

Landscape Assessment Report

Northlake Special Zone Private
Plan Change Request
Wanaka



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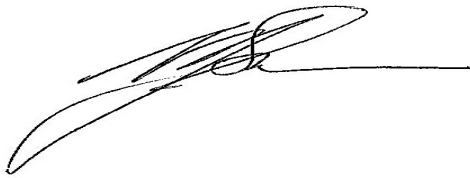
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1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (RMM) has been engaged by Northlake Investments Limited (NIL), the Applicant, to advise on and assess the actual and potential landscape and visual effects of a proposed Private Plan Change (PPC) to part of the Northlake Special Zone (NSZ) and Northlake Structure Plan (NSP).

The PPC seeks to rezone Activity Areas (AA) within the northern part of the Northlake Special Zone (NSZ) to enable residential development through an extension of the existing residential zoning and identify the ONL boundary to the north of the site.

Further the PPC will align / standardise zoning of the existing AAs with the Queenstown Lakes Proposed District Plan (PDP) 'standard' zones to the extent possible, to meet the Queenstown Lakes District Council's policy intention to reduce/remove special zones from the PDP and align with National Planning Standards.

The landscape assessment report is formatted as follows:

- A description of the proposed PPC.
- A description of the PPC application site (the site).
- An outline of the relevant policy provisions within the Operative and Proposed Queenstown Lakes District Plan (ODP and PDP).
- The identification and description of the receiving environment. The receiving environment is described in terms of the landform, land cover and land use of the receiving environment and how those landscape attributes contribute to the receiving environment's existing landscape values.
- An assessment of the actual and potential landscape, natural character and visual effects, including the ONL boundary, and cumulative effects of both the rezoning within a residential extension area and standardised zoning.
- An assessment against the relevant statutory provisions.
- A conclusion.
- Appendix A. Table 1 Comparison between the existing Activity Areas and the proposed PPC Zones.
- Appendix B. Patersons Sightline Cross Sections

This report is accompanied by:

An A3 colour Graphic Attachment (**GA**) that contains:

- Topographical and aerial images of the site and its receiving environment
- Existing Northlake Special Zone Structure Plan
- The existing and proposed PDP planning maps

- The proposed amended Northlake Structure Plan showing the proposed ONL boundary, the proposed rezoning within a Residential Extension Area (REA) and applying Standardised Zoning (SZ)
- Site photographs
- Viewpoint Location Map and Photo-panoramas of the site taken from the salient viewpoints representing the views from the surrounding public places
- Aerial Views of REA with Proposed Development Overlay

1.2 Methodology

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines¹ (**TTatM Guidelines**). The PPC site and its surrounds were visited on 6 October 2025. This site visit was undertaken to assist in understanding the landscape character and values within the receiving environment and assessing the proposal's actual and potential landscape and visual effects.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. The statutory documents containing provisions relevant to the proposal are found in the Resource Management Act 1991 (**RMA**) and the Proposed Queenstown Lakes District Plan (PDP). The PDP gives effect to the RMA within the context of the site and provides the policy framework against which the proposal has been evaluated.

Table 1 outlines the rating scales that are referred to in this report, and these are defined according to their common dictionary meaning. Table 1 also illustrates how the rating scale used in this report equates to the RMA s95 notification determination test and the s104D non-complying gateway test scale.

Table 1. The seven-point landscape and visual effects rating scale compared with the RMA test scale.²

			SIGNIFICANT			
LESS THAN MINOR	MINOR		MORE THAN MINOR			
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH

¹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

² ibid. Page 151.

2 The Proposal

2.1 Background

Prior to the Government's introduction of 'plan stop' legislation, the Council was undertaking a comprehensive review of the Special Zones of the Operative District Plan, and as part of its rolling plan review across the District to bring remaining operative special zones into the PDP. Since the plan stop legislation was introduced, this process has been halted, although NIL has had extensive engagement with Council's policy team throughout the preparation for the previous review process, and subsequently as part of this PPC process. In light of the Plan Stop, the PPC seeks to undertake a review of the NSZ as developed by NIL, in order to standardise the zoning to reflect the PDP zoning for the proposed residential extension development and balance of the NSZ land areas originally owned / developed by NIL. As part of this process and given the recent changes to the receiving environment, notably pertaining to the adjoining Sticky Forest land, NIL took the opportunity to explore the possibility of other areas within the site that could absorb additional residential development. This has resulted in changes to the Activity Areas outlined on the PPC54 Structure Plan to extend the land area available for urban residential development in the northwest part of the NSZ.

2.2 Description of the Proposal

The PPC seeks to:

- (i) rezone the northern part of the NSZ (referred to as the Residential Extension Area (REA) and
- (ii) apply standardised zoning (SZ) over areas of the NSZ.
- (iii) determine the boundary to the Dublin Bay ONL within the application site

Bespoke provisions are proposed as part of the REA. Private covenants registered on the title of all Northlake Special Zone lots will continue to require compliance with the Northlake Design Control Guidelines. Where conflicts occur between standard zoning provisions and the NSZ Design Control Guidelines the more onerous standards will prevail.

Together the REA and SZ area form the application site. Refer GA, Page 08.

The PPC request also includes the retention of, and extension to, the NSZ walkway and cycleway links.

The Residential Extension Area (REA)

The Residential Extension Area (REA) proposes to rezone Activity Areas (AA) E1 and C1 within the NSZ as shown on the Northlake Structure Plan. Refer GA, Page 08. The REA rezoning will be accompanied by proposed additions to the PDP in Chapter 27 Subdivision, under which subdivision activity is proposed as a restricted discretionary activity and Chapter 11 Large Lot Residential where maximum height, and building coverage limits are proposed. To ensure built form outcomes and amenity / design consistency with the balance of the NSZ, private covenants on individual lots will be applied and require adherence to the NSZ Design Control Guidelines.

The REA proposed for part of the NSZ will comprise an approximately 23 ha block of land (legally referred to as Lot 2000 DP 613751) within the NSZ.

In effect the REA will comprise changes to the Northlake Structure Plan and PDP zoning to rezone AA - E1 and the isolated AA - C1 to a combination of the Suburban Residential Zone (SRZ) and Large Lot Residential A Zone (LLR-A). The balance land is proposed to be a combination of Recreation Reserve and Rural Zone located along the upper, northern boundary of the NSZ. The REA will become subject to a new proposed structure plan. Refer GA, Page 09.

Several public pedestrian and cycle trails are proposed throughout the REA, including a Grade 2 trail largely separated from the developed areas, connecting Sticky Forest to Outlet Road. These trails are illustrated on the REA Structure Plan, refer GA, Page 09. Informal recreation reserve zoning, vesting and public access for a lookout, are proposed at the popular viewpoint known locally as "The Summit." As the highest point identified on local trail maps, this location functions as a natural hub and starting point for recreational walking and cycle trails in the area.

The PPC - REA will recognise the changes to the development context adjoining the site to increase the number of residential lots, achieve a greater efficiency in land use, and achieve better alignment with the PDP objective and policy direction.

Standardised Zoning (SZ)

The PPC standardised zoning (SZ) will apply to the application site, which is part of the NSZ, and relates to the changing of established and / or mostly developed Activity Areas into standard zones. Refer GA, Page 08.

The PPC-SZ will apply to the residential Activity Areas of the NSZ to align with the standard PDP zones, as illustrated on page 08 of the GA. Refer Appendix A, Table 1 for a comparison between the existing Activity Areas and the proposed PPC Zones. In summary this means;

- Activity Areas A and C1 will be rezoned as the Large Lot Residential - A (LLR-A) Zone with a 8m maximum height for the legacy Activity Area A and 5.5m maximum building height for the legacy Activity Area C1. Residential density of 4.5 residential units per hectare will apply to the legacy AA-C1 area.
- Activity Areas B2, B3, B4 and B6 will be rezoned as the Suburban Residential Zone (SRZ). The SRZ allows for densities higher than one residential unit per 450m² where this is designed to fit well with the immediate context, with a maximum building height of 8m.
- Activity Area D1 and C2 will be rezoned as a Medium Density Residential (MDR) Zone. The MDR zone allows for up three residential units per site, at a maximum height of 7m, with permitted activities limited to a [net area](#) per [residential unit](#) of 250m² anticipating terrace housing, semi-detached housing and detached townhouses and a small commercial area zoned as Local Shopping Centre.

