

I446. Gatland Road Precinct

I446.1. Precinct Description

The Gatland Road precinct comprises some 6.1 hectares of land on the eastern side of Great South Road, north of Gatland Road, approximately 2km south of the Papakura Metropolitan Centre.

The purpose of the precinct is to provide for comprehensive and integrated development of the site, making efficient use of land resources and infrastructure, and increasing the supply of housing in the Papakura area. Development within the precinct is envisaged to provide approximately 200 new dwellings comprising a mixture of attached and detached typologies.

The development of the precinct will be integrated with the surrounding road network and future urban development to the east through the alignment of proposed roads. The precinct also recognises the planned future frequent and active transport network along Great South Road.

The precinct is within the Slippery Creek Catchment and stormwater discharges to the Drury Creek Significant Ecological Area so quality stormwater management is a key outcome of the precinct provisions.

[new text to be inserted]

The zoning of land within the precinct is Residential Mixed Housing Urban and Business Neighbourhood Centre.

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

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

I446.2. Objectives [rp/dp]

- (1) Gatland Road precinct is subdivided and developed in a comprehensive and integrated way.
- (2) A high-quality built form and landscaped streetscape is developed, reflecting an urban character and amenity.
- (3) A safe, efficient and integrated transport network provides strategic connections and improvements, encourages walking and cycling and the use of public transport, and provides strong legible connections through the precinct.
- (4) Stormwater management is designed to achieve a treatment train approach for hydrology mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment.

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

I446.3. Policies [rp/dp]

Subdivision and development

(1) Require that the design of any subdivision and development within the precinct is undertaken in general accordance with the Gatland Road precinct plan.

Transport Infrastructure

(2) Require subdivision and development to achieve a safe and interconnected transport network which provides for:

- a. improvements to the Great South Road and Gatland Road frontages to the precinct;
- b. new road connections to Great South Road and Gatland Road;
- c. future road connections to land to the east; and
- d. Great South Road to be widened in the future for the planned frequent and active transport network

(3) Require the internal road network, to be consistent with the precinct specific road layouts to achieve an appropriate balance between movement and sense of place functions and to maintain a high quality, safe, environment.

Stormwater

(4) Ensure subdivision and development achieves stormwater quality treatment of stormwater runoff from all impervious areas within the precinct through inert building materials and GD01 approved devices for other impervious surfaces.

(5) Ensure stormwater from subdivision and development is managed in accordance with the following drainage hierarchy:

- a. Retention for reuse.
- b. Retention via soakage on-site or at-source.
- c. Detention.
- d. Conveyance.

(6) Ensure communal stormwater devices are appropriately located, designed and constructed to: minimise the number of devices in roads; contribute to a quality built environment and integrate with open space where practicable.

(7) Ensure that subdivision provides adequate space to convey the overland flow path entering the precinct from Great South Road and that it is appropriately protected.

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

I446.4. Activity table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is otherwise listed in Activity Table I446.4.1 below.

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[new text to be inserted]

Table I446.4.1 Activity table specifies the activity status of subdivision and development activities in the Gatland Road Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I446.4.1 Activity table

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Activity		Activity status	
[new text to be inserted]		[new text to be inserted]	[new text to be inserted]
Subdivision			
[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	
(A1)	Subdivision in accordance with the standards	RD	[new text to be inserted]
(A2)	Subdivision not in accordance with the standards	D	
(A3)	Subdivision which does not vest as road the 5m road widening strip shown on the precinct plan	D	
Development			
(A4)	New buildings and additions to buildings	P	
(A5)	Development involving land adjoining Great South Road that is within the 5 metre wide road widening strip identified within the precinct plan and does not meet standard I446.6.1.2 Road Widening Setback along Great South Road.	D	

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I446.5. Notification

- (1) Any application for resource consent for an activity listed in activity tables I446.4.1 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding 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\(4\)](#).

I446.6. Standards

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I446.4.1 unless otherwise specified below.

[new text to be inserted]

All activities listed in Activity Table I446.4.1 must also comply with the following standards:

I446.6.1. Development Standards

I446.6.1.1. 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).

I446.6.1.2. - Road Widening Setback along Great South Road

Purpose: To provide for the future required widening of Great South Road.

