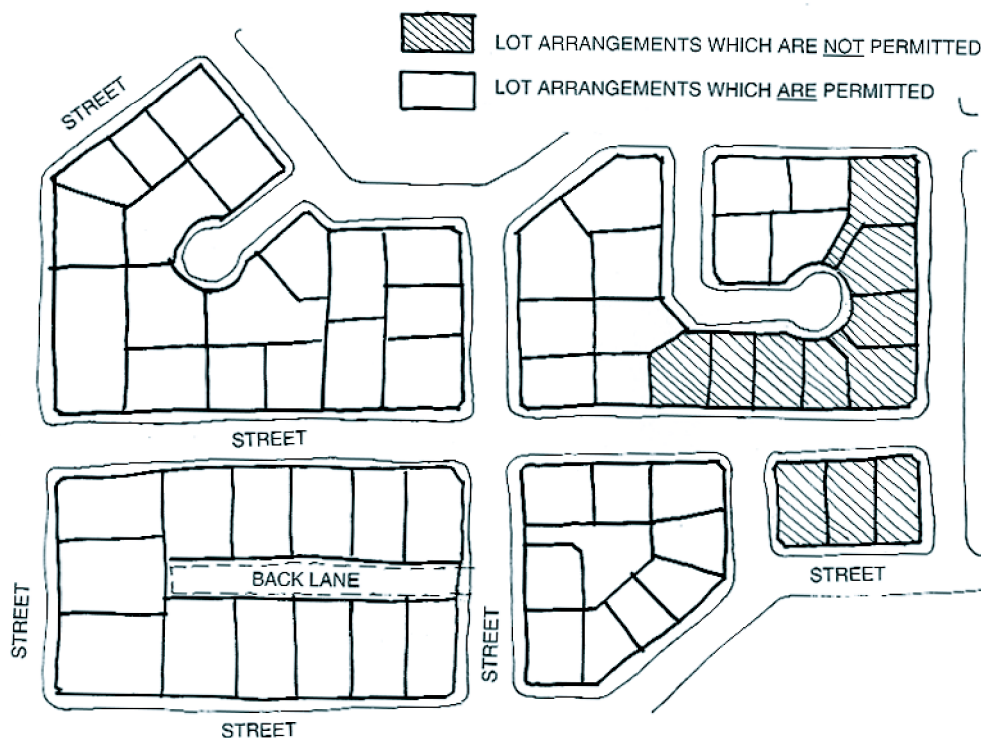
**FIGURE 17.10.20 KEY ROAD CONNECTIONS TO BE MAINTAINED BETWEEN SUB-CATCHMENTS**

**Explanation/Reasons**

Providing additional flexibility is important to allow for consideration of alternative road layouts which may be more efficient or practical than that indicated in the structure plan. However, given the wide range of issues that need to be considered and the highly fragmented landownership in most of these areas, it is necessary to ensure that alternative layouts are developed on a comprehensive basis such that the 'domino effect' of changes on other properties and the wider objectives are carefully considered.

**17.10.11.2 Reverse Lotting**

- (a) No front lots (except for corner lots) shall have more than 1 front boundary that meets or exceeds the minimum site frontage for a front boundary. See Figure 17.10.18: Reverse Lotting.

**FIGURE 17.10.21 REVERSE LOTTING****Explanation/Reasons**

Reverse lotting is a situation where lots are created that have more than one road frontage thereby creating the potential for development to "turn their backs" to certain roads often in the form of high fences. The creation of lively street frontages is important for the following reasons:

- Lots which enable future activities to directly interact with the street, promote safety, security, and social interaction, and enhance amenity values.
- Back garden fences fronting streets reduce personal safety for people using the street by preventing informal surveillance from adjacent houses.

**17.10.11.3 Cycleways in Flat Bush Structure Plan Area**

- (a) Within the Flat Bush Structure Plan area cycleways shall comply with the provisions contained within Rule 9.9.2.11(e), Rule 17.10.11.1 and the following additional rules:
- (i) Where a dedicated cycle path is provided within a Road Reserve it shall be clearly delineated.
- (ii) Cycleways are to be built to the following minimum widths:
- One way cycle path with pedestrians 2.0m
  - Two way cycle path with pedestrians 3.5m

**Explanation/Reasons**

*The provision of safe, and convenient cycle routes are essential for the promotion of cycle activity which, in turn, offers the following benefits:*

- *improved health, social and recreational opportunities,*
- *improved safety with increased activity,*
- *promotes choice of transport options, and*
- *reduces car dependency.*

*It is important, where possible, to locate cycle routes in areas where they are visible from dwellings or passing motorists to enhance personal safety.*

#### 17.10.11.4 Lot Sizes for Flat Bush Residential 1 Zone, Flat Bush Residential 2 Zone and Flat Bush Countryside Transition Zone

- (a) Lots in Flat Bush Residential 1 and 2 zones and the Flat Bush Countryside Transition zone shall comply with Table 3: Lot Sizes.

**Table 3: LOT SIZES**

ZONE	FLAT BUSH RESIDENTIAL 1						FLAT BUSH RESIDENTIAL 2	FLAT BUSH COUNTRYSIDE TRANSITION
	TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE		
Average <sup>1</sup> lot size (m <sup>2</sup> )	250 to 475	250 to 425 except that in the MANA the average lot size shall be 425–450	180 to 300	201 to 425 except that in the MANA the average lot size shall be 300–425	180 to 250	201 to 425 except that in the MANA the average lot size shall be 350–425	375 to 500 * except that in the MANA the average lot size shall be 425–500	5000 or greater, except for the Gracechurch Heights area where the average shall be 4000 or greater
Minimum lot size (m <sup>2</sup> )	125	125	125	125	125	125	250	2000

<sup>1</sup> Refer to chapter 18 for definition of average lot size

\* Refer also to Rule 17.10.11.4 (g)

- (b) Any lots created that are in excess of 1000m<sup>2</sup> and any lots in the Special Policy Area (Flat Bush Buffer and Willowbank areas) shall not be included for the purposes of calculating average lot size except that for lots between 1000m<sup>2</sup>–2000m<sup>2</sup> where a commitment is made, to be secured by way of consent notice or similar, for a specified number of lots/households to be developed on the subject site not exceeding the maximum number of potential dwellings that could be built if the site was subdivided to meet the minimum average lot size specified in Table 3 for each zone then they shall be included for the purpose of calculating average density.
- (c) The average lot size in the Flat Bush Countryside Transition zone may include land within the Conservation / Stormwater Management Policy Area.
- (d) The minimum lot size of 2000m<sup>2</sup> within the Flat Bush Countryside Transition zone shall not include any land within the Conservation/ Stormwater Management Policy Area.
- (e) The minimum lot size for the Special Policy Area (Flat Bush Buffer) shall be 750m<sup>2</sup>.

- (f) The minimum lot size for the Special Policy Area (Willowbank) shall comply with the following:

LOT TYPE	NET SITE AREA (M <sup>2</sup> )
Front Lots	750
Rear Lots with entrance strips or private ways 60 metres or less in length	750
Rear Lots with entrance strips or private ways greater than 60 metres in length.	1500

- (g) On sites within the Flat Bush Residential 2 zone, where more than 20% of the land available for subdivision (excluding land proposed to be set aside for stormwater management purposes and public open space) comprises existing slopes with a gradient equal to or greater than 1 in 10, then the average section size may be increased to not more than 600m<sup>2</sup> for that proportion of the site which contains such slopes. It is assumed, for the purpose of implementing this rule that the ratio of such lots allowed within the overall subdivision, corresponds to the proportion of the site which contains slopes of 1 in 10 or more gradient.

The following example demonstrates how the calculation of overall average lot size would be determined for a subdivision yielding 100 lots, assuming that 40% of the existing slopes have gradients greater than 1 in 10.

40 lots @ max 600m<sup>2</sup> have area =24,000m<sup>2</sup>

60 lots @ max 500m<sup>2</sup> have area =30,000m<sup>2</sup>

100 lots =54,000m<sup>2</sup>

The allowable overall maximum average lot size in this example is therefore 540m<sup>2</sup>.

#### 17.10.11.4.1 Additional Development Standards to be met in the Flat Bush Countryside Transition zone

- (a) Subdivision creating lots will only be permitted on land held in a separate Certificate of title on 27 October 2010 (the existing lot).
- (b) Subdivisions are permitted to be made in stages by reference back to the existing lot. Multiple subdivision consent applications may not be used to negate the provision for an average lot size or the maximum number of lots that would be permitted by the subdivision of the existing lot.

#### 17.10.11.4.2 Lot Sizes for Flat Bush Residential 3 Zone, Flat Bush residential 4 Zone [AM183]

- (a) Lots In Flat Bush Residential 3 and 4 zones shall comply with Lot Sizes below.

ZONE	FLAT BUSH RESIDENTIAL 3				FLAT BUSH RESIDENTIAL 4		
	PRECINCT	GENERAL	ARETERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE	AREA A	AREA B
Average <sup>1</sup> lot size (m <sup>2</sup> )	325 to 425 except that in the MANA the average lot size shall be 425-450	325 to 425	325 to 425	325 to 425	325 to 425	N/A	N/A
Minimum <sup>2</sup> lot size (m <sup>2</sup> )	325m	325	325	325	325	520	1000

<sup>1</sup> Refer to Chapter 18 for definition of average lot size

<sup>2</sup> Lots smaller than 325m<sup>2</sup> are possible as part of an integrated land use and subdivision consent. Refer to 17.10.12.1 Table 5 for density limitations including maximum densities within the MANA.

- (b) The minimum lot size for the Special Policy Area (Shepherds Lane) shall be 750m<sup>2</sup>, with a 20m minimum frontage.

#### 17.10.11.5 Lot Sizes (Flat Bush Town Centre Zone and Flat Bush Neighbourhood Centre Zone)

Lot sizes for the Flat Bush Town Centre zone and the Flat Bush Neighbourhood Centre zone shall be in accordance with the Business 1 provisions contained in Rule 14.11.16.

#### 17.10.11.6 Minimum Lot Dimensions (Flat Bush Residential 1 Zone and Flat Bush Residential 2 Zone)

- (a) All lot dimensions shall be no less than those specified in Table 4: Minimum Lot Dimensions.

**Table 4: MINIMUM LOT DIMENSIONS**

LOT TYPE		MINIMUM WIDTH	MINIMUM DEPTH (EXCLUDING BACK LANE)
(i)	Lots with Back Lane vehicle access		
	Lots up to 15m width	4.5m	22m
	Lots greater than 15m in width	>15m	15m
(ii)	Lots with vehicle access off a street		
	Lots up to 15m width	7.5m	20m

**Table 4: MINIMUM LOT DIMENSIONS**

LOT TYPE	MINIMUM WIDTH	MINIMUM DEPTH (EXCLUDING BACK LANE)
Lots greater than 15m in width	>15m	15m

- (b) Minimum net site area for rear lots shall be 500m<sup>2</sup>.
- (c) Any lot within the Special Policy Area (Flat Bush Buffer and Willowbank areas) shall maintain a minimum depth of at least 25m at any point measured from the Flat Bush Countryside Transition zone boundary.
- (d) Any front lot greater than 1000m<sup>2</sup> (except those in the Special Policy Area (Flat Bush Buffer)) shall have a front boundary that measures at least 25% of the total site perimeter.

- (e) Definition of Front Lot:

The following shall be deemed to be front lots:

- (i) Lots with back lane vehicle access which have a minimum road frontage of 4.5m
- (ii) Lots without back lane vehicle access that are  $\geq 400\text{m}^2$  which have a minimum road frontage of 12m
- (iii) Lots without back lane vehicle access  $< 400\text{m}^2$  which have a minimum road frontage of 7.5m.

- (f) Definition of Rear Lot:

The following shall be deemed to be rear lots:

- (i) Any lot that does not fall within the definition of a front lot

#### **17.10.11.6.1 Minimum Lot Dimensions Flat Bush Residential 3 Zone**

- (a) All front lots in the Flat Bush Residential 3 Zone (except in the Shepherds Lane Special Policy Area) shall have a minimum width of 12.5m.
- (b) In the Shepherds Lane Special Policy Area all front lots shall maintain a minimum width of 20m.
- (c) All front lots shall have a minimum a minimum depth of 26m.
- (d) All back lanes shall maintain a minimum legal width of at least 7m.
- (e) Any front lot greater than 1000m<sup>2</sup> (except those in the Special Policy Area (Flat Bush Buffer & Shepherds Lane)) shall have a front boundary that measures at least 25% of the total site perimeter.
- (f) Any rear lots are deemed to be a non complying activity.



**17.10.11.6.2 Minimum Lot Dimensions in Flat Bush Residential 3 Zone as part of an Integrated Land use consent**

- (a) There shall be no minimum lot size where subdivision is proposed as part of an integrated land use consent provided that within the MANA the maximum allowable densities set out in Table 5 of Rule 17.10.12.1 are complied with.

**17.10.11.6.3 Minimum Lot Dimensions Flat Bush Residential 4 Zone**

- (a) All front lots in the Flat Bush Residential 4 Zone shall have a minimum width of 20m.
- (b) All front lots shall have a minimum depth of 26m.
- (c) The minimum net site area for rear lots within Area A shall be 520m<sup>2</sup> and within Area B shall be 1000m<sup>2</sup>.

**Explanation/Reasons**

*The specified minimum residential lot dimensions will contribute to the provision of an appropriate level of on-site residential amenity and amenity for the streetscape by avoiding the adverse effects of inappropriate development of narrow lots with poor orientation to public streets. Narrow lots may be permissible as part of an integrated land use subdivision consent where the effects on the streetscape and private amenity can be properly assessed.*

**17.10.11.7 Minimum Lot Width for Front Lots (Flat Bush Countryside Transition Zone)**

- (a) A minimum frontage of 25m shall be required for all front lots.

**17.10.11.8 Street Trees and Street Garden Planting**

- (a) Street tree planting shall be required on *all* subdivision that creates a new street frontage or adjoins an existing street frontage where street planting does not exist.
- (b) Street tree planting shall be undertaken in new developments once formation of the street has been completed.
- (c) Street trees shall be planted in the front berm between the kerb and the footpath. The front berm for street tree planting shall have a minimum width of 1.4 metres.
- (d) Street trees are to be provided on both sides of the street at a minimum average spacing of 15 metres.
- (e) Clear visibility of bus stops, pedestrian crossings, sign posts, *and* road intersections (where they are known) is to be maintained.
- (f) All species selected for street tree planting are to be approved by the Council.
- (g) The subdivider shall be responsible for the routine maintenance and replacement planting of any street planting they provide including deadwooding, weed control, mulching, shrub, plant replacement and watering for a minimum period of 12 months from the time of planting.

**Explanation / Reasons**

*Street Tree Planting within the Flat Bush area is necessary for a number of reasons: (i) to offset the impact of the built environment and provide a high quality urban environment; (ii) improve visual amenity, (iii)*

assist wayfinding / legibility by visually reinforcing key access routes; (iv) strengthen the natural values and cultural heritage of the area; (v) strengthen the community and neighbourhood identity through distinctive planting; and (vi) to reinforce the role of streets as part of open space and the public realm. It is further noted that mature street trees create a sense of enclosure that can contribute to lower overall traffic speeds.

The mandatory requirement of street tree planting is designed to ensure that this aspect of urban amenity is provided to a certain standard. As a result a substantial amount of street trees will ensure an enhanced street character is achieved. Subdivision design must therefore ensure underground services and street lights do not limit opportunities for street tree planting.

Council's Tree Policy sets out the appropriate tree species, technical standards, location and separation distance for planting to ensure that appropriate tree species are used, that they are located in a manner that avoids damage to footpaths, under ground and overhead utilities and ensures clear sightlines and visibility for all street users.

Council has developed Street Garden Design Guidelines that apply city-wide. The overall purpose of the Guidelines is to assist landscape architects and developers proposing street gardens and Council Officers assessing applications for subdivision consent to improve the design, quality and impact street gardens have within the City. The Street Garden Design Guidelines therefore give guidance on the design and provision of street gardens that would be acceptable to Council as part of overall subdivision design.

#### **17.10.11.9 Additional Standards Applying to Subdivision of Land within the Public Open Space 6 Overlying Area**

- (a) Upon development or subdivision of sites containing Public Open Space 6 Overlying Area, such areas shall be vested in the Council for public open space purposes. Property owners of all land so vested shall be compensated (where applicable) in accordance with Rule 15.15.2 and Rule 17.10.11.9 (b) & (c).
- (b) The underlying zone of Land in the Public Open Space 6 Overlying Area shall assume the zoning of its adjoining zone.
- (c) Where land within the Public Open Space 6 Overlying Area has more than one adjoining zone, then the mid point of the stream or gully shall be taken as the boundary between the adjoining zones.
- (d) All land contained within the Public Open Space 6 Overlying Area that is vested in Council upon subdivision, development or by direct purchase, shall be administered in accordance with the Rules for Public Open Space 6 — Environmental Corridor zone.
- (e) In the situation where all or part of the land identified within the Public Open Space 6 Overlying Area is not required to be vested in Council as public open space, the overlying area status shall no longer apply and the land shall be administered in accordance with the provisions of its underlying zone as determined in Rules 17.10.11.9 (b) and (c).
- (f) Where land is no longer required as a Stormwater Management Area within the Flat Bush area as determined by Rule 9.8.3.2 the land shall be administered in accordance with the provisions for the Public Open Space 6 Overlying Area.

#### **Explanation / Reasons**

These rules provide the framework for vesting land within the Public Open Space 6 Overlying Area in Council. The requirements enable the land once vested to be administered in accordance with the Rules

for the Public Open Space 6 — Environmental Corridor zone until the land is subsequently rezoned for this purpose.

*In general, the underlying zone land within the Public Open Space 6 Overlying Area will assume the immediately adjoining, whether that is Flat Bush Residential 1 zone, Flat Bush Residential 2 zone, Flat Bush Town Centre zone or Flat Bush Neighbourhood Centre zone. In the situation where there is more than one adjoining zoning on either side, it is expected that the centre of the stream or gully within the Stormwater Management Area will be used to determine the zoning.*

#### **17.10.11.10 Additional Standards Applying to Subdivision of Land within the Conservation / Stormwater Management Policy Area**

- (a) The underlying zone of land in the Conservation / Stormwater Management Policy Area shall be that of the adjoining zone.
- (b) Where land within the Conservation / Stormwater Management Policy Area has more than one adjoining zone, then the mid point of the stream shall be taken as the boundary between the adjoining zones.
- (c) All building platforms within the subdivision shall be wholly outside the Conservation / Stormwater Management Policy Area.
- (d) Access to all lots within the subdivision shall be located wholly outside of the Conservation / Stormwater Management Policy Area.
- (e) Where an application for subdivision consent includes two or more adjoining lots, the combined areas may be treated as one lot for the sole purpose of subdivision design and configuration, provided that the average lot size and minimum lot size are in accordance with Rule 17.10.11.4.
- (f) Land within the Conservation / Stormwater Management Policy Area to be set aside for planting and to be secured by consent notice shall be planted and a programme of weed and pest control shall be provided for in the consent notice.
- (g) A Riparian Planting Plan shall be provided as part of any application for land modification, development and subdivision in accordance with Rule 9.13.2(n).
- (h) The developer shall be responsible for the routine maintenance and replacement of any planting they provide for a period of two years from the time of planting.

#### **Explanation / Reasons**

*The requirement for the subdivider to provide native riparian planting on land within the Conservation / Stormwater Management Policy Area is designed to reduce the level of erosion and flooding created in the catchment, to maintain stream bank stability, to enhance the ecological condition of the streams and gully areas, to increase native wildlife habitat and ecological values within the catchment and contribute to the landscape amenity within the Flat Bush Countryside Transition and Flat Bush Residential 2 zone.*

#### **17.10.11.11 Additional Standard for the Provision of Public Utility Services - Fibre Optic Cable**

- (a) This rule shall apply to the area of land identified as Stage 2A and Stage 2B in Figure 16.11D Flat Bush Staging of Development.
- (b) All allotments on subdivision must be provided with a connection to a fibre optic telecommunications network.

**Explanation / Reasons**

Facilitating the delivery of fibre optic cables will provide significant social, economical and environmental benefits for the Flat Bush community. Fibre optic cabling is seen as providing the greatest ability to future proof Flat Bush Structure Plan Area's high speed bandwidth needs.

**17.10.12 Rules — Development and Performance Standards****17.10.12.1 Household Density (Flat Bush Residential 1, 2 and 3 Zones)**

- (a) Construction of Household units on lots greater than 1000m<sup>2</sup> in the Flat Bush Residential 1 and Flat Bush Residential 2 and Flat Bush Residential 3 zones (excluding those lots in the Special Policy Area — Flat Bush Buffer and Special policy Area Shepherds Lane shall achieve the minimum densities outlined in Table 5: Household Density to be Achieved on Lots Greater than 1000m<sup>2</sup>.
- (b) The maximum number of household units allowed on any site within the MANA, within the area covered by the Flat Bush Structure Plan, shall be calculated by dividing the net site area of the site by the maximum allowable density (m<sup>2</sup> per household unit) prescribed in Table 5, and rounding any end fraction down to the next whole number.