The intent of this part of the zone change is to achieve the closest approximation of the existing PDP standard zones overlaid on the already developed parts of NIL NSZ. As noted above, the previously commenced PDP review process of the remaining special zones is intended to undertake this exercise.

Dublin Bay ONL Boundary Determination

Additionally, the PPC seeks to identify the location of the Outstanding Natural Landscape (ONL) boundary where the parts of the wider ONL boundary was inferred through the PDP review as a dashed line but not identified in relation to the NSZ boundary for the application Site.

The determination of the ONL boundary is sought following the Sticky Forest (SF) decision, which included rezoning rural land for residential purposes and establishing the location of the ONL boundary across the SF site. Consequently, the PPC seeks to continue and align the ONL boundary within the NSZ with the geomorphological boundary between the steep river escarpment and the flatter, pastoral, moraine plateau as illustrated on Page 11 of the GA.

3 Relevant Policy Provisions

Under the Operative District Plan, the PPC site is located within Chapter 12 Special Zone – Northlake. Under the PDP, the NSZ (including the site) is not zoned, and under review. The Urban Growth Boundary (UGB) encompasses the unzoned part of the NSZ currently under review and lies within the PPC site.



Figure 1. PDP Zone Map

Part of the PPC site lies within and / or adjoins the Dublin Bay PA Outstanding Natural Landscape (ONL) although the ONL boundary is yet to be defined in relation to the Northlake Special Zone.

The proposed PPC is to rezone part of the NSZ, standardize the zones within the NSZ, so it is compatible with the PDP standard zones and define the Dublin Bay PA ONL boundary.

The following PDP provisions under Chapter 3-Strategic Direction and Chapter 4 Urban Development are relevant when assessing the proposed PPC:

- Chapter 3 – 3.2.2.1, 3.2.3.2, 3.3.14 – 3.3.16
- Chapter 4 – 4.2.1.2, 4.2.1.4, 4.2.2A, 4.2.2.2, 4.2.2.3, 4.2.2.22

The PDP seeks to manage urban growth in a strategic and integrated manner (Strategic Objective (SO) 3.2.2) and provide for a quality-built environment taking into account the character of individual communities (SO 3.2.3). Chapters 3 and 4 also contain related policy directions in regard to Urban Growth Boundaries.

A further key strategic chapter is the retention of the district's distinctive landscapes at Chapter 6 Landscape and reinforced in Chapter 21 Rural, which contains the PA Schedules that identify landscape values for rural zone priority area ONLs and ONFs. The ONF/Ls are those mapped natural features or landscapes whose landscape values the PDP seeks to identify and protect for the purposes of s6(b) RMA. These chapters relate to the Dublin Bay PA ONL, the boundary of which is nominally indicated traversing the upper northern part of the PPC site.

An assessment against the PDP provisions relevant to this PPC is undertaken below in Section 6.

4 Landscape Description

4.1 Extent of the Receiving Environment

The extent of the receiving environment correlates to the areas within the surrounding landscape where effects of the proposed PPC will be visible or experienced as a practical approach for identifying the spatial extent of the relevant landscape for assessment purposes.

4.2 Description of the Receiving Environment

The receiving environment in the context of the PPC site is a juxtaposition of natural features and urban development and extends north over Lake Wānaka enclosed by the terminal moraine loop to Beacon Point, the southern edge of The Peninsula, Stevensons Arm and Dublin Bay including the outlet forming the head of the Clutha River - Māta-Au. The lake edges are mostly reserve land with a mix of pasture, exotic and regenerating vegetation with a backdrop of rural farmland north of the Clutha River / Mata Au.

Much of the receiving environment to the north of the PPC site has a Wāhi Tūpuna overlay and / or is part of the Dublin Bay ONL.

The receiving environment surrounding the PPC site to the east, south and west is mainly urban and extends to the Mt Iron ONF and the developing urban character within the NSZ, including Hikuwai, Albert Town, Hidden Hills and residential development south of Aubrey Road. The immediate environment also includes consented but unbuilt residential development comprising Allenby Farms Ltd (WFH Properties Ltd) land to the south and the recently rezoned ridge of Sticky Forest adjoining the PPC site to the west. Undeveloped areas typically comprise hummocky topography, escarpments and terraces with pastoral landcover and a mix of pine and Douglas Fir trees.

The glacially derived terminal moraine landform has a spatial and visual relationship with other features in the vicinity – the river-cut Outlet, the roche moutonnée of Mt Iron, the meltwater channels of Aubrey Road and SH6, and other loops of the moraine ridge as open space reserves. The landforms collectively contribute strongly to the sense of place of Wānaka and tell an important part of the story of the genesis of the place of Wānaka.

Lake Wānaka and the Mata-Au are culturally significant. *‘The Mata-au river takes its name from a Kāi Tahu whakapapa that traces the genealogy of water. On that basis, the Mata-au is seen as a descendant of the creation traditions. The Mata-au was also part of a mahika kai trail that led inland and was used by Ōtākou hapū including Ngāti Kuri, Ngāti Ruahikihiki, Ngāti Huirapa and Ngāi Tuahuriri. It was also a key transportation route for pounamu from inland areas to settlements on the coast. The Mata-au continues to hold the same traditional values of ara tawhito, tauraka waka, wāhi mahika kai and tikaka’³*

Overall, whilst urban development over the last 20-30 years has compromised the legibility of the Wānaka terminal moraine landform in places through physical alteration and masking with housing, sufficient key parts remain in open space for it to remain identifiable as a distinctive landform element. The Beacon Point Ridge terminal moraine is the largest and most legible part, and a key part of this is the north face included in the Dublin Bay ONL.

³ QLDP, Part five: District-Wide Matters. 39. Wahi Tupuna. 32. Mata-Au

The urban development pattern of Wānaka has evolved over time and is concentrated at the southern part of Lake Wānaka around Roys Bay where the town village centre is located. Business and commercial development is largely confined to the flatter area containing Three Parks nestled behind the golf course reserve area, south of Mt Iron.

Urban development extends from the town centre north around to Beacon Point, eastwards parallel to the Mata-Au / Clutha River more or less following the terminal moraine landform to Albert Town, along The Cardrona River / River Road to the base of the Mt Alpha range. Essentially the urban development of the town extends to the strong geomorphic boundaries afforded by Lake Wānaka, the terminal moraine from Beacon Point to the Clutha River – Mata Au outlet, the Cardrona River – Ōrau, the lower slopes of Mt Iron and southwest to the lower flanks of Mt Alpha southwest, framed by the Pisa and Mt Alpha ranges.

Currently the Wānaka UGB directs areas suitable for urban growth, including the unzoned NSZ. The UGB also captures the rolling landforms over which development has occurred. Despite the development, the undulating character of the underlying glacial landforms retains a high legibility and amenity and results in separated visual catchments of mainly residential development with localised features. The full view panorama from the NSZ to the west is currently obscured by the topography and established forest cover on the adjoining SF site, which is zoned for residential development.

4.3 Description of the PPC Site within Northlake Special Zone (NSZ)

The application site is outlined on GA, Page 08 and includes the Residential Extension Area (REA) proposed for rezoning and the extent of area proposed for standardised zoning. Part of the REA will be within the ONL and will adjoin the Rural Zone land to the north owned by Dunmore Trustees comprising the Outlet camping ground and the Recreation Reserve along the Clutha River.

Most of the Site within the NSZ has been developed in accordance with the Northlake Structure Plan⁴ including the most recent development within AA - B6 adjoining Sticky Forest land at the western boundary, enabled by PC54.

Within AA - B6, the development will extend up to 398.0 masl. Within AA - C1 / Carrickmore Crescent lots extend up to 378.0 masl and the AA - C2 / Ten Acre Drive lots fronting the Outlet Road extend up to 334.0 masl.

The PPC – REA contains AA – E1 and an isolated AA - C1 proposed for rezoning. AA – E1 and C1 extend beyond AA - B6 and the developed AA – C1 (Carrickmore Crescent) as a series of hummocky slopes within the terminal moraine loop, surrounded by higher land on the west and north sides, although generally falling to the south-east. AA - E1 adjoins the Rural Zone to the north and Sticky Forest site to the west.

