

<b>Precincts South</b>							
<b>Submission Point</b>	<b>Attachment ref.</b>	<b>Theme</b>	<b>Topic</b>	<b>Sub-topic</b>	<b>Provision number/location</b>	<b>Reason</b>	<b>Decision sought or any similar amendments necessary to address the matters raised in this submission point</b>
			<b>Auckland Airport</b>	<b>F.6.3 Precinct description, objectives and policies</b>			
1232					F.6.3 Auckland Airport Precinct Description	Geological and landscape values are included in the objective but omitted from the policy. In particular, there is an Outstanding Natural Feature located within the precinct that needs to be addressed in the policy and mentioned in the precinct description.	Add after para 3 of F6.3 Auckland Airport, Precinct description:  "The Ihumatao fossil forest lies to the north west of the existing runway. It is identified as an Outstanding Natural Feature and is considered to be nationally important."
1233					F.6.3 Auckland Airport Policy 4	Geological and landscape values are included in the objective but omitted from the policy. In particular, there is an Outstanding Natural Feature located within the precinct that needs to be addressed in the policy and mentioned in the precinct description.	Amend Policy (4) as follows:  Require adverse effects on the ecological, geological, cultural, landscape and historic heritage values of the coastal environment in the vicinity of the airport to be avoided, remedied or mitigated when further development occurs.
			<b>Auckland Airport</b>	<b>K.6.3 Precinct rules</b>			
1234					K.6.3 Auckland Airport Introduction	It is not clear that the Airport sub-precinct – Coastal is also subject to zone rules and the provisions need to be amended to clarify this.	Amend Introduction as follows:  The activities, controls, and assessment criteria in the underlying zone, do not apply, except for the Airport sub-precinct - Coastal.
1235					K.6.3 Activity table 2	It is not clear whether activities in the Airport sub-precinct – Coastal are also subject to zone rules.	Add a note before Activity table 2: 1. <u>The activities in the General Coastal Marine zone apply to the CMA in the Airport sub-precinct – Coastal (below MHWS) unless otherwise specified in the table below.</u>
			<b>Auckland Airport</b>	<b>Mapping</b>			
1236					K.6.3 Auckland Airport 8.2 Precinct plan 10	Auckland Airport Core sub-precinct appears to be cut off on the precinct plan.	Amend precinct plan to include the whole Auckland Airport Core sub-precinct.
			<b>Beachlands 1</b>	<b>F.6.4 Precinct description, objectives and policies</b>			
1237					F.6.4 Beachlands 1 Objective 1	The Pine Harbour marina development is located to the east of the precinct however the objective describes that the marina is to the west and the objective should be changed accordingly.	Amend Objective 1 as follows: "...Pine Harbour marina development to the west east..."
1238					F.6.4 Beachlands 1 Policy 1	There is no Beachlands 1 precinct structure plan. Precinct plan 1 is not identified or labelled as a structure plan	Amend Policy 1 as follows:  1. Require that land use, subdivision and development be generally in accordance with the Beachlands 1 precinct structure plan show in the <u>Precinct Plan 1: Beachlands 1 precinct</u>
1239					F.6.4 Beachlands 1 Objective 1	The Pine Harbour marina development is located to the east of the precinct however the objective describes that the marina is to the west and the objective should be changed accordingly.	Amend Objective 1 as follows:  ...to the north <u>and the</u> Pine Harbour marina development to the west <u>east</u> and the business area in Beachlands 2 precinct
1240					F.6.4 Beachlands 1 Introduction	Clarification	Amend introductory text for Policies as follows:  The policies are listed as in the Single House zone <u>and</u> as specified below:
			<b>Beachlands 1</b>	<b>K.6.4 Precinct rules</b>			

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1241					K.6.4 Beachlands 1, 3.6	The provisions of the legacy plan relating to Beachlands required that the public open space specified in the precinct plan is provided to council free-of-charge. This requirement is contained within subdivision control 3.11 Landscape Buffer area. In order to provide consistency between provisions of the precinct this same requirement needs to be stated in subdivision control 3.6.	Amend subdivision control 3.6 so as to make it clear that public open space shall be vested in the Council at no charge.