**Table 5: HOUSEHOLD DENSITY TO BE ACHIEVED ON LOTS GREATER THAN 1000M<sup>2</sup>**

ZONE	FLAT BUSH RESIDENTIAL 1						FLAT BUSH RESIDENTIAL 2	FLAT BUSH NEIGHBOURHOOD CENTRE
	TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE		
Minimum density (m <sup>2</sup> per household unit)	475	425	300	425	250	425	500	N/A
Maximum allowable density within the MANA area (m <sup>2</sup> per household unit)	N/A	400	N/A	150	180	300	425	150

Note: Any development not meeting the density requirements of Rule 17.10.12.1 shall be a non-complying activity.

**Explanation / Reasons**

Lots which are greater than 1000m<sup>2</sup> can be created under the subdivision rules to allow for non residential activities, such as Churches, without being counted towards the average lot sizes to be achieved in the respective zone or precinct. In addition, large lots can be used for residential purposes but are required to achieve a certain minimum density to ensure that the integrity of the density targets for the respective zones or precincts is not undermined.

**17.10.12.2 Site Coverage**

- (a) Maximum site coverage shall comply with Table 6: Site Coverage Limitations.

**Table 6: SITE COVERAGE LIMITATIONS**

ZONE % SITE COVERAGE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1 FLAT BUSH RESIDENTIAL 3 (Figure in brackets)							FLAT BUSH RESIDENTIAL 2	FLAT BUSH RESIDENTIAL 4 4		FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 – ENVIRONMENTAL CORRIDOR
			TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE	AREA A		AREA B			
Sites over 400m <sup>2</sup> net site area	80	80	40	40 (40)	40 (40)	40 (40)	40 (40)	40 (40)	40 (40)	40	35	30	15	NA
Sites 200m <sup>2</sup> to 399m <sup>2</sup> net site area	80	80	40	45 (40)	45	45 (40)	45 (40)	45 (40)	45 (40)	40	NA	NA	NA	NA
Sites under 200m <sup>2</sup> net site area	80	80	40	50	50	50	50	50	50	NA	NA	NA	NA	NA

- (b) All lots in the Special Policy Area (Flat Bush Buffer) shall have a maximum site coverage of 35%.
- (c) All Lots in the Special Policy Area (Willowbank) shall have a maximum site coverage of 35%.
- (d) All lots in the Special Policy area (Shepherds Lane) shall have maximum site coverage of 35%.

- (e) In the Flat Bush Residential 3 and Residential 4 Zones at least 50% of the area within the minimum front yard setback shall be pervious.

### Explanation/Reasons

*In the Flat Bush Countryside Transition zone the 15% coverage combined with the 8m height limit, encourages a lower form of development allowing design flexibility.*

*In the Special Policy Area (Flat Bush Buffer) the maximum site coverage of 35% allows sufficient outdoor space for landscaping and tree planting and ensures a sense of openness at the interface between urban and Countryside Transition zones.*

### 17.10.12.3 Front Yards

- (a) All buildings shall comply with the requirements of Table 7: Front Yard Set Backs.

**Table 7: FRONT YARD SET BACKS**

ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1 FLAT BUSH RESIDENTIAL 3 (BRACKETS)						FLAT BUSH RESIDENTIAL 2 FLAT BUSH RESIDENTIAL 4 (BRACKETS)	FLAT BUSH COUNTRYSIDE TRANSITION	PUBLIC OPEN SPACE 6 — ENVIRONMENTAL CORRIDOR
			TRANSITION	CENTRAL	GENERAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
Front Yard Minimum Set Back (m)	0	0	3 (NA)	1 (NA)	2 (3)	0 (3)	0 (3)	1 (3)	3 (4)	6	0

- (b) Exceptions / Exemptions to 17.10.12.3 Front Yards:

- (i) Verandahs and porches may project beyond the Front Yard Minimum Set Back but not beyond the front boundary to a maximum width of 3m provided that in precincts where the minimum setback is 2m or more they are no closer than 1.5m from the front boundary.
- (ii) A minimum front yard of 2m shall apply in the Special Policy Area (Flat Bush Buffer).
- (iii) On corner sites in the Flat Bush Residential 3 zone a front yard of 2.5m shall apply on the longest side boundary.

- (iv) A minimum front yard of 6m shall apply in the Shepherds Lane Special Policy Area.

#### 17.10.12.4.1 Side and Rear Yards (Flat Bush Countryside Transition Zone)

- (a) The minimum rear yard set back for the Flat Bush Countryside Transition zone is 6 metres.
- (b) The minimum side yard set back for the Flat Bush Countryside Transition zone is 6 metres.

#### 17.10.12.4.2 Side and Rear Yards (Flat Bush Residential 3 and 4 Zones)

	FLAT BUSH RESIDENTIAL 3	FLAT BUSH RESIDENTIAL 4	
		AREA A	AREA B
Side Yard	1.2m	3.0m	3.0
Side yard in the Shepherds Lane Special Policy Area	3.0m	NA	NA
Rear Yard	9.0m <sup>2</sup>	9.0m <sup>2</sup>	9.0m

#### [AM183]

<sup>1</sup>The 9 metre rear yard rule shall not apply to rear lots where alternative yard set backs have been nominated at the time of subdivision.

<sup>2</sup> a single storey building (or part of building) up to a maximum height of 5m with a maximum width of 4m that is no closer than 5m from the rear boundary.

#### **Explanations / Reasons**

*Yard requirements are considered appropriate in certain instances to ensure a level of visual separation between buildings and to ensure a level of privacy.*



## 17.10.12.5 Maximum Height, Overshadowing and Dominance Requirements

- (a) Maximum building height shall comply with Table 8: Maximum Height.

Table 8: MAXIMUM HEIGHT

ZONE	FLAT BUSH TOWN CENTRE	FLAT BUSH NEIGHBOURHOOD CENTRE	FLAT BUSH RESIDENTIAL 1, 3						FLAT BUSH RESIDENTIAL 2	FLAT BUSH RESIDENTIAL 4 & FLAT BUSH COUNTRYSIDE	PUBLIC OPEN SPACE 6 ENVIRONMENTAL CORRIDOR
			TRANSITION	GENERAL	CENTRAL	ARTERIAL	BARRY CURTIS PARK EDGE	LOCAL CENTRE			
Maximum Height (m)	16	12	9	9	9	12	16	9	9	8	8

- (b) All buildings within the Special Policy Area (Flat Bush Buffer and Shepherds Lane) shall have a maximum height of 8 metres.
- (c) All buildings within the Special Policy area (Willowbank) shall have a maximum height of 8 metres.
- (d) Buildings and Structures in the Flat Bush Residential 1 zone and Flat Bush Residential 2 zones shall comply with the requirements of Table 8A or Table 8B.

Table 8A: FLAT BUSH RESIDENTIAL 1 ZONE — TRANSITION PRECINCT

SITE SIZE (NET SITE AREA)	REAR YARD	SIDE YARD	BUILDING HEIGHT IN RELATION TO BOUNDARY (BHRB) AND ADDITIONAL HEIGHT RESTRICTIONS	ACTIVE BUILDING FRONTAGES
Buildings and structures on front sites $\geq 400\text{m}^2$	1.0m	One of 1.0m and one of 2.4m  Refer to Rule 13.11.1.5.2(a)(iii) for exceptions	Rule 5.18.1 shall apply except that no height in relation to boundary control shall apply to the front boundary.	NA
Buildings and structures on front and corner sites between $225\text{m}^2$ and $399\text{m}^2$	1.0m except that no rear yard shall be required where the site adjoins a rear access lane	All 1.0m	Rule 5.18.1 shall apply except that: (i) BHRB shall be measured from a height of 3m along the side and rear boundaries and no BHRB shall apply to front yards  In all cases where a site shares a boundary with an adjoining site which is $400\text{m}^2$ or greater in area then that boundary shall be subject to the provisions of Rule 5.18.1	Rule 17.10.12.6 Active Building Frontages shall apply

Table 8A: FLAT BUSH RESIDENTIAL 1 ZONE — TRANSITION PRECINCT

SITE SIZE (NET SITE AREA)	REAR YARD	SIDE YARD	BUILDING HEIGHT IN RELATION TO BOUNDARY (BHRB) AND ADDITIONAL HEIGHT RESTRICTIONS	ACTIVE BUILDING FRONTAGES
Buildings and structures on front and corner sites < 225m <sup>2</sup>	Not required except that where a site less than 225m <sup>2</sup> shares a boundary with a site larger than 225m <sup>2</sup> or larger in area then the yard requirements which apply to the larger site shall be applied to that boundary.	Not required except that where a site less than 225m <sup>2</sup> shares a boundary with a site larger than 225m <sup>2</sup> or larger in area then the yard requirements which apply to the larger site shall be applied to that boundary.	<p>(i) In the case of front lots the maximum allowable heights shall only apply for up to a maximum depth of 18m from the front boundary. The maximum allowable building height within the remaining part of such sites shall be 5m, provided that in all cases the maximum building height shall be no more than 5m over that part of the site that is located within 6m of the rear boundary (Refer to Figure 17.10.20)</p> <p>(ii) In the case of corner lots, for the purposes of applying this particular rule, the shortest side boundary shall be assumed to be the rear boundary. The maximum allowable height shall apply up to a maximum depth of 18m measured from the street boundary along the longest side boundary and from this point a line shall be drawn that is parallel to the assumed rear boundary identified above. The maximum allowable building height within the remaining part of such sites shall be 5m, provided that in all cases the maximum building height shall be no more than 5m over that part of the site that is located within 6m of the assumed rear boundary (Refer to Figure 17.10.20)</p> <p>(iii) A BHRB of 6m + 45° shall apply to any side boundary that is within the front part of the site where the foregoing maximum height rule (in (i) and (ii) above) applies, and a BHRB in accordance with rule 5.18.1 shall apply to any side or rear boundary that adjoins that part of a site where the 5m maximum height applies, provided that Rule 5.18.1 shall not apply to any rear boundary (or assumed rear boundary as per (ii) above) that abuts a rear access (back) lane.</p> <p>(iv) In all cases where a site shares a boundary with an adjoining site which is greater or equal to 225m<sup>2</sup> in area then that boundary shall be subject to the BHRB provisions that apply to the larger site.</p>	Rule 17.10.12.6 Active Building frontages shall apply
Buildings and structures on all rear sites	1.0m	NA	Rule 5.18.1 shall apply	NA

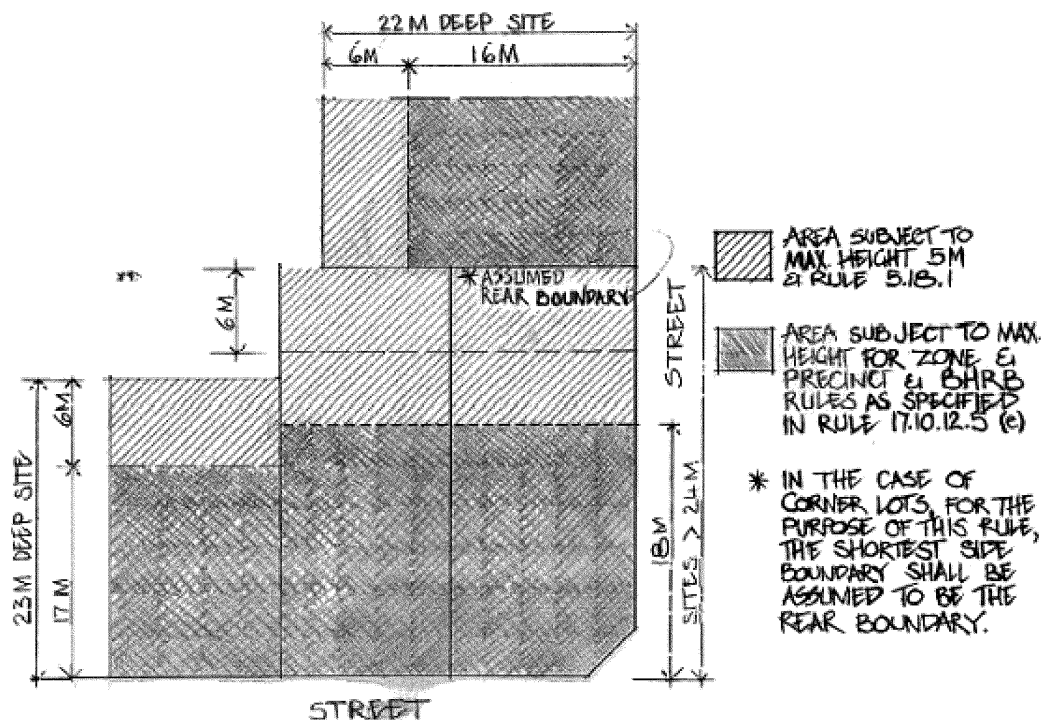
**Table 8B: FLAT BUSH RESIDENTIAL 1 & 2 ZONES — ALL PRECINCTS, EXCEPT TRANSITION PRECINCT**

SITE SIZE (NET SITE AREA)	REAR YARD	SIDE YARD	BUILDING HEIGHT IN RELATION TO BOUNDARY (BHRB) AND ADDITIONAL HEIGHT RESTRICTIONS	ACTIVE BUILDING FRONTAGES
Buildings and structures on front sites $\geq 400\text{m}^2$	1.0m See Note 1 below for Special Policy Areas (Flat Bush Buffer and Willowbank)	All 1.0m	Rule 5.18.1 shall apply except that no height in relation to boundary shall apply to the front boundary	Rule 17.10.12.6 Active building Frontages shall apply
Buildings and structures on front and corner sites between $225\text{m}^2$ and $399\text{m}^2$	1.0m except that no rear yard shall be required where the site adjoins a rear access lane	All 1.0m	<p>(i) In the case of front lots the maximum allowable heights shall only apply for up to a maximum depth of 18m from the front boundary. The maximum allowable building height within the remaining part of such sites shall be 5m, provided that in all cases the maximum building height shall be no more than 5m over that part of the site that is located within 6m of the rear boundary (Refer to Figure 17.10.20)</p> <p>(ii) In the case of corner lots, for the purpose of applying this particular rule, the shortest side boundary shall be assumed to be the rear boundary. The maximum allowable height shall apply up to a maximum depth of 18m measured from the street boundary along the longest side boundary and from this point a line shall be drawn that is parallel to the assumed rear boundary identified above. The maximum allowable building height within the remaining part of such sites shall be 5m, provided that in all cases the maximum building height shall be no more than 5m over that part of the site that is located within 6m of the assumed rear boundary (Refer to Figure 17.10.20).</p> <p>(iii) A BHRB of 5m and <math>45^\circ</math> shall apply to any side boundary that is within the front part of the site where the foregoing maximum height rule (in (i) and (ii) above) applies, and a BHRB in accordance with rule 5.18.1 shall apply to any side or rear boundary that adjoins that part of a site where the 5m maximum height applies provided that Rule 5.18.1 shall not apply to any rear boundary (or assumed rear boundary as per (ii) above) that abuts a rear access (back) lane.</p> <p>(iv) In all cases where a site shares a boundary with an adjoining site which is greater or equal to <math>400\text{m}^2</math> in area then that boundary shall be subject to the provisions of Rule 5.18.1</p>	Rule 17.10.12.6 Active Building Frontages shall apply

**Table 8B: FLAT BUSH RESIDENTIAL 1 & 2 ZONES — ALL PRECINCTS, EXCEPT TRANSITION PRECINCT**

SITE SIZE (NET SITE AREA)	REAR YARD	SIDE YARD	BUILDING HEIGHT IN RELATION TO BOUNDARY (BHRB) AND ADDITIONAL HEIGHT RESTRICTIONS	ACTIVE BUILDING FRONTAGES
Buildings and structures on front and corner sites < 225m <sup>2</sup>	Not required, except that where a site less than 225m <sup>2</sup> shares a boundary with a site 225m <sup>2</sup> or larger in area then the yard requirements which apply to the larger site shall be applied to that boundary.	Not required, except that where a site less than 225m <sup>2</sup> shares a boundary with a site 225m <sup>2</sup> or larger in area then the yard requirements which apply to the larger site shall be applied to that boundary.	<p>(i) In the case of front lots the maximum allowable heights shall only apply for up to a maximum depth of 18m from the front boundary. The maximum allowable building height within the remaining part of such sites shall be 5m, provided that in all cases the maximum building height shall be no more than 5m over that part of the site that is located within 6m of the rear boundary (Refer to Figure 17.10.20).</p> <p>(ii) In the case of corner lots, for the purpose of applying this particular rule, the shortest side boundary shall be assumed to be the rear boundary. The maximum allowable height shall apply up to a maximum depth of 18m measured from the street boundary along the longest side boundary and from this point a line shall be drawn that is parallel to the assumed rear boundary identified above. The maximum allowable building height within the remaining part of such sites shall be 5m, provided that in all cases the maximum building height shall be no more than 5m over that part of the site that is located within 6m of the assumed rear boundary. (Refer to Figure 17.10.20)</p> <p>(iii) A BHRB of 6m and 45° shall apply to any side boundary that is within the front part of the site where the foregoing maximum height rule (in (i) and (ii) above) applies, and a BHRB in accordance with rule 5.18.1 shall apply to any side or rear boundary that adjoins that part of a site where the 5m maximum height applies, provided that Rule 5.18.1 shall not apply to any rear boundary (or assumed rear boundary as per (ii) above) that abuts a rear access (back) lane.</p> <p>(iv) In all cases where a site shares a boundary with an adjoining site which is greater or equal to 225m<sup>2</sup> in area then that boundary shall be subject to the BHRB provisions that apply to the larger site.</p>	Rule 17.10.12.6 Active Building Frontages shall apply
Buildings and structures on all rear sites	1.0m	NA	Rule 5.18.1 shall apply	NA

Note 1: All buildings within the Special Policy Areas (Flat Bush Buffer and Willowbank) shall be set back no less than 6m from any Flat Bush Countryside Transition Zone boundary or Flat Bush Countryside Transition Zone — Gracechurch Heights Area zone boundary.

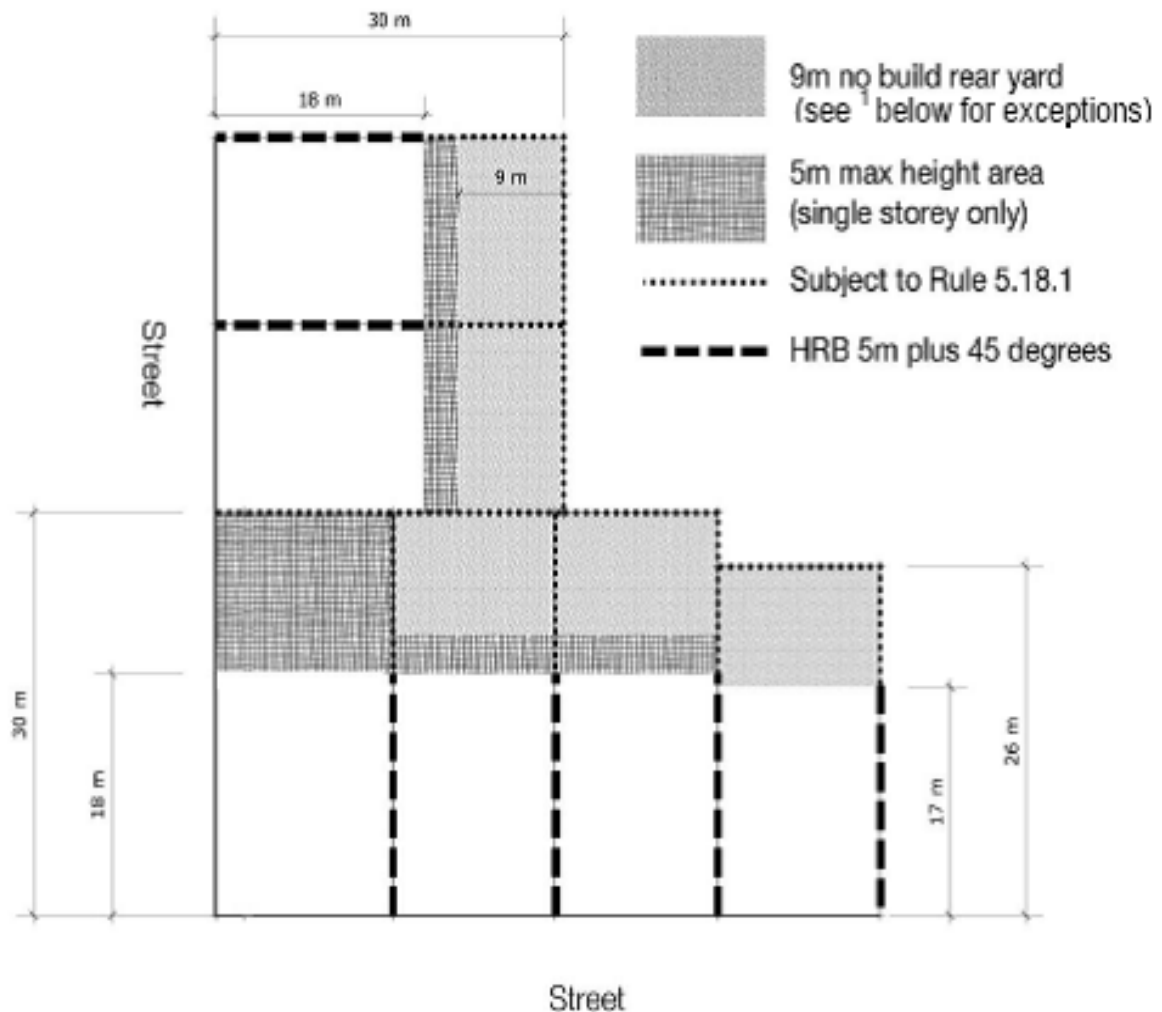


**FIGURE 17.10.22 EXAMPLE OF APPLICATION OF ADDITIONAL HEIGHT AND BUILDING HEIGHT IN RELATION TO BOUNDARY RULE WHERE REQUIRED BY RULE 17.10.12.5(d) — TABLES 8A AND TABLE 8B, FOURTH COLUMN**

- (e) Buildings and Structures in the Flat Bush Residential 3 zone shall comply with the following requirements; (Refer to Figure 17.10.23 Height in Relation to Boundary Controls and Additional Height Controls in Flat Bush Residential 3) **[AM183]**
- (i) For all lots no height in relation to boundary control shall apply to the street boundary.
  - (ii) In the case of front lots (not being a corner lot or adjacent to a corner lot) a building height in relation to boundary of 5m and 45° shall apply on side boundaries adjoining other front lots, up to a maximum distance of 18m from the front boundary. Rule 5.18.1 shall apply to the remaining part of any side boundary that is beyond 18m from the front boundary and to all rear boundaries.
  - (iii) In the case of front lots which adjoin a corner lot the following shall apply:
    - On side boundaries that adjoin the shortest side boundary of the corner lot, Rule 5.18.1 shall apply to the whole length of the boundary including where that side boundary extends beyond the corner lot.
    - On side boundaries that adjoin the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45° shall apply up to a maximum distance of 18m from the front boundary. Rule 5.18.1 shall apply to the remaining part of the side boundary that is beyond 18m from the front boundary.

