

Copy of presentation to Jacks Point Residents and Owners Association

January 2013

Henley Downs – Proposed Plan Change

Enables a wider range of housing density

Some expansion of outer boundaries of urban area + removal of arbitrary internal boundaries

Enables non-residential activities (retail, schools etc) but does not require them

Incentive for ecological restoration

Maintain the high standards of building design – but as standards in the District Plan

Removes the need for standalone houses to obtain resource consent

Maintains a landscape protection buffer around Woolshed Bay Road entry – no industrial

Greater detail in the district plan to ensure high standards of urban design

Opens up road entry / exit from Woolshed Road

Remove the 'HD Village' area, and replace with a smaller Commercial and Community Precinct that will better serve the needs of local residents, while reinforcing JP Village as the key commercial 'centre'.



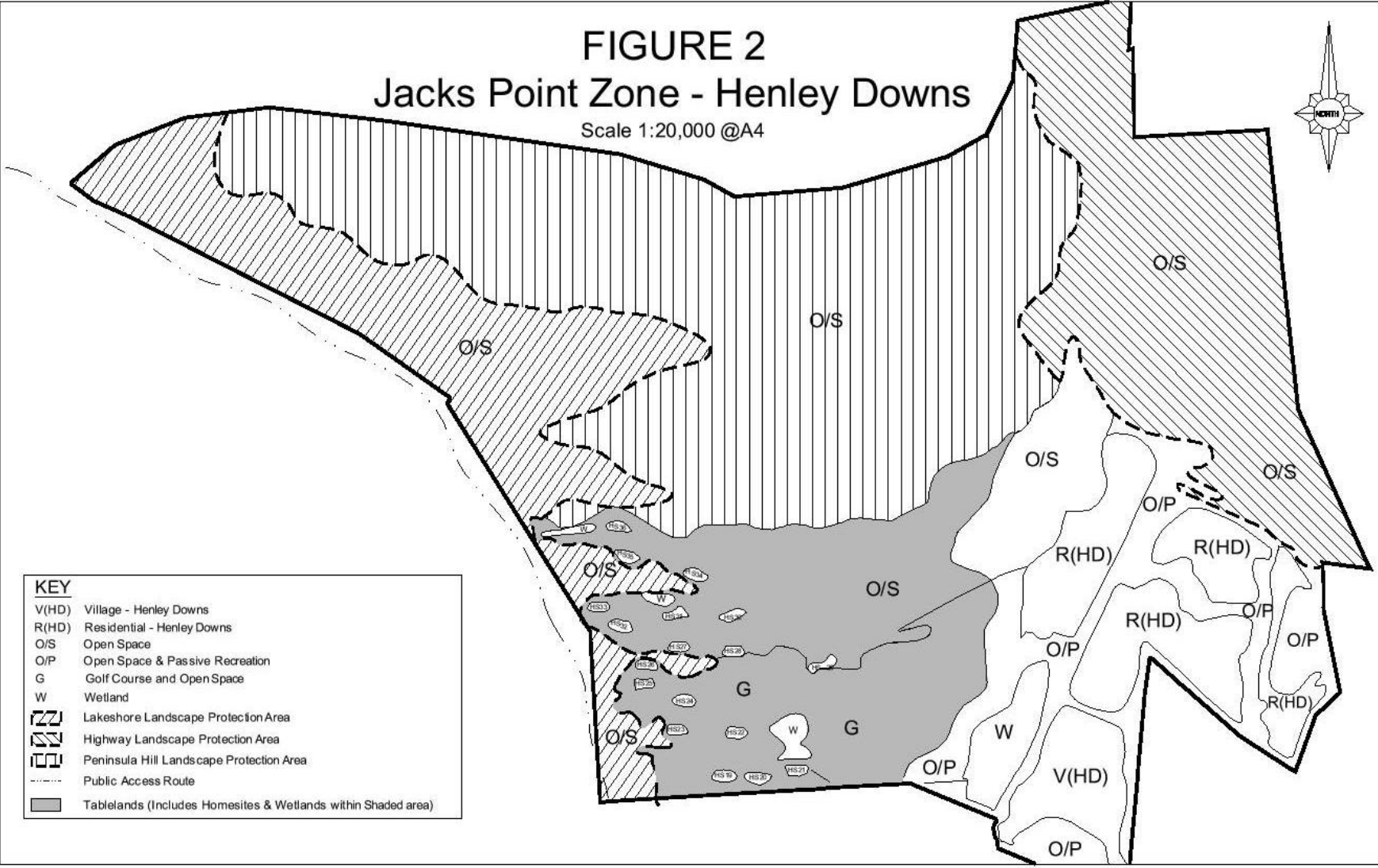
APPENDIX 6: APPROVED OUTLINE DEVELOPMENT PLAN OF THE HENLEY DOWNS ZONE (RED) AND THE JACKS POINT ZONE (YELLOW)



