

PART 2 - REGIONAL AND DISTRICT OBJECTIVES AND POLICIES»Chapter F: Precinct objectives and policies»6 South»

6.6 Flat Bush

The objectives and policies of the underlying zones apply:

- Mixed Housing Urban and Suburban
- Terrace Housing and Apartment Building
- Large Lot
- Countryside Living
- Neighbourhood Centre
- Town Centre
- Public Open Space.

Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Flat Bush precinct covers approximately 1730ha of land adjacent to the Rural Urban Boundary.

The Flat Bush Precinct incorporates the provisions of the Flat Bush Precinct plan and includes two sub-precincts. The sub-precincts vary the subdivision controls of the respective underlying zones in relation to block design, road design and road construction standards. They also apply additional standards for asbestos containing material and yards.

The precinct is divided into the following sub-precincts and areas and contains the objectives, policies and clauses relevant to subdivision, development and earthworks in the precinct plan area.

Table 1

Unitary Plan zones	Sub-Precincts	Areas
Mixed Housing Suburban Terraced Housing and Apartment Zone	Flat Bush Residential Sub-Precinct A	Flat Bush Area 1 (General) Flat Bush Area 2 (Central) Flat Bush Area 3 (Arterial) Flat Bush Area 4 (Barry Curtis Edge) Flat Bush Area 5 (Local Centre) Flat Bush Area 6 (Public Open Space)
Large Lot Countryside Living	Flat Bush Residential Sub-Precinct B	Flat Bush Area 7 (Large Lot) Flat Bush Area 8 (Countryside Transition) Flat Bush Area 9 (Conservation and Stormwater Management)
Neighbourhood Centre Town Centre	NA	NA
Future Urban zone	NA	NA
Mixed Housing Suburban Mixed Housing Urban Neighbourhood Centre	Flat Bush Residential Sub-Precinct C	NA

Flat Bush Residential Sub-Precinct A

Flat Bush Residential Sub-Precinct A encompasses:

- land to the north and east of Barry Curtis Park and adjoining the Flat Bush Town Centre
- land in the mid catchment foothills area in the northern part of Flat Bush
- land to the south of Flat Bush School Road and to the east of Murphy's Road.

The sub-precinct 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.

Parts of this sub-precinct also fall within the Moderate Aircraft Noise Area (MANA) for Auckland International Airport and controls on Activities Sensitive to Aircraft Noise therefore apply.

Six areas are included in the sub-precinct:

- **Flat Bush Area 1 (General)** – This area is generally located on the low-lying lands within 1.5 km of the Flat Bush Town Centre and Barry Curtis Park. It promotes higher residential densities than have been achieved in the past, and is characterised by a diverse range of housing types.
- **Flat Bush Area 2 (Central)** – This area has a residential emphasis and is generally located within a 5 minute walk of the Flat Bush Town Centre. It is an area where higher residential densities are to be promoted.
- **Flat Bush Area 3 (Arterial)** – This area is generally located within 60m 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.
- **Flat Bush Area 4 (Barry Curtis Edge)** – This area is located around the perimeter of Barry Curtis Park, which is a substantial public open space of approximately 90 ha. All parts of this area 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 area, including apartment buildings overlooking the Park of generally up to 6 storeys.
- **Flat Bush Area 5 (Local Centre)** – This area is similar to the Flat Bush Area 1 (General) but is located immediately around the three neighbourhood nodes that are identified in Flat Bush Business Sub-Precinct C. It has a residential emphasis and is generally located within 400m or a five minute walk of the Neighbourhood Centres.
- **Flat Bush Area 6 (Public Open Space)** – The land contained within this area surrounds the main waterways (Stormwater Management Areas) within the Flat Bush catchment and as a result is generally linear in shape. It runs along key identified corridors from the lower end of the catchment in the vicinity of Barry Curtis Park, through to the upper catchment. It is noted that land within this area does not include land within the 100-year flood plain, as this land is specifically required for drainage purposes. The fundamental purpose of this area 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.