*AA-E1 applies to the upper slopes of the NSZ land and is generally the more visible open land that was identified as being unsuitable for development given its potential visibility from wider views outside the zone. Buildings are non-complying activities within this activity area. The southeastern 'tongue' of AA-E1 located between AA- C2, AA-B3 and AA –C2 is not visible from wider views, however it does provide for good green space and generally restricts dwellings from establishing on land that may have occupied visible skyline sites along the top of the escarpment."*⁵

AA - E1 was initially intended as a Building Restriction Area (BRA) to protect the treed backdrop and natural edge of Northlake and provide a transition between urban Northlake and the Sticky Forest

⁴ Northlake Special Zone Structure Plan, PPC54.

⁵ PC53. Landscape / Urban Design Assessment by Baxter Design

recreation area. This purpose is now redundant due to the changing environment and rezoning of Sticky Forest.

AA - E1 (proposed REA) is predominantly grassland with two islands of kanuka (1485m² at around 385 masl and 6125 m² at around 375-390 masl) above the Carrickmore Crescent lots and scattered kanuka along the crest of the ridgeline and in the gully areas that extend to Ten Acre Drive.

The high point of AA - E1 is at 416.0 masl, located near the boundary of the REA with Sticky Forest at the northwestern corner of the Northlake Special Zone. A well-established informal walking and cycling trail currently traverses the northern area of the REA, leading to a lookout point ("The Summit") that is colloquially recognised as an iconic Wanaka photography location, with views down Stevensons Arm toward the Minaret Mountains. The trail currently exists as an informal dirt track with connections to Outlet Road and Sticky Forest. This area is proposed to be set aside as a 5765 m² Recreation Reserve containing a proposed area known as The Summit (lookout) adjoining the QLDC water reservoirs.

From this high point the land falls steeply north outside the REA as a scarp face towards the Outlet comprising sporadic vegetation including matagouri, briar rose, kanuka with some denser patches of conifers along the ridgeline. Internally (within the REA) the land falls southeast as hummocky pasture to low points at 364.0 masl and 332.0 masl. Below these ground levels the NSZ falls southeast and is developed predominantly as residential properties at varying densities interspersed by open space recreation and small-scale commercial premises or under construction relating to staged release of lots.

4.4 Landscape Values of the Receiving Environment

The landscape values of the receiving environment (physical, perceptual and associative) form the baseline, along with the policy provisions, for an assessment of landscape and visual effects. The landscape values of the receiving environment (including the Site) stem from its past and present landscape attributes (landform, landcover and land use) and where pertinent are drawn from the Dublin Bay Priority Area Landscape Schedule⁶. The landscape values that are relevant to an assessment of the proposed development are listed below.

- Moderate – high physical⁷ values associated with the clarity, quality and enclosed nature of the lake waters, the largely unmodified roche moutonnee and moraines surrounding the lake and the mana whenua features associated with the area⁸, particularly the ridge and escarpments that frame the Clutha River Mata-Au outlet of the lake;
- High associative⁹ values relating to the mana whenua associations of the area, the strong recreational attributes of the landscape and the shared and recognised values as part of the natural landform framing and enclosing Lake Wānaka. The informal and formal mountain bike and walking

⁶ Proposed Queenstown Lakes District Plan. 21.22.22 Dublin Bay PA:Schedule of Landscape Values

⁷ **Physical** means both the natural and human features, and the action (and interaction of natural and human processes over time." (TTatM Guidelines, page 79) Typical physical factors include geology, topography, hydrology, ecology, climate, vegetation, biological elements settlement patterns, buildings, heritage features and tāngata whenua features within the landscape.

⁸ QLDP. Part 4 Rural Environment; 21.22.22 Dublin Bay PA

⁹ **Associative** means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape." (TTatM Guidelines, page 79). Typical associative factors include cultural (tangata whenua) and historic values, as well as shared and recognised attributes such as recreational opportunities.

trails within Sticky Forest, the Outlet Motor Camp, the lake foreshore at the Outlet, Te Araroa Trail, Deans Bank Track and developing walkway networks within Northlake are of particular interest.

- Moderate-high perceptual¹⁰ values relating to the legibility and naturalness, highly attractive views across the lake, enclosing topography, exposed and underlying hummocky landforms, regenerating indigenous vegetation or open pasture and naturalness of the lake and lake foreshore. A high level of amenity is experienced within the Northlake subdivision due to the containment by natural boundaries, discrete visual catchments and views from salient viewpoints in the receiving environment, such as Hidden Hills, Mount Iron and suburban Wānaka to the south.

Determining the ONL boundary

Both Northlake and the Sticky Forest ridge are part of the most recent terminal moraine of the glaciers forming Lake Wānaka. The ONL boundary follows the crest of the terminal moraine ridgeline through Sticky Forest to the western boundary of the PPC Site. From this point the ONL boundary remains un-defined but the extent of the priority area landscape schedule mapping traverses as a dashed line across the PPC site more or less parallel with the UGB within the PPC Site. The ONL, UGB and Rural Zone boundaries are combined at the Outlet Road boundary of the PPC Site to align with the upper escarpment of the Clutha River - Māta-Au corridor. Refer Figure 2 below.

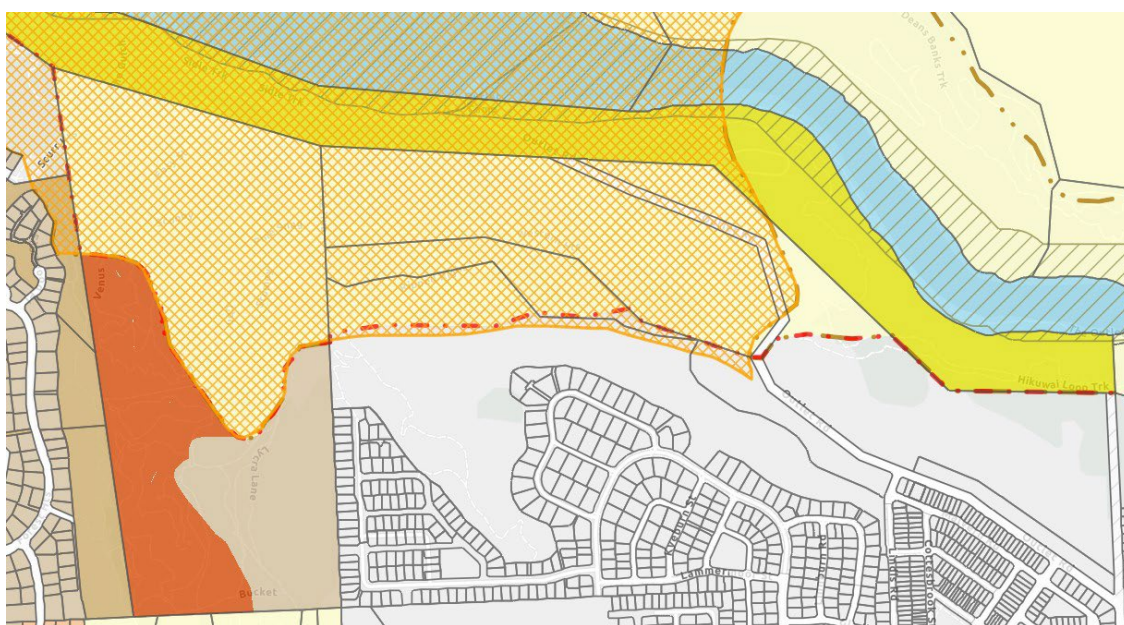


Figure 2. Current PDP Zoning (Yellow hatch – PA boundary; Brown dash – ONL; Red dash – UGB; Yellow – Rural; Grey - NSZ)

The key issue is the identification of a boundary that enables the protection of the ONL values including where they are experienced from the receiving environment, north of the PPC Site, primarily being the Dublin Bay ONL.

¹⁰ “**Perceptual** means both direct sensory experience and broader interpretation through the senses. While sight is the sense most typically applied to landscape assessment, direct sensory perception importantly includes all the senses.” (TTatM Guidelines, page 79). Typical perceptual factors include geomorphic legibility (how obviously a landscape expresses the geomorphic processes), wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character), memorability, coherence (the extent to which patterns reinforce each other, for example between human patterns and underlying natural landscape), aesthetic qualities and views.