- In relation to the shortest side boundary of a corner lot (including where that side boundary extends beyond the corner lot) all windows above the ground floor level facing the corner lot (or facing a lot adjoining the corner lot) shall have a window sill level at least 1.6m above the floor level or be fitted with opaque glass.
- (iv) In the case of front lots which adjoin a corner lot the following shall apply:
- On the shortest side boundary of the corner lot, Rule 5.18.1 shall apply.
  - On the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45° shall apply up to a maximum distance of 18m from the front boundary. Rule 5.18.1 shall apply to the remaining part of the side boundary that is beyond 18m from the front boundary.
  - All buildings within 9m of the shortest side boundary shall be limited to a single storey and a 5m maximum height. (Refer Figure 17.10.21).
- (v) Exceptions for Height in Relation to Boundary identified in 17.10.12.5 (e)(i) to (iv) above:
- A gable end including fascia up to a maximum of 7m<sup>2</sup> may intrude into the HRB. For the purposes of this rule a gable end is defined as the triangular sides of a building with a gable roof where the wall reaches all the way to the ridge.
  - No account shall be taken of minor projections such as radio and television aerials, antennas, solar heating devices and chimneys (not exceeding 2.0m in any horizontal direction and projecting no more than 2.0m above the maximum permitted height of the main structure).
  - Where a site abuts an entrance strip, private way, access lot, access way or public walkway the furthest boundary of these may be deemed to be the site boundary for the purpose of Rule 17.10.12.5(e).
  - Rule 17.10.12.5(e) shall not apply to the length of the common wall between abutting buildings.





**FIGURE 17.10.23 HEIGHT IN RELATION TO BOUNDARY CONTROLS AND ADDITIONAL HEIGHT CONTROLS IN FLAT BUSH RESIDENTIAL 3**

<sup>1</sup> Exception to 9m rear yard are:

a single storey building (or part of building) up to a maximum height of 5m with a maximum width of 4m that is no closer than 5m from the rear boundary.

- (f) Buildings and Structures in the Flat Bush Residential 4 zone shall comply with Rule 5.18.1, except that no height in relation to boundary control shall apply to the street boundary.

**Explanation/Reasons**

*To protect adjacent properties from a loss of privacy and amenity, being overshadowed and to avoid dominance by adjacent buildings.*



**17.10.12.6 Active Building Frontages (Flat Bush Residential 1, 2, 3 and 4 Zones)**

**Note:** The Active Building Frontage rule shall apply to the Flat Bush residential 3 and 4 zones and as required by Rule 17.10.12.5 (c) and (d)

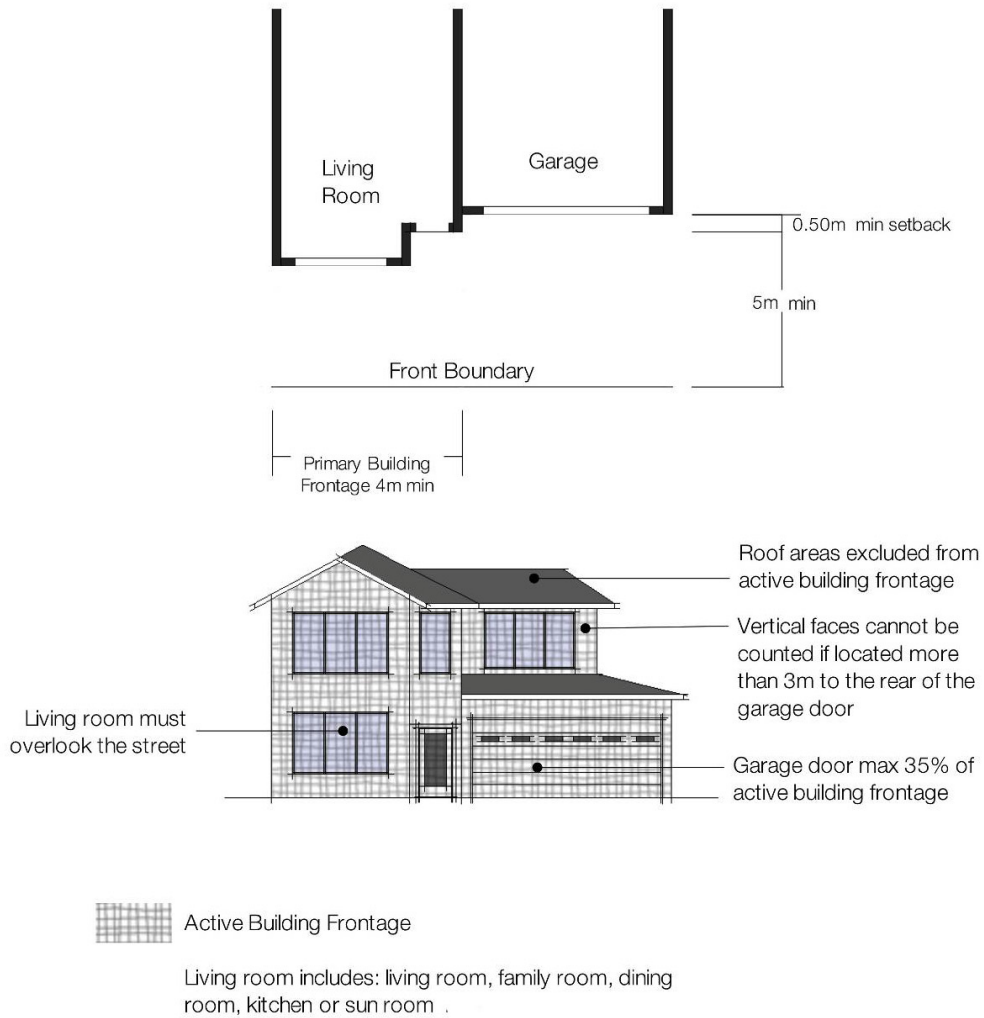
- (a) Attached or detached garages and carports accessed directly from the street (not a back lane) shall be recessed at least 0.5 metres from the primary building frontage (Refer Figure 17.10.22).
- (b) The garage door of an attached or detached garage and/or the open façade of a carport shall not occupy more than 35% of the Active Building Frontage. For the purpose of this rule Active Building Frontage is defined as

*The front façade of a dwelling including the primary building frontage and any garage that faces the street but excludes:*

- *any vertical faces that are located more than 3m to the rear of the garage door*
- *any roof*

Refer to Figure 17.10.22 Active Building Frontages for an example of the application of this rule.

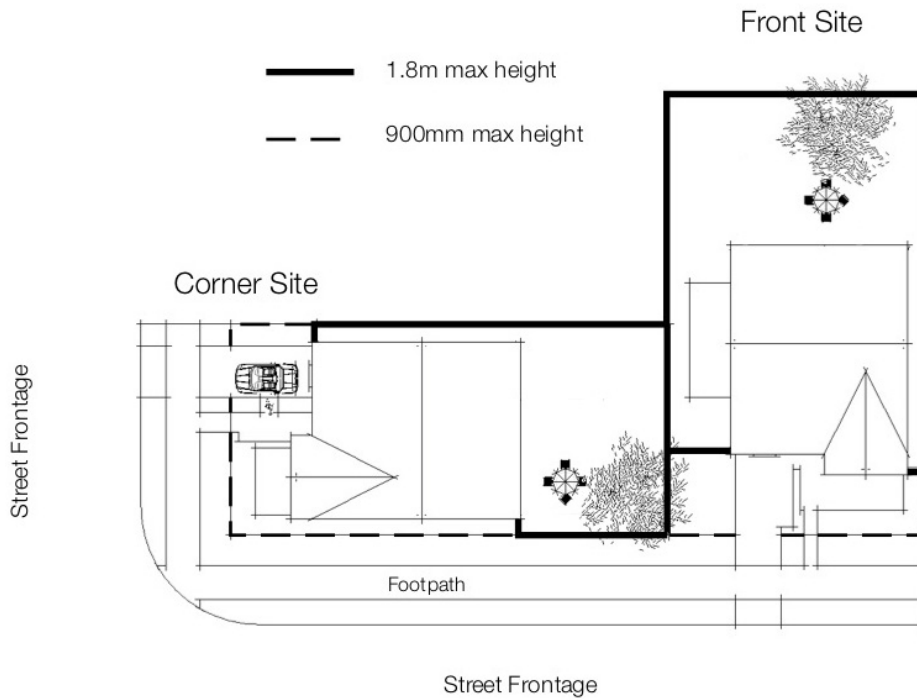
- (c) Garages and carports shall be set back a minimum of 5 metres from the front boundary.
- (d) The primary building frontage must include an internal space that is at least 4m in width of which at least 3m shall be a living room. For the purpose of this rule a living room can consist of a living room, family room, dining room, kitchen, or sunroom. This room shall contain at least one window that faces towards the road boundary.



**FIGURE 17.10.24 EXAMPLE OF RULE 17.10.12.6 ACTIVE BUILDING FRONTAGES**

**17.10.12.7 Boundary Fences**

- (a) All fences and walls forward of a building or a line parallel to the building and the street boundary (including any fences or walls on side boundaries) shall not exceed a height of 900mm except as otherwise indicated in Figure 17.10.25 Boundary Fences. **[AM183]**



**FIGURE 17.10.25 BOUNDARY FENCES**

**Explanation / Reasons**

*These rules promote 'active building frontages'. The provisions will give rise to an attractive neighbourhood with good amenity, and promote more contact between residents and opportunities for social interaction. These design elements also make for a safer environment and reduce the potential for graffiti.*

*Low fences or walls can contribute to attractive streetscapes and are also useful for defining private ownership. It is appropriate to allow for corner sites to have higher fences on part of the frontage to ensure privacy of outdoor living courts.*

**17.10.12.8 Minimum Apartment Size**

(a) Apartments shall meet the gross floor area standards as set out below:

APARTMENT TYPE	MINIMUM SIZE (gfa)
Studio	35 square metres
1 Bedroom	45 square metres
2 bedroom	70 square metres
3 bedroom	90 square metres

Gross floor area is based upon overall dimensions of the apartment floor plan (between the centreline of inter-tenancy walls and including all internal walls) but excludes balconies.

**Explanation/Reasons**

*This rule is intended to achieve minimum standards of amenity and liveability for apartment occupants.*

**17.10.12.9 Residential Private Outdoor Space for Ground Floor Residential Units**

- (a) Provide private outdoor space that complies with the following:
- (i) All residential units Residential 1 Zone (other than multi storey apartments or apartments over other uses) shall have at least 24m<sup>2</sup> of contiguous private outdoor space which shall be capable of containing a 4m diameter circle shape factor and have a minimum dimension of 3m measured at right angles to the perimeter of any part of the private open space.
  - (ii) All residential units in Residential 2, 3 and 4 zones (other than multi storey apartments or apartments over other uses) shall have at least 36m<sup>2</sup> of contiguous private outdoor space which shall be capable of containing a 6m by 6m square.
- (b) Private outdoor space shall be immediately adjacent (with less than 1m level vertical difference) to a kitchen, living, family or dining room with direct pedestrian access via a door, and shall have an average slope in any direction of not greater than 1:10.
- (c) Private outdoor space shall not be obstructed by buildings, or vehicular access, manoeuvring or parking areas, from the ground level upwards, provided that any part of a building which is 2.4m or more above the private outdoor space, may project up to 1.5m over the private outdoor space area.

**17.10.12.10 Private Outdoor Space Requirements for Residential Units above Ground Floor Level**

This Rule will apply to all Permitted Activities, Restricted Discretionary Activities and Discretionary Activities:

- (a) Apartments at first floor and above shall have balconies in accordance with Table 9: Balcony Sizes.
- (b) The minimum distance between a balcony and either a side or rear boundary shall be 8m.
- (c) Balconies shall have an overhang of at least 1m, consisting of a roof or the balcony above.
- (d) Privacy screens projecting at least 1m forward from the face of the dwelling shall be installed where adjacent balconies are located between 5m and 2m of each other.
- (e) Privacy screens projecting across the full depth of the balcony shall be installed where it is within 2m of an adjacent balcony or within 5m of the lot side boundary.

**Table 9: BALCONY SIZES**

APARTMENTS	MINIMUM SIZE	MINIMUM DEPTH
Studio Apartment or 1 Bedroom Apartment and/or any Dwelling under 60m <sup>2</sup>	4m <sup>2</sup>	2m
Two or Three Bedroom Apartment and/or any Dwelling over 80m <sup>2</sup>	6m <sup>2</sup>	2m

**Explanation / Reasons**

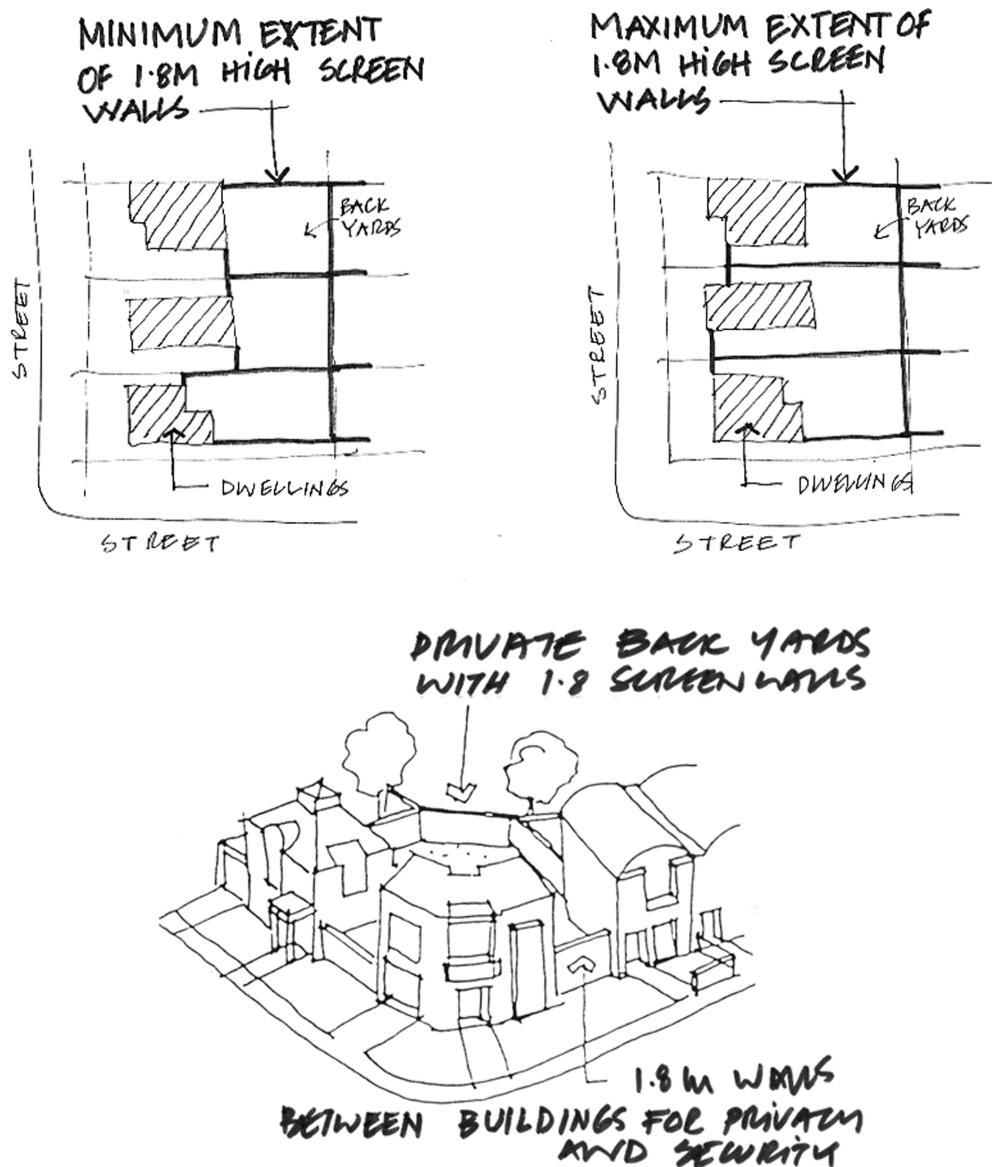
*To ensure good private amenity sufficient to allow outdoor eating, and small scale gardening opportunities with exposure to some sunlight opportunities even in winter.*

*Balconies can help to compensate for the loss of amenity due to lack of outdoor space.*

**17.10.12.11 Residential Privacy Requirements (not Applicable in the Flat Bush Countryside Transition Zone)**

This Rule will apply to all Permitted Activities:

- (a) Back yards or court yards shall have walls or screens (which are at least 80% solid) and to a maximum height of 1.8m with a minimum height of 1.6m. These walls shall also be located between dwellings, but no further forward than primary building frontage. See Figure 17.10.24: Private Open Space Screen Walls.
- (b) Any window, other than a bedroom window, which is above the ground floor level, that directly faces a rear boundary and is closer than 7.5m to that boundary shall meet the following:
  - (i) have a window sill level at least 1.6m above the floor level, or
  - (ii) be fitted with opaque glass



**FIGURE 17.10.26 PRIVATE OPEN SPACE SCREEN WALLS**

**Explanations/Reasons**

*To ensure good privacy for private outdoor living spaces.*

**17.10.12.12 Noise Insulation Requirement for an Attached Household Unit**

Household units (including erection and/or internal or external alteration or addition) in the Flat Bush Residential 1 zone, Flat Bush Residential 2 zone, Flat Bush Town Centre zone, and Flat Bush Neighbourhood Centre zone that have common building elements between another unit or units (irrespective of the activity within that unit or units), shall only be permitted where they are designed, constructed and maintained in accordance with the following requirements:

- (a) The Sound Transmission Class of common walls shall be no less than 60 and the Sound Transmission Class of common floors and ceilings shall be no less than 55.

- (b) The Impact Insulation Class of floors shall be no less than 55.
- (c) The Verification Method shall be G6/VM1.
- (d) When assessing Impact Insulation Class, all floors, hallways and stairs in a building outside a household unit are deemed to be common building elements to that household unit. The impact requirement shall therefore apply between any other unit or common space and the habitable space of the household unit irrespective of vertical or horizontal separation.
- (e) A report is provided from a suitably qualified and experienced acoustic engineer stating that the building has been designed, constructed, and has passed field tests demonstrating compliance with the above.

### **Explanation/Reasons**

*The requirement seeks to ensure continued levels of appropriate sound insulation for household units to assist in the avoidance, remedy or mitigation of the adverse effects of noise on the environment.*

#### **17.10.12.13 Vehicle Crossing Design**

- (a) Rule 8.11.7.1 Vehicle Crossing Design shall apply.