Flat Bush Residential Sub-Precinct B

Flat Bush Residential Sub-Precinct B includes three areas:

- **Flat Bush Area 7 (Large Lot)** – This area relates to steeper land in the upper McQuoids Road / Flat Bush School Road area that transitions to the upper catchment area. It therefore anticipates a lower density residential environment that has larger sites with development controls to ensure a degree of spaciousness.
- **Flat Bush Area 8 (Countryside Transition)** – This area relates to land within the upper catchment area and alongside the many streams and waterways in the area. The area further functions to protect and enhance the natural environmental qualities found within the area, while providing for appropriate countryside living.

- **Flat Bush Area 9 (Conservation and Stormwater Management)** – This area covers the steep gully areas and waterways that have been identified as warranting environmental enhancement. The function of the area is to improve the overall ecological condition of these gullies and waterways and ensure a level of open space by limiting development in these sensitive areas and undertaking riparian planting and allowing areas of existing native vegetation to regenerate. Land covered by this area is to remain in private ownership and is to be kept free from buildings and structures.

Flat Bush Residential Sub-Precinct C - OPERATIVE

Flat Bush Sub-Precinct C encompasses land to the south of Murphys Bush, in proximity to Thomas and Murphys Roads.

The sub-precinct primarily has a residential emphasis although a Neighbourhood Centre will be established on Murphys Road.

Parts of this sub-precinct also fall within the Moderate Aircraft Noise Area (MANA) for Auckland International Airport and controls on Activities Sensitive to Aircraft Noise therefore apply.

Part of this sub-precinct is also located in proximity to a gas transmission pipeline and watermains.

Three National Grid 220kV electricity lines also cross the precinct and additional controls recognise and protect this nationally significant infrastructure apply.

Objectives 1 - 8 and Policies 1 - 8 in the PAUP (as notified in September 2013) [Chapter F, section 6.6](#) are also relevant to this precinct.

Flat Bush conservation and stormwater management area

The Flat Bush conservation and stormwater management area lies over part of the land within the Flat Bush sub-precincts. Land within these sub-precincts is subject to provisions relating to use, development and subdivision of land. The purpose of this overlay 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.

Areas covered by this area are to remain in private ownership and are to be kept free from buildings and structures.

Objectives

The objectives are as listed in the relevant underlying zones except as specified below:

1. A well-connected, adaptable, safe, attractive and healthy environment for living, working and movement with an emphasis on the importance of the public realm, is achieved.
2. An appropriate range of physical and social infrastructure and facilities enhance the resulting urban environment and address any adverse effects of urbanisation.
3. Ecology of remnant native vegetation and waterways are protected, sustained, restored and enhanced.
4. A pattern of commercial activities based on an identifiable community focus is established which is supported by office or institutional activities and small scale business and mixed use activities along nominated main roads and in close proximity to the town and neighbourhood centres.
5. A safe, efficient, well-connected and integrated transport system is established within and beyond the Flat Bush area that provides a choice of travel modes.
6. High quality residential amenity is promoted for all types of housing that reflects and responds to community needs and the physical environment both now and in the future.
7. Stormwater runoff is managed to enable the maintenance and enhancement of natural waterways, native forest and wetlands and to provide passive recreational opportunities as well as pedestrian and cycle access.

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8. The adverse effects on Auckland International Airport of activities sensitive to aircraft noise within the medium aircraft noise area (MANA) in the Flat Bush Precinct are minimised.

Flat Bush Sub-precinct A

9. An integrated, medium to high 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 small scale employment.
10. A regular street grid that, combined with the park edge road network, provides a legible urban pattern that reveals the Flat Bush landscape.

Flat Bush Sub-precinct B

11. The landscape quality, water and soil resources, native forest, wetlands and open space amenity values of this highly visible landscape in the mid to upper reaches of the Flat Bush basin along with the spaciousness in this low density residential sub-precinct is maintained and enhanced.