1242					K.6.4 Beachlands 1, 2.4	The meaning of the term 'impervious area threshold' is unclear. 'Maximum impervious area' is a clearer description and matches the terminology used elsewhere in the PAUP.	Amend 2.4 heading as follows: <u>Maximum Impervious area threshold</u>
1243					K.6.4 Beachlands 1, 3.8(1) and (2)	The wording of the rules should be amended to be consistent with the terminology in the precinct plans.	Amend 3.8 as follows: 1. Recreational walkways must be located generally in accordance with the <u>indicative walkway route</u> shown in <u>Figure 2 Precinct Plan 1</u> . 2. Any activity which does not comply with clause <u>3.8-1</u> above is a discretionary activity.
1244					K.6.4 Beachlands 1, 3.11(1)	Provision contains an incorrect cross reference which should be corrected.	Amend 3.11(1) as follows: 1. A landscape buffer area must be developed along Whitford–Maraetai Road as shown in the Beachlands 1 precinct plan. The buffer area must: a. be consistent with the widths indicated in Figure 2 being a minimum width of 15m at any point b. where it is within any existing site, must be established as a condition of any subdivision of that <u>site</u> c. be planted in accordance with the landscape plan for the buffer area and the planting scheduled contained in Appendix <u>11.6.1</u> , prior to the issuing by the council of the s. 224(c) certificate under the RMA in relation to the subdivision referred to in clause <u>3.11.1(b)</u> above.
1245					K.6.4 Beachlands 1, 3.12(1)	This clarifies the relationship between the text and the precinct plan diagram	Amend 3.12(1) as follows: 1. Where a site adjoins that part of Jack Lachlan Drive specified as 'no direct site access permitted' on the precinct plan <u>1</u> a planted hedge is to be provided for the full length of the Jack Lachlan Drive boundary of the site. The hedge species selected must be capable of reaching and be maintained at a height of no less than 2m. The planted hedge will be subject to appropriate legal protection, arranged at the time of subdivision.
			<b>Beachlands 1</b>	<b>Part 6 - Non-statutory documents</b>			
1246					Part 6 - Non-statutory documents, Attachment 2 (new)	The Beachlands Village design guidelines are referred to in the assessment criteria for K.6.4 Beachlands 1, but are not included in the PAUP. The guidelines are meant to be included in the PAUP as non-statutory guidelines.	Include the Beachlands Village urban design guidelines from the Manukau District Plan in the PAUP, Part 6 – Attachment 2 – Urban design guidelines.
			<b>Beachlands 1</b>	<b>Mapping</b>			

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1247					129 Beachlands Road, Beachlands zoning	Land on corner of Beachlands and Whitford-Maraetai Road (addressed: 129 Beachlands Road, Beachlands legal description LOT 1 DP 388374) is zoned Rural Production. The precinct plan states that the precinct is zoned single house.	Amend zoning of LOT 1 DP 388374 from rural production to single house to be consistent with the precinct plan.
1248					K.6.4 Beachlands 1	The figure numbers used in the text do not match the labels on the precinct plan diagrams.	Amend 'Figure 2' to read ' <u>precinct plan 1</u> ' wherever it appears in K6.4 Beachlands 1. Amend Figure 3 to read ' <u>precinct plan 2</u> ' wherever it appears in K6.4 Beachlands 1.
1249					K.6.4 Beachlands 1, 8 Precinct Plans	The clause controls the formation of Jack Lachlan Drive including any alterations to the current rural standard formation. However the road reserve for Jack Lachlan Drive is not contained within the precinct. As a result the precinct boundary needs to be amended to include the full width of the Drive.	Amend the precinct boundary to include Jack Lachlan Drive.
1250					K.6.4 Beachlands 1, 8 Precinct plan 1	The Single House zone within the precinct should be removed as this information is already shown on the planning maps. In addition the extent of the Single House zone on the precinct plan 1 is not consistent with the planning maps, because some land which is zoned single house zone is shown on the precinct plan as public open space, flood plain, or stormwater management area.	Remove the Single House zone from Precinct Plan 1 and delete 'Single House zone' from the key.