#### **17.10.12.14 Asbestos Containing Materials**

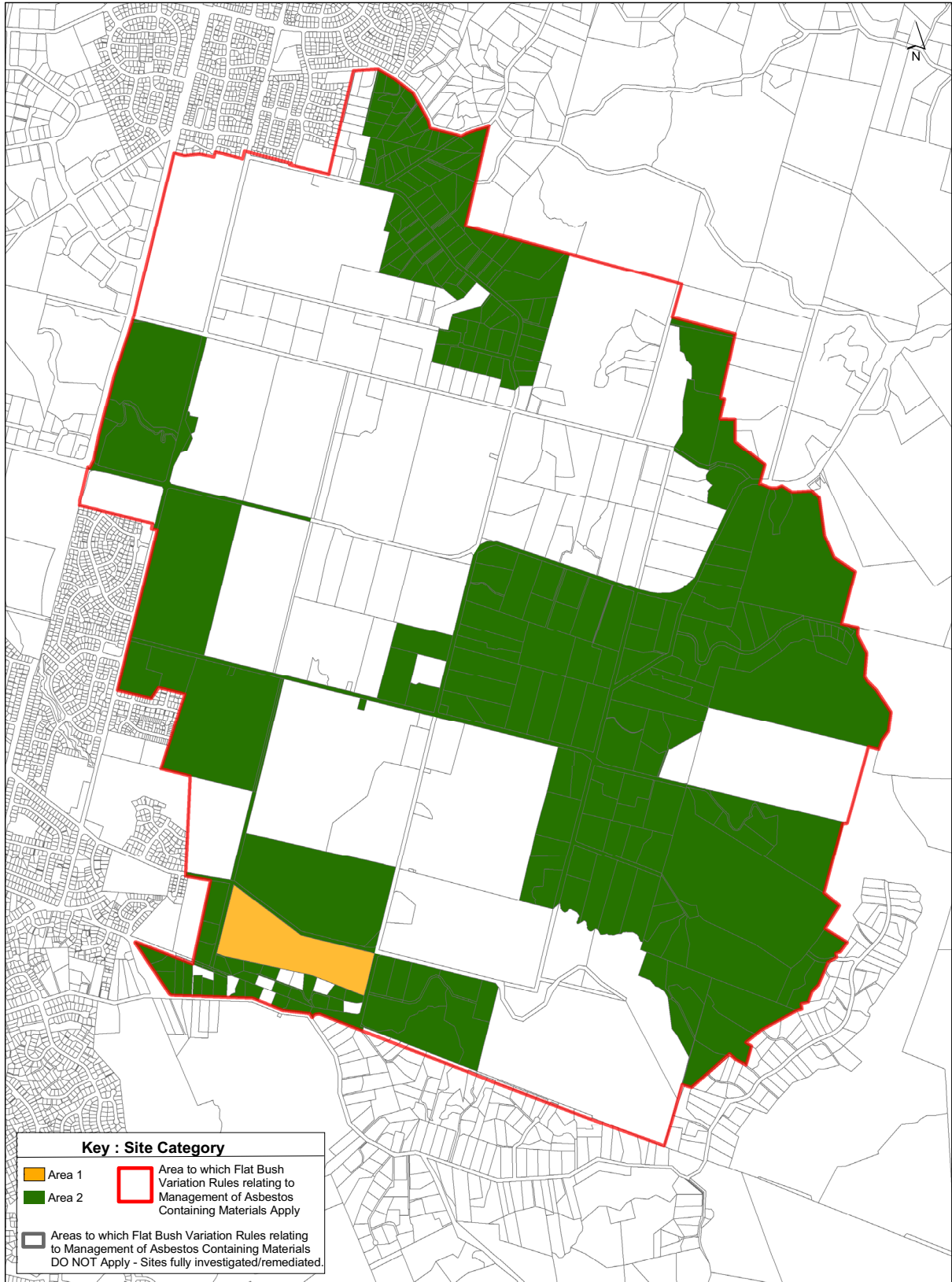
- (a) This Rule 17.10.12.14 provides rules relating to the identification, assessment, and remediation of asbestos containing materials on certain areas of land within the Flat Bush area.
- (b) These rules apply notwithstanding anything to the contrary in any other provision of the District Plan.  
[AM89]
- (c) These rules apply to the areas of land shown in the Figure 17.10.27 as follows:
  - Area 1 — land known as 83 Thomas Road, being Lot 1 DP in 178443 CT 105B/641(coloured orange in Figure 17.10.27).
  - Area 2 — Widespread areas of rural, formerly rural, or undeveloped land (coloured green in Figure 17.10.27).
- (d) On the land in Area 1, on Figure 17.10.27, except as provided in paragraphs (f) and (g) below, and excluding grazing, all activities including (i) and (ii) below (but without limitation) shall be non-complying activities:
  - (i) any kind of earthworks regardless of the area or volume of soil disturbed; and
  - (ii) subdivision.
- (e) On all sites in Area 2 in Figure 17.10.27, except as provided in paragraphs (f) and (g) below, and excluding farming the following activities shall be restricted discretionary activities: [AM183]
  - (i) Earthworks (regardless of the area or volume of soil disturbed) required for the installation of services such as electricity, water, telecommunications, sewerage and drainage;



- (ii) Earthworks (regardless of the area or volume of soil disturbed) required for the construction, renovation or demolition of buildings used for or in association with residential, business, recreational, educational or community activities;
  - (iii) Land modification and development involving earthworks in excess of 200m<sup>3</sup>;
  - (iv) Subdivision.
- (f) Once a resource consent has been approved in accordance with this rule 17.10.12.14 and any remediation of the site has been completed in accordance with a resource consent authorising that remediation, or a site investigation has been completed which shows, to the Council's satisfaction, that bulk asbestos containing materials are not present on the site, the restrictions imposed by this rule 17.10.12.14, shall no longer apply to the site.

For the avoidance of doubt a resource consent under this rule 17.10.12.14 is not required to authorise a site investigation undertaken for the purpose of ascertaining whether asbestos containing materials are present on the site.

- (g) Any remediation of asbestos containing materials required pursuant to this Rule 17.10.12.14 shall require consent as a restricted discretionary activity and shall comply with the Development Performance Standards for earthworks in Rule 9.9.
- (h) See also Rule 17.10.14.6.11 and Rule 17.10.15.4.11.



**FIGURE 17.10.27 AREAS RELATING TO THE MANAGEMENT OF ASBESTOS CONTAINING MATERIALS**

**17.10.12.15 Traffic Generation in the Flat Bush Residential 1 Zone, Flat Bush Residential 2 Zone and Flat Bush Countryside Transition Zone**

Refer to Rule 13.11.1.6.

**17.10.12.16 Vehicle Access to Household Units in the Flat Bush Residential 1 Zone and Flat Bush Residential**

2 Zone:

Refer to Rule 13.11.1.7.

**17.10.12.17 Home Enterprises**

Refer Section 5.18.5, Chapter 5 General Procedures and Rules.

[AM61]

**17.10.12.18 Odour, Dust, Fumes and Smoke — Flat Bush Residential 1 Zone, Flat Bush Residential 2 Zone, Flat Bush Countryside Transition Zone**

Odour — Refer 13.11.1.8 — Development and Performance Standards.

Dust, Fumes and Smoke — Refer 14.11.9(b) — Development and Performance Standards.

**17.10.12.19 Odour, Dust, Fumes and Smoke — Flat Bush Town Centre Zone and Flat Bush Neighbourhood Centre Zone:**

Refer Rule 14.11.9 — Development and Performance Standards.

**17.10.12.20 Screening of Activities and Storage — Flat Bush Town Centre Zone and Flat Bush Neighbourhood Centre Zone**

Refer Rule 14.11.5 — Development and Performance Standards.

**17.10.12.21 Passenger Transport Facilities — Flat Bush Town Centre and Flat Bush Neighbourhood Centre zones**

Refer Rule 14.11.15 — Development and Performance Standards.

**17.10.12.22 Additional Development and Performance Standards for Public Open Space 6 — Environmental Corridor Zone****17.10.12.22.1 Noise**

Refer Rule 15.11.1.7 Noise — Development and Performance Standards.

**17.10.12.22.2 Natural Hazards — Building Line Restrictions alongside Natural Stream Systems**

All buildings shall be sited clear of the 1% annual exceedence probability flood path of any natural stream system.

**Explanation / Reasons**

*A building separation distance from the natural stream system helps to protect buildings from flood damage and promotes the efficient functioning of natural drainage systems.*

**17.10.12.22.3 Accessways**

The following shall be the general requirement for accessways on to public open space areas:

- (a) A width — not less than 8 metres;
- (b) A gradient — not more than 1:10;
- (c) A permanent, all weather surface of at least 1.8 metres in width;
- (d) Be as straight and as short as is practical.

In addition, public access through public open spaces should generally be located on the periphery so as not to infringe on heritage resources or play areas.

**Explanation / Reasons**

*The requirement for accessways is based on the need to maximise safety and access to public open spaces. The width allows for a path with open space on either side to improve visibility of the area and hence security. The gradient is based on the gradient allowed for secondary roads according to Council Quality Engineering Standards as is the need for an all-weather surface.*

**17.10.12.22.4 Boundary Fencing**

Where the Public Open Space 6 — Environmental Corridor zone immediately adjoins land zoned or developed as Flat Bush Residential 1, Flat Bush Residential 2, Flat Bush Countryside Transition Zone, Flat Bush Town Centre zone, Flat Bush Neighbourhood Centre zone, then the boundary fencing or walls along the common boundaries shall be limited to a maximum height of 1.2m or up to 1.8m provided that the portion of the fence above 1.2m is at least 75% transparent.

**Explanation / Reasons**

*Where activities immediately adjoin a reserve area it is important that those activities do not create an adverse effect on the amenity of those reserve areas through the erection of high fences or walls which can lower the safety and surveillance of those reserve areas. At the same time it is desirable to ensure that the security of the adjoining properties is not unduly impaired. The boundary fencing standard strives to achieve a balance between these two objectives by allowing solid fences to a maximum height of 1.2m and see through fencing above that height up to a maximum of 1.8m.*

**17.10.12.23 Residential Centres**

Refer to rule 13.11.2.10.

[AM55]

#### 17.10.12.24 Other Development and Performance Standards

##### 17.10.12.24.1 Signs

Refer Chapter 5.14.

##### 17.10.12.24.2 Artificial Lighting

Refer Rule 5.18.2.

##### 17.10.12.24.3 Vibration

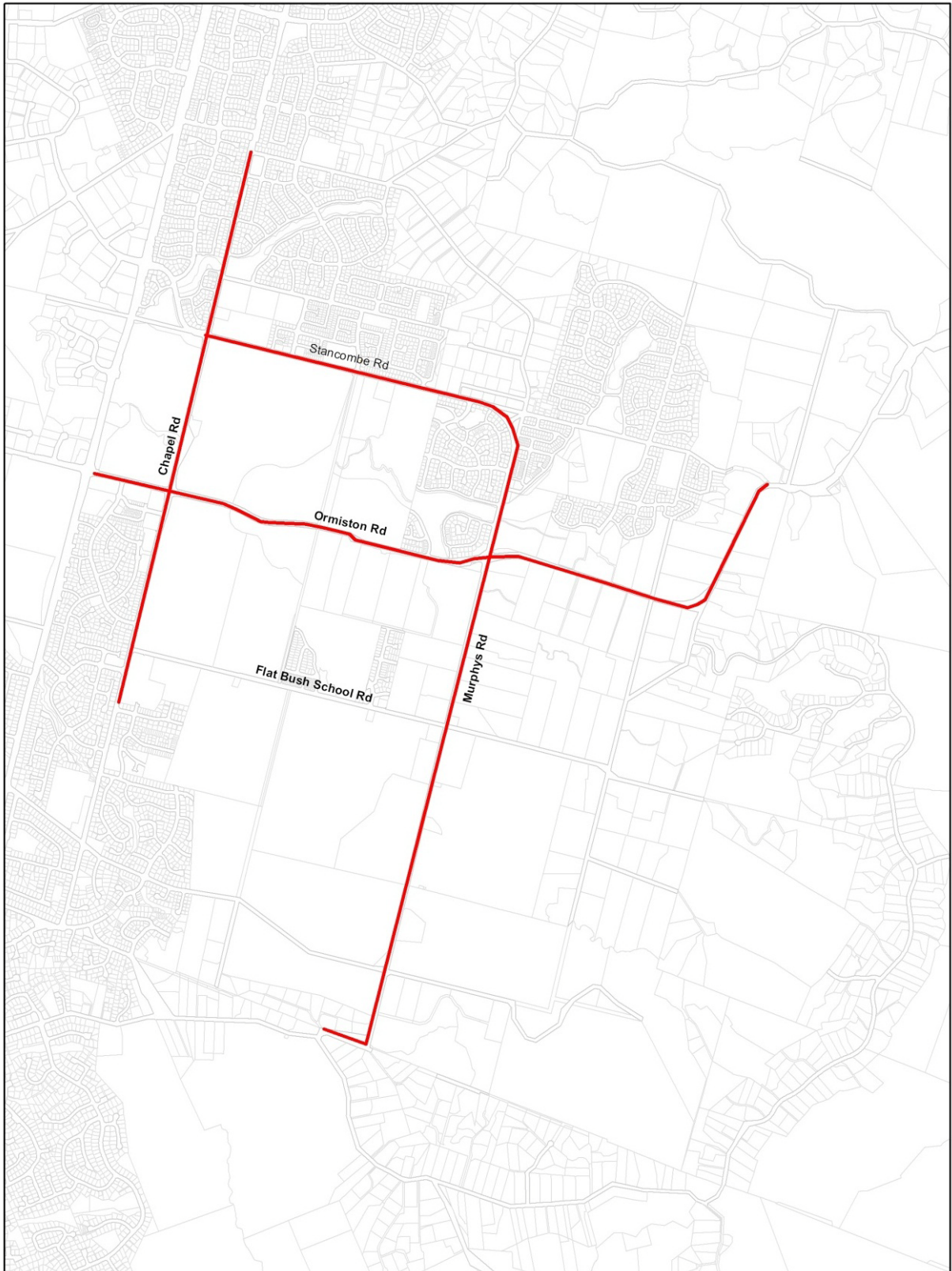
Refer Rule 5.18.4.

##### 17.10.12.24.4 Noise

The Rules shall apply:

- (a) Rule 5.18.3 Chapter 5 General Procedures and Rules.
- (b) Rule 5.21 Chapter 5 General Procedures and Rules.
- (c) Rule 13.11.1.1 Chapter 13 Residential Areas shall apply to the Flat Bush Residential 1 Zone and Flat Bush Residential 2 zone and Flat Bush Countryside Transition zone
- (d) Those parts of Rule 14.11.7 Chapter 14 Business Areas that apply to the Business zones 2, 3 and 4, shall apply with all necessary modifications to the Town Centre zone and Neighbourhood Centre zone, by substituting the word "Business #" in Rule 14.11.7 with "Flat Bush Town Centre" or "Flat Bush Neighbourhood Centre". (Note: # represents the number associated with the Business zone).
- (e) On Future High Noise Routes identified in Figure 17.10.26, the following standards shall be met
  - (i) All habitable rooms in new household units or in alterations and additions to existing household units shall be designed and shall meet internal noise standards of 45dBA Leq between the hours of 0700 - 2200, and 35dBA Leq between the hours of 2200 - 0700;
  - (ii) The acoustic design shall be based on the ultimate traffic flows predicted for the road.
  - (iii) Compliance with this rule shall be demonstrated by the provision of an acoustic design report from a suitably qualified and experienced acoustic engineer confirming that the building to be constructed is designed to achieve the required noise levels inside any habitable room. Certification shall be provided at the completion of the construction of the household unit or alterations and additions by a suitably qualified and experienced acoustic engineer that the completed building complies with the approved acoustic design report. Where measurements are required inside any habitable room all doors and windows in the receiving room shall be shut.





**FIGURE 17.10.28 FUTURE HIGH NOISE ROUTES**

**17.10.12.24.5 Refer Chapter 10.1 Hazardous Substances and Facilities****17.10.12.24.6 Refer Rule 17.10.12.12 External Acoustics****17.10.12.24.7 Refer Chapter 9 Land Modification, Development and Subdivision****17.10.12.25 Travel Plans**

- (a) A travel plan shall be submitted for any education facility with a roll greater than 50 or any activity with more than 40 employees on the premises or site at any one time in order to assess and implement the uptake of appropriate sustainable transport options and measures.
- (b) Such activities shall be considered as a Restricted Discretionary Activity.

**17.10.12.26 Fibre Optic to the Household Unit**

- (a) This rule shall apply to the area of land identified in Stage 2A and Stage 2B in Figure 16.11D.
- (b) Fibre optic cable connections shall be provided from the road boundary to every household unit on a site.
- (c) All services shall be reticulated underground.

**Explanation / Reasons**

*Facilitating the delivery of fibre optic cables will provide significant social, economical and environmental benefits for the Flat Bush community. Fibre optic cabling is seen as providing the greatest ability to future proof Flat Bush Structure Plan Area's high speed bandwidth needs.*

**17.10.13 Rules — Matters For Control: Controlled Activities****17.10.13.1 Land Modification, Development and Subdivision**

For applications within the Flat Bush Area as shown in the Flat Bush Structure Plan for land modification, development and subdivision that are Controlled Activities regard shall be had to the Matters for Control set out in Rule 9.10 of Chapter 9 Land Modification, Development and Subdivision.

**17.10.13.2 Activities: Additional Matters for Control — Specific Controlled Activities**

For applications within the Flat Bush Area that are Controlled Activities regard shall be had to the Matters for Control set out below:

**17.10.13.2.1 Public Open Space 6 — Environmental Corridor Zone**

When assessing an application for a resource consent for controlled activities the Council will have regard to the following Matters for Control:



### Formed Bridle Trails and Mountain Bike Trails

Council restricts the exercise of its discretion to the following matters when assessing a resource consent for the construction of Bridle Trails and Mountain Bike Trails and may impose conditions in respect of:

- (a) **Location and Design**
  - (i) Whether the bridle trail through a public open space area provides for safe and convenient access including the effect on the safe and efficient operation of the adjoining road network. Whether the access has a minimal adverse effect on pedestrian access and safety and/or the recreational or environmental functions of the public open space.
- (b) **Personal Safety and Damage to and Effects on Neighbouring Properties**
  - (i) Whether the activity may result in a dangerous situation to other public open space users or otherwise detracts from other users enjoyment of the public open space. Whether the activity may cause damage to neighbouring residential properties.

#### **Explanation / Reasons**

*Assessment criteria for controlled activities address those matters that are difficult to control through Development and Performance Standards alone. The criteria are based on the need to avoid, remedy and mitigate the adverse effects of activities on neighbouring residential properties from the use of the public open space. The criteria ensure that potential effects are considered and any necessary conditions are imposed to the consent to avoid, remedy or mitigate potential effects before the activity proceeds.*

17.10.13.2.2 Deleted by [AM55]

### 17.10.14 Rules — Matters For Discretion: Restricted Discretionary Activities

#### 17.10.14.1 Rules — Matters for Discretion: Restricted Discretionary Activity — Land Modification Development and Subdivision

For all land modification, development and subdivision that are Restricted Discretionary Activities regard will be had to the matters set out in Rule 9.11, 9.12 Chapter 9 Land Modification, Development and Subdivision. In addition, Council restricts the exercise of its discretion to the following matters and may impose conditions in respect of:

- (a) **Road Standards: Local Roads;**
- (b) **Road Standards for traffic calming on Collector Roads**
- (c) **Road Standards: Carriageway;**
- (d) **Road Standards: Orientation;**
- (e) **Provision of Back Lanes;**
- (f) **Staging;**
- (g) **Movement Network: Maximum Block Length and Maximum Block Perimeter Distance; and**

- (h) Variations in the maximum or minimum allowable average lot sizes after adjustment of the boundaries between adjoining precincts in accordance with Section 18 (definition of precinct boundary).
- (i) Bus stops
- (j) Roading network

**17.10.14.2 Rules — Additional Matters for Discretion: Restricted Discretionary Activity — Land Modification Development and Subdivision in the Conservation/Stormwater Management Policy Area**

Council restricts the exercise of its discretion to the following matters for a restricted discretionary activity resource consent application and may impose conditions in respect of each:

- (a) Design and Layout of Subdivision;
- (b) Placement of Infrastructure;
- (c) Discharge of Contaminants to the Environment;
- (d) Location and Alignment of Access, and Pedestrian Footpaths
- (e) Ecosystems and Natural Landscape Quality; and
- (f) Riparian Vegetation and Existing Native Vegetation.

**17.10.14.3 Rules — Additional Matters for Discretion: Restricted Discretionary Activity: Land Modification, Development and Subdivision in the Flat Bush Countryside Transition Zone**

Council restricts the exercise of its discretion to the following matters for a restricted discretionary activity resource consent application and may impose conditions in respect of each:

- (a) Design and Layout of Subdivision;
- (b) Wastewater Disposal, including:
  - Design and function of wastewater disposal systems
  - Availability of alternative wastewater disposal
  - Duration and period of consent
  - Financial contributions.
- (c) Discharge to the Environment;
- (d) Site Stability;
- (e) Impact of Previous Subdivision under the Flat Bush Countryside Transition or Rural 3 Zoning; and
- (f) Location and Alignment of Access and the extent of impervious surfaces.

**17.10.14.4 Rules — General Matters for Discretion: Restricted Discretionary Activities**

For all Restricted Discretionary Activities regard will be had to matters (a)–(g) below and Council may impose conditions in respect of the following:

- (a) **Scale and Intensity of Use;**
- (b) **Site Layout (including but not restricted to: micro climate, the siting of buildings, the relationship with street frontage, garages, car and cycle parking and manoeuvring areas, vehicle access points, private outdoor space and landscaped area);**
- (c) **Design and External Appearance (including but not restricted to: building spacing, bulk, orientation, solar access, roof form and the location of entrances and windows, noise attenuation including airport flight path noise, in areas within an Moderate Aircraft Noise Area);**
- (d) **Landscape Elements (including hard and soft landscaping);**
- (e) **Servicing (including stormwater drainage, water supply and sewage disposal);**
- (f) **Signage (including, size, location, appearance and illumination);**
- (g) **Cumulative Effects;**
- (h) **Public health and safety;**
- (i) **For activities requiring the provision of travel plans, measures to manage on an on going basis travel demand, address adverse traffic effects and to provide for alternative sustainable modes of transport; and**
- (j) **Hours of operation.**

**17.10.14.5 Rules — Matters for Discretion: Specified Restricted Discretionary Activities**

In addition to the general matters for discretion in Rule 17.10.14.4, the Council reserves it discretion to the following Specified Restricted Discretionary Activities.