The principles for landscape assessment considered pertinent to a determination of ONL or ONF boundaries¹¹ are that the boundaries should be legible and coherent to the community and that geomorphological boundaries are a desirable first preference for determining appropriate and defensible ONL and ONF boundaries. This is because in the first instance landscape values are typically derived from physical attributes¹² that are then individually interpreted and made sense of, based on personal experiences, beliefs, expectations, and biases.

Accordingly, this assessment considers that landscape values will be captured by drawing the ONL boundary along the top of the terminal moraine as the most obvious legible, coherent and defensible boundary. This means that the proposed ONL boundary will lie partly within the NSZ Site capturing the highpoints at 416.0 masl and 398.0 masl along the ridgeline and the balance of the ONL boundary will run adjacent to the northern boundary of the site capturing the highpoint at 374.0 masl. This is the geomorphological junction between the steep river escarpment or moraine and flatter pastoral plateau and also corresponds to the differences in vegetation cover driven by the underlying topography. Refer GA, Page 11.

The proposed boundary will therefore continue the Sticky Forest ONL boundary rationale by locating and joining up the ONL boundary along the top of the terminal moraine enclosing the Dublin Bay ONL to capture the key values associated with the landform and landcover character and perceptual values relating to legibility and natural character. Further it will frame the separate visual catchments from both the Dublin Bay ONL and the NSZ.

¹¹ Interim Decision 2.1 of the Environment Court. Topic 2, Stage 1 PDP Appeals

¹² TTaTM, age 106. Importantly, landscape values depend on certain physical attributes. Page 131. Values are embodied in physical attributes; values are managed by managing those physical attributes.

5 Assessment of Landscape and Visual Effects

5.1 Potential Issues

The potential landscape effects arising from the REA rezoning include the following:

- Effects on perceptual values including visual amenity, visual coherence, legibility and scenic outlook / natural character that may arise from the extension of the urban boundary
- Effects on open space and rural amenity
- Effects on natural character, through partial removal of remnant kanuka vegetation.
- Effects on the associative values that stem from connections and recreational opportunities

5.2 Assessment of Visibility and Visual Effects

*Visual effects are effects on landscape values as experienced in views. They contribute to our understanding of landscape effects. They are a subset of landscape effects.*¹³

The significance of a visual effect is influenced by the visibility, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience.

Whether the proposed REA will be appropriate is determined, in part by, the visual effects on the receiving environment and whether the landscape values attributed to this setting are retained or whether, if adversely affected, effects can be satisfactorily avoided, remedied or mitigated.

Although visibility of the REA may extend beyond the receiving environment, the effects will be at a distance that reduces adverse effects to negligible. The following viewpoints are chosen as representative of locations where viewers may experience potential adverse visual effects. Refer GA, Page 12, Viewpoint Location Map. An on-site investigation found that potential visibility of the proposed PPC-REA will be generally limited to short sections of the following public places:

- Dublin Bay Road / Lake Hawea-Albert Town Road
- Deans Banks Track (ONL)
- Mt Iron (ONF)
- Aubrey Road
- Anderson Road
- Internal roads within Northlake Special Zone

A further desktop investigation has been undertaken by Patersons surveyors to ascertain whether any dwelling would be visible within the REA from the views obtained within the Dublin Bay ONL, looking south towards the ridgeline of the terminal moraine. A series of cross sections indicated that earth mounding up to 5.3 – 6.8 m height within the rolling landform of the rural zone and a height limit of 5.5 m for future LLR - A dwellings would ensure that dwellings within the REA would not be visible from

¹³ TtaTM. 6.25

the Dublin Bay ONL. Refer Appendix B. Patersons Sightlines and Cross-sections. The following visual assessment assumes that conditions to achieve a lack of visual effects from the Dublin Bay ONL will form part of the future subdivision proposal and therefore the degree of visual effect is based on this assumption.

The proposed REA will not be visible from the Outlet Track / Te Araroa Trail or the Hikuwai Loop Track due to the steep topography of the moraine enclosing the lake outlet and Mata-Au – Clutha River and view perspective. Although the REA may be visible from Wānaka township, Roys Bay, Wānaka-Mt Aspiring Road or Roys Peak Track due to the intervening topography and aspect / orientation of the Site visual effects will be negligible. It will be visible from the Kirimoko Trails along the ridge at the council reservoir / water tanks, although according to the definition of trail these are not required to be considered and consequently afforded lesser weight.

The viewpoint locations were chosen because they represent areas most frequented by the public within the receiving environment including the relevant ONFLs. Refer GA, Page 14. The **GA** includes panorama photographs from the viewpoint locations, representing the views and visibility of the proposed REA.



Viewpoint 1. Located on Dublin Bay Road, 100m west of the Dublin Bay Road / Lake Hawea-Albert Town Road intersection, looking southwest towards the Site at a distance of 3.7km. Refer GA, Page 13

Viewpoint 1 is located on Dublin Bay Road. Dublin Bay Road is a no exit gravel road providing access to the Dublin Bay and Recreation Reserve servicing more than a dozen residences mostly clustered around the bay. Various commercial enterprises are accessible from Dublin Bay Road including a wedding venue, Ecco Landscapes and a pottery studio.

Viewpoint 1 looks southwest towards the Northlake Special Zone across a gently undulating, alluvial terrace with a cover of pasture / stock feed and a mix of exotic coniferous and deciduous trees, situated along paddock fences and property boundaries. The immediate landscape has open rural character with a mountainous backdrop including the distinctive Mt Iron roche moutonnée as a clearly legible glaciated landform.

The skyline is defined by the Mt Alpha Range including Mt Alpha (1630masl) and Roy's Peak (1572 masl) to the west and The Peninsula (874 masl) to the north. There is a viewshaft between these two enclosing ranges with long views towards the Harris Mountains, including Treble Cone (2058 masl) and Black Peak (2289 masl). The Harris Mountains are snow covered for majority of the year, except for the height of summer typically February and March. The Criffel Range is visible to the south with long views down Cardrona Valley towards the Crown Range.

Views are dominated by the skyline and mountainous landscape rather than low-lying development on the alluvial terraces between the mountains. Suburban development within Albert Town, on Mt Iron, along Andersons – Aubrey roads, is barely visible at a distance of over 2km from Viewpoint 1. The consented but as yet unbuilt development within the Northlake Special Zone will also be visible to a

similar degree. The undulating topography on the true right of the Clutha River / Mata-Au allows suburban development to be nestled into the landscape. Parts of Albert Town, Northlake, Hidden Hills and the recently rezoned Sticky Forest land are all visible from Viewpoint 1.

Amenity values are afforded by the open pastoral character of the rural landscape either side of Dublin Bay Road, the perception of naturalness, and high legibility with a strong contrast between the alluvial plains and the mountainous backdrop.

The panoramic views of the surrounding mountains have very high scenic value. The mountains and particularly Mt Iron are orientating features in the landscape and also provide a strong sense of place. The mountains afford a dramatic skyline, and seasonal attributes contribute to transient values.

Extent of Visibility and Visual Effects on Landscape Values

The residential development enabled by the proposed REA will be visible at a distance of 3.7km from Viewpoint 1 largely due to the orientation of the slope relative to the view. Even so the development will appear as a distant incremental extension of existing residential development in a suburban landscape context from below and above, including the future residential development within the adjoining Sticky Forest Site, which will form the backdrop to the REA from this viewpoint angle.

The distance and siting and developed context of the Northlake Special Zone and surrounding land that is zoned for residential development will make the proposed development within the REA reasonably difficult to see. In addition, the proposed upper extent of the urban development boundary will respond to the natural contours of the PPC Site so it will not fundamentally detract from the aesthetic amenity values afforded by the outlook from Viewpoint 1 including the mountainous backdrop, nor the open rural character experienced either side of Dublin Bay Road.

The panoramic views and the values attributed to the mountainous landscape backdrop will not be affected.

Overall, the REA will have **very low** adverse effects on landscape values including visual amenity.