1251					K.6.4 Beachlands 1, 8 Precinct plan 2	The designation on Precinct plan 1 does not fully match the designation which appears in the infrastructure layer of the Plan and should be deleted to avoid duplication and inconsistencies.	Remove the designation 291 from precinct plan 2, and deleted 'designations' from the key.
1252					K.6.4 Beachlands 1, 8 Precinct plan 1	A number of sites are zoned Public Open Space - Informal Recreation, but the precinct plan shows that this land is proposed road. In addition the precinct plan states that the precinct is zoned single house.	Precinct plan 1 to be amended to be consistent with planning maps in GIS viewer. Rezone the following land parcels to Public Open Space - Informal Recreation. Reproduce precinct plan map: 20R (Lot 1129 DP20517), 57R (Lot 1128 DP21695), and 92R (Lot 1127 DP19523) Karaka Road, Beachlands.
1253	Attachment 1253				K.6.4 Beachlands 1, 8 Precinct plan 1	Amends to Precinct Plan 1 to show accurate boundaries and labelling.	Amend as shown in attachment 1253.
1254	Attachment 1254				K.6.4 Beachlands 1, 8 Precinct plan 2	The plan contains a series of northings and eastings in the boxes but the purpose of these figures are not clear and greater clarity is required.	Clarify precinct plan 2 by identifying the purpose of the co-ordinates in the map key. Also ensure that it is clear which centreline or intersection each of the sets of co-ordinates relates to as per the Manukau District Plan in attachment 1254.
1255	Attachment 1255				K.6.4 Beachlands 1, 8 Precinct plan 2	Amends to Precinct Plan 2 to show accurate boundaries and labelling.	Amend precinct plan 2 as shown in attachment 1255.
1256					K.6.4 Beachlands 1, 2.7(3)	Provision contains an incorrect cross reference which should be corrected.	Amend 2.7(3) as follows:  3. Fences adjoining that part of Jack Lachlan Drive specified as 'no direct access permitted' on Figure 2 must not be visible from Jack Lachlan Drive after the full establishment of the hedge required under clause 4.5.1.1.3.1.11 3.12 below.

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1257					K.6.4 Beachlands 1, 2.4 Table 2	The definition of 'impervious area' does not specify that it relates to a site and greater clarity would be appropriate as to how this control applies.	Amend '40 per cent' within the table to read '40 per cent <u>of any site</u> '.
			<b>Clevedon</b>	<b>K.6.5 Precinct rules</b>			
1258					K.6.5 Clevedon 4.2(4)(c)	The clause refers to household unit which is not defined in the PUAP. The clause should refer to the defined term 'dwelling'.	Amend 4.2(4)(c) as follows: c. All household units <u>dwelling</u> s on rear sites within sub-precinct 1B shall have a minimum building separation of 12m.
1259					K.6.5 Clevedon 4.3	This rule relates to maximum building coverage and maximum impervious area however the wording of the rule is potentially unclear and greater clarity can be provided by inserting the word maximum and altering the wording of impermeable area to 'impervious area' (which is a defined term).	Amend the heading of 4.3 as follows: 4.3 <u>Maximum</u> <del>b</del> Building coverage and <u>impervious</u> <del>meable</del> area Amend text within table as follows: <u>Maximum</u> <del>impervious</del> area threshold
1260					K.6.5 Clevedon 4.3 Figures	Greater clarity is required about how these figures relate to the precinct rules and the rules of the underlying zone.	Include a note explaining that 4.3 Figures superseded the relevant development controls for the underlying zone in relation to permitted activities and are relevant for the assessment of activities requiring consent.
1261					K.6.5 Clevedon 4.8(1)	The wording of this rule could be improved to clarify that it applies to the length of the frontage of the site.	Amend 4.8(1) as follows: 1. A new building must adjoin the site frontage for 75 <u>per cent</u> <del>%</del> <u>it's</u> <u>of the length of the frontage</u> .
1262					K.6.5 Clevedon 5.3(6)	The rule refers to intersections involving a 'local road' or a 'district arterial road'. These roads are not identified in the precinct and are not defined in the PAUP.	Amend 5.3(6) to ensure the wording is consistent with the definitions or identify the specific roads on the precinct plan.