**17.10.14.5.1 Construction of More Than One Household Unit Within the Flat Bush Residential Zones, Flat Bush Town Centre Zone and Flat Bush Neighbourhood Zone**

Council restricts the exercise of its discretion to the following matters when assessing an application for more than one housing unit complying with the density requirements specified in Rule 17.10.12.1 Household Density where applicable, and may impose conditions in respect of:

- (a) **Site layout (including the location, configuration and scale of household units, garages, parking and manoeuvring areas, private outdoor spaces, service areas such as letter boxes, rubbish collection and storage areas and landscaped areas);**
- (b) **Building Design and External Appearance (including building spacing, bulk, orientation, roof form and relationship to the street);**
- (c) **Landscape Elements;**
- (d) **Servicing (including stormwater drainage, water supply, sewage disposal, and on-site amenity services); and**

- (e) Subdivision as part of an integrated land use consent.

#### 17.10.14.5.2 Homes for the Aged Accommodating More than 15 Persons

Council restricts the exercise of its discretion to the following matters when assessing an application for a resource consent for homes for the aged accommodating more than 15 persons and may impose conditions in respect of each:

- (a) Intensity/Scale of Activity;
- (b) Site Layout;
- (c) Carparking and Access;
- (d) Private Open Space;
- (e) Design and External Appearance;
- (f) Landscape Elements;
- (g) Signs; and
- (h) Servicing.  
[AM55]

#### 17.10.14.5.3 Childcare Services and Facilities for More than 10 Children

Council restricts the exercise of its discretion to the following matters when assessing an application for a resource consent for childcare services and facilities for more than 10 children and may impose conditions in respect of:

- (a) Intensity/Scale of Activity;
- (b) Site Layout;
- (c) Carparking and Access;
- (d) Design and External Appearance;
- (e) Noise Mitigation Measures;
- (f) Signs;
- (g) Servicing; and
- (h) Attenuation of Aircraft Noise.

#### 17.10.14.5.4 Residential Centres

Refer to Rule 13.13.10.1.

[AM55]

#### **17.10.14.5.5 All Restricted Discretionary Activities within the Conservation / Stormwater Management Policy Area**

Council restricts its exercise of discretion to the following matters when assessing an application for a resource consent for all restricted discretionary activities within the Conservation / Stormwater Management Policy Area and may impose conditions in respect of:

- (a) Existing Native Vegetation and Riparian Planting;
- (b) Ecosystems and Natural Landscape Quality; and
- (c) Site Stability.

#### **17.10.14.5.6 All Restricted Discretionary Activities within the Public Open Space 6 — Overlying Area**

Council restricts its exercise of discretion to the following matters when assessing an application for a resource consent *for all* restricted discretionary activities within the Public Open Space 6 Overlying Area and may impose conditions in respect of:

- (a) Future Use of Land as Public Open Space;
- (b) Existing Native Vegetation and Riparian Planting;
- (c) Ecosystems and Natural Landscape Quality;
- (d) Sense of Openness;
- (e) Site Stability; and
- (f) Design and layout of roads, accessways, paths and cycleways and the extent of impervious surfaces.

#### **17.10.14.5.7 All Restricted Discretionary Activities within the Flat Bush Countryside Transition Zone**

Council restricts the exercise of its discretion to the following matters when assessing an application for a resource consent for restricted discretionary activities within the Flat Bush Countryside Transition zone and may impose conditions in respect of each:

- (a) Placement of Buildings, Infrastructure and Other Structures;
- (b) Design and External Appearance, including integration of a minor household unit within the body of the main household unit;
- (c) Waste-water Disposal;
- (d) Discharge of Contaminants to the Environment;
- (e) Site Stability;
- (f) Ecosystems and Natural Landscape Quality;
- (g) Riparian Vegetation an Existing Native Vegetation; and

- (h) Design and layout of roads, accessways and private ways and the extent of impervious surfaces; and
- (i) Sensitive Ridge or Coastal Margin Areas.

#### **17.10.14.5.8 All Restricted Discretionary Activities within the Public Open Space 6 — Environmental Corridor Zone**

Council restricts its exercise of discretion to the following matters when assessing an application for a resource consent *for all* restricted discretionary activities within the Public Open Space 6 — Environmental Corridor zone and may impose conditions in respect of:

- (a) Design & External Appearance of Buildings and Structures;
- (b) Landscaping and Site Layout;
- (c) Noise and Hours of Operation;
- (d) Heritage;
- (e) Sense of Openness;
- (f) Ecosystems and Natural Landscape Quality;
- (g) Nuisance Factors;
- (h) Personal Safety and Potential Damage to Neighbouring Properties; and
- (i) Design and layout of roads, accessways, paths and cycleways and the extent of impervious surfaces.

##### **17.10.14.5.8.1 Community Buildings (not exceeding 150m<sup>2</sup>)**

In addition to Rule 17.10.14.5.8 (a–i listed above) Council restricts the exercise of its discretion to the following matters and may impose conditions in respect of:

- (a) Alternative siting and/or efficient use of buildings / structures / public open space.

##### **17.10.14.5.8.2 Any Permitted Activity / Building / Structure that lies within the 100 Year Flood Return Level**

In addition to 17.10.14.5.8 (a–i listed above) Council restricts the exercise of its discretion to the following matters and may impose conditions in respect of:

- (a) Alternative siting and/or efficient use of buildings / structures / public open space; and
- (b) Flooding.

#### **17.10.14.6 All Restricted Discretionary Activities that Do Not Comply With Development and Performance Standards in Rule 17.10.11 and 17.10.12**

When assessing an application for a Restricted Discretionary Activity that does not comply with the Development and Performance Standards set out in Rule 17.10.11 and 17.10.12 the Council will have regard to Rule 17.10.14 Matters for Discretion and Rule 17.10.15 Assessment Criteria.

##### **17.10.14.6.1 Site Coverage**

In addition to Rule 17.10.14.6, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent for Rule 17.10.12.2 Site Coverage and may impose conditions in respect of:

- (a) **Scale and Bulk;**
- (b) **Landscape Elements; and**
- (c) **Design and External Appearance.**

##### **17.10.14.6.2 Yards**

In addition to Rule 17.10.14.6, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent for Rule 17.10.12.3 Front Yards and Rule 17.10.12.4 Side and Rear Yards and may impose conditions in respect of:

- (a) **Amenity Values (including streetscape and landscape elements and on-site amenity of adjoining properties).**

##### **17.10.14.6.3 Maximum Height**

In addition to Rule 17.10.14.6, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent for Rule 17.10.12.5 Maximum Height and may impose conditions in respect of:

- (a) **Sunlight and Daylight Provision;**
- (b) **Scale;**
- (c) **Design and External Appearance;**
- (d) **Heritage Elements**
- (e) **Matters in Rule 5.19, Chapter 5 General Procedures and Rules**
- (f) **Micro Climate; and**
- (g) **Relationship with other buildings including privacy and overlooking.**

##### **17.10.14.6.4 Active Building Frontages and Boundary Fences**

In addition to Rule 17.10.14.6, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent for Rule 17.10.12.6 Active Building Frontages and Rule 17.10.12.7 Boundary Fences and may impose conditions in respect of:



- (a) Streetscape Elements;
- (b) Safety; and
- (c) Amenity Values.

#### 17.10.14.6.5 Private Outdoor Space

In addition to Rule 17.10.14.6, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent for Rule 17.10.12.9 and Rule 17.10.12.10 Private Outdoor Space and may impose conditions in respect of:

- (a) Amenity Values (including level of on-site amenity and liveability of the household unit); and
- (b) Privacy and Amenity Values on Adjoining Sites.

#### 17.10.14.6.6 Home Enterprises [Deleted by AM61 — Consequential Amendment — See Plan Change 10]

#### 17.10.14.6.7 Odour, Dust, Fumes and Smoke

In addition to Rule 17.10.14.6, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent for the creation of odour, dust, fumes and smoke in Rule 17.10.12.17 and Rule 17.10.12.19 and may impose conditions in respect of:

- (a) Discharge of Contaminants.

#### 17.10.14.6.8 Screening Activities and Storage

In addition to Rule 17.10.14.6, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent for Rule 17.10.12.20 Screening of Activities and Storage and may impose conditions in respect of:

- (a) Streetscape and Amenity Values.

#### 17.10.14.6.9 Residential Privacy Requirements

In addition to Rule 17.10.14.6, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent for 17.10.12.11 Residential Privacy Requirements and may impose conditions in respect of:

- (a) Privacy.

#### 17.10.14.6.10 Passenger Transport Facilities

In addition to Rule 17.10.14.6, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent for 17.10.12.21 Passenger Transport Facilities and may impose conditions in respect of:

- (a) Passenger Transport Ridership;

- (b) Traffic Safety; and
- (c) Pedestrian Access.

#### 17.10.14.6.11 Asbestos Containing Material

In addition to Rule 17.10.14 that may apply, Council restricts the exercise of its discretion to the following matters when assessing an application for any restricted discretionary activity resource consent pursuant to Rule 17.10.12.14 and may impose conditions in respect of:

- (a) Site Assessment
- (b) Means of Remediation;
- (c) Management of Remediation;
- (d) Validation;
- (e) Management Plan; and
- (f) Monitoring.

### 17.10.15 Rules — Assessment Criteria: Restricted Discretionary Activities

#### 17.10.15.1 Rules — Land Modification Development and Subdivision

When assessing an application for a Restricted Discretionary Activity within the Flat Bush Structure Plan area for land modification, development and subdivision the Council will have regard to the Assessment Criteria set out in Rule 9.11, 9.12 Chapter 9 Land Modification, Development and Subdivision, the additional Criteria in 17.10.15.1.1 and any relevant matters in Section 104 of the Act.

##### 17.10.15.1.1 Rules — Additional Assessment Criteria for Land Modification, Development and Subdivision.

- (a) Road Standards for Local Roads
  - (i) Whether the local road network is designed and constructed to be consistent with a traffic design speed of 40kph.
  - (ii) Whether works designed to reduce speed of traffic within a road provide for safe and convenient pedestrian and cycle passage.
  - (iii) Whether the cycleways provide continuous routes between subdivisions.

Note: In addressing the transport requirements described above, for design solutions, the Council shall have regard to and assess that the proposed design is in accordance with the Councils Engineering Quality Standards and the Flat Bush Transport Design Guideline (October 2010). Copies of this Guideline are available from Council.

#### **Explanation / Reasons**

*Given the anticipated densities and the objective of providing for high quality street amenity with safe pedestrian and cycle movement it is important that the local road network is a low speed environment,*

which will also discourage inappropriate through traffic. In order to achieve the above criteria traffic management devices or features will need to be incorporated into local road design in a manner that does not adversely impact on pedestrians or cyclists

**(b) Road Standards for Traffic Calming on Collector Roads**

- (i) Whether the Collector Road network is designed and constructed to accommodate tree build outs and/or alternative traffic calming measures at appropriate and consistent intervals in order to achieve a 50 kph speed environment.
- (ii) Whether works designed to reduce speed of traffic within a collector road provide for safe and convenient bus, pedestrian and cycle passage.

Note: In addressing the requirements described above, for design solutions, the Council shall have regard to and assess that the proposed design is in accordance with the Councils Engineering Quality Standards and the Flat Bush Transport Design Guideline (October 2010). Copies of this Guideline are available from Council.

**Explanation / Reasons**

Collector roads serve an important connecting function in the spatial pattern for Flat Bush and are also expected to accommodate bus routes. Without appropriate traffic calming measures collector roads can have a wide open feel about them, particularly when there are few parked cars which can promote excessive speed in what are primarily residential streets.

**(c) Intersection and free left slip lanes**

- (i) Whether the intersection design avoids the use of free left slip lanes at give-way priority and signalised intersections, except in exceptional cases where these may be justified to provide significant additional capacity to the intersection. In these cases, a formal pedestrian facility shall be provided on the free left slip lane to aid pedestrian movements.
- (ii) All intersecting carriageways shall generally meet at 90<sup>0</sup>.

**Explanation/Reasons**

Free left slip lanes are generally unfriendly to pedestrians and cyclists as they give priority to vehicle based transport and also enlarge the spatial context for built forms around intersections. Only in exceptional circumstances where significant road based capacity is necessary and achievable should free left turn lanes be considered.

**(d) Road Standards: Carriageway**

Whether in addition to the provisions of Rule 9.12.2 Roading and Transportation the width of a local through road's carriageway can be reduced from 7.8 metres in the following circumstances where:

- (i) The traffic flows within any part of the street are unlikely to exceed that typically generated by 30 household units.
- (ii) The design of the road (including where appropriate the installation of traffic calming devices) and its location within the existing and likely future local road network is such that very little additional traffic is likely to enter the street beyond that accessing the lots served by it.

- (iii) The lesser carriageway width and associated road design can accommodate the anticipated traffic flows it will be subject to.

#### **Explanation/Reasons**

*The policies of the Flat Bush Structure Plan require greater road connectivity and seek to achieve a well connected road network. In some instances local roads may be provided where a 7.8 metre carriageway is not warranted. The above criteria provide flexibility to adapt a lesser standard carriageway width where it is appropriate.*

- (e) **Road Standards: Orientation**

- (i) Whether the subdivisional road and lot layout and dimensions optimises the orientation of the lots to the sun in terms of their likely future development.

#### **Explanation /Reasons**

*The layout of subdivisional roads can affect the amount of sunlight received by adjoining lots. Where narrow lots are proposed it is preferable to orientate the streets generally in a north south alignment, to ensure that properties receive an appropriate amount of sun within their private living courts. A predominance of east — west orientated streets which are dominated by small lots will result in half of the properties effectively receiving no solar access to rear located private outdoor living areas. This situation would create pressure to erect high fences in the front yard of north facing lots to create privacy for individuals, but with the consequence of lowering street amenity and safety through a loss of informal surveillance.*

*Figure 17.10.29: illustrates some examples of Relationships between Road and Lot Orientation*

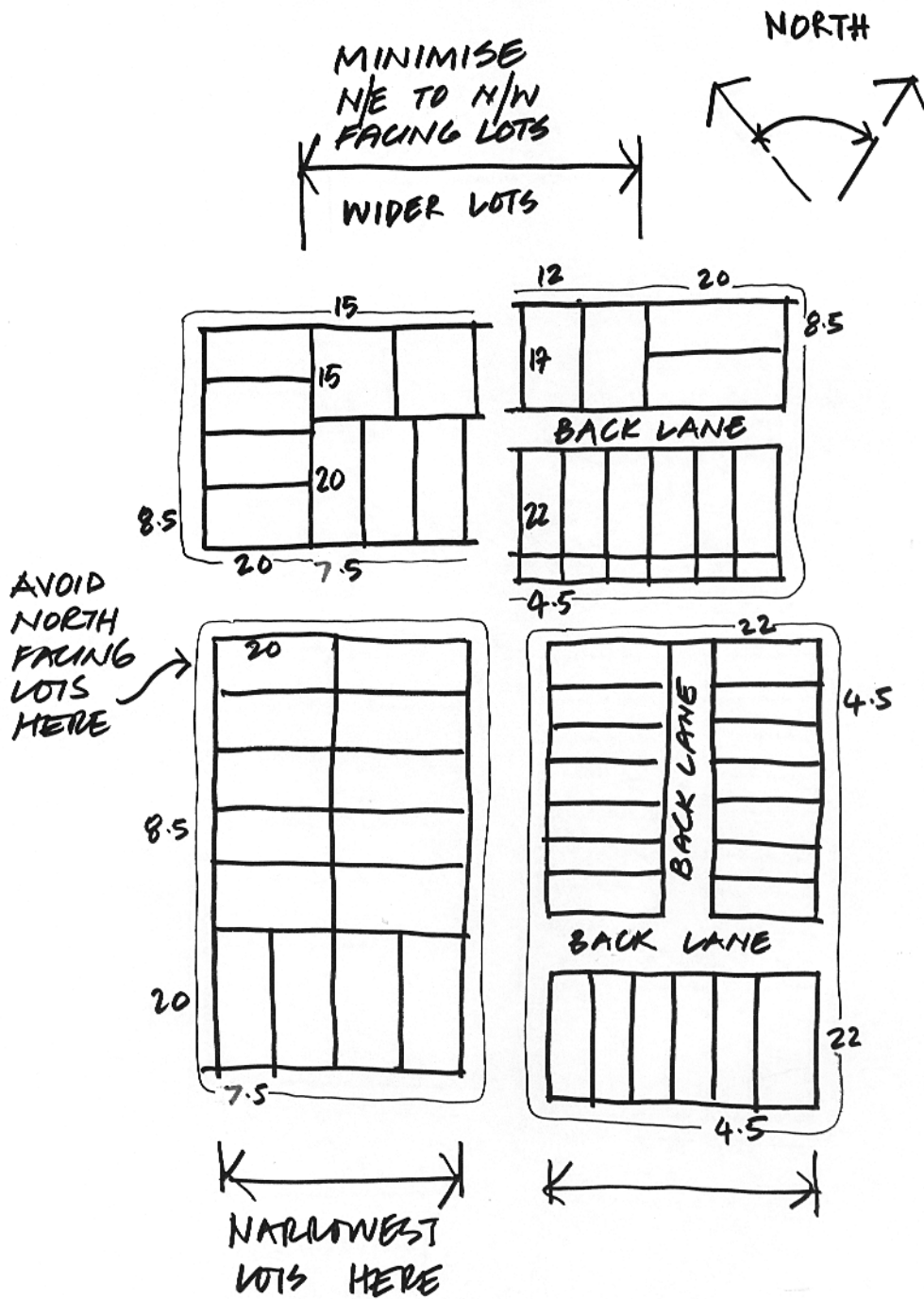


FIGURE 17.10.29 EXAMPLES OF RELATIONSHIP BETWEEN ROAD AND LOT ORIENTATION

- (f) **Movement Network — Maximum Block Length and Maximum Block Perimeter Distance**
- (i) Whether the proposed road layout provides convenient and safe access for pedestrian, cycle and vehicle users.
  - (ii) Whether the proposed road layout provides for a clear and easily understood network that is easy to navigate through for all users.
  - (iii) Whether the proposed road layout is constrained by topography, trees or bush to be retained and/or fragmented land ownership and/or existing buildings.
  - (iv) Whether the proposed road layout is generally consistent with the Flat Bush Structure Plan.
  - (v) Whether the proposed road layout maintains views to public open space and or the wider landscape to assist positively in placemaking and legibility.

### **Explanation /Reasons**

*The policies of the Flat Bush Structure Plan generally require a well connected street network with limited block lengths and block perimeter distances to ensure that safe and convenient access is maintained for all modes of transport. However it is acknowledged that in some instances it may be necessary to provide additional flexibility to the maximum block length and block perimeter distances due to site specific circumstances.*

- (g) **Variations of maximum or minimum allowable average lot sizes in adjoining precincts shown on the Flat Bush Structure Plan after adjustment in accordance with Section 18 (definition of precinct boundary)**
- (i) This assessment is intended to apply where the precinct boundaries, as defined on the relevant planning maps, have been modified in accordance with the provisions of Section 18 (definition of precinct boundary). In such instances the Council will assess whether the proposed subdivision yields the same number of lots as it would have in the case of a subdivision which complied with the maximum or minimum subdivision rules had the precinct boundary(s) remained unaltered (i.e. not been adjusted in accordance with the provisions of Section 18).
  - (ii) Whether the target densities of each of the adjoining precincts are being generally achieved.
  - (iii) The extent to which the average lot size in each of the adjoining precincts differs from the requirements of Rule 17.10.11.4.
- (h) **Provision of Back Lanes (private ways)**
- Where back lanes (private ways) that connect between roads and/or provide alternative access to the rear of residential lots are proposed:
- (i) Whether back lanes have a range of materials to ensure that they are visually interesting and attractive.
  - (ii) Whether landscaping has been provided in back lanes to ensure that they are visually interesting and attractive.

- (iii) Whether back lanes are limited in length to ensure that long repetitive lanes are avoided.
- (iv) Whether building line restrictions have been introduced in relation to rear lanes to ensure that adequate opportunities are provided for landscaping and to limit repetitive building forms.
- (iv) Whether back lanes promote good visibility and surveillance and crime prevention through environmental design (CPTED) principles have been considered in the design including the placement of habitable rooms or minor household units above garages at key locations.
- (v) Whether adequate reverse manoeuvring can be provided from each parking space.
- (vi) Whether the design discourages the use of the land by through traffic or pedestrians.
- (vii) Whether a gate or barrier system can be provided within the land and in a manner that does not impact on the operation of adjoining road network.
- (viii) Whether the carriageway width is sufficient to accommodate the number of lots it serves and the lane provides convenient access to the road network for all lots.
- (ix) Whether traffic management provisions (such as one way systems, priority controls, network speed control devices) are required within the land to address traffic safety and access issues within it and in its interface with public roads.
- (x) Whether the back lanes comply with the provisions of Chapter 8 Transportation and Chapter 9 Land Modification, Development and Subdivision as they relate to private access.

### **Explanation / Reasons**

*It is important that the design of back lanes address issues relating to security and the need to discourage their use by through traffic and pedestrians.*

#### (i) **Staging**

- (i) In the case of a staged subdivision, the extent to which each stage of subdivision complies with the development and performance standards (including density) of the zone. Council may, by way of either a consent notice or a condition of consent, require that any such density shortfall or surplus be made good in, or be carried forward to, subsequent stages of the subdivision.