Viewpoint 2. Located on the Deans Bank Track adjacent to the picnic table and scenic rest stop, looking southwest towards the Site at a distance of 1km. Refer GA, Page 13

Viewpoint 2 is located approximately halfway along the outward leg of the Deans Bank track, adjacent to the picnic table and scenic rest stop. The track sits within a recreation reserve on Crown land on the true left of the Clutha River / Mata-Au. Although primarily a mountain biking trail, it is also frequented by walkers, runners, and horse trekkers. An informal, un-named 4WD track is located to the north, connecting the Sunnyheights Ltd farm (the large property between Dublin Bay Road and the Clutha River / Mata-Au) with Dublin Bay.

From this elevated vantage point, the Clutha River / Mata-Au corridor is a dominant feature with the erosive action of the Clutha River / Mata-Au clearly apparent, exposing the vertical faces of terminal moraine flanking the river corridor. The vivid turquoise blue colour of the Clutha River / Mata-Au is a distinctive feature, a result of light scattering through glacial flour suspended in clear alpine meltwater.

Beyond the river and its bluffs, the undulating landform of the terminal moraine is evident sweeping northwards to Beacon Point. Landcover is dominated by wilding pines, interspersed with pockets of remnant kānuka. In the foreground, landcover comprises rank grasses and exotic weed species such as broom and rosehip, along with scattered indigenous species including kānuka and matagouri.

The lower slope of the terminal moraine contains the Outlet Motor Camp facilities and the upper slopes of the Northlake Special Zone are visible with existing residential suburban development around Carrickmore Crescent apparent. Further consented development will occur within the B6 Activity Area and rezoning of Sticky Forest on the ridgeline post removal of the conifer trees will enable future development to occur as a backdrop to the REA. Existing built form is typically low lying (no more than two storeys), adopts a recessive colour palette, and steps in line with the natural contours. The open pasture, patches of remnant kānuka and the uppermost crests of the moraine remain as part of the E1 Activity Area.

To the south, views toward Mt Iron and the Criffel Range are partially filtered by pine cover on the steep north facing slopes of the terminal moraine. The Alpha Range including Roys Peak (located directly above the REA) are visible and readily identifiable from Viewpoint 2. Long-range views extend to the Harris Mountains, including Black Peak to the northwest.

The outlook and experience from Viewpoint 2 encompass high recreational values, being located within a frequented and easily accessible recreation reserve. The general surroundings afford a high natural character and legibility, largely due to the deeply incised river corridor and the legibility of the terminal moraine landform and contribute to the Dublin Bay ONL values. Recreation values are further enhanced by the wide range of recreational activities associated with the river and its margins, including swimming, fishing, boating activities, walking, and cycling.

Cultural values associated with the Mata-Au are also significant relating to the Kāi Tahu whakapapa and traditional values of ara tawhito, tauraka waka, wāhi mahika kai and tikaka.¹⁴

Extent of Visibility and Visual Effects on Landscape Values

The proposed REA will result in reduced open space and remove isolated patches of established kanuka but retention of the larger patches of kanuka and extend grey shrubland planting in natural patterns above the REA. The proposed REA development will appear as an incremental extension of urban development already established over the terminal moraine basin and as an extension to development below and future development enabled by rezoning above. The extent of urban development within the REA will respond to the natural contours of the PPC Site within the UGB. Furthermore, the open pastoral character over the upper slopes and The Summit lookout at the crest of the hill / high point of the Northlake Special Zone will be retained. Essentially the north facing ridgeline of the terminal moraine will remain intact as the defensible boundary to the Dublin Bay ONL and the aesthetic amenity values afforded by the outlook from Viewpoint 2 will be retained. The panoramic views and the values attributed to the mountainous backdrop and the Clutha River / Mata Au corridor will not be adversely affected due to the existing topography and physical separation.

Overall, the proposal will have **very low** adverse effects on landscape values.

¹⁴ QLPDP, Part five: District-Wide Matters. 39. Wahi Tupuna. 32. Mata-Au



Viewpoint 3. Located on the southern tip of the Dublin Bay peninsula, on the unsealed portion of Dublin Bay Road that connects Dublin Bay to Deans Bank track looking south towards the Site at a distance of 1.1km. Refer GA, Page 14

Viewpoint 3 is within the Dublin Bay ONL, located on a section of Dublin Bay Road that generally follows the lake edge as a roughly formed poorly maintained gravel / dirt road. This section of Dublin Bay Road is commonly used by horse riders, cyclists, walkers and picnickers. The outlet of Lake Wānaka flows south as the Clutha River / Mata-Au, which is visible in the foreground, framed by the obvious landform of the terminal moraine with Lake Wānaka extending north to the backdrop of Mt Alpha and the distant snowcapped Harris Mountains. Land cover in the immediate vicinity of Viewpoint 3 is dominated by rank grass, coprosma, matagouri and exotic weed species including rosehip.

The steep slopes of the northeastern face of the terminal moraine extends to Beacon Point enclosing the lake shore and the Clutha River / Mata Au outlet including the Outlet boat ramp.

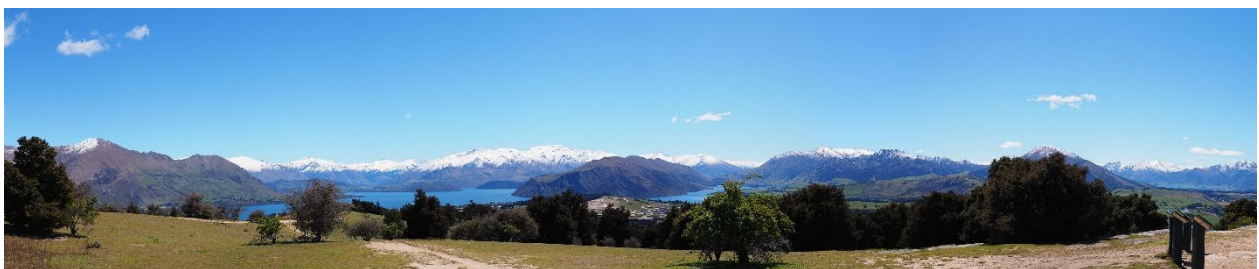
The vegetation cover is dominated by the distinctive patch of conifer forest draped over the moraine ridgeline identifying the Sticky Forest site, with the surrounding slopes supporting patchy vegetation including regenerating kanuka, willows, poplar and buddleia visible in places along the shingle shoreline.

Viewpoint 3 is located within the King's Chain, on a track highly valued for its scenic and recreational attributes. The scenic qualities experienced from Viewpoint 3 are derived from expansive views across Lake Wānaka to the surrounding landforms and mountains with high natural character and legibility. Openness and high natural character are associated with Lake Wānaka and the Outlet, while the surrounding landforms frame and contain the lake, creating a memorable and highly scenic view.

Seasonal attributes contribute to high transient values with snow cover common during winter on the mountains and the vibrant autumnal colours of surrounding vegetation. Light conditions and reflections on the lake surface enhance transient visual qualities, particularly at sunrise and sunset.

Future dwellings within the REA will not be visible from Viewpoint 3 as it is located on the east side of Beacon Point and development will not breach the ridge line. Therefore, there will be **no** effect on landscape values.

Mt Iron Viewpoints



Viewpoint 4a. Located at the summit of Mt Iron, looking north towards the Site at a distance of 2.6km. Refer GA, Page 14



Viewpoint 4b: Located 50m west of the summit (trig station) of Mt Iron, adjacent to the black and white post, looking north towards the Site at a distance of 2.6km. Refer GA, Page 15



Viewpoint 4c. Located on the Mt Iron Track approximately 800m from the Allenby Carpark, looking northwest towards the Site at a distance of 2.2km. Refer GA, Page 15



Viewpoint 4d. Located on the Mt Iron Track approximately 600m from the Allenby Carpark, looking northwest towards the Site at a distance of 2.2km. Refer GA, Page 16

Viewpoints 4a – 4d are representative of views from various locations on the Mt Iron walking track, a very popular and well used track by locals and visitors alike. Views from the track are elevated up to 250 m above the surrounding urban and rural setting of Wānaka.