- (1) A 5m-wide road widening setback must be provided along that part of the frontage of the land adjoining Great South Road shown as subject to the 5m Road Widening Strip' notation on the precinct plan.
- (2) The setback must be 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.
- (3) Any minimum front yard setback of the underlying zone for the land adjoining Great South Road shall be measured from this 5m-wide road widening setback.

I446.6.2. Subdivision Standards

I446.6.2.1. Roading Construction Standards

Purpose: to provide a safe and legible street network.

- (1) All roads within the precinct must be located in general accordance with the Gatland Road Precinct Plan.

- (2) All roads provided within the precinct must be constructed to the standards contained within Appendix 1 Road Construction Standards within the Gatland Road Precinct or, where not contained in Appendix 1 below, the relevant Auckland-wide rules apply.

I446.7. Assessment – Controlled Activities

There are no controlled activities in this precinct.

[new text to be inserted]

I446.8. Assessment – Restricted discretionary activities

I446.8.1. Matters of discretion

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

- (1) Subdivision and development:
 - a. Consistency with the Gatland Road Precinct Plan I446.9;
 - b. Stormwater; and
 - c. Safe and efficient operation of the current and future transport network.

I446.8.2. 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, zones or Auckland-wide provisions.

- (1) The extent to which the subdivision or development implements and is in general accordance with the Gatland Road Precinct Plan.
- (2) Refer to Policies within I446.3 Gatland Road Precinct.

(3) Stormwater management:

- a. Subdivision and development is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14) and (20b).
- b. Changes in hydrology are mitigated with reuse and detention as the primary mitigation methods with infiltration being applied where ground conditions have been identified as being suitable to absorb such discharges without causing, accelerating or contributing to land instability and downstream effects either on site or on neighbouring properties.
- c. A treatment train approach is used to treat runoff from all impervious surfaces so that all contaminant generating surfaces are treated including cumulative effects of lower contaminant generating surfaces.
- d. Where downstream assets, structures or habitable floors affected by flooding are identified at the time of subdivision or development, flood

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effects are mitigated by attenuating the up to the 1% AEP flood event within the precinct.

- e. The design and efficiency of infrastructure and devices (including communal devices) with consideration given to the likely effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
- f. Adverse effects on Mana Whenua values are avoided, remedied or mitigated.

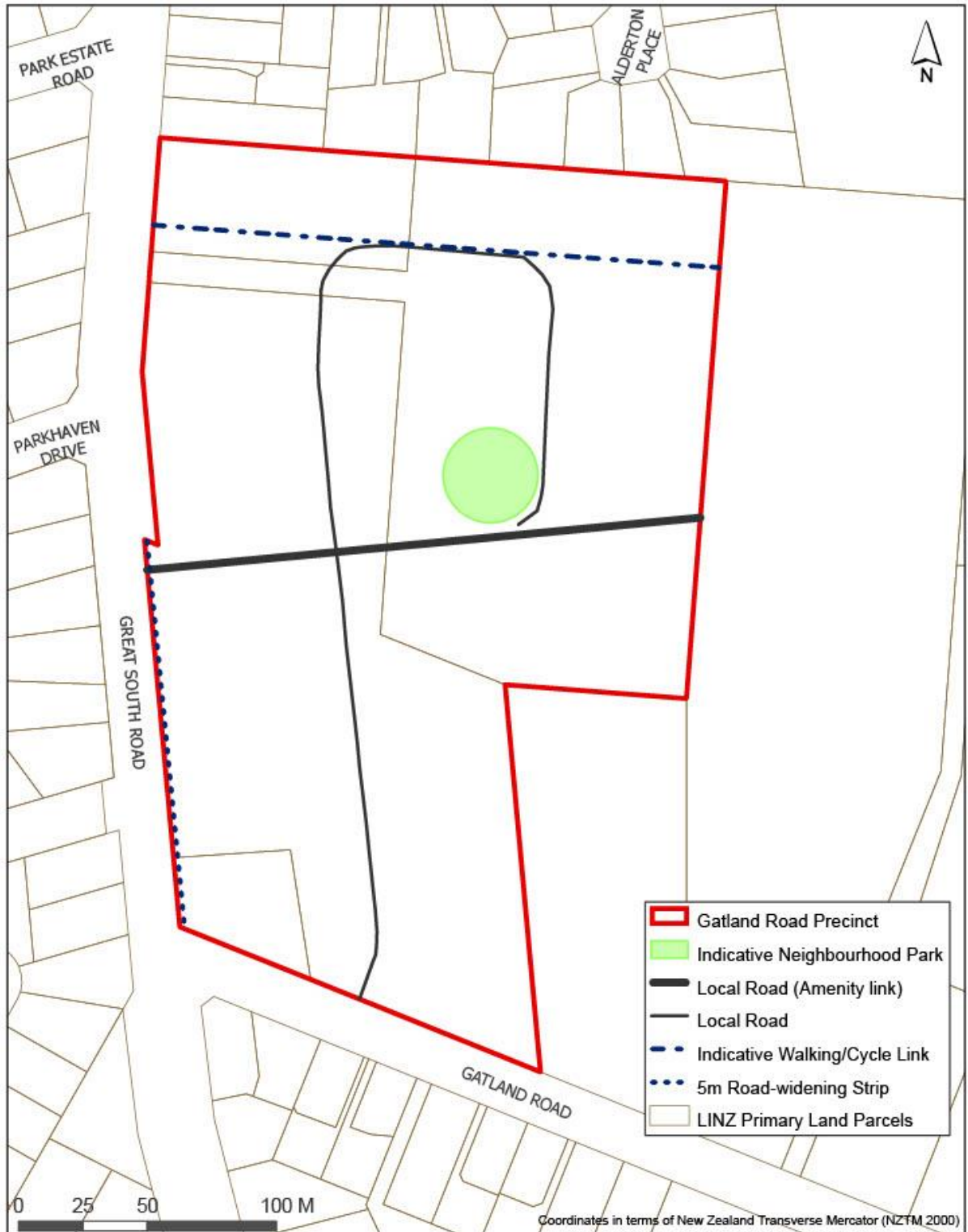
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(4) Whether subdivision or development provides for the safe and efficient operation of the current and future transport network including the extent to which:

