

AUCKLAND COUNCIL:

PRIVATE PLAN CHANGE 58: Greg and Nicky Hayhow - 470 and 476 Great South Road and 2 and 8 Gatland Road (Papakura) to the Auckland Unitary Plan – Operative in Part.

**JOINT WITNESS STATEMENT (JWS) OF EXPERTS IN RELATION TO
TRANSPORT & PLANNING**

13 SEPTEMBER 2021

Expert Witness Conferencing Topic: Transport & Planning

Held on: 13 September 2021

Venue: 1:00pm online via Microsoft Teams during COVID-19 Level 4 Lockdown

Independent Facilitator: Marlene Oliver

Admin Support: Daniel Coppell (Mt Hobson Group)

1. ATTENDANCE:

1.1 The list of expert participants is included in the table at the end of this Statement.

**2. BASIS OF ATTENDANCE AND ENVIRONMENT COURT PRACTICE NOTE
2014**

2.1 All participants agree as follows:

- (a) The Environment Court Practice Note 2014 provides relevant guidance and protocols for the expert conferencing session.
- (b) They will comply with the relevant provisions of the Environment Court Practice Note 2014.
- (c) They will make themselves available to appear at the hearing in person if required to do so by the Hearing Panel (as directed by the Hearing Panel's directions).
- (d) This report is to be filed with the Hearing Panel.

3. AGENDA – ISSUES CONSIDERED AT CONFERENCING

3.1 Where matters in the agenda (below) were **agreed**, then this is reflected in the wording of the proposed planning provisions in Attachment 1 to this JWS (13 September 2021). Explanation/reasons are provided where appropriate in the comments column of the Attachment.

3.2 For ease of reference matters **not agreed** are in sub paras 1(c) and 3(c) below.

1. Road Widening Strip

- a. Extent of 5m setback / road widening strip on precinct plan (**agreed**)
- b. Building Setback / road widening standard – location within precinct provisions (**agreed**).
- c. Specific wording of setback standard and table (**not agreed** - AT seek alternative wording for Standard I4xx6.1.2 – refer to Attachment 1 to this JWS).
- d. Wording of matters of discretion (8.1.(2)(c) and assessment criteria 8.2.1(3) (**agreed**)

2. Greenway Provisions

- a. (**agreed** to delete references to Greenways from the planning provisions)

3. Rooding Construction Standards

- a. Location within provision (Appendix or main body). (**agreed**)
- b. Revised wording to be consistent with PC 52 decision (**agreed**)
- c. Table (**Not agreed** - AT seek to retain reference to Great South Road within Appendix 1 Table).

4. Intersection Safety Upgrades

- a. Wording of 8.2.1(3)(f) – (**agreed**)

5. Other minor matters

- a. Wording of Policy 2 – additional text “subdivision and development.”(**agreed**)
- b. Provision for active modes / east west connection (**agreed**)
- c. Typos / spelling (**agreed**)

4. PARTIES TO JOINT WITNESS STATEMENT

4.1 The participants to this Joint Witness Statement confirm that:

- (a) They agree with the outcome of the expert conference as recorded in this statement. As this session was held online, in the interests of efficiency, it was agreed that each expert would verbally confirm their position to the Facilitator. This is recorded in the table below; and
- (b) They have read Appendix 3 of the Environment Court’s Practice Note 2014 and agree to comply with it; and
- (c) The matters addressed in this statement are within their area of expertise.

Confirmed on 13 September 2021:

EXPERT NAME	PARTIES	EXPERT’S CONFIRMATION REFER PARA 4.1 (a)
Ezra Barwell (OS)	Auckland Council	Yes – for Item 2 only.
Craig Cairncross (P)	Auckland Council	Yes
Lee-Ann Lucas (P)	Auckland Council	Yes
Andrew Temperley (T)	Auckland Council	Yes
Chris Freke (P)	Auckland Transport	Yes
Mark Benjamin (P)	Applicant/Requestor	Yes
Evan Peters (T)	Applicant/Requestor	Yes
Michelle Seymour (T)	Applicant/Requestor	Yes

JWS Appendix 1

PC 58 PRECINCT PROVISIONS – VERSION JWS TRANSPORT AND PLANNING 13 SEPTEMBER 2021

I4xx Gatland Road Precinct

I4XX.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.

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.