1263					K.6.5 Clevedon 5.3(7)(b)	The wording of the rule refers to 'structure plan objectives' however to ensure consistency with the rest of the PAUP this should refer to the "precinct plan objectives".	Amend 5.3(7)(b) as follows: b. where required to give effect to <u>the objectives of this precinct</u> structure plan objectives including integration with an adjoining land use activity located on adjoining business, rural or reserve land.
			<b>Karaka 1</b>	<b>F.6.8 Precinct rules</b>			
1264					K.6.8 Karaka 1, 4 Matters of discretion (2)	The matters of discretion should be amended slightly so that they align with the assessment criteria.	Amend the second matter of discretion as follows: 2. <u>Traffic and access</u> .
			<b>Kelly's Cove</b>	<b>F.6.10 Precinct description, objectives &amp; policies</b>			
1265					Policies	No Policy support for subdivision control 4.2 maximum density.	Add new policy: <u>Limit the total number of dwellings in the precinct to 420.</u>
1266					Policies	No policy support for subdivision control 4.3 site configuration	Add new policies: <u>Design and locate subdivision so that development adjoining Spinnaker Bay Park fronts onto the reserve.</u> <u>Sites adjoining Beachlands Road (west of Constellation Ave) must be configured to front, and be accessed from, that road</u> <u>Sites that abut Whitford-Maraetai Road, or gain access from it.</u>
			<b>Kelly's Cove</b>	<b>K.6.10 Precinct rules</b>			

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1267					K 6.10 Kelly's Cove 4.4(1)	The subdivision control requires provision of public open space and stormwater treatment areas without clarifying whether these are to be provided/vested in the Council at no cost to the Council, which is consistent with other approach's within precincts in the previous Manukau City jurisdiction	Amend 4.4(1) so as to make it clear that public open space and stormwater treatment areas shall be vested in the Council at no cost to the Council
			<b>Māngere Gateway</b>	<b>K.6.15 Precinct rules</b>			
1268					K.6.15 Māngere Gateway 7 assessment criteria (new)	Inconsistency in cross referencing within precinct.	Add assessment criteria  <u>5. Effect of buildings on historic heritage places</u> <u>a. Refer to clause 8.2.1.i. below.</u> <u>b. the location and scale of development complements rather than dominates the area</u>
1269					K.6.15 Māngere Gateway 8 assessment criteria (6)	Inconsistency in cross referencing within precinct.	Amend assessment criteria 6 as follows  6. Buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1 <u>a. Refer to clause 7.3.2-7.3.3 7.3.1-7.3.5 and 8.2.2 above.</u> <u>b. building interface with the public realm</u> <u>i. buildings should have an active interface with the street, and be designed so that they complement the streetscape or adjoining open space areas, and development of adjoining sites.</u> <u>ii. whether buildings are used to frame and define edges to road, park and stormwater reserves, and to emphasise key intersections</u> <u>c. Traffic and access</u> <u>i. Refer to clause 8.2.2 above.</u> <u>d. Effect of buildings on historic heritage places</u> <u>i. Refer to clause 7.3.5 above.</u>
1270					K.6.15 Māngere Gateway 8 assessment criteria 7	Add reference to correct assessment criteria. Inconsistency of numbering within this precinct.	Amend assessment criteria 6 as follows:  7. External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1. <u>a. Refer to clause 7.3.2-7.3.3-7.3.1-7.3.5 and 8.2.2 above</u>
			<b>Mill Road</b>	<b>K.6.18 Precinct rules</b>			
1271					K.6.18 Mill Road 2.3(4)	The standard uses a generic term when a more specific phrase is appropriate.	Amend 2.3(4) as follows:  "Permanent protection of planting and re-vegetation areas <u>the Vegetation Buffer</u> area shown on Figure 1 Precinct plan 1..."
1272					K.6.18 Mill Road 2.3	Development control 2.3 uses the term "shall". Replacement with "must" for consistency with the rest of the PAUP.	Amend 2.3 as follows:  "2. ... shown in Figure 1 shall <u>must</u> be planted with native species ..."  "3. A re-vegetation plan/programme shall <u>must</u> be provided..."
