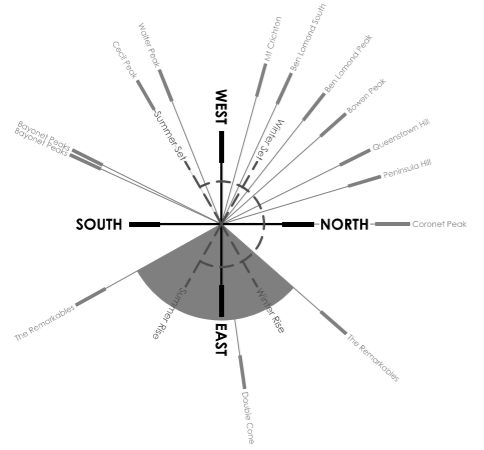


# JACKS POINT VILLAGE COMPREHENSIVE DEVELOPMENT PLAN

**DRAFT 9 September 2021**

## PART 1 REGULATORY PLANS

- a) Plan 1 – Land use Areas and Site Coverages
- b) Plan 2 – Roading Network and Hierarchy
- c) Plan 3 – Community Amenities, Pedestrian and Cycle Network



TO PRESERVE AND LODGE SITE

TO HOMESTEAD BAY

TO FARM PRESERVE

TO HANLEY'S FARM

TO HANLEY'S FARM

TO JACK'S POINT RESIDENTIAL AND STATE HIGHWAY 6

**KEY:**

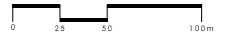
- (V) Activity Area - CDP Area
- Local Shopping Area Overlay

Land use Activities enabled	Land use Areas			
	M-1 to M-16 (Mixed Use)	VA-1 to VA-3 (Visitor Accommodation)	R-1 to R-7 (High and Medium Density Residential)	C (Community)
Commercial Activity	✓			
Visitor Accommodation Activity	✓	✓		
Residential Activity	✓	✓	✓	
Community Activity	✓			✓
Non-accessory Parking	✓			
<b>Site Coverage</b>	60%	60%	45%	45%

(\*) Advice Note:  
 (R-6\*) and (R-7\*) are provisional land use areas and site coverages only as sought by JPROA Residential Precinct Committee and QLDC following consultation in accordance with the environment court directions dated 30th July 2021.

# ENVIRONMENT COURT

SCALE: 1:2000 (A1); 1:4000 (A3)



CONSULTANTS:

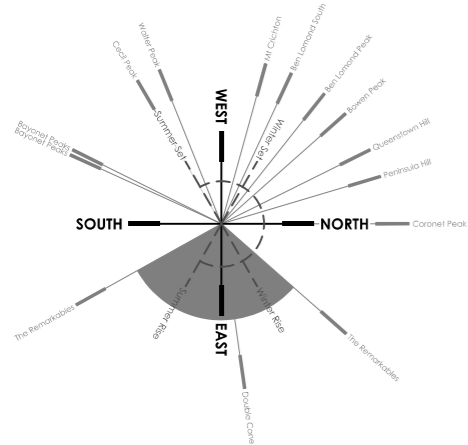
NOTES:  
 All boundaries and areas are subject to final survey.

REVISION:		DATE	DRAWN	REVIEWED	APPROVED
NO	DESCRIPTION	08.09.21	TG	-	-
J	For Information Only				

## JACKS POINT VILLAGE - CDP REGULATORY PLAN PLAN 1 - LANDUSE AREAS AND SITE COVERAGE

PLAN STATUS: **EC** JOB CODE: **JP\_20\_10** DRAWING NO: **CDP-017.01** REV: **J**





CONNECTION TO EXISTING TRAIL NETWORK

CONNECTION TO EXISTING TRAIL NETWORK

COMMUTER TRAIL CONNECTION TO FRANKTON (ACTIVE TRANSPORT NETWORK)

**KEY:**

- (V) Activity Area - CDP Area
- Land Use Areas
- Road Network
- Pedestrian Network
- Cycle Network
- Community Amenity - Areas
  - ① Village Square
  - ② Village Wetland
  - ③ Village Green
- Community Amenity - Waterfront
  - ④ Lake Tewa Waterfront

Homestead Bay Road

Existing Clubhouse

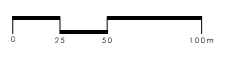
LAKE TEWA

CONNECTION TO HANLEYS FARM RESIDENTIAL PEDESTRIAN NETWORK

JACKS POINT RESIDENTIAL NEIGHBOURHOOD CONNECTION

# ENVIRONMENT COURT

SCALE: 1:2000 (A1); 1:4000 (A3)



CONSULTANTS:

NOTES:  
All boundaries and areas are subject to final survey.

REVISION:		DATE	DRAWN	REVIEWED	APPROVED
NO	DESCRIPTION	16.02.21	JG	-	-
-	For Information Only				

## JACKS POINT VILLAGE - CDP REGULATORY PLAN - PLAN 3 COMMUNITY AMENITIES, PEDESTRIAN AND CYCLE NETWORK

PLAN STATUS: <b>EC</b>	JOB CODE: <b>JP_20_10</b>	DRAWING NO.: <b>CDP-017.03</b>	REV: <b>J</b>
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# PART 2 DESIGN CONTROLS