Mt Iron is an ONF and valued for its legibility as a distinctive glaciated landform, as a sentinel orientating feature at the entrance to Wānaka town, and its network of walking trails with 360-degree views of the Pisa range, the Upper Clutha Basin, Lake Wānaka and the Southern Alps/Kā Tiritiri o te Moana. Mt Iron is readily accessible, affords recreational opportunities for walkers, bikers, horse riders in a highly natural setting in close proximity to urban Wānaka.

The highly scenic panoramic views allow people to orient themselves and appreciate the urban and rural areas of the basin, the extensive lake surface enclosed by the dramatic scale of the surrounding mountain ranges. The elevated viewpoints enable an appreciation of the large-scale landforms and glacial expression of formation within and surrounding the basin.

From the Mt Iron tracks, Wānaka township is visible to varying degrees obscured in places by the kanuka cover. Where vegetation gaps occur and from the summit views of urban Wānaka are gained wrapping around Mt Iron to the east, north and west over undulating topography, glacial hummocks and terraces, around the shoreline of the lake with some development extending up the lower slopes of the surrounding hillsides. Views south look to the rural flats of the upper Clutha Basin, Lake Hawea, Grandview Mountain, the Pisa Range and the Cardrona Valley.

The NSZ is visible from various sections of the tracks where the topography and vegetation allow, including the north facing slopes, the summit and the Hidden Hills access. From these locations, viewer attention is drawn to the dark blanket of forest over Sticky Forest and the adjoining earthworks construction over the localised high point of the NSZ. The earth worked areas are consented for residential development and the PPC site lies further north over the undulating area of pastoral land framed in part by a conifer backdrop.

Development of the proposed REA will appear as an incremental extension to urban Wānaka residential development and from this perspective will occur as a sliver extending north leaving the crest of the moraine as open pasture. Although local residents may notice the extension of development it is unlikely transient viewers will be aware of the increase in residential development. Further changes to views will occur particularly in the context of potential future development as a result on the rezoning on the adjoining Sticky Forest land where the removal of the blanket of conifer trees will be a substantial and recognisable change. In this context of the adjoining Sticky Forest rezoning and existing development within the NSZ the proposed REA development will not undermine or adversely affect the landscape values attributed to the locality and experience from these viewpoints. Overall adverse effects will be **very low**.



Viewpoint 5. Located adjacent to the Hidden Hills Mt Iron Carpark, accessed from the end of the Hidden Hills Drive cul-de-sac, looking north towards the site at a distance of 1.6km. Refer GA, Page 16

Viewpoint 5 is located on the northeastern side of Mt Iron adjacent to the small carpark that provides access to both the Mt Iron and Little Mt Iron walking tracks. The Hidden Hills carpark is smaller and less well known to visitors, but the carpark and the trail network it services are well used by locals. The elevated position of Viewpoint 5 is also representative of views experienced from private dwellings scattered across the lower slopes of Mt Iron.

The view is partially enclosed by regenerating kānuka and a small vineyard on the gully slopes of Mt Iron. Residential development is visible from Viewpoint 5 and forms the predominant land use across the hummocky intermediary landform between Hidden Hills on Mt Iron and the mountainous backdrop. The steep slopes and open character of The Peninsula, Black Peak and the snow-capped Buchanan's Range form a distant backdrop. Vegetation, within areas of residential development is comprised of largely exotic street trees and planting associated with amenity gardens. Pines / conifer tree plantations are visible, blanketing the Sticky Forest land adjoining the PPC site, within a localised gully and as a backdrop to the terminal moraine ridge along the Clutha-Mata Au outlet.

The existing residential development and earth worked land comprising the access to and consented development within Northlake adjoining Sticky Forest is clearly visible against the pine plantation below the QLDC water reservoir. The pine plantation will have to be removed to enable residential development within Sticky Forest.

The PPC-REA site is visible as open pasture interrupted by patches of kanuka and gully vegetation sloping down towards the existing NSZ development, noting that further residential development has occurred since this photo-panorama was taken particularly along Carrickmore Crescent.

From Viewpoint 5 high amenity is derived from the residential development nestled into the rolling landforms in contrast to the high natural character and drama of the mountain - lake setting. Despite the presence of built form, there is a dominance of vegetation conveying a sense of naturalness and picturesque quality to the scene. Transient attributes, include seasonal snow cover, autumn colours of foliage and the interplay of light across the slopes, particularly during 'golden hour,' contribute to high aesthetic qualities and memorability.

The PPC-REA will extend residential development along the upper margin of the NSZ residential lots within the UGB and along the edge of the B6 lots and access to Sticky Forest. The upper slopes and high points of the terminal moraine will remain as open space, and the gully vegetation will also remain. Further planting will be provided as part of the PPC and act as a green buffer / containment to development. So, while open space will be reduced the reduced area will be marginal in extent. The PPC-REA will be appropriately located as an extension to existing urban development with development below and above enabled by rezoning along the ridgeline of SF and therefore will not appear out of place. Overall adverse effects on landscape values / visual amenity will be **very low to low**.



Viewpoint 6a. Located north of the Aubrey Road / Kanuka Rise intersection, looking northwest towards the Site at a distance of 1.9km. Refer GA, Page 17



Viewpoint 6b. Located north of the Aubrey Road / Kanuka Rise intersection, looking northwest towards the Site at a distance of 1.7km. . Refer GA, Page 17

Viewpoints 6a and b are located on Aubrey Road, at the sweeping bend approaching the entrance to Hikuwai subdivision. Aubrey Road is classified as a collector road in the QLDC roading hierarchy consisting of a long, winding route that begins at the lakeside - Bremner Bay, passes through northern residential suburbs of Wānaka, winds around the northeastern base of Mt Iron, and terminates at State Highway 6. A cycle lane runs along the length of the road, which is a popular route and connection to various trails in the vicinity. Viewpoint 6 is representative of one of the few places experienced by road users where a view to the PPC-REA site is not obscured by roadside development or topography.

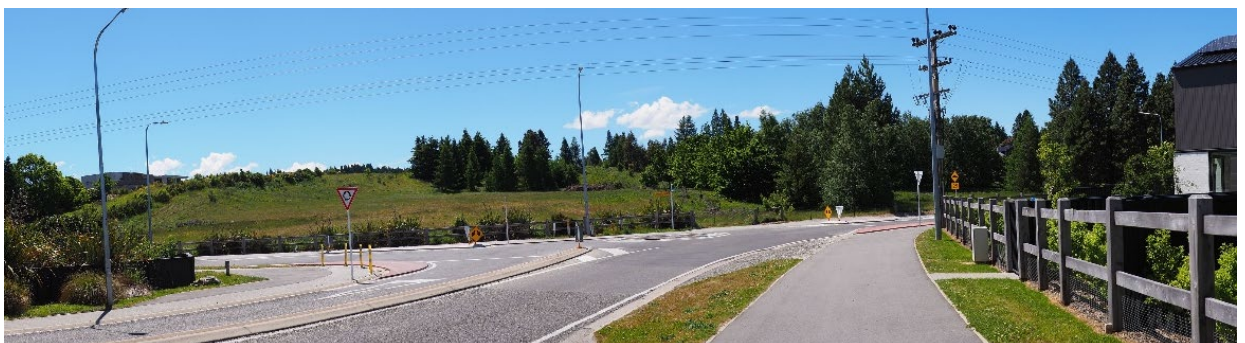
The focal point and backdrop of the scene from Viewpoint 6 is the Mt Alpha Range, including Mt Alpha (1,630 m asl) and Roy's Peak (1,572 m asl). Long views extend to the distant Harris Mountains, including Treble Cone (2,058 m asl) and Black Peak (2,289 m asl). The residential development visible from Viewpoint 6 is typically low-lying, sympathetic to the landform, and finished with visually recessive roof colours. The architectural style shows a preference for gabled roofs and natural cladding materials such as schist and cedar in accordance with the NSZ guidelines.

The existing residential development is generally in harmony within the hummocky landscape being low lying and nestled into the topography with architectural styles that complement the Central Otago vernacular and surroundings. The legibility of the mountainous backdrop provides context and a strong sense of place within the modified environment. The contrast between the developed foreground and the natural mountainous landforms further reinforces this sense of place. The Mt Alpha Range and the Harris Mountains contribute to high natural and scenic amenity values, enhanced by transient qualities such as seasonal snow cover, and the shifting light on the mountains. These ephemeral qualities are commonly associated with the Wanaka landscape and contribute to the generally high aesthetic scenic values of the locality.