			<b>Pine Harbour</b>	<b>K.6.21 Precinct rules</b>			

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1273					K.6.21 Pine Harbour 3 (new development controls)	Mapping errors on precinct plan and require new rule	Add new development control as follows:  <u>3.8 Building Restriction</u>  "Buildings must not be located beyond the Building Restriction Line shown in the Pine Harbour Precinct plan".
			<b>Pukekohe Hill</b>	<b>F.6.22 Precinct description, objectives and policies</b>			
1274					F.6.22 Pukekohe Hill Precinct Description	The description refers to a concept plan and is an incorrect reference. A precinct plan is relevant in this case.	Amend Precinct description (third paragraph):  All subdivision and development within the area should be generally in accordance with the Pukekohe Hill concept precinct plan.
1275					F.6.22 Pukekohe Hill Policies	The policies do not include policies relating to framework plans even though the precinct provides for framework plans.	Add new policies and renumber accordingly:  "12. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan. 13. Require the framework plan to demonstrate the interrelationship and future integration with: a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct; and b. any neighbouring sub-precinct."
			<b>Waiuku</b>	<b>K.6.27 Precinct rules</b>			
1276					6.27 Waiuku 1 Activity table	3rd activity line refers to 'a roundabout'. This is not highlighted adjacent to sub precinct C.	Amend 3rd activity line as follows:  Any industrial activity which precedes the construction of a roundabout on Cornwall Road or Glenbrook-Waiuku Road to provide access to and from sub-precinct C
				<b>K.6.27.7 (assessment – subdivision)</b>			
1277					6.27 Waiuku 7 Assessment - subdivision (new matters of discretion)	Matters of discretion are omitted for subdivision	Add matters of discretion for subdivision as follows:  Specific matters of discretion for Subdivision within 20m of a: - transmission gas pipeline or slurry pipeline where written approval has not been obtained from the relevant service provider: · Safety · The on-going efficient and practicable operation of the utility, · Design and layout of buildings and infrastructure · Reverse sensitivity
1278					6.27 Waiuku 6 Assessment - Restricted discretionary activities	Matters of discretion are omitted for sub-precinct A-C.	Add matters of discretion for sub-precinct A-C to 6. Assessment - Restricted Discretionary Activity as follows:  Matters of discretion for activities that generate more than 200 vehicles per day or 50 trucks per day: · Access to public roads · Road safety · Traffic operation. Matters of discretion for activities and within 20m of a water pipeline, iron sand slurry pipeline or transmission gas pipeline where written approval has not been obtained from the pipeline operator: · Safety · The on-going efficient and practicable operation of the utility. · Reverse sensitivity · Design and layout of buildings and infrastructure

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				Mapping			
1280	Attachment 1280				6.27 Waiuku 8 Precinct Plan	Various corrections to precinct plan	Amend precinct plan as below and on attachment 1280: 1. Roundabouts – There should be a roundabout shown at the intersection of Cornwall Road and the southernmost critically important road. 2. Footpaths & cycle ways – remove all current footpaths and cycleways shown on the plan. These are incorrect. Add in the correct footpaths and cycleways – they follow public open space and open space linkages – see the attached map (AD6), and also the Franklin District Plan version (AD7 – they are the faint thin dashed red lines). The version on the Waikato District Council website is much clearer than on the Auckland Council website. 3. NZ Steel slurry pipeline – should continue south along the precinct boundary, at least until it reaches the road. 4. Railway line – should continue north to the edge of the map. 5. Indicative storm water reserves – open space linkage – should be connected to join the critically important road in precinct B, adjacent to the NZ steel slurry pipeline. 6. Public open space – Circular area in precinct B should be entirely within the precinct area, not outside it. There is a public open space east of the southernmost gateway treatment that should be shown – see attached, and the Franklin District Plan version. 7. The red precinct boundary lines should be on top of all the other lines so their full extent can be seen. 8. A number of precinct labels are missing – they should match the ones on the online unitary plan – the west area of B, the northern D and the southern A precincts. 9. Open space linkages and public open space – should be connected in various locations of sub precinct B as shown on the annotated map. 10. Area between Collingwood Road and western edge of precinct – the Public open space and detention pond can be removed from the area that is outside the precinct.