- a. new roads are designed in accordance with the typical road construction guidelines in Appendix 1;
- b. 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;
- c. a road connection between Great South Road and Gatland Road is enabled through the design and layout of the subdivision;
- d. the frontage along Gatland Road is designed and constructed to an urban standard including at a minimum footpath, and connectivity to the footpath network; and
- e. the intersection of Gatland Road and Great South Road operates in a safe and efficient manner.

I446.9. Precinct Plan

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Appendix 1

Purpose of Appendix 1

Within the Gatland Road Precinct, applications for any subdivision or any development of land within the precinct requires resource consent in accordance with the Auckland-wide Urban Subdivision standards and the underlying Mixed Housing Urban and Neighbourhood Centre zone standards, as a restricted discretionary or discretionary activity.

The activity will be assessed in terms of a series of matters to which the Council will restrict the exercise of its discretion. One of the matters which the Council will have regard to is set out in I4xx.8.2(1)(4)(a) *The extent to which new roads are designed in accordance with the typical road construction guidelines in Appendix 1.*

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: Minimum road width, function and required design elements

Road name (1)	Proposed role and function of road in precinct area	Minimum road reserve (2)	Total number of lanes	Design speed	median	Cycle provisions (3)	Pedestrian provision	Freight restrictions	Access restrictions	Bus Provision
Great South Rd	Arterial	30m	4	60km/h	Flush	Y	Both sides	Y	Y	Y
Gatland Rd	Local	16m (5)	2	30km/h	N	N	Both sides	N	N	N
Amenity Link Rd	Local	22.2m	2	30km/h	N (4)	N	Both sides	N	N	N
Local internal roads	Local	16m	2	30km/h	N	N	Both sides	N	N	N

Note 1: The inclusion of the minimum road width, function and required design elements for Great South Road and Gatland Road in Table 1 are provided for context only.

Note 2: Typical minimum cross section which may need to be varied in specific locations where required to accommodate batters, structures, intersection design, significant constraints or other localised design requirements.

Note 3: Cycle provision generally not required where design speeds are 30 km/h or less traffic volumes less than 3000 vehicles per day.

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Note 4: Median not functionally required but could be provided to accommodate swale/dedicated overland flow path.

Note 5: Current legal width is 20 metres which is greater than that functionally required.