The proposed PPC-REA will be a very small component of the landscape / change in the background of the view. It will lie alongside the consented PC54 development, below the Sticky Forest development along the ridgeline and very difficult to see beyond the distraction of suburban development in the foreground. Overall effects will be **very low**.



Viewpoint 7a. Located outside 115 Anderson Road, looking north towards the Site at a distance of 1.3km. Refer GA, Page 18



Viewpoint 7b. Anderson Road approaching the roundabout with Aubrey Road, looking north towards the Site at a distance of 1.2km. Refer GA, Page 18

Viewpoints 7a and b are located on Anderson Road, a busy urban connector road in Wanaka, with a dedicated cycle lane along its length. Anderson Road is a key north-south road that connects State Highway 84 with Aubrey Road. The road is undulating with Viewpoint 7a located at the final crest affording a brief glimpse towards NSZ before dropping down to meet Aubrey Road. Viewpoint 7b is approaching the intersection with Aubrey Road. Viewpoint 7b illustrates the screening effect of the topography and lack of views to the PPC site where Anderson Road descends to the intersection of Aubrey Road.

The view from 7a includes residential development nestled into the undulating topography of the surrounding landform. The midground of the view includes the vegetated BRA backdrop to the Kirimoko subdivision, the large lots along Peak View Ridge and the pine plantation of Sticky Forest with the PPC site beyond sloping away from the view. It is anticipated that the plantation will have to be removed for residential development enabled by rezoning within Sticky Forest. In reality this means that from this view the skyline of the terminal moraine will comprise development, further adding to the pattern of residential development in the scene.

There is a typical mix of exotic and native vegetation present associated with domestic gardens and street trees etc. Native vegetation is present in patches, including areas of native restoration planting associated with the Kirimoko bike tracks.

Long views extend to the surrounding mountains, specifically Mt Burke and the lower ridges of Mt Gold where slopes express the open character of the Otago high country. Seasonal snow cover is present on these peaks, adding to the scenic character.

Anderson Road views express a diverse mix of light industrial, commercial and suburban character, with the mountain backdrop providing a sense of orientation and place. The mountains also exhibit transient attributes, including seasonal snow cover and the shifting light on the slopes, contributing to landscape values.

The PPC site is not a dominant part of the view as part of the background slopes partially obscured by the midground topography and established trees surrounding dwellings along Peak View Ridge. However, the pastoral land is visible on the upper slopes, affording an open outlook to the residential development below. Further consented development is already underway and will substantially change the outlook primarily because the prominently visible skyline of conifers on Sticky Forest will more than likely be removed and replaced by housing.

Views of the PPC-REA will form a brief and very small part of this view where topography permits, and potentially visible as rooflines tucked behind the midground topography of Peak View Ridge. The extension to residential development is likely to be missed by a viewer traversing Anderson Road. The PPC-REA will not be visible approaching the intersection. The moraine ridgeline and the upper pastoral slopes immediately below will remain, preserving a sense of open character and boundary to residential development within this scene.

Overall, the adverse visual effects on landscape values arising from the proposed PPC-REA will be **very low**.



Viewpoint 8. Beacon Point Reservoir at the top of the Kirimoko Trails looking northeast towards the Site at a distance of 415m. Refer GA, Page 19

Viewpoint 8 is taken from the water tanks near the summit of Kirimoko trails with the view focus looking east. Although not strictly a public place it is nevertheless publicly accessible from the popular trail network and informs visual effects from future and consented private dwellings.

The consented environment differs substantially from the current scene. Consented development is underway as part of the NSZ (both PC54 and Pembroke), with future low-density suburban residential development associated with the Sticky Forest development provided for, which will replace the conifer trees along the eastern boundary of Northlake. The PPC-REA site is partly visible over the rolling topography beyond the PC54 construction earthworks but mostly tucked around to the north and screened by the existing conifer trees. The rolling topography within the PPC-REA site will also screen proposed development.

Distant views to the Upper Clutha Basin and enclosing mountains are visible beyond the distinctive landform feature of Mt Iron and Little Mount Iron. Although urban development is obvious in the view it remains subservient to the basin landform, rolling topography and distinctive feature landforms which convey a high degree of legibility to the scene. From this location adjacent to the Kirimoko bike trails, and the informal Sticky Forest bike trails recreational values are obvious and high. It is also anticipated that the recent kanuka planting visible in the foreground once established (around 5 years) will mitigate this view.

Visibility of the proposed development will be discontinuous and not seen in its entirety due to the topography, consented development and view angle. The existing topography and consented development will largely screen views of PPC-REA from Viewpoint 8. An incremental extension of development will be visible on the crests and upper slopes of the hummocky landform.

The broad scale landscape values will be maintained and recreational values enhanced with cycle connections through the PPC-REA, the residential extension will respond to the topography and will be consistent with, and blend into, the residential context. For these reasons visual effects on landscape values will be **very low**.

Internal Views from NSZ



Viewpoint 9a. 31 and 35 Carrickmore Crescent. Refer GA, Page 19



Viewpoint 9b. Carrickmore Crescent, located on the pedestrian / cycle link off Carrickmore Crescent looking northwest towards the Site at a distance of 20m. Refer GA, Page 20



Viewpoint 10. Located within the Site, at the end of Lammermoor St, Northlake looking northwest towards the proposed extension area of the Site at a distance of 500m. Refer GA, Page 20

Viewpoints 9 – 10 are located within the NSZ. Internal views from Northlake comprise high quality residential development derived from the Northlake Design Control Guidelines, which provide an urban design foundation within the Northlake development by controlling architectural style, height, cladding materials, building setbacks and landscaping within the street frontage. Built development is an expression of the Central Otago vernacular. The subdivision layout is well connected with a range of densities, recreational areas, a commercial centre and acknowledges the topography with planted slopes separating development on various terraces. The street layout is typically formal, with footpaths, grassed verges, indented parking bays and street trees. The design controls have led to an established, visually cohesive, high-quality outlook. For these reasons the subdivision is memorable with a high level of amenity.

The current outlook from viewpoints 9 - 10 must be considered in the context of the consented baseline, meaning that views along Carrickmore Crescent expect future residential development within the foreground. Stonehenge Road and Craigroy Crescent are consented as part of PC54, with survey pegs, roading layout and earthworks indicating its planned extent.

The PPC-REA site is partially obscured by some consented built form. Where views are unobstructed by built form the PPC-REA site is visible to varying degrees as it rises up to form the skyline of the terminal moraine. The conifer plantation emphasises the ridge where Sticky Forest adjoins the NSZ although this may change in the future if the conifers are removed to give effect to the rezoning. Views of the PC-RE site comprise an open hummocky landform covered in pasture grass, with patches of remnant kānuka and isolated wilding pines.

The most obvious views of the PPC-REA site will be from the consented development on Carrickmore Crescent and Stonehenge Road and Craigroy Crescent as part of PC54 where the edge lots expect to gain private views over open rolling pasture and kanuka shrubland within Activity Area E1. The high point of the terminal moraine is at 415masl and the ridgeline extends towards the Outlet Road and

slopes internally as a basin towards consented development with a gully behind (northern gully) the ridgeline descending to Ten Acre Drive.

The PPC-REA will extend residential development up to 405masl beside the QLDC Reservoir Reserve at a similar elevation to the Sticky Forest residential development and will wrap a sleeve of development around the consented development boundaries of Craigroy Crescent, Stonehenge Road and Carrickmore Crescent that will respond to the contours to maintain the sense of rolling topography. The lots looking north towards the gully along Riverslea Road and Bonspiel Road will retain an open rural outlook.

For the lots fronting the open space along Craigroy Crescent, Stonehenge Road and Carrickmore Crescent views to the north will be considerably altered with views to open pasture replaced by future residential development, dwellings, roads and street trees. The outlook from Craigroy Crescent, Stonehenge Road lots will comprise the Suburban Residential Zone (7m-8m, 1-2 storey, 450 – 1000m² lots) and the outlook from Carrickmore Crescent will comprise LLR-A (5.5mm, 1200 - 5000m² lots).