			Whitford	F6.28 Precinct description, objectives and policies			
1281					F.6.28 Whitford	Some general policy support is required for subdivision control: 'Additional subdivision for significant enhancement planting' in K 6.28 Whitford (4.9)	Add a reference in the introductory text for both Whitford sub-precincts A and B as follows (or similar):  <u>A further incentive is given to encourage improvements to the natural and physical environment through provisions for additional subdivision for significant enhancement planting.</u>
1282					F.6.28 Whitford Objective (new) and Policy 10	At present, policies 2 and 5 are not supported by an objective. Objective 1 should be broadened to support policies 2 and 5. Objective 1 supports policy 3 to some extent, but this could be strengthened.	Amend objective 1 as follows (or similar), so that it provides support for policies 2 and 5, and stronger support for policy 3:  1. <u>Countryside living subdivision, use and development of land occurs in a way which ensures that while the:</u> a. landscape character and rural amenity values are maintained and enhanced. b. <u>the</u> operation of rural production activities <u>can</u> continue without being constrained by the adverse effects of reverse sensitivity. c. <u>the natural character and ecological values of native bush and vegetation areas, the streams and coastal waters are maintained and enhanced.</u> d. <u>areas identified as subject to significant erosion or land instability risk are avoided.</u> e. <u>the total carrying capacity of 925 dwellings in the precinct is not exceeded. This number comprises new and existing dwellings.</u>

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1283					F.6.28 Whitford Objective 2	Policies 6, 7 and 8 are not currently supported by an objective. Objective 2 should be broadened to provide support for these policies.	Amend objective 2 as follows (or similar) so that it provides support for policies 6, 7 and 8:  2. Subdivision, use and development of land; <u>a. protects and enhances the terrestrial and aquatic ecology of remnant native bush and vegetation, perennial and ephemeral streams, wetlands, and estuarine and coastal areas within the Whitford precinct.</u> <u>b. provides incentives for biodiversity enhancement.</u> <u>c. maintains and enhances water quality in tributaries and the wider Whitford estuary system.</u> <u>d. manages the erosion and sediment generation effects on the sensitive coastal environment.</u>
1284					F.6.28 Whitford Objective (new)	Policy 1 is not supported by an objective. A new objective on identifying areas where constraints on development are necessary to prevent them from being visually prominent or obtrusive when viewed from public places is required to support policy 1.	Include a new objective 3 as follows (or similar), to support policy 1:  <u>3. That development is constrained in identified areas where it is necessary to prevent them from being visually prominent or obtrusive when viewed from public places.</u>
1285					F.6.28 Whitford Objective (new)	Policy 9 is not supported by an objective. A new objective is required to support policy 9 on enabling on-site manufacturing in the precinct provided it is accessory to a productive vineyard and any wine sold is produced in the Whitford area.	To support policy 9, include a new objective 4 as follows (or similar):  <u>4. That on-site manufacturing accessory to productive vineyards in Whitford is enabled.</u>
1286					F.6.28 Whitford Objective (new)	Policy 10 on public open space is not currently supported by an objective. A new objective is required to do so.	Include a new objective 5 to support Policy 10 as follows (or similar):  <u>5. To provide a safe, well-connected and integrated public open space network.</u>
1287					F.6.28 Whitford Objective (new)	Policy 11 is not currently supported by an objective. A new objective is required to support policy 11 on encouraging dwellings to be clustered, and to provide shared community facilities where it supports the countryside living character of the precinct.	Include a new objective 6 to support Policy 11 as follows (or similar):  <u>6. Clustered dwellings that can provide shared community facilities that support the precinct's countryside living character is encouraged.</u>
1288					F. 6.28 Whitford Policy 2	Amend this policy to align with the precinct description on carrying capacity.	Amend policy 2 as follows (or similar):  <u>2. Monitor and review annual development trends to ensure no more than that the total number of new and existing dwellings within the Whitford precinct do not exceed 925 dwellings are built.</u>
1289					F.6.28 Whitford Policy 3	This policy should account more strongly for the revegetation and household unit outcomes sought in the rules in K 6.28 Whitford.	Amend policy 3 as follows (or similar):  3. Require land subdivision, use, and development to maintain and enhance the natural character and ecological values of native bush and vegetation areas, the streams and coastal waters <u>through:</u> <u>a. the setting of limits on density, minimum site size, vegetation maintenance and legal protection of vegetation.</u> <u>b. requiring minimum revegetation planting through subdivision standards.</u> <u>c. providing for significant enhancement planting.</u> <u>d. ensuring through annual monitoring and review, that the total carrying capacity in the precinct does not exceed 925 dwellings.</u>
			<b>Whitford</b>	<b>K.6.28 Precinct rules</b>			

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1290					K.6.28 Whitford Village	A number of editorial amendments will be required across the precinct's provisions to ensure that all cross-references within the rules are correct. This will enable better application of the provisions.	Check and if necessary, make any amendments of an editorial nature to ensure that all cross-references within the rules are correct.