I4XX.2 OBJECTIVES [RP/DP]

~~The underlying zones and Auckland-wide objectives apply in this precinct, in addition to those specified below.~~

- (1) Gatland Road precinct is subdivided and developed in a comprehensive and integrated way
- (2) A high-quality built form and landscaped streetscape has developed, reflecting an urban character and amenity.

- (3) A safe, efficient and integrated ~~transport road~~ 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.

4XX.3 POLICIES [RP/DPI]

~~The underlying zones and Auckland-wide policies apply in this precinct, in addition to those specified below.~~

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.

~~(1A) Ensure that all open space and greenway links as indicated in the Drury-Opaheke Structure Plan (2019) are incorporated into the subdivision and development of the precinct.~~

Commented [MB1]: 13/9 – Agreed: The function of “Greenways” is suitably provided for by other mechanisms within the precinct provisions.
NB – Open Space aspect of this policy is still live issue.

TRANSPORT INFRASTRUCTURE

- (2) Require ~~subdivision and development to achieve~~ a safe and interconnected ~~transport road~~ network which provides for:
 - a. improvements to ~~the~~ Great South Road ~~and Gatland Road frontages~~ where it adjoins to the precinct;
 - b. new road connections to Great South Road and Gatland Road; and
 - c. future road connections to land to the east.
 - 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) Subdivision and development achieve 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.

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

I4xx.4 Activity table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is otherwise listed in Activity Table Ixx1.4.1 below.

- (1) ~~The provisions in any relevant zone and Auckland-wide provisions apply in this precinct unless otherwise specified below. A blank table cell with no activity status specified means that the underlying zone provisions apply.~~

Table I4xx.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 I4XX.4.1- I4XX.4.1 ACTIVITY TABLE - SUBDIVISION – ALL ZONES

Activity	Activity status
Subdivision	
(A1) Subdivision in accordance with the Gatland Road precinct plan standards	RD
(A2) Subdivision not in accordance with the Gatland Road precinct plan standards	NC-D

Development	
New buildings and additions to buildings	

Activity	Activity status
Subdivision	
(A1) Subdivision in accordance with the Gatland Road precinct plan standards	RD
(A2) Subdivision not in accordance with the Gatland Road precinct plan standards	NC-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 adjoining Great South Road that is within the 5 metre wide road widening strip identified within the precinct plan and does not meet <u>meet standard I4xx.6.1.2 Road Widening Setback along Great South Road.</u>	D

Commented [MB2]: 13/9 As per PC 52

I4xx.5 Notification

- (1) Any application for resource consent for an activity listed in activity tables ~~Ixx4.4.1~~ I4xx.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\(4\)](#).

I4xx.6 Standards

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

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

I4xx.6.1 Development standards

~~I4xx.6.1~~ I4xx.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)~~ (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).

I4xx.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.

~~I4xx.7~~ I4xx.6.2 Subdivision Standards

~~I4xx.7.1~~ I4xx.6.2.1 Roading Construction Standards

Purpose: to provide a safe and legible street network.

- (1) All roads, ~~open space and greenway paths~~ within the precinct must be located in general accordance with the Gatland Road Precinct Plan, ~~including provision for the 'Potential Local Road Extension' to serve the adjoining land to the east.~~
- (2) All roads provided within the precinct must be constructed to the standards contained within Appendix 1 Table ~~I4xx.6.1.4~~ I4xx.6.2.1.1: Road Construction Standards within the Gatland Road Precinct or, where not contained in Appendix 1 ~~Table I4xx.6.1.1~~ I4xx.6.2.1.1 below, the relevant Auckland-wide rules apply.

Commented [MB3]: 13/9 Not Agreed: AT seeks last sentence of 6.1.2(2) to read as per the below:

No subdivision, buildings, structures or parts of a building or works that would prevent or hinder the future widening of Great South Road shall be constructed within this 5m wide setback.

TABLE I4XX.6.1.1: ROAD CONSTRUCTION STANDARDS – GATLAND ROAD PRECINCT

Road typology	Road Reserve Width
Local Road Amenity Link	22.2m
Local Road	16.0m

Table I4xx.6.2.1.1: Minimum road width, function and required design elements

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

Note 1: 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 2: Cycle provision generally not required where design speeds are 30 km/h or less traffic volumes less than 3000 vehicles per day.

Note 3: Median not functionally required but could be provided to accommodate swale/dedicated overland flow path.

Note 4: Current legal width is 20 metres which is greater than that functionally required

Note 5: Refer to Assessment Criteria 1410.9.1(2).