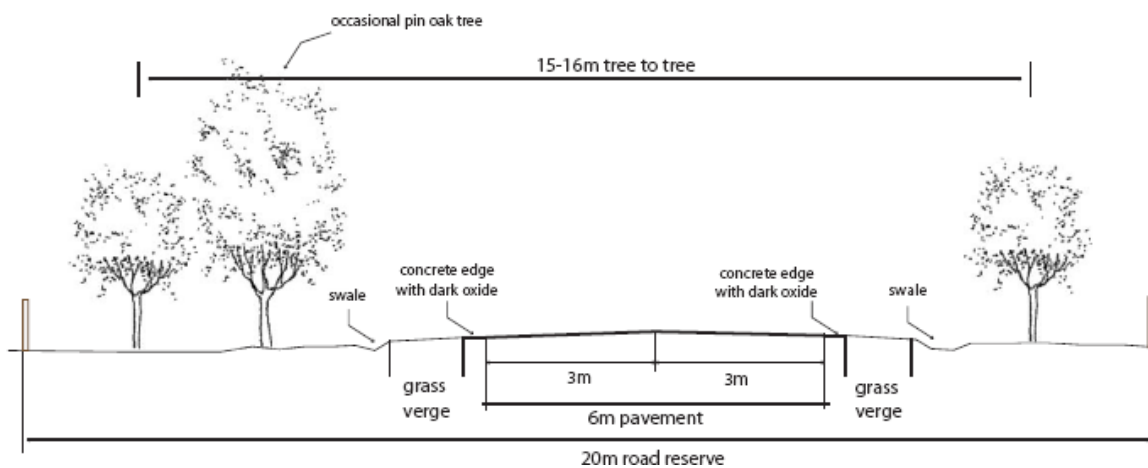
#### (j) **Road Standards for special Local Road Shepherds Lane**

At the time when subdivision and residential development takes place in the Shepherds Lane Special Policy Area the following assessment criteria should

- (i) Whether, at the time when, the development of the road remains in general accordance with the indicative road cross-section in Figure 17.10.28 below and maintains the present Country Lane character.
- (ii) Whether the existing trees that line the road are preserved as far as possible and supplemented wherever removed by appropriate tree replantings.
- (iii) Whether the concrete edging of the road contains oxide to avoid contrast



- (iv) Whether a footpath is provided only on the western side and is appropriately designed and built to suit the Country Lane character of the road.
- (v) Whether streetlighting, signage, painting and road marking are minimised in keeping with the character of the road.
- (vi) Whether the placement and possible combination of infrastructure and services can be achieved so as to minimise the negative impacts on the existing trees along the road.
- (vii) Whether swales can continue to be used in place of kerbs and channels.
- (viii) Whether a low impact stormwater management solution can be implemented without negatively impacting on the character of road.



**FIGURE 17.10.30 INDICATIVE CROSS SECTION FOR SPECIAL LOCAL ROAD SHEPHERDS LANE**

#### **Explanation / Reasons**

*It is important that the development of Shepherds Lane maintains the present Country Lane character of the road. The road has a present significance due to its particularly attractive tree lined country lane character. Furthermore, the road is also important because it will mark an abrupt edge between urban development within Stage 2 of Flat Bush on its west side and the adjoining rural lifestyle residential development on its eastern side.*

Note: In addressing some of the requirements described above, for design solutions, the Council shall have regard to and assess that the proposed design is in accordance with the Councils Engineering Quality Standards and the Flat Bush Transport Design Guideline (October 2010).

#### **17.10.15.1.2 Rules — Assessment Criteria for the erection of any building or structure or additions and alterations to any building or structure in the Flat Bush School Road / Murphy's Road Neighbourhood Centre, Flat Bush School Road / Murphy's Road Neighbourhood Centre**

- (a) Whether the activity is consistent with the objectives and policies for Flat Bush and the Neighbourhood Centre zone.

- (b) Whether the activity or development is in accordance with a Council prepared and endorsed Concept Plan for the Neighbourhood Centre as outlined and provided for in Method 17.10.6.2.10.
- (c) Whether the scale and form of buildings contribute to the creation of sense of place that reinforces the role of the neighbourhood centre in the wider Flat Bush context.
- (d) Whether residential, retail, commercial and community developments and activities within the neighbourhood centre are satisfactorily integrated.
- (e) Whether a compact pedestrian friendly neighbourhood centre that will provide for the day to day needs of local residents will be achieved.
- (f) Whether a high level of pedestrian amenity and provision for cycling and passenger transport is incorporated into the neighbourhood centre.
- (g) Whether a high standard of amenity values is ensured that avoids adverse effects on the visual amenity values of properties within the neighbourhood centre and in the surrounding area.
- (h) Whether the design and external appearance of buildings and structures will create a high standard of visual amenity values.
- (i) Whether carparking areas and vehicle access have been integrated to ensure that carparking is safe and convenient while still maintaining high aesthetic quality as viewed from the street and not compromising the achievement of a compact pedestrian friendly neighbourhood centre.
- (j) Whether the level of carparking provided is appropriate having regard to the size and function of the neighbourhood centre and in terms of encouraging alternative transport options.
- (k) Whether the size, location and design of signage has been considered as an integral part of the neighbourhood centre.
- (l) Whether the landscape design provides a consistent approach that will contribute to development of a neighbourhood centre with a unique sense of place and compliments the built form of the centre.
- (m) Whether consideration has been given to urban design best practice principles in the layout of the neighbourhood centre including, Crime Prevention Through Environmental Design (CPTED).
- (n) The extent to which sustainable building solutions have been adopted to reduce the environmental footprint of the neighbourhood centre on the environment.
- (o) Whether the hours of operation for non residential activities may need to be limited to protect amenity values within and adjoining the neighbourhood centre.
- (p) Whether consideration has been given to the use of outdoor lighting that may adversely or positively impact on the comfort of people and the level of visual amenity within and adjoining the neighbourhood centre.
- (q) Whether, having regard to all the circumstances, including the likely exposure of the areas to future airport noise, noise attenuation and ventilation measures proposed and the number of people to be accommodated in ASAN, the nature, size and scale of the development proposed in the centre is likely to lead to potential conflict with and adverse effects upon airport activities.

Note: In addressing the transport requirements described above, for design solutions, the Council shall have regard to and assess that the proposed design is in accordance with the Council's Engineering Quality Standards and the Flat Bush Transport Design Guideline (*October 2010*). Copies of this Guideline are available from Council.

**17.10.15.1.3 Rules — Additional Assessment Criteria: Restricted Discretionary Activities — Land Modification, Development and Subdivision in the Conservation / Stormwater Management Policy Area**

When assessing an application for land modification, development and subdivision that contains land within the Conservation / Stormwater Management Policy Area the Council will have regard to development and performance standards in Rules 17.10.11 and Rule 17.10.12, the following Assessment Criteria and any relevant matters in Section 104 of the Act.

**(a) Design and Layout of Subdivision**

- (i) Whether the subdivision design provides an adequate buffer between the proposed allotments or sites and the Conservation / Stormwater Management Policy Area.
- (ii) Whether the design and layout of the subdivision protects land in the Conservation / Stormwater Management Policy Area from inappropriate development.
- (iii) Whether the subdivision provides for appropriate structure for the future ownership and management of land within the Conservation / Stormwater Management Policy Area having regard to the native riparian planting requirement and on-going maintenance responsibilities in Rule 17.10.11.10.

**(b) Placement of Infrastructure**

- (i) Whether the placement of non gravity dependant infrastructure including power, telecommunications, gas and reticulated water avoids the Conservation / Stormwater Management Policy Area.
- (ii) Whether the placement of infrastructure including wastewater and stormwater reticulation and/or disposal will remove existing native vegetation within the Conservation / Stormwater Management Policy Area and impact on ecosystems, landscape quality and land stability.
- (iii) Whether it is practicable to combine infrastructure to minimise adverse effects.

**(c) Discharge of Contaminants to the Environment**

- (i) Whether the proposal will generate dust, smoke, fumes or other discharges to air, which potentially would detract from the amenity values of the area or affect the health and well being of people and communities.

**(d) Location and Alignment of Access**

- (i) Whether the proposed access avoids the Conservation / Stormwater Management Policy Area.
- (ii) To what degree earthworks are needed to construct the proposed access.
- (iii) Whether the proposed access accentuates stormwater runoff, erosion or potential for land instability.

- (iv) Whether a low impact design approach is proposed for the disposal of stormwater runoff.

(e) **Ecosystems and Natural Landscape Quality**

- (i) Whether the proposal will impact in any way on the freshwater ecosystems including the quality of the water and riparian vegetation or on the natural habitats of bird, aquatic and wildlife found within the Conservation / Stormwater Management Policy Area.
- (ii) Whether the proposal will impact on the natural landscape quality of the Conservation / Stormwater Management Policy Area.

(f) **Riparian Vegetation and Existing Native Vegetation**

- (i) To what extent any proposed earth cut or fill will remove existing native vegetation within the Conservation / Stormwater Management Policy Area, alter the existing topography of the site or affect existing natural features.
- (ii) Whether the Riparian Planting Plan contains the information required in Rule 9.13.2(n).
- (iii) Whether the species identified for riparian planting are consistent with the planting guidelines prepared by Manukau City Council.
- (iv) Whether preference has been given to using eco-sourced plants for riparian planting where practicable.
- (v) Whether the proposed planting is sufficiently robust to survive in the proposed location.
- (vi) Whether existing exotic planting is to be retained within the Conservation / Stormwater Management Policy Area and whether any native planting is proposed within or adjoining the existing exotic planting.
- (vii) Whether the proposed maintenance programme will ensure that the plants survive and / or what provision is made for replacement planting.
- (viii) Whether the pest and weed management programme for the area will protect the planting from damage and ensure plant survival.
- (ix) Whether a refundable bond is required to ensure that the riparian planting undertaken in accordance with the approved Riparian Planting Plan survives for a two-year period from the time of planting.

**17.10.15.1.4 Rules — Additional Assessment Criteria: Restricted Discretionary Activities — Land Modification, Development and Subdivision within the Flat Bush Countryside Transition Zone**

When assessing an application for a land modification, development and subdivision within the Flat Bush Countryside Transition zone the Council will have regard to development and performance standards in Rule 17.10.11 and Rule 17.10.12, the following Assessment Criteria and any relevant matters in Section 104 of the Act.

(a) **Design and Layout of Subdivision**

- (i) Whether the design and layout of the proposed subdivision will result in the new allotments or sites maintaining and enhancing the natural and physical character of the area.
- (ii) Whether the subdivision design has an adverse effect on amenity values of adjoining sites including privacy, location of access, driveways and infrastructure.
- (iii) Whether the design and layout of the subdivision protects any native vegetation on site.

(b) **Wastewater Disposal**

- (i) Whether the site has sufficient area available to accommodate an adequate wastewater disposal system which will not create erosion or instability problems, water pollution, or adversely affect the health and well-being of people and communities.
- (ii) Whether on-site treated wastewater application rates can be demonstrated to be in accordance with the ARC Technical Publication TP58 or site specific engineering design from an appropriately qualified wastewater engineer.
- (iii) Whether an appropriate program is in place for the ongoing maintenance and monitoring of the on-site wastewater disposal system.
- (iv) Whether an alternative off-site wastewater system is available, and whether connection to this is desirable.
- (v) Whether the period sought for consent is consistent with the planned construction of any alternative off-site wastewater disposal system.
- (vi) Whether a financial contribution towards an off-site wastewater disposal system has been paid.

(c) **Discharge of Contaminants to the Environment**

- (i) Whether the proposal will generate dust, smoke, fumes or other discharges to air which potentially would detract from the amenity values of the area.

(d) **Site Stability**

- (i) Whether the site has a stable platform, which will not affect the stability of the site or adjacent sites.

(e) **Impact of Previous Subdivision under Flat Bush Countryside Transition and Rural 3 Zoning**

- (i) Whether the site has been previously subdivided under the Flat Bush Countryside Transition zone and / or Rural 3 zone thereby reducing the average lot size of the original subdivision below the average density of one lot per 5000m<sup>2</sup>. In this respect:
  - Whether the proposed subdivision detracts from the character of the area.
  - Whether the proposed subdivision has sufficient open space within the Conservation / Stormwater Management Policy Areas to offset the effects of further subdivision on the site.

- Whether the proposed subdivision allows sufficient space for wastewater disposal outside of the Conservation / Stormwater Management Policy Area.
- Whether the proposed subdivision makes use of existing infrastructure including private ways, roads, reticulated water, wastewater disposal and power.

(f) **Location and Alignment of Access**

- (i) Whether the proposed access avoids the Conservation / Stormwater Management Policy Area.
- (ii) Whether suitable vehicle access can be provided that follows the existing landform with minimal disturbance and without dominating the landscape.
- (iii) Whether the proposed access accentuates stormwater runoff, erosion and potential for land instability.
- (iv) Whether a low impact design approach is proposed for the disposal of stormwater runoff.

(g) **Sensitive Ridge or Coastal Margin Areas**

- (i) Whether the application relates to a site listed in Schedules 6D, 6E, or 6F in Chapter 6: Heritage, and if so, the rules of that chapter shall also apply.
- (ii) Whether the siting, design and external appearance of buildings dominates the skyline or coastal margin when viewed from any formed public road, accessway or public open space.
- (iii) Where the application involves a building on or near a ridgeline the Council will consider whether:
  - the highest point of any building is below that of the natural landform at the ridge line immediately adjacent to it; or
  - the highest point of any building is below that of any existing vegetation, or proposed planting, which provides a vegetative screen between the site of the proposed building and the watershed of the ridge immediately adjacent to that site.
  - Whether existing bush and vegetation will be retained where practicable, and sufficient landscape planting is provided for screening and as a backdrop where necessary, to ensure that buildings blend with the natural character of the landscape.
  - Whether any earthworks necessary for the creation of a building platform, and access, will cause minimal disturbance to the landform and character of the site, and whether any such areas will be appropriately landscaped as soon as practicable having regard to the season.
  - Whether driveways, private ways and turning areas will be constructed in such a manner as to require minimal disturbance to existing landform or vegetation and the character of the landscape.

**17.10.15.2 Rules: General Assessment Criteria for Restricted Discretionary Activities**

When assessing an application for a Restricted Discretionary Activity within the Flat Bush Structure Plan area the Council will have regard to the development and performance standards in Rule 17.10.12, the following Assessment Criteria and any relevant matters in Section 104 of the Act:

**(a) Scale and Intensity of Use**

- (i) Whether the site is suitable for the proposed activity and in particular whether the site is of sufficient size and configuration to allow the adequate mitigation of the effects of the activity on the surrounding neighbourhood or whether the intensity and scale of the activity should be controlled to protect the amenity values of that neighbourhood.

**(b) Site Layout**

- (i) Whether the site configuration ensures buildings have a positive relationship to the street and in particular whether main entrances front the street with garaging and parking located to the rear of the site.
- (ii) Whether the configuration of uses on the site creates a public interface with the street.
- (iii) Whether vehicle access provided is functional and safe.
- (iv) Whether the siting of buildings and structures, including carparking areas and open space maintains an acceptable level of privacy for adjoining household units, for example by screening and planting of carparking and access areas.
- (v) Whether the siting of buildings and structures adversely affects the acoustic environment of the adjoining property.

**(c) Design and External Appearance**

- (i) Whether the design and external appearance of buildings including the scale, articulation, orientation and spacing complements the existing buildings in the vicinity.
- (ii) Whether the bulk or repetitive form of buildings is likely to detract from the visual amenities of the neighbourhood.
- (iii) Whether carparking is safe and convenient while still maintaining an acceptable aesthetic quality as viewed from the street in particular whether hard-paved areas associated with parking and garaging dominates the streetscape.
- (iv) Whether the proposed activity will generate noise levels that adversely affect the amenity of adjoining properties and whether mitigation measures are proposed to reduce noise effects on these properties.
- (v) Whether satisfactory attenuation of aircraft noise can be achieved. In particular the design and construction, including acoustic insulation should take into account aircraft noise.
- (vi) Whether lighting overspill from the site will adversely affect the amenity values of adjacent properties.

**(d) Landscape Elements**



- (i) Whether the development ensures the retention of any significant existing trees and vegetation.
  - (ii) Whether the location, scale and design of landscaped areas effectively contributes to the amenity of the site and the wider area.
- (e) Servicing**
- (f)
- (i) Refer to Chapter 9 Land Modification, Development and Subdivision.
  - (ii) Whether adequate provision is made on site for rubbish storage and servicing and whether these areas are adequately screened from view from public places and neighbouring sites.
- (g) Signage**
- (i) Whether the size, location, and design of signage has been considered as an integral part of overall site development.
- (h) Cumulative Effects**
- (i) In assessing the appropriateness of allowing an activity to be located in an area, consideration will be given to the presence of activities already located in the area and on the site, and their combined effect on the surrounding neighbourhood. Any positive effects will also be considered, for example enhancing access to local facilities, or where activities combine to form a community focal point.
- (i) Public Health and Safety**
- (i) Whether public health and safety issues are identified and avoided, remedied or mitigated, including hazardous substances, excess noise or adverse air quality.
- (j) Travel Plans where there are over 40 employees on individual premises at any time or an education facility with a roll greater than 50.**
- (i) Whether the travel plan includes travel demand measures which optimise use of sustainable modes such as walking, cycling, passenger transport and car pooling and prevent or reduce any actual and potential adverse transport and traffic effects.
  - (ii) Whether the travel plan promotes a reduction in single car occupancy including providing for showers and change facilities, cycle storage facilities, charging or management of car parking, passenger transport subsidies, and car pooling schemes.
  - (iii) Whether the travel plan promotes a reduction on peak hour travel demand through measures such as teleworking, flexible work hours.
  - (iv) Whether the travel plan includes provisions to ensure the ongoing effectiveness of the measures and responsiveness to any changes in demand or transport opportunities.
- (k) Hours of Operation**

- (i) Whether limitations on the hours of operation are necessary to ensure that public health and safety and general amenity is maintained.

### 17.10.15.3 Rules — Assessment Criteria: Specified Restricted Discretionary Activities

#### 17.10.15.3.1 Construction of More Than One Household Unit on sites Within the Flat Bush Residential Zones, Flat Bush Town Centre Zone and Flat Bush Neighbourhood Centre Zone, (Including integrated landuse and subdivision).

When assessing an application for the above restricted discretionary activity, the Council will have regard to the development and performance standards in Rule 17.10.12, following assessment criteria and any relevant matters set out in Section 104 of the Act.

#### (a) Site Layout

- (i) Whether regard has been had to the 'Design Code for Intensive Housing' contained in Appendix 1: Chapter 13 Residential Areas.
- (ii) Whether the configuration of the units is consistent with and relates to the predominant surrounding urban form.
- (iii) Whether the site configuration ensures buildings have a positive relationship to the street and in particular whether buildings are orientated to overlook the street with main unit entrances fronting the street and garaging located away from the street frontage.
- (iv) Whether vehicle access provided is functional and safe.
- (v) Whether the siting of buildings, structures, including carparking areas and private open space, maintains an acceptable level of privacy for adjoining household units and units within the development.
- (vi) Whether the private open space is located and designed to ensure easy access from living areas, good exposure to sunlight, and maintain the amenity of the streetscape. The principal private open space at ground level between dwelling fronts and streets should be minimal. Where provided it should be designed so as to create a visual connection between the dwelling and the street.
- (vii) Whether the private open space is appropriately screened from the private open space areas of other household units.
- (viii) Whether communal facilities for the development have been provided for residents having regard to the context and scale of the proposal.

#### (b) Building Design and External Appearance

- (i) Whether the proposed typology, scale and form of the development is appropriate having regard to a contextual assessment of the locality.
- (ii) Whether the design and external appearance of buildings including scale and articulation, orientation and spacing complements other buildings in the vicinity.
- (iii) Whether the bulk, or repetitive form of the buildings is likely to detract from the visual amenity of the residential neighbourhood.

- (iv) Whether building orientation, the location of windows and entrances and/or the provision of screening devices maintains an acceptable level of privacy between units and for adjoining neighbours.
  - (v) Whether garages, garage doors or carparking on the site dominates the appearance of the site development when viewed from the street or private ways. In general, they should be recessed behind the front building line and integrated in the building design in a way that does not dominate the street frontage or private ways.
  - (vi) Whether there is a clear public entrance to the building from the street and whether ground floor units/apartments have direct access from the street.
- (c) **Landscape Elements**
- (i) Whether the proposal ensures the retention of any significant existing trees, vegetation or landforms.
  - (ii) Whether the location, scale and design of landscaped areas effectively contributes to the amenity of the site and the wider area.
- (d) **Servicing**
- (i) Refer to Chapter 9 Land Modification, Development and Subdivision.
  - (ii) Whether provision is made for communal mail, rubbish and storage facilities in a location that is easily serviced.
- (e) **Mix of Households Units**
- (i) Whether there is a mix of household units in the proposed development having regard to the context and scale of the proposal. In the case of apartment developments whether the mix ensures that no one apartment typology dominates the proposal.
- (f) **Subdivision as part of an Integrated Land use**
- (i) Whether the proposed subdivision follows rational boundaries with regard to access, privacy, amenity etc.
  - (ii) Whether acceptable levels private outdoor living can be achieved for each unit.
  - (iii) Whether particular restrictions have been included in the proposal such as, limitations on placements of windows, no build yard areas and maximum heights to ensure that privacy and avoiding domination of buildings is achieved.
- (g) **Apartment Design Guidelines**
- (i) Where the application is for apartments, the extent to which the proposal satisfies the Residential Apartment Design Guide (Auckland Council Manukau Section) May 2010.