Flat Bush Sub-precinct C - OPERATIVE

12. An integrated, medium to high density residential environment which has high levels of amenity, supports a range of travel modes and allows for a range of living opportunities.
13. A connected road network, combined with a park edge road treatment that provides a legible urban pattern.
14. The efficient development, operation, maintenance, and upgrading of the National Grid lines will not be adversely affected by subdivision, land use and development.
15. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).
16. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
17. To promote availability of affordable housing to first home buyers and/or community housing providers

Policies

The policies are as listed in the relevant underlying zones except as specified below:

1. Enable land uses within sub-precincts that orient primarily towards business, residential and open space activities and provide a gradation of residential activity density by:
 - a. focusing the highest allowable densities around the Flat Bush Town Centre, Flat Bush Neighbourhood Centres, the perimeter of Barry Curtis Park and along arterial roads,
 - b. allowing medium/higher densities within the remaining residential areas,
 - c. locating less intensive residential areas at the extremities of the Flat Bush Precinct Plan area.
2. Enable an integrated roads and transport system by guiding the design and layout of subdivision to provide connectivity and the opportunity for a variety of travel modes.
3. Encourage riparian planting along waterways to:
 - a. maintain and enhance water quality and aquatic habitats, and
 - b. enhance existing native forest and wetland areas within the catchment within the catchment and
 - c. reduce stream bank erosion
4. Require subdivision and development to be of a type, density and design that does not detract from, and is supportive of, the specific environmental outcomes identified for each sub-precinct.
5. Require subdivision and development to incorporate sustainable management principles as part of the land modification process to comply with safe practices in the identification, assessment, treatment and/or remediation of asbestos-containing materials.

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6. Require subdivision, land use and development to maintain and enhance the natural character and ecological values of the wider Flat Bush precinct and provide access to such features so they contribute to the unique character of the area by:
 - a. using the conservation and stormwater management area and subdivision standards to maintain and enhance identified watercourses and environmental corridors.
 - b. requiring street patterns to maximise long views to the environmental corridors where practical and having regard to topography.
7. Require open space corridors to be edged by streets and maintain physical integration between the open space and street environment e.g. significant grade changes are avoided.
8. Avoid residential development beyond the average site size control within the medium aircraft noise area to minimise the effects of aircraft noise on residents.

Flat Bush Sub-precinct A

9. Encourage higher density residential development in close proximity to the Town Centre/Neighbourhood Centres, main arterials and public open space including Barry Curtis Park.
10. Maximise vehicular and pedestrian connectivity/permeability of the street network wherever possible.
11. Promote development where streets are to form blocks that ensure:
 - a. future development can conform to a perimeter block pattern of development where buildings front roads, and
 - b. there is sufficient space between the rear of opposing dwellings to provide privacy.
12. Promote and maintain interconnectivity between sub catchments.

Flat Bush Sub-precinct B

13. Require lower densities and site coverage to create spacious urban development with reduced visual impact.
14. Require riparian planting of native species within the conservation and stormwater management area to:
 - a. maintain and enhance water quality and aquatic habitats, existing native forest and wetland areas within the catchment, and
 - b. improve general landscape qualities and to prevent stream bank erosion.
15. Require that activities, buildings and structures are designed and located to
 - a. retain significant native vegetation, including riparian vegetation, and
 - b. protect the ecological and landscape values associated with the area.

Flat Bush Sub-precinct C - OPERATIVE

16. Encourage higher density residential development particularly in close proximity to the Neighbourhood Centre, main roads and public open space.
17. Maximise vehicular and pedestrian connectivity/permeability of the street network wherever possible
18. Encourage development as far as is practicable such that streets form blocks, and the open space network, including stream corridors, are generally fronted by roads.
19. Promote and maintain interconnectivity between sub precincts.
20. Require on-site volume reduction (retention) and temporary storage (detention) of stormwater runoff from impervious areas. Stormwater from roads may be managed outside of road corridors where this leads to a more efficient use of land
21. Avoid adverse effects of subdivision, land use and development on the National Grid lines by ensuring:
 - a. safe buffer distances for managing subdivision and land use development are provided;
 - b. sensitive activities, buildings and most structures are excluded from establishing in the National Grid

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- c. subdivision and development is managed around the National Grid lines to ensure that future activities, buildings and development do not restrict the operation, maintenance, upgrading and development of the National Grid lines.
22. Utilise the National Grid yard and corridors for road or open space networks where practicable, provided that they are designed and located to avoid adverse effects on the operation, maintenance, upgrading and development of the National Grid line.
23. For new residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
 - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or
 - b. five percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to community housing providers or Housing New Zealand and owned for long term retention: or
24. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.