Subdivision that does not comply with clauses 1 and 2 above is a discretionary activity.

- (3) ~~Cul-de-sac roads are a non-complying activity. This rule does not apply to staged road construction as part of a staged subdivision or balance site. Subdivision must not incorporate any cul-de-sac roads but may provide for an incomplete road as part of a staged subdivision to facilitate access to the adjoining land to the east.~~
- (4) A swale ~~or other suitable stormwater device~~ shall be provided ~~as an integral part of the precinct~~ for the conveyance of ~~existing~~ overland flows centrally ~~within the precinct generally~~ aligned with the 'Local road (Amenity Link)'. ~~east-west road.~~

Commented [MB4]: 13/9 - Slightly revised wording to provide flexibility – TBC in Stormwater caucusing on 14/9.

~~14xx.6.2.2 – 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 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.~~

Commented [MB5]: 13/9 Moved to be a land use standard

~~14xx.6.2.3 Greenways~~

~~Purpose: To ensure the anticipated greenway network for the area is incorporated into the development of the plan change land.~~

- ~~(1) All greenway paths shown on the Gatland Road Precinct Plan shall be constructed to a minimum width of 3.00m.~~
- ~~(2) A walkway network, generally in accordance with 14xx.9 Precinct plan including roads and open space area, is created to ensure an interconnected neighbourhood~~

Commented [MB6]: 13/9 – Agreed: The function of "Greenways" is suitably provided for by other mechanisms within the precinct provisions.

14xx.8 14xx.7 Assessment – Controlled Activities

There are no controlled activities in this precinct.

14xx.9 14xx.8 Assessment – Restricted discretionary activities

~~4XX.9.1~~ **4XX.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 ~~4XX.9~~
 - b) Stormwater
 - ~~Provision of open space and greenway paths in accordance with the Precinct Plan 4XX.9~~
 - c) Safe and efficient operation of the current and future transport network

- (2) For subdivision and development that does not comply with precinct standards the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
 - a) the matters listed under C1.9(3);
 - b) Stormwater management methods proposed for the management of adverse effects on receiving environments, including cumulative effects, having regard to:
 - i. Hydrology mitigation
 - ii. Quality treatment
 - iii. Downstream flooding
 - iv. ~~Efficacy~~ Efficiency and effectiveness of infrastructure
 - v. Effects on mana whenua values
 - ~~e) The safe and efficient operation of the current and future transport network~~

- (3) Whole of life costs associated with publicly vested roading and infrastructure assets

~~4XX.9.2~~ **4XX.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.

~~4XX.9.2.1~~ **4XX.8.2.1 CONSISTENCY WITH THE GATLAND ROAD PRECINCT PLAN**

- (1) The extent to which the subdivision or development implements and is in general accordance with the Gatland Road Precinct Plan;

- (2) ~~Refers to Policies within 4XX Gatland Road Precinct Plan~~ ~~Refer to Policy 4XX.3.1;~~

Refer to Policy 14xx.3.2:

(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 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 affected by flooding are identified at the time of subdivision flood effects are mitigated by attenuating the up to the 100% AEP flood event within the precinct.
- e) The design and ~~efficacy~~ 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.

~~(3) Greenways and parks – the extent to which the open space requirements of the Drury Opahoke Structure Plan (2019) and Papakura Greenways – Local Plan (2016) are implemented and a neighbourhood park of approximately 4000m2 is incorporated into the subdivision.~~