### 17.10.15.3.2 Homes for the Aged Accommodating More than 15 Persons

When assessing an application for homes for the aged accommodating more than 15 persons the Council will have regard to the development and performance standards in Rule 17.10.12, and the following assessment criteria and any relevant matters in Section 104 .

- (a) **Intensity / Scale of Activity**
  - (i) Whether the site is suitable for the proposed activity, in particular whether traffic generation and associated parking maintains residential amenity values.
- (b) **Site Layout**
  - (i) Whether buildings and structures (including car parking areas) are sited and designed to avoid or mitigate adverse effects on the privacy of adjoining properties. Methods to mitigate adverse effects may include screening or separation distances.
- (c) **Car parking and Access**
  - (i) Whether access and egress for parking is safe and avoids traffic conflicts. (Refer also to assessment criteria, Chapter 8 Transportation, Section 8.25 )
- (d) **Private Open Space**
  - (i) Whether a defined outdoor private open space is provided to create on-site amenity for residents; Rule 13.11.2.1 shall be used as a guide.
- (e) **Design and External Appearance**
  - (i) Whether the design and external appearance of buildings and structures maintains residential streetscape values.
- (f) **Landscape Elements**
  - (i) Whether the proposal includes landscaped areas planted in grass or other vegetation and whether this is likely to make a positive contribution to the streetscape.
- (g) **Signs**
  - (i) Whether the scale, type, location and design of signs is sensitive to the character of the residential area.
- (h) **Servicing**
  - (i) See Chapter 9 Land Modification, Development and Subdivision.
  - (ii) Whether regard has been had to the Design Code for Intensive Housing contained in Appendix 1: Chapter 13 Residential Areas.  
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### 17.10.15.3.3 Childcare Services and Facilities for More than 10 Children.

When assessing an application for childcare services and facilities for more than 10 children, the Council will have regard to the development and performance standards in Rule 17.10.12, the following assessment criteria and any relevant matters in Section 104 of the Act.

- (a) **Intensity/Scale of Activity**
  - (i) Whether the site is a suitable size for the intensity of the proposed activity in relation to the number of children to be cared for. As a general guide in determining the suitability of a site to accommodate buildings, outdoor play

areas, parking and delivery areas and landscaping for child care services, a minimum ratio of 25m<sup>2</sup> of net site area per child is required. However, such minima will only be consented to if it can be demonstrated that any adverse effects on adjoining neighbours can be avoided or mitigated. Noise attenuation measures in the design of buildings, or restrictions on the hours of outdoor activity, may be matters to be addressed.

- (ii) Whether the volume of traffic likely to be attracted to the site is likely to bring disturbance to adjoining neighbours, or in peak traffic generation is likely to cause potential traffic conflict.
- (b) **Site Layout**
- (i) Whether buildings and structures including outdoor play areas are sited in a way that minimises any adverse effects on the visual privacy of adjoining properties. Methods to mitigate adverse effects may including screening.
- (c) **Carparking and Access**
- (i) Whether provision is made for the safe and efficient delivery and pick-up of children at the child care premises. Special attention will be paid to the adequacy of access when the childcare facilities are located on a rear site. (Refer Rule 8.25 Assessment Criteria, Chapter 8 Transportation).
- (d) **Design and External Appearance**
- (i) Whether the design of buildings and structures including car parking areas maintains residential streetscape qualities.
- (e) **Noise Mitigation Measures**
- (i) Whether any noise mitigation measures have been undertaken to protect the acoustic environment of adjoining properties.
- (f) **Signs**
- (i) Whether the scale, design and location of signs is sensitive to the character of the residential area.
- (g) **Servicing**
- (i) See Chapter 9 Land Modification, Development and Subdivision.
- (h) **Attenuation of Aircraft Noise**
- (i) Refer to the relevant performance standards and assessment criteria in rule 5.21.

#### **17.10.15.3.4 All Restricted Discretionary Activities within the Conservation / Stormwater Management Policy Area.**

When assessing an application for a Restricted Discretionary Activity for land within the Conservation / Stormwater Management Policy area the Council will have regard to the development and performance standards in Rule 17.10.12, the following Assessment Criteria and any relevant matters in Section 104 of the Act.

- (a) **Existing Native Vegetation and Riparian Planting**

- (i) To what extent any earth cut or fill will remove existing native vegetation, alter the existing topography of the site or affect existing natural features.
- (ii) To what extent the proposal would impact on the ability in the future to protect land within the Conservation / Stormwater Management Policy Area from development and undertake native riparian planting.
- (iii) Whether a Riparian Planting Plan has been prepared for the Conservation / Stormwater Management Policy Area located on the site and whether the proposal is in keeping with the Plan.

(b) **Ecosystems and Natural Landscape Quality**

- (i) Whether the proposal will impact in any way on the freshwater and terrestrial ecosystems including the quality of the water and riparian vegetation, areas of native forest and wetlands or on the natural habitats of birds, aquatic species and wildlife found within the Conservation / Stormwater Management Policy Area.
- (ii) Whether the proposal will impact on the natural landscape quality of the Conservation / Stormwater Management Policy Area.

(c) **Site Stability**

- (i) Whether the building, structure or activity will adversely affect the stability of the site or adjacent sites.

**17.10.15.3.5 All Restricted Discretionary Activities within the Public Open Space 6 Overlying Area**

When assessing an application for a Restricted Discretionary Activity within the Public Open Space 6 Overlying Area the Council will have regard to the development and performance standards in Rule 17.10.12, the following Assessment Criteria and any relevant matters in Section 104 of the Act:

(a) **Future Use of Land as Public Open Space**

- (i) To what extent the proposal would adversely affect the current or future functionality of that land for public open space purposes.

(b) **Existing Native Vegetation and Riparian Planting**

- (i) To what extent any earth cut or fill will remove existing native vegetation, alter the existing topography of the site or affect existing natural features.
- (ii) To what extent the contribution made by the vegetation to the ecological and amenity values would add to its value as public open space including its visual impact.
- (iii) To what extent the proposal identifies any native riparian planting and whether a Riparian Planting Plan in accordance with Rule 9.13.2(n) has been prepared.

(c) **Ecosystems and Natural Landscape Quality**

- (i) Whether the proposal will impact in any way on the freshwater and terrestrial ecosystems including the quality of the water and riparian vegetation, areas of native forest and wetlands or on the natural habitats of birds, aquatic species and wildlife found within the Public Open Space 6 Overlying Area.

- (ii) Whether the proposal will impact on the natural landscape quality of the Public Open Space 6 Overlying Area.
- (d) **Sense of Openness**
  - (i) Whether the proposed activity, building or structure will detract from the sense of openness of the area as future public open space. In particular, whether the additional proposed activity, building or structure will adversely impact on the provision of a continuous Environmental Corridor.
- (e) **Site Stability**
  - (i) Whether the building, structure or activity will adversely affect the stability of the site or adjacent sites.

#### **17.10.15.3.6 All Restricted Discretionary Activities within the Flat Bush Countryside Transition Zone**

When assessing an application for a Restricted Discretionary Activity within the Flat Bush Countryside Transition zone the Council will have regard to the development and performance standards in Rule 17.10.12, the following Assessment Criteria and any relevant matters in Section 104 of the Act.

- (a) **Placement of Buildings and Structures**
  - (i) Whether the placement of buildings and structures avoids the Conservation / Stormwater Management Policy Area.
- (b) **Design and External Appearance**
  - (i) Whether the proposed building or structure is sympathetic to the surrounding natural landscape qualities and characteristics.
  - (ii) Whether a minor household unit has been seamlessly integrated into the design, bulk and form of the main household unit such that it appears there is only one household on the site.
  - (iii) Whether the carparking and access for the proposed building or structure is safe and convenient while still maintaining an acceptable aesthetic quality.
  - (iv) Whether the proposed activity will generate noise levels that adversely affect the amenity of adjoining properties and whether any mitigation measures are proposed to reduce noise effects on these properties.
  - (v) Whether satisfactory attenuation of aircraft noise can be achieved. In particular, the design and construction (including acoustic insulation should take into account aircraft noise).
  - (vi) To what extent the proposal impacts on the Sensitive Ridge Lines identified within the Planning Maps.
- (c) **Wastewater Disposal**
  - (i) Whether the site has a sufficient area available to accommodate an adequate wastewater disposal system which will not create an erosion, land instability or water pollution problem and that does not adversely affect the stormwater treatment and discharge systems on the site, or adversely affect public health and safety.



- (d) **Discharge of Contaminants to the Environment**
  - (i) Whether the proposal will generate any dust, smoke, fumes or other discharges to air which potentially would detract from the amenity values of the area.
- (e) **Site Stability**
  - (i) Whether the site has a stable platform, which will not affect the stability of the site or adjacent sites.
- (f) **Ecosystems and Natural Landscape Quality**
  - (i) Whether the proposal will impact in any way on the freshwater and terrestrial ecosystems including the quality of the water and riparian vegetation, areas of native forest and wetlands or on the natural habitats of birds, aquatic species and wildlife found within the Conservation /Stormwater Management Policy Area.
  - (ii) Whether the proposal will impact on the natural landscape quality of the area and to what degree the proposal will modify the natural landscape.
- (g) **Riparian Vegetation and Existing Native Vegetation**
  - (i) The extent to which any earth cut or fill will remove existing native vegetation, alter the existing topography of the site or affect existing natural features.
  - (ii) The extent to which the contribution made by the vegetation to the ecological and amenity values of the area, including its visual impact from roads or other public places.

#### **17.10.15.3.7 All Restricted Discretionary Activities within the Public Open Space 6 — Environmental Corridor Zone**

When assessing an application for a Restricted Discretionary Activity within the Public Open Space 6 — Environmental Corridor Zone the Council will have regard to the development and performance standards in Rule 17.10.12, the following Assessment Criteria and any relevant matters in Section 104 of the Act:

- (a) **Council Approval to Lease Land**
  - (i) Whether approval has been obtained from Council to lease land within the Public Open Space 6 Environmental Corridor zone for the purpose of establishing or providing the activity, building or structure.
- (b) **Design and External Appearance of Buildings and Structures**
  - (i) Whether the design and external appearance of the building or any other structure in terms of scale, form, materials and colour respects the natural character and aesthetic qualities of the zone.
  - (ii) Whether the proposed building or structure makes a positive contribution to the built form of the surrounding streetscape and to any existing buildings on the public open space.
- (c) **Landscaping and Site Layout**
  - (i) Whether the site for a proposed building or structure fits well with other site elements of the public open space such as the natural heritage qualities, the

natural beauty of existing bush areas, riparian planting and waterways and the landscape within the public open space.

- (ii) Whether the location and design of the building or structure upon the site encourages informal recreation or leisure activities on the public open space in terms of:
- Ease of access and visual surveillance from within the public open space and from the street;
  - The relationship between the site layout and design of the building or structure with the surrounding uses of the public open space;
  - The convenient location of any carparking areas, the provision of a safe and efficient internal circulation pattern and the avoidance of large areas of sealed parking unrelieved by landscape work or plan; and
  - The relationship between the proposed landscaping with the existing public open space. All landscaping shall be sympathetic with the broader landscape character of the area. Existing trees shall be retained wherever possible in compliance with Manukau City Council's Tree Policy.
- (iii) Whether the proposed facility / development is likely to attract large numbers of people that will necessitate an access road and the effects of that access road on neighbouring residential properties and the street network.

**(d) Noise and Hours of Operation**

- (i) Whether noise arising from the congregation of people and their vehicles is likely to create a disturbance to neighbouring residential properties and other public open space users.
- (ii) Whether the activity is suitably designed and laid out so as to contain noise created by live or recorded music, by recreation, or from patrons so that noise limits will not be exceeded. A Noise Management Plan may be required detailing the control measures which would be put into practice and should include the following details:
- Hours of operation;
  - Types of activity to be carried out;
  - Access routes and parking provisions — the location of the carpark shall be assessed for effects of noise created by patrons leaving the area;
  - Numbers of persons permitted on site;
  - Ventilation of buildings and control of building and control of building openings;
  - Power and type of sound amplification systems; and
  - An acoustic design certificate from a professional Acoustic Engineer demonstrating that the standards for noise under Rules 15.11.1.7 and 15.11.1.7.1 will not be exceeded.
- (iii) Whether the hours of operation have the potential to create a noise nuisance for surrounding residential sites.

- (iv) Whether there is any use of a heavy motor vehicle to deliver goods to the site (defined in Traffic Regulations 1976).
  - (v) Whether any noise emissions exceed those for permitted public open space as stated in Rule 15.11.1.7
- (e) **Heritage**
- (i) Whether the activity, building or structure will impact in any way on either the natural or cultural heritage resources found within the public open space. If the activity is in close proximity to an archaeological site authority to modify the site must be obtained from the Historic Places Trust prior to work commencing. Landscape work and/or fencing may be used to reduce any significant adverse effects of the proposed activity/building/ or structure on natural or cultural heritage resources.
  - (ii) Whether the plants to be used in a garden are botanically compatible with natural heritage areas.
- (f) **Sense of Openness**
- (i) Whether the proposed activity, building or structure will detract from the sense of openness of the public open space. In particular, whether the additional proposed activity, building or structure will adversely impact on the provision of a continuous green corridor within the zone.
- (g) **Ecosystems and Natural Landscape Quality**
- (i) Whether the activity, building or structure will impact in any way on the freshwater and terrestrial ecosystems including the quality of the water and riparian vegetation, areas of native forest and wetlands or on the natural habitats of birds, aquatic species and wildlife found within the public open space. Whether the activity, building or structure will impact on the natural landscape quality of the area and to what degree the proposal will modify the natural landscape.
- (h) **Nuisance Factors**
- (i) Whether any equipment or waste associated with any activity within a building within the Public Open Space 6 — Environmental Corridor zone is stored outdoors. If the equipment or waste is stored outdoors whether it is screened from adjacent public open space, sites, roads and other public areas and is properly contained to prevent any discharges of contaminants to ground and/ or water.
  - (ii) Whether the activity creates a dust, fume or smoke nuisance. A dust, fume or smoke nuisance will be deemed to have occurred if:
    - There is visible evidence of suspended solids / particulate matter in the air beyond the site boundary; and/or
    - There is visible evidence of deposited particulate matter traceable from an activity dust source, settling on the ground, building or structure on an adjoining site or water body.
  - (iii) Whether the activity creates an objectionable or offensive odour which is detectable at the boundary of a neighbouring property.

- (iv) Whether the activity creates any noxiousness or danger, particularly where the activity creates a nuisance from the use of chemicals such as herbicides, pesticides or fertilisers.
  - (v) Whether the activity, building or structure creates a vibration nuisance. A vibration nuisance will occur if it exceeds the levels specified in Rule 5.18.4 General Procedures and Rules.
  - (vi) Whether the activity, building or structure creates an electrical interference with television and radio sets or other types of receivers in adjoining household units.
  - (vii) Whether the activity, building or structure creates a light spill or glare, which exceeds levels, specified in Rules 5.18.2 Chapter General Procedures and Rules.
- (i) **Personal Safety and Damage to Neighbouring Properties**
- (i) Whether the activity may result in a dangerous situation to other public open space users or otherwise detracts from other users enjoyment of the public open space. Whether the activity may cause damage to neighbouring residential properties.

#### **17.10.15.3.7.1 Community Buildings (not exceeding 150m<sup>2</sup>)**

In addition to Rule 17.10.15.3.7 (a–i listed above) Council restricts the exercise of its discretion to the following matters and any relevant matters in Section 104 of the Act.

- (a) **Alternative siting and/or efficient use of buildings/structures/public open space**
- (i) Whether there is a demonstrated need for the proposed type of building or structure and whether alternative sites have been considered.
  - (ii) Whether there is a more appropriate site elsewhere or whether existing buildings and structures could be used more efficiently to maintain the open space character of the zone where possible.
  - (iii) Whether the proposed community (not exceeding 150m<sup>2</sup>) building demonstrates the ability to be used for a variety of purposes.
  - (iv) Whether the Community Building is constructed in such a manner so that it can be relocated if necessary. In particular, whether the Community Building has been built on foundation blocks and not on concrete slabs.

#### **17.10.15.3.7.2 Any Permitted Activity / Building / Structure that lies within the 100 Year Flood Return Level**

In addition to 17.10.15.3.7 (a–i listed above) Council restricts the exercise of its discretion to the following matters:

- (a) **Alternative siting and/or efficient use of buildings/structures/public open space**
- (i) Whether there is a demonstrated need for the proposed type of building or structure and whether alternative sites have been considered.

- (ii) Whether there is a more appropriate site elsewhere or whether existing buildings and structures could be used more efficiently to maintain the open space character of the zone where possible.
- (iii) Whether the benefits gained by the proposed building exceed the disadvantages of increased coverage of the zone.

(b) **Flooding**

- (i) Whether the building or structure could cause water back-up resulting in flooding elsewhere.

### 17.10.15.3.8 Residential Centres

Refer to Rule 13.13.10.2

[AM55]

### 17.10.15.4 All Restricted Discretionary Activities that Do Not Comply With Development and Performance Standards in Rules 17.10.11 and 17.10.12

#### 17.10.15.4.1 Site Coverage

When assessing an application for restricted discretionary activity resource consent to exceed Site Coverage Rule 17.10.12.2, Council will have regard to the following assessment criteria any relevant matters in Section 104 of the Act.

(a) **Scale and Bulk**

- (i) Whether an increase in site coverage will increase the bulk of the building in such a way that may cause dominance or intrusion on adjoining properties.
- (ii) Whether the effects of an increase in site coverage on amenity values are minor.
- (iii) Whether an increase in site coverage will adversely affect streetscape values.

(b) **Landscape Elements**

- (i) Whether landscape design and planting is proposed to mitigate any adverse effects of increased site coverage.
- (ii) Whether any increases in site coverage are mitigated by alternative design elements such as landscaped communal private open space.

(c) **Design and External Appearance**

- (i) Whether an increase in site coverage will assist in enhancing architectural design.
- (ii) Whether the effects of an increase in site coverage on amenity values are minor.
- (iii) Whether the effects of an increase in site coverage on stormwater disposal are minor.

**17.10.15.4.2 Yards**

When assessing an application for restricted discretionary activity resource consent to exceed Rule 17.10.12.3 and Rule 17.10.12.4 Yards, Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act.

- (a) **Amenity Values (including streetscape and landscape elements, and on-site amenity of adjoining properties).**
  - (i) Whether the infringement is minor and whether it is offset by other factors that mitigate any adverse effects e.g. additional planting.
  - (ii) Whether a reduction in yards will cause adverse effects on the privacy of adjoining neighbours.
  - (iii) Whether the reduction in yards has adverse effects on the character of the streetscape.

**17.10.15.4.3 Maximum Height**

When assessing an application for restricted discretionary activity resource consent to exceed Rule 17.10.12.5 Maximum Height, Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act.

- (a) **Sunlight and Daylight**
  - (i) Whether the increase in height will have an adverse effect on the access of sunlight and daylight to adjoining sites.
- (b) **Scale**
  - (i) Whether any additional height contributes to the bulk of a building and causes dominance or intrusion on adjoining properties.
  - (ii) Whether the proposed height of buildings and other structures will be compatible with the height and visual character of the surrounding area and streetscape.
- (c) **Design and External Appearance**
  - (i) Whether the proposed height contributes to good architectural design.
  - (ii) Whether the design and external appearance of the building makes a positive contribution to the streetscape.
- (d) **Heritage Elements**
  - (i) Whether the proposed height of buildings and other structures will be compatible with any special character and any relevant heritage values of the area.
- (e) **Micro Climate**
  - (i) Whether the proposed height contributes to an adverse micro climate.
- (f) **relationship with other Buildings Privacy and Overlooking**
  - (i) Whether the proposed height of the building has an adverse effect on privacy and overlooking issues in the area.

(g) **Matters in Section 5.19, Chapter 5**

- (i) See assessment criteria 5.19.2 Chapter 5 General Procedures and Rules.

**17.10.15.4.4 Active Building Frontages and Boundary Fences**

When assessing an application for restricted discretionary activity resource consent to exceed Rule 17.10.12.6 Active Building Frontages and Rule 17.10.12.7 Boundary Fences, Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act.

(a) **Streetscape Elements**

- (i) Whether the proposal creates an adverse effect on the character of the streetscape.

(b) **Safety**

- (i) Whether the proposal has an adverse effect on the level of safety on the street or public place (including public open space) in terms of public surveillance.

(c) **Amenity Values**

- (i) Whether the proposal has an impact on amenity values of the area including streetscape and landscape elements, on site amenity of adjoining properties.

**17.10.15.4.5 Private Outdoor Space**

When assessing an application for restricted discretionary activity resource consent for Rule 17.10.12.8 and Rule 17.10.12.9 Private Outdoor Space, Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act.