APPENDIX 8: PROPOSED STRUCTURE PLAN OVERLAYED ON THE APPROVED ODP

FIGURE 2 Jacks Point Zone - Henley Downs

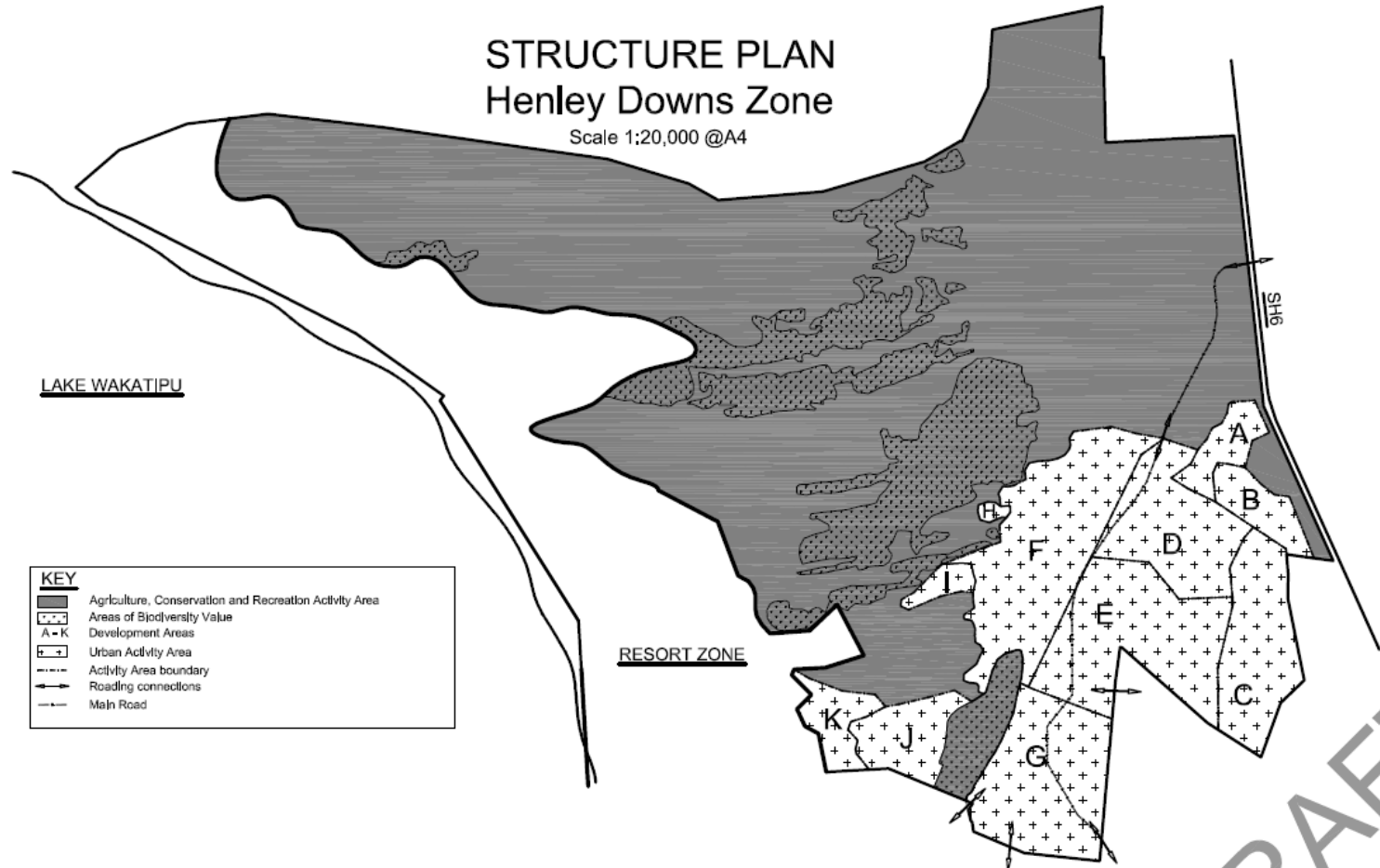
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KEY	
V(HD)	Village - Henley Downs
R(HD)	Residential - Henley Downs
O/S	Open Space
O/P	Open Space & Passive Recreation
G	Golf Course and Open Space
W	Wetland
	Lakeshore Landscape Protection Area
	Highway Landscape Protection Area
	Peninsula Hill Landscape Protection Area
	Public Access Route
	Tablelands (Includes Homesites & Wetlands within Shaded area)

STRUCTURE PLAN Henley Downs Zone





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RESORT ZONE

KEY

-  Agriculture, Conservation and Recreation Activity Area
-  Areas of Biodiversity Value
-  Development Areas
-  Urban Activity Area
-  Activity Area boundary
-  Roading connections
-  Main Road

DRAFT