

I445. Gatland and Great South Road Precinct

I445.1. Precinct Description

The Gatland and Great South Road Precinct applies to 4.63ha of land in Papakura.

The purpose of this precinct is to manage adverse stormwater quality effects on the receiving environment by providing stormwater quality treatment to impervious surfaces, and to ensure that subdivision and development provides for the necessary transport infrastructure, including urban standard of frontages along Great South Road and Gatland Road, and connectivity through the precinct.

The precinct also recognises the planned future frequent and active transport network along Great South Road.

The zoning of land within this precinct is Residential – Mixed Housing Urban Zone.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

I445.2. Objectives [rp/dp]

- (1) Stormwater quality is managed to avoid, as far as practicable, or otherwise minimise or mitigate, adverse effects on the receiving environment.
- (2) Subdivision and development provides for the safe and efficient operation of the current and future transport network for all modes.

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I445.3. Policies [rp/dp]

- (1) Require subdivision and development to achieve stormwater quality treatment of stormwater runoff from contaminant-generating impervious areas within the precinct to be consistent with the treatment train approach outlined in the Stormwater Management Plan including:
 - (a) The use of inert building materials to eliminate or minimise the generation and discharge of contaminants; and
 - (b) Treat runoff from public road carriageways and carparks at or near source by a water quality device designed in accordance with GD01.
- (2) Require subdivision and development to provide for a transport network that:
 - (a) Provides for Great South Road to be widened in the future for the planned frequent and active transport network;
 - (b) Delivers an urban standard of frontage to Great South Road and Gatland Road, including at a minimum, footpaths and pedestrian connectivity.

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I445.4. Activity table [rp/dp]

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is otherwise listed in Activity Table I445.4.1 below.

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Modifications)

[new text to be inserted]

Activity Table I445.4.1 specifies the activity status of subdivision and development in the Gatland and Great South Road Precinct pursuant to sections 9 and 11 of the Resource Management Act 1991.

Table I445.4.1 Activity table

Activity		Activity status
Development		
(A1)	New buildings and additions to buildings	P
Subdivision		
[new text to be inserted]	[new text to be inserted]	
(A2)	Subdivision	RD

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I445.5. Notification

- (1) Any application for resource consent for an activity listed in Table I445.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding on who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I445.6. Standards

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I445.4.1 unless otherwise specified below.

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[new text to be inserted]

All activities listed in Activity Table I445.4.1 must also comply with the following Standards.

Where there is any conflict or difference between standards in this precinct and the Auckland-wide and zone standards, the standards in this precinct will apply.

I445.6.1. Building materials

Purpose:

- To protect water quality in streams, and the Slippery Creek Catchment, by avoiding the release of contaminants from building materials.

- (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper and lead).
- (2) Development that does not comply with Standard I445.6.1 is a restricted discretionary activity.

I445.6.2. Building Setback along Great South Road

Purpose:

- To provide for the future required widening of Great South Road.
- (1) A 5m-wide building setback must be provided along the entire frontage of the land adjoining Great South Road measured from the legal road boundary that existed at the year of 2021. No buildings, structures or parts of a building shall be constructed within this 5m wide setback.
 - (2) The minimum 2.5m front yard setback of the underlying Mixed Housing Urban zone for land adjoining Great South Road shall be measured from the 5m-wide building setback required in (1) above.
 - (3) Subdivision or development that does not comply with Standard I445.6.2(1) is a discretionary activity.

I445.7. Assessment – controlled activities

There are no controlled activities in this precinct.

[new text to be inserted]

I445.8. Assessment – restricted discretionary activities

I445.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlays, Auckland-wide or zones provisions:

- (1) Subdivision and development
 - (a) Stormwater quality
 - (b) Safe and efficient operation of the current and future transport network
 - (c) The staging of subdivision
- (2) Infringements to Standard I445.6.1. Building materials
 - (a) Stormwater quality

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PC 78 ([see Modifications](#))

I445.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlays, Auckland-wide or zones provisions:

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(1) Subdivision and development

(a) Stormwater quality

(i) The extent to which subdivision:

- Is in accordance with the approved Stormwater Management Plan and Policies E1.3(1) – (14).
- Implements a treatment train approach to treat runoff from impervious surfaces so that all contaminant generating surfaces are treated, including cumulative effects of lower contaminant generating surfaces.

(ii) The design and efficacy of infrastructure and devices with consideration given to the likely effectiveness, ease of access, operation and integration with the surrounding environment.

(b) Safe and efficient operation of the current and future transport network

(i) Whether the frontage along Great South Road is designed and constructed to an urban standard, including at a minimum footpath, and connectivity to the footpath network, including on the western side of Great South Road.

(ii) Whether a road connection between Great South Road and Gatland Road is enabled through the design and layout of the subdivision.

(iii) Whether the frontage along Gatland Road is designed and constructed to an urban standard.

(c) Refer to Policies within I445.3(2)

(d) The extent to which new roads are designed in accordance with the typical road construction guidelines in Appendix I445.11.1.

(2) Infringements to Standard I445.6.1 Building materials

(a) Stormwater quality

(i) The extent to which development:

- Is in accordance with the approved Stormwater Management Plan and Policies E1.3(1) – (10) and (12) – (14).
- Implements a treatment train approach to treat runoff from impervious surfaces so that all contaminant generating surfaces

are treated including cumulative effects of lower contaminant generating surfaces.

I445.9. Special information requirements

There are no special information requirements in this precinct.

I445.10. Precinct plans

There is no precinct plan for this precinct.

I445.11. Appendix

I445.11.1. Gatland and Great South Road Precinct – Typical Road Construction Guidelines

This appendix sets out the guideline for the construction of roads in the precinct but is not intended to represent the only design solution.

Table 1: Road Construction Guidelines – Gatland and Great South Road Precinct

Road name	Proposed Role and Function of Road in Precinct Area	Minimum Road Reserve ¹	Total number of lanes	Design Speed	Median	Cycle provision	Pedestrian provision	Freight or Heavy Vehicle route	Access Restrictions	Bus Provision
Gatland Road	Local	20m	2	30km/h	No	No	Both Sides	No	No	No
Great South Road to Gatland Link Road	Local	20m	2	30km/h	No	Preferable	Both Sides	No	No	No
Local Internal Roads	Local	16m	2	30km/h	No	No	Both Sides	No	No	No

¹ Typical minimum width which may need to be varied in specific locations where required to accommodate batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.