(a) **Amenity Values (including levels of on-site amenity and liveability of the household unit)**

- (i) Whether private outdoor space is provided in some other way e.g. communal open space.
- (ii) Whether the design of the household unit is such that a variation to the private outdoor space will not adversely affect the liveability of the household unit or adversely affect adjoining sites.
- (iii) Whether the variation to dimensions is minor and unlikely to adversely affect the future liveability of the unit.
- (iv) Whether the reduction in private outdoor space reduces landscape development and whether any adverse effects of this are offset by other factors.
- (v) Whether the reduction in private outdoor space has an impact on privacy on the site or on adjoining sites.



**17.10.15.4.6 Home Enterprises [Deleted by AM61 See Plan Change No. 10]****17.10.15.4.7 Odour, Dust, Fumes and Smoke**

When assessing an application for a restricted discretionary activity resource consent to exceed Rule 17.10.12.17 and Rule 10.12.19 Odour, Dust, Fumes and Smoke, Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act:

**(a) Discharge of Contaminants**

- (i) Whether the proposal will generate dust, smoke, fumes or other discharges to air which potentially would detract from the amenity values of the area. A dust, fume or smoke nuisance will be deemed to have occurred if:
  - There is visible evidence of suspended solids / particulate matter in the air beyond the site boundary; and/or
  - There is visible evidence of deposited particulate matter traceable from an activity dust source, settling on the ground, building or structure on an adjoining site or water body.
- (ii) Whether the proposal will generate objectionable odours which can not be contained within the site.

**17.10.15.4.8 Screening of Activities and Storage**

When assessing an application for a restricted discretionary activity resource consent to exceed Rule 17.10.12.20 Screening of Activities and Storage, Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act:

**(a) Streetscape and Amenity Values**

- (i) Whether the proposal ensures that all goods, materials, refuse or refuse containers are either sufficiently screened or maintained in a tidy condition where visible from the street, adjoining properties or public open space.
- (ii) Whether the proposal ensures that the storage of all goods, materials, refuse or refuse containers is not within the front, side or rear yards.

**17.10.15.4.9 Residential Privacy Requirements**

When assessing an application for a restricted discretionary activity resource consent to exceed Rule 17.10.12.11 Residential Privacy Requirements, Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act:

**(a) Privacy**

- (i) Whether the proposal has an adverse effect on the private outdoor space of the proposed dwelling or on any adjoining dwellings.
- (ii) Whether the proposal in particular the location of windows, and height and materials for the fence will result in overlooking into an adjoining dwellings private outdoor space (including backyard, courtyard).

**17.10.15.4.10 Passenger Transport Facilities**

When assessing an application for a restricted discretionary activity resource consent to exceed Rule 17.10.12.21 Passenger Transport Facilities, Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act:

- (a) **Passenger Transport Ridership**
  - (i) Whether the proposed activity is likely to generate passenger transport ridership. Whether existing stops and shelters are available in the near vicinity.
- (b) **Traffic Safety**
  - (i) Whether any new stop would have an adverse effect on traffic safety.
- (c) **Pedestrian Access**
  - (i) Whether there is good pedestrian access from the stop to any building entrance it would be serving.

**17.10.15.4.11 Asbestos Containing Material**

When assessing an application for a restricted discretionary activity resource consent to exceed Rule 17.10.12.14 Asbestos Containing Material, Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act:

- (a) **Site Assessment**
  - (i) Whether or not the site assessment is undertaken in accordance with Council's Protocol for Site Investigation Reports for Subdivision/Developments in the Flat Bush area (and any amendments to the Protocol).
- (b) **Means of Remediation**
  - (i) The means of remediation including, the possibility of a requirement for the removal off-site of asbestos containing materials.
- (c) **Management of Remediation**
  - (i) The management of remediation including provision of a remediation management plan to avoid or mitigate the generation of noise, dust, storm water and silt run off and any other means by which asbestos containing materials might escape into the air or off the site; and
  - (ii) Duration, timing and methodology for remediation.
- (d) **Validation**
  - (i) The effectiveness of remediation including the provision of a remediation validation report.
- (e) **Management Plan**
  - (i) On-going management including the provision of a site management plan relating to any remaining asbestos containing materials on the site and related health and safety issues.

(f) **Monitoring**

- (i) The options outlined in the management plan(s) for monitoring, including health and safety; and
- (ii) The options for institutional controls associated with remediation.

**17.10.16 Rules — Assessment Criteria: Discretionary Activities****17.10.16.1 Assessment Criteria — Discretionary Activities: Land Modification, Development and Subdivision**

In deciding whether to grant or refuse consent to a discretionary activity application and in imposing conditions if consent is granted, the Council shall have regard to the assessment criteria contained in Chapter 9 Land Modification, Development and Subdivision and any relevant matters in Section 104 of the Act.

**17.10.16.2 Assessment Criteria — Discretionary Activities: Flat Bush Residential 1, 2, 3 and 4 Zone, Flat Bush Countryside Transition Zone, Flat Bush Town Centre Zone and Flat Bush Neighbourhood Centre Zone**

In deciding whether to grant or refuse consent to a discretionary activity application and in imposing conditions if consent is granted, the Council shall have regard to the following assessment criteria and any relevant matters in Section 104 of the Act.

(a) **Effects on People and Communities**

- (i) Whether the proposal will have an adverse effect on the ability of people to provide for their social, economic and cultural wellbeing.

(b) **Effects on Social, Economic and Cultural Conditions.**

- (i) Whether any adverse effects on social, economic and cultural conditions can be avoided, remedied or mitigated.

(c) **Effects on tangata whenua**

- (i) Whether the proposal will cause adverse effects on tangata whenua's taonga or tangata whenua's relationship with their taonga.

(d) **Effects on Landscape Values**

- (i) Whether the proposal will have an adverse effect on landscape values within the residential area, and on the coastal environment.

(e) **Effects on Ecosystems**

- (i) Whether the proposal will result in the damage or removal of significant areas of vegetation;
- (ii) Whether the proposal will have an adverse effect on water quality, and whether measures have been designed so that any potential degradation of water quality is avoided, remedied or mitigated.

- (iii) Whether the proposal will have an adverse effect on the natural coastal environment and on public access to the coast.
  - (iv) Whether measures have been taken to ensure the potential adverse effects on the ecosystems will be avoided, remedied or mitigated.
- (f) **Effects on Natural and Physical Resources with Aesthetic, Recreational, Scientific, Historical, Spiritual or Cultural Value**
- (i) Whether the proposal may have adverse effects on cultural heritage resources on the site or heritage values and measures taken to avoid, remedy or mitigate potential adverse effects.
- (g) **Discharge of Contaminants to the Environment**
- (i) Whether the proposal will generate dust, smoke, fumes or other discharges to air which potentially would detract from the amenity values of the area.
- (h) **Effects on Traffic Safety**
- (i) Whether the proposal significantly detracts from traffic safety or efficiency having regard to the volume of traffic attracted, times of peak traffic generation, potential traffic conflict and proximity to major traffic intersections.
- (Refer to Assessment Criteria 8.25 Chapter 8 Transportation)
- (i) **Effects on Amenity Values**
- (i) Whether large car parking areas in the front of buildings cause adverse effects on the visual amenity of the streetscape.
  - (ii) Whether carparking has been designed, screened and landscaped to mitigate any adverse effects on visual amenity values.
  - (iii) Whether buildings and structures are designed and sited in such a way to maintain visual amenity of the streetscape and landscape.
  - (iv) Whether buildings and structures are designed and sited to maintain privacy for adjoining properties and surrounding neighbourhood.
  - (v) Whether the intensity and scale of an activity causes *significant* adverse effects on the character and quality valued in the residential environment. Larger scale non-residential premises (generally those more than 150m<sup>2</sup>) have a particular potential to impact on residential amenity.
- (j) **Cumulative Effect**
- (i) In assessing the appropriateness of allowing an activity to be located in an area, consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment. Of particular concern is the cumulative effect of locating an activity on a site adjoining or already accommodating an activity which may currently generate traffic, or noise not in keeping with the residential area. The ability of a site to internalise effects if more than one activity is seeking to operate from it, will be considered. Any positive environmental effects will also be considered, for example enhancing access to local facilities such as shops, and enhancing the self-containment of residential areas; or where activities combine to form a community focal point.

- (k) **Development and Performance Standards**
  - (i) The development and performance standards for permitted, controlled and restricted discretionary activities may be used as a guideline for assessing discretionary activities in all residential zones.
- (l) **Residential Centres**
  - (i) Refer to Rule 13.14.2  
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- (m) **Public Health and Safety**
  - (i) Whether the proposal will cause any adverse effects to the health and well being of the community.
- (n) Retail activity in the residential 1 and 3 zones
  - (i) Two or more consented retail sales premises located adjacent or generally opposite to each other are a 'retail cluster' for the purposes of this criterion.
  - (ii) In assessing the appropriateness of allowing a retail cluster to be located in residential zones, consideration will be given to:
    - (a) The number of retail premises in each retail cluster;
    - (b) The scale of the individual premises, which generally should be no more than 150m;
    - (c) As assessment of whether retail would be a dominant activity in the immediate vicinity or just one element within an otherwise residential environment;
    - (d) The maintenance of residential amenity;
    - (e) Whether the role of town centre and neighbourhood centres could be undermined; and
    - (f) Whether a limitation on the total size of the retail cluster to 500m<sup>2</sup> and a distance of 400m to the next nearest retail cluster is maintained.

### 17.10.16.3 Public Open Space 6 — Environmental Corridor Zone

In deciding whether to grant or refuse consent to a discretionary activity application and in imposing conditions if consent is granted, the Council shall have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

- (a) **Traffic Generation / Safety / Parking**
  - (i) The traffic management implications of the proposed activity. Factors for consideration include: volume of traffic likely to be generated, times of peak traffic generation, potential traffic conflicts or hazards. (See also assessment criteria in Chapter 8–8.25).
  - (ii) Whether adequate parking areas and vehicle services areas are provided and designed in a manner satisfactory to Council and complies with parking provisions specified in Chapter 8 — Transportation.

- (b) **Intensity of Use**
- (i) Whether the intensity of use will be compatible with the amenities of surrounding existing and foreseeable future development. This will include consideration of the maximum number of people to be provided for on the site, the amount of traffic generated, the hours of use, signs, and other generated effects.
- (c) **Protection of predominant purpose of public open space and heritage resources**
- (i) Whether the design of the proposal / proposed activity will be sensitive to and protect the natural qualities of the zone (e.g. natural heritage resources, visual amenity, open space character, acoustic environment, recreation and leisure opportunities, landscape design). Whether the nature and extent of the proposed work/activity may disturb vegetation or lead to adverse ecological effects on natural freshwater habitats or water quality or any other natural resource including any heritage resources.
- (ii) Whether the nature and extent of the proposed work/activity will have an adverse effect on any cultural heritage resource (e.g. archaeological sites or waahi tapu sites) located on the public open space.
- (d) **Sense of Openness**
- (i) Whether the proposed activity, building or structure will detract from the sense of openness of the public open space. In particular, whether the additional proposed activity, building or structure will adversely impact on the provision of a continuous green corridor within the zone.
- (e) **Ecosystems and Natural Landscape Quality**
- (i) Whether the proposed activity, building or structure will impact in any way on the freshwater and terrestrial ecosystems including the quality of the water and riparian vegetation, areas of native forest and wetlands or on the natural habitats of birds, aquatic species and wildlife found within the public open space. Whether the activity, building or structure will impact on the natural landscape quality of the area and to what degree the proposal will modify the natural landscape.
- (f) **Site layout, buildings and built form, and external appearance of the building structure, landscape design**
- (i) Whether the scale, location, design and external appearance of proposed structures / buildings and the activities they generate will complement the public open space and contribute to enhancing the landscape and will avoid or mitigate unsafe situations of conflict with other users of the public open space.
- (ii) In general buildings should be of a similar or complimentary scale to residential buildings within the surrounding area where the public open space adjoins or abuts a residential zone. Buildings should not overshadow or become overly dominant on sites adjoining or abutting residential zones. Buildings should be sited so as to maintain an appropriate level of visual and aural privacy on surrounding residential sites.
- (iii) Provisions should be made for landscape development of the site particularly where the public open space adjoins a residential boundary and of any carparking areas. Particular regard will be paid to the siting and screening of storage and service areas.

- (g) **Efficient use of Public Open Space**
  - (i) Whether there is a demonstrated need for the proposed type and size of building/structure and whether alternative sites or the building/structure or the services/activities the building/structure is to accommodate have been considered.
- (h) **Multi-Purpose Design**
  - (i) Whether the proposed building for the public open space site demonstrates the ability to be used for a variety of purposes.
- (i) **Cumulative Effects**
  - (i) In assessing the appropriateness of allowing an activity / building or structure to be located on a public open space consideration will be given to the presence of activities/buildings and structures already located on the public open space and any adjoining residential properties. Of particular concern is the cumulative effect of locating a new activity/ building/ structure on a site, which currently generates traffic and noise. The ability to internalise effects on the site if more than one activity / building / structure is seeking to operate from it will be considered. Any positive environmental effects will also be considered, for example where activities combine to form a community focal point.
- (j) **Development and Performance Standards**
  - (i) The degree to which the activity meets development and performance standards.
  - (ii) Activities should be conducted so that the noise generated will not exceed the maximum levels specified in Rules 15.11.1.7 and 15.11.1.7.1 — General Development and Performance Standards for noise on public open space zones.
- (k) **The Effects on Residential Areas and Roads including Glare and Light Spill**
  - (i) Whether the effects of indirect light spill and glare are causing adverse effects on neighbouring residential properties or roads. Whether the cause of the light spill or glare is related to site factors or topography e.g. light coloured concrete reflecting light, or the lights being situated on a slope which could be mitigated through design specifications as specified by a professional illumination Engineer or alterations to the site. Whether the effects of light spill or glare can be reduced by the addition of glare guards or an alternative lighting arrangement.
- (l) **Flooding**
  - (i) Whether the building or structure could cause water back up resulting in flooding elsewhere.

#### **17.10.16.4 Flat Bush Cluster Housing in the Flat Bush Countryside Transition zone**

In deciding whether to grant or refuse consent to a discretionary activity application and in imposing conditions if consent is granted, the Council shall have regard to the Assessment Criteria in 17.10.16.1, 17.10.16.2 and the following assessment criteria and any relevant matters set out in Section 104 of the Act.

- (a) **Ecosystems and Natural Landscape Quality**



- (i) Whether the proposal will impact in any way on the freshwater ecosystems including the quality of the water and riparian vegetation or on the natural habitats of bird, aquatic and wildlife found within the Conservation /Stormwater Management Policy Area.
  - (ii) Whether the proposal will impact on the natural landscape quality of the Conservation / Stormwater Management Policy Area.
- (b) **Placement of Buildings and Structures**
- (i) Whether the site has stable building platforms, which will not affect the stability of the site or adjacent sites.
  - (ii) That the locations of building platforms and building envelopes are identified and whether the scale and intensity of the development will detract from the rural/ residential nature of the zone.
- (c) **Design and External Appearance of Buildings and Structures**
- (i) That the appearance of buildings is sensitive in terms of design and materials with the character of the zone.
- (d) **Design and Layout of Subdivision**
- (i) Whether the subdivision design has an adverse effect on amenity values of adjoining sites including privacy, location of access, driveways and infrastructure.
  - (ii) That an adequate separation distance and/or landscaping between houses is provided to ensure an acceptable level of privacy.
  - (iii) That the numbers of dwellings per cluster are appropriate for that location on the site and adequate open space or landscaping is provided for between dwellings.
  - (iv) Whether the subdivision design provides an adequate buffer between the proposed allotments or sites and the Conservation / Stormwater Management Policy Area.
  - (v) Whether the clustering of housing enhances the greenfinger corridors and general sense of open space. In general the total number of dwellings should not exceed the overall density permissible for the parent site.
  - (vi) Whether the site is of a sufficient size to allow for adequate on site amenity.
  - (vii) Whether communal facilities are adequately located.
- (e) **Wastewater Disposal**
- (i) Having regard to the topography and drainage capability of the area, whether the site has the ability to cope with on-site wastewater disposal or a communal wastewater system
- (f) **Location and Alignment of Access**
- (i) That access and roads are designed to follow contours, minimise earthworks and visual impacts and avoid the Conservation/Stormwater Management area.
- (g) **Ownership**

Whether the subdivision provides for an appropriate structure for the future ownership and management of communal land and facilities including land within the Conservation / Stormwater Management Policy Area and having regard to the native riparian planting requirement and on-going maintenance responsibilities in Rule 17.10.11.10.

#### 17.10.16.5 Movement Network – Alternative Road Layout in Flat Bush Residential 3 Zone

In deciding whether to grant or refuse consent to a discretionary activity application and in imposing conditions if consent is granted, the Council shall have regard to the Assessment Criteria in 17.10.16.1, 17.10.16.2 and the following assessment criteria and any relevant matters set out in Section 104 of the Act.

- (a) Legibility of Network
  - (i) Whether there are significant topographical, geotechnical or other environmental factors or constraints which indicate that minor changes to collector roads, park edge, local would improve the road layout from that set out in Figure 17.10.2.
  - (ii) Whether changes to the park edge local roads would have adverse impacts on the design, amenity and useability of the adjacent public open space and result in substantially greater earthworks and retaining structures adjacent to the open space than would otherwise be required.
  - (iii) Whether the proposal will impact in any way on the clarity, legibility and connectivity of the roading network with particular regard to any 'domino effect' which might result from considering properties in isolation without regard to the wider neighbourhood in each sub-catchment as shown on figure 17.10.16 and 16.11C.
  - (iv) Whether the proposal achieves straight roads that maximise legibility, reveal the topography and strengthen visual connection to the wider landscape.
  - (v) Whether the proposed layout promotes good connectivity by all modes of travel including short walking routes to potential bus routes and other community infrastructure such as schools, neighbourhood centres and public open space.
- (b) Neighbourhood Identity
  - (i) Whether the proposal achieves a neighbourhood identity by maximising connections to landscape features and to other features such as schools, neighbourhood centres, public open space and community facilities.
  - (ii) Whether the proposed layout contributes to a clear and legible understanding of the neighbourhood within the wider context.
  - (iii) Whether the proposed road layout creates flexibility for a range of potential activities and residential densities to occur in appropriate places now and in the future.
  - (iv) Whether vehicle access needs to be restricted (including on arterial routes) to achieve spatial outcomes that reinforce a sense of place and achieve a high quality public realm.
- (c) Block Pattern

- (i) Whether the proposed block pattern results in the opportunity to create regular shaped sections with the inherent flexibility to be developed for a range of potential activities and residential densities now and into the future.
  - (ii) Whether the block patterns take into account maximising potential solar access having regard to the likely building typologies.
- (d) Stormwater Management
- (i) Whether the proposal achieves an acceptable low impact stormwater management solution having regard to the integrating good urban design and stormwater management solutions.
- (e) Safety
- (i) Whether the local road network is designed and constructed to be consistent with a traffic design speed of 40kph.
  - (ii) Whether CPTED (crime prevention through environmental design) principles have been applied with respect to alternative layouts.
  - (iii) Whether the proposal provides for a safe and comfortable walking and cycling environment.
  - (iv) Whether the proposal provides for universal design.
  - (v) Whether the proposal has taken account anticipated traffic volumes having regard to potential household numbers.
- (f) Amenity
- (i) whether the proposed street design provides for appropriate planting, landscaping and service berms.
  - (ii) whether the proposed street design and layout provides for consistency of treatment down lengths of street and appropriate integration to adjoining areas.
  - (iii) Whether the proposed street network makes appropriate provision for on-street car parking.

Note: In addressing the transport requirements described above in 17.10.16.5, for design solutions, the Council shall have regard to and assess that the proposed design is in accordance with the Council's Engineering Quality Standards and the Flat Bush Transport Design Guideline (October 2010).

#### **17.10.16.6 Movement Network – Alternative Road Layout in Flat Bush Residential 4 Zone**

In deciding whether to grant or refuse consent to a discretionary activity application and in imposing conditions if consent is granted, the Council shall have regard to the Assessment Criteria in 17.10.16.1, 17.10.16.2 and the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (i) Whether there are significant factors or constraints which mean that roads cannot be provided in accordance with those outlined in the District Plan. In relation to collector roads, only minor changes due to significant topographical, geotechnical or other environmental factors are anticipated.

- (ii) Whether the proposal will impact in any way on the clarity and legibility of the roading network with particular regard to the sub-catchment within which the proposed subdivision is located, as shown in Figure 17.10.16.
- (iii) Whether the proposed road layout respects and relates to the existing contour and avoids permanent features such as steep cut faces and retaining structures which are highly visible from the balance of the Flat Bush Stage 2 area.
- (iv) Whether the layout promotes good vehicular and pedestrian connectivity within the area including to community infrastructure such as bus stops, schools, neighbourhood centres, public open space and community facilities.
- (v) Whether the proposal achieves an acceptable low impact stormwater management solution having regard to integrating good urban design and stormwater management solutions.
- (vi) Whether the road serves only a small number of dwellings or is for a short length.
- (vii) Whether an alternative design of the road addresses traffic and pedestrian volumes, safety and amenity and access for emergency vehicles.
- (viii) Whether on-street parking is catered for.
- (ix) Whether a footpath is required or is desirable on both sides of the road.
- (x) Whether visual and physical differentiation is required and, if so, how the modified section of road links appropriately with adjoining sections of road.

### **17.10.17 Rules — Financial Contributions**

#### **17.10.17.1**

The provisions of Chapter 9 Land Modification, Development and Subdivision shall apply, including all cross-references to other District Plan Chapters.