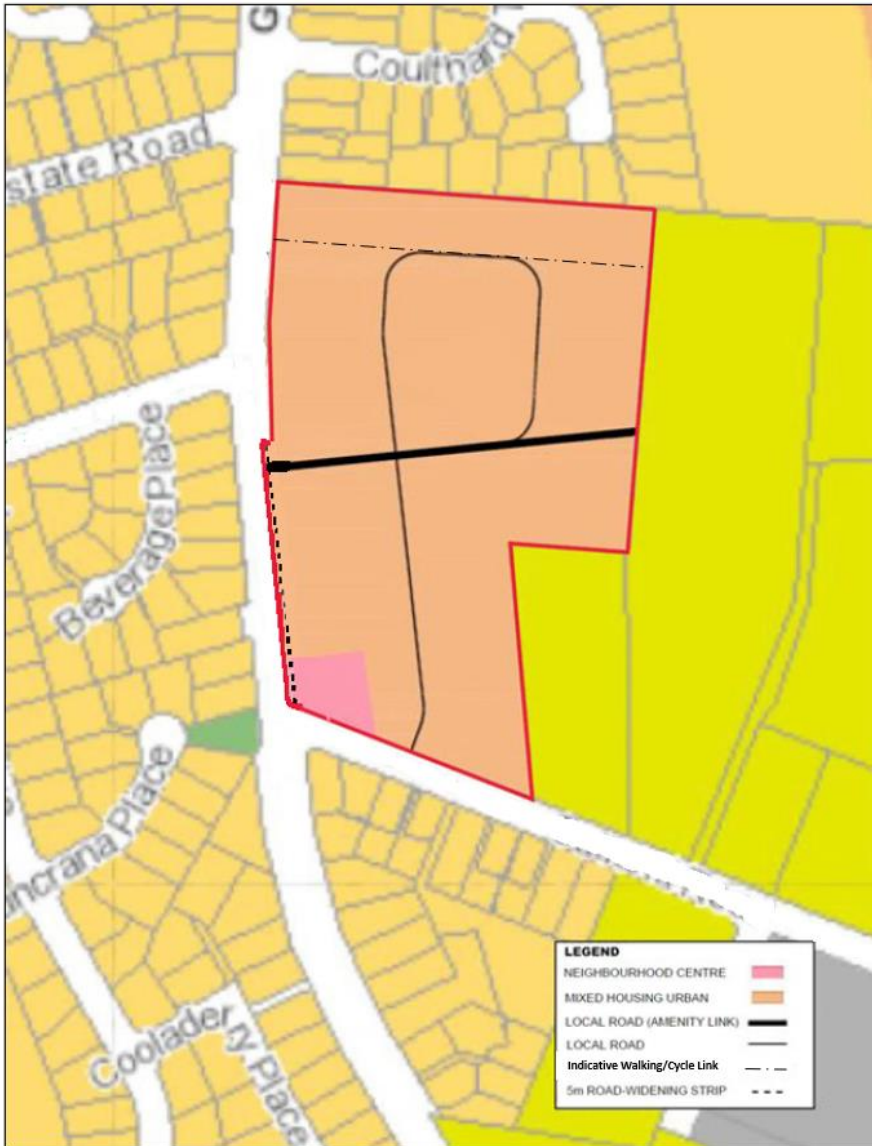
~~(4)(3) Whether subdivision or development provides for the safe and efficient operation of the current and future transport network including the extent to which:~~

- ~~a) new roads are designed in accordance with the typical road construction guidelines in Appendix 1.~~
- ~~a)b) 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~~
- ~~b)c) Whether a road connection between Great South Road and Gatland Road is enabled through the design and layout of the subdivision~~

Commented [MB7]: 13/9 – Agreed: The function of “Greenways” is suitably provided for by other mechanisms within the precinct provisions.
NB – Open Space aspect of this criterion is still live issue - to be considered at expert conf on 14/9.

- d) Whether the frontage along Gatland Road is designed and constructed to an urban standard including at a minimum footpath, and connectivity to the footpath network;
- e) the intersection of Gatland Road and Great South Road operates in a safe and efficient manner.

4xx.10 4xx.9 Precinct plan



Commented [MB8]: 13/9 – Agreed in terms of removal of greenways, extent of road widening setback, inclusion of indicative walking and cycle link .

Indicative open space annotation was not discussed in Transport conferencing. To be considered at expert conf on 14/9.

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 14xx.8.2(1)(3)(a) The extent to which new roads are designed in accordance with the typical road construction guidelines in Appendix 14xx

This Appendix sets out the guideline for the construction of roads in the precinct but are not intended to represent the only design solution

Table 14xx.6.2.1.4: Minimum road width, function and required design elements

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

Note 1: 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 2: Cycle provision generally not required where design speeds are 30 km/h or less traffic volumes less than 3000 vehicles per day.

Note 3: Median not functionally required but could be provided to accommodate swale/dedicated overland flow path.

Note 4: Current legal width is 20 metres which is greater than that functionally required

Note 5: Refer to Assessment Criteria 1410.8.1(2).

Commented [MB9]: 13/9 - Consistent with PC52 Decision Great South Road removed from this table.
13/9 -Not Agreed: AT seeks GSR to remain for clarity.

Commented [MB10]: Deleted not relevant to this Precinct.
Could reference E27 if necessary.
AT – if GSR remains in Table then Note 5 stays.