1291					K 6.28 Whitford 3.2.1(2)	This additional development control can only be secured by a condition of consent requiring that locations for buildings be registered on the Certificate of Title.	Reword this additional development control (2) as follows (or similar):  3.2 Additional development controls 3.2.1 Buildings and accessory buildings  2. All buildings, including dwellings, must be located within the specified building area identified on a <u>plan of subdivision</u> and secured by a <u>consent notice</u> attached to the Certificate of Title to the site.
1292					K.6.28 Whitford 4.2(4)	Discretionary language has been used where more directive language was intended.	Amend the first sentence of 4.2(4) as follows:  4. Subdivision controls ... 4.2 Sites ... 4. In respect of any site within a subdivision capable of further subdivision under these rules, no further subdivision of that site <del>may be done</del> <u>is permitted</u> if it would result in the total permitted density being exceeded with respect to the existing site...
1293					K.6.28 Whitford 4 Subdivision controls	There should be a subdivision control which recognises the importance of coastal areas to the precinct's amenity. This control would also align with the text in F 6.28 on the coastal indicative constraints area.	Include a subdivision control on the coastal indicative constraints area as follows (or similar). It should precede the controls for additional significant enhancement planting and minimum standards for planting, which should be renumbered as a result:  4. Subdivision controls ... <u>4.8 Coastal indicative constraints area</u> <u>1. An applicant must demonstrate how the household unit can be integrated into the landscape in the assessment of environmental effects which is required to accompany the subdivision or resource consent application.</u>
1294					K.6.28 Whitford 4 Subdivision controls	A subdivision control rule on 'specified building area' is required to make better sense of the subdivision control rules in K 6.28 Whitford (4.2)	Include a new subdivision control rule on 'Specified Building Area' as follows (or similar). It should appear as subdivision control 4.3 with the others consequently renumbered: <u>4.3 Specified Building Area</u> <u>1. Buildings shall be limited to the Specified Building Area. The plan shall show a minimum 15 metre by 15 metre area within each Specified Building Area complying with development and performance standards and any site specific constraints to demonstrate that it can contain a household unit. The Specified Building Area and the access to each Specified Building Area shall be proven to be geotechnically stable.</u>  <u>2. No Specified Building Area shall be located within a corridor extending 10 metres either side of a perennial stream (as indicated on Precinct Plan 1 and Precinct Plan 2) or any ephemeral stream.</u>  <u>3. All Specified Building Areas, rights of way and/or private roads shall be clear of any archaeological sites. The archaeological sites shall not be adversely affected by the proposed development.</u>
			<b>Definitions</b>				

Submission Point	Attachment ref.	Theme	Topic	Sub-topic	Provision number/location	Reason	Decision sought or any similar amendments necessary to address the matters raised in this submission point
1295					New definition	Include a definition for specified building area so that the subdivision control rules in K 6.28 Whitford (4.2) are workable.	<p>Include a definition for 'Specified Building Area' as follows:</p> <p><u>Specified Building Area</u>  An area sufficient to enable a building or buildings to be erected on it in compliance with all the relevant requirements of the Plan.</p>