## 1 Village-Wide Controls

Design Control	Regulatory Plan
<p><b>1.1 Pedestrian Links</b></p> <p><b>1.1.1</b> Pedestrian links shall be located in accordance with the Community Amenities, Pedestrian and Cycle Network plan and shall facilitate connections to the wider existing trail networks and any public access routes shown on the Structure Plan.</p> <p>Variations to the network connections as shown will be considered providing they meet the intent by continuing to connect key nodes.</p> <p><b>1.1.2</b> Pedestrian / Public Access shall be provided to Lake Tewa within Land Use Areas M6A, M4, M15. A continuous pedestrian link shall be provided along the lake front, where no less than 50% of this shall provide unimpeded access to Lake Tewa.</p> <p><b>1.1.3</b> Minimum formed width for Pedestrian Links shall be 1.50m</p> <p><b>1.1.4</b> There shall be no occupation of buildings within any land use area containing any part of the pedestrian network until that part of the network has been formed and legal access for the Jacks Point Community or the public has been established.</p>	<p><b>Plan 3 – Community Amenities, Pedestrian and Cycle Network</b></p>
<p><b>1.2 Cycle Trails</b></p> <p><b>1.2.1</b> Cycle trails shall be located in accordance with the Community Amenities, Pedestrian and Cycle Network plan and facilitate connections to the wider existing trail network and any public access routes shown on the Structure Plan.</p> <p>Variations to the network connections as shown will be considered providing they meet the intent by continuing to connect key nodes.</p> <p><b>1.2.2</b> Minimum formed width for Cycle trails shall be:</p> <ul style="list-style-type: none"> <li>a. Cycle Trail: 2.00m</li> <li>b. Shared (Pedestrian and Cycle): 2.50m</li> </ul> <p><b>1.2.3</b> There shall be no occupation of buildings within any land use area containing any part of the cycle network until that part of the network has been formed and legal access for the Jacks Point Community or the public has been established.</p>	<p><b>Plan 3 – Community Amenities, Pedestrian and Cycle Network</b></p>
<p><b>1.3 Delivery of Community Amenities</b></p> <p><b>1.3.1</b> There shall be no occupation of buildings within the following Land Use Areas until the relevant amenities have been established and any related land transferred into community ownership:</p> <ul style="list-style-type: none"> <li>1. Land Use Areas M-6A. Amenities to be established: Village Square</li> <li>2. Land Use Area M-12 Amenities to be established: Village Wetland</li> <li>3. Land Use Areas M-13, M-14 Amenities to be established: Village Green, and Waterfront Boardwalk</li> </ul>	<p><b>Plan 3 – Community Amenities, Pedestrian and Cycle Network</b></p>

4. Land Use Area M-4

Amenities to be established: Waterfront boardwalk

Information Requirement:

Landscape Plan/s shall accompany any application for resource consent to provide for the particular amenities to be established above.

**1.1 Design of Primary Roads**

**Plan 2 - Road Network and Hierarchy**

1.1.1. The design of Primary Roads shall meet the following design parameters:

- a. Cycle lanes are separated from the Vehicle movement corridor.
- b. The design speed shall be between 20 – 30km.
- c. Electric Vehicle Charging shall be provided for along the primary road frontage.
- d. Legal Width shall be between 15.00 – 20.00m
- e. Movement Corridor Widths shall be at least: 7.00m minimum (3.50m lane either side)
- f. Footpath Widths shall be at least 1.50m

1.4 Car Parking: Either side of road corridor, interchangeable

**1.2 Design of Secondary Streets**

**Plan 2 - Road Network and Hierarchy**

1.2.1. The design of Secondary Roads shall meet the following design parameters:

- a. Cycle lanes may be shared within the road corridor or separated where spatially possible.
- b. Legal Width shall be 15.00m
- c. Movement Corridor Widths shall be between 5.60m to 7.00m.
- d. Footpath Widths shall be a minimum of 1.50m

1.5 Car Parking: Either side of road corridor

**1.3 Design of Shared Streets**

**Plan 2 - Road Network and Hierarchy**

1.3.1. The design of Shared Streets shall meet the following design parameters:

- a. Legal Width shall be between 7.50m to 10.00m
- b. Movement Corridor Widths shall be between 3.50m (one way) to 5.60m (two way)
- c. Footpath Widths shall be the remainder of legal corridor width and can include landscaping.

1.6 Car Parking: No requirement.

**2 Medium Density Residential Land Use Area**

Design Control	Regulatory Plan
<b>2.1 Residential Density</b>	<b>Plan 1 - Land Use Areas and Site Coverage</b>
2.1.1. Residential units shall contain an average net area of no greater than 350m <sup>2</sup> per residential unit.  Advice Note:  Average net area means the net area of a site divided by the total number of residential units located on the site.	

### 3 Mixed Use Land Use Area

Design Control	Regulatory Plan
<p><b>3.1 Local Shopping Centre</b></p> <p><b>3.1.1.</b> Within the Local Shopping Area Overlay (Land use areas M5, M7, M8), activities at ground floor level are restricted to:</p> <ul style="list-style-type: none"> <li>a) Retailing</li> <li>b) Commercial activities, excluding service stations and motor vehicle sales</li> <li>c) Non-habitable uses associated with any visitor accommodation activity</li> </ul>	<p><b>Plan 1 - Land Use Areas and Site Coverage</b></p>
<p><b>3.2 Minimum Ground Floor Height</b></p> <p><b>3.2.1.</b> Ground floor retail within the Mixed Use Land use area shall have a minimum finished floor to ceiling height of 3.50m for no less than 7.00m from that 'building's street frontage.</p>	<p><b>Plan 1 - Land Use Areas and Site Coverage</b></p>
<p><b>3.3 Non-Accessory Parking</b></p> <p><b>3.3.1.</b> Activities within Mixed Use Land Use Areas M-5, M-8 shall provide for non-accessory parking within the general locations shown on the Parking Overlay.</p> <p>Advice Note:</p> <p>Non-Accessory parking is subject to the rules within Chapter 29 Transport, including standards in relation to the surface of parking areas, lighting, and provision for bike parking.</p>	<p><b>Plan 1 - Land Use Areas and Site Coverage</b></p> <p><b>Plan 2 - Road Network and Hierarchy</b></p>