Public views to PPC-REA from the road are unlikely to be adversely affected or at best obtain view shafts through to open upper slopes and vegetation. The dominant perception will be that of a residential setting. Effects on public views will be **low – moderate**. However, the expectation of private views over an open space area from the 18 edge lots along Carrickmore Crescent will change to a residential outlook and adverse effects will be **moderate**.

Generally, the internal views from NSZ are located below the terminal moraine ridgeline so an open character will be maintained on the skyline enclosing and forming a green buffer to the residential extension development. This indicates that the urban boundary will be rational and will fit the landform with residential development nestling into the landform of the upper NSZ.

While there will be an obvious reduction in open character and a natural outlook from some internal views, the open character along the ridgeline will be maintained as the key value in terms of the NSZ landscape values and amenity, so adverse effects will be **low to low-moderate**.

Summary of Visual Effects on Landscape Values

To summarise the above, the visual effects resulting from the proposed are as follows:

Table 1. Summary of Visual Effects on Landscape Values from Viewpoints

View-point	Viewpoint Location	Distance from Site	Extent of Visibility	Adverse visual effects
1	Dublin Bay Road, 100m west of the Dublin Bay Road / Lake Hawea-Albert Town Road intersection	3.7km	Reasonably difficult to see	Very low
2	Deans Bank Track looking southwest	1km	Incremental expansion with removal of kanuka	Very low
3	Dublin Bay Track looking south	1.1km	Not visible	No

4a	Summit of Mt Iron looking north	2.6km	Incremental expansion to existing urban boundary	Very low
4b-d	Lower sections on the western ascent of Mt Iron looking north	1.9km	Attention drawn to Sticky Forest conifers, very small component of view and change difficult to discern	Very low
5	Hidden Hills Mt Iron Carpark looking north	1.6km	Attention drawn to Sticky Forest conifers	Very low - no
6a – 6b	Aubrey Road / Joe Brown Drive intersection	1.6km	Very small component in the background and not out of place	Very low
7a-7b	Anderson Road looking north	1.3km	Very small component in the background and not out of place or screened by topography	Very low - no
8	Water tank at the top of the Kirimoko Trails looking northeast	320m	Publicly accessible affording a recreational experience	Very low - no
9a – 9b	Carrickmore Crescent looking west	20m	Local public view Local private view	Low -moderate Moderate
10	Lamamoor St looking northwest	20m	NSZ	Low to low moderate

5.3 Assessment of Landscape Effects

The following text from TTaTM is relevant to understanding an assessment of landscape effects. “A landscape effect is an outcome for a landscape value. ... Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant.”¹⁵
To assess effects, it is therefore necessary to first identify the landscape’s values—and the physical characteristics that embody those values.

Effects on landscape values are assessed against the existing environment and the relevant statutory provisions.

The landscape values are set out above and relate to the attributes and values of the receiving landscape which include:

- The rolling or hummocky nature of the moraine landform;
- The distinctive moraine ridge within Sticky Forest, which continues to the south and forms a natural visual enclosure to Wānaka township and Roys Bay when viewed from the lake, Roys Bay foreshore and the Millennium Track to Glendhu Bay;
- The ridge and escarpments that frame the Clutha River Mata-Au outlet of the lake;
- The high level of residential and rural residential amenity experienced in large lot living areas to the south of the site and within the Northlake subdivision;
- The role of the ridges to the north, west and east of the site in providing a legible natural edge to urban development when viewed from Northlake, Hidden Hills, Mount Iron and

¹⁵ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. 6.03, 6.04. Page 135.

- suburban Wānaka to the south;
- The strong recreational attributes of mountain bike and walking trails within Sticky Forest, the Outlet motor camp, the lake foreshore at the Outlet, and developing walkway networks within Northlake.

Effects on landscape character and values arising from PPC - REA

The visual assessment concludes that effects on landscape values arising from the PPC_REA from public viewpoints will range from **no** to **very low** and will be generally very difficult to see except from close proximity within the NSZ itself. At a broad scale, the landscape character is urban within the memorable natural landscape setting of Wānaka. The context is illustrated in the GA, pages 21 – 24. Aerial View with Proposed Development Overlay.

At a site level, the character of the upper slopes of the NSZ will inevitably change with the proposed PPC-REA. The open pastoral character will reduce by around half, being approximately 12 ha, but will be maintained over the upper slopes that are important as a green buffer to urban development and will retain an obvious ridgeline free of development. Simultaneously PPC-REA will extend the existing development pattern in a logical direction and within the UGB.

The benefit arising from the PPC is the retention of the well-established informal walking and cycling trail that currently traverses the northern area of the REA, leading to a lookout point ("The Summit") that is recognised as an iconic Wanaka location, with views down Stevensons Arm toward the Minaret Mountains. The trail currently exists as an informal dirt track with connections to Outlet Road and Sticky Forest and will be formalised as part of the PPC resulting in positive effects on associative landscape values. Refer GA, Page 09 Northlake Residential Extension Proposed Structure Plan showing indicative cycle and walkway trails.

Effects on the Wider Landscape Dublin Bay ONL

The ONL boundary is proposed to coincide with a geomorphological boundary that will be perceived as logical and defensible along the ridgeline of the terminal moraine. Furthermore, the effects on the Dublin Bay ONL values will be unaffected by the defined ONL boundary because the proposed boundary will relate to a defensible boundary and capture the relevant ONL values. The effects arising from the PPC-REA on the Dublin Bay ONL values will be **very low** because it will be contained by the topography and avoid visual effects.

Effects on the NSZ

The changing context and provisions that direct efficient use of land, infrastructure and avoidance of urban sprawl will be met by the proposed PPC-REA as an extension to established urban development and that will be within the UGB. The Indicative Lot Layout / proposed Northlake Residential Extension Structure Plan provide for a lot layout that will be a mix of LLR-A and SR at the periphery of the NSZ urban development providing a transition to the open space, upper rural slopes. Both the LLR-A and the SR will adjoin similar lot sizes within the NSZ. Within the NSZ, the SR lots will adjoin the lots enabled by PPC54, that although currently B6 Activity Area, are proposed to change to SR under the standardised zoning. The LLR-A lots will wrap around the C1 Activity Area, developed as Carrickmore Crescent and the proposed lots will be at the same density although a reduced building coverage will apply.

The road and lot layout will respond to the topography with roads aligned with the gullies and lots positioned on the north facing and flatter slopes. Effective road and trail connections and a seamless visual outcome will result.

Effects on adjoining neighbours - Sticky Forest and Pembroke Heights

The PPC-REA will be separated by the residential / urban development enabled by PC54, which adjoins Sticky Forest and Pembroke Heights. The Sticky Forest site extends from the ridgeline and over west facing slopes so the outlook from future Sticky Forest development will face towards NSZ and / or towards Wānaka. Both PC54 and Pembroke Heights are currently under construction. Pembroke Heights sits at a lower elevation to the PPC-REA with topography generally flat to gently sloping south and is surrounded by consented / established development.

The rezoned Sticky Forest site adjoins the boundary to PC54 and the PPC-REA within the NSZ. Given the continued landform and development context to all adjoining neighbours there will be negligible direct effects. Connections to established recreational trails will be maintained and / or extended between Kirimoko, Sticky Forest, Pembroke Heights and the PPC-REA as shown on the proposed Northlake Residential Extension Structure Plan – refer GA, page 09.

PPC-Standardised Zoning Effects

Changes to urban character within existing development of NSZ

The PPC-SZ proposes to change the Activity Areas into the most relevant and / or best fit standard zone under the Queenstown Lakes PDP. This will involve the following changes:

- Activity Areas A and C1 will become LLR-A (in addition to Activity Area - E1)
- Activity Area B2, 3, 4 and 6 will become SR
- Activity Area C2 and D1 will become MDR and Local Shopping Centre (LSC)

Large Lot Residential (LLR-A) Zone

The intentions of the LLR, as reflected in its relevant objectives and policies, are ... to provide a low density residential area that achieves a high quality of residential amenity through lot size and building controls controlled by bulk and location, colour and lighting standards and having regard to hazards and human safety, including fire risk from vegetation. The LLR Zone provides low density living opportunities within defined UGBs. The zone also serves as a buffer between higher density residential areas and rural areas that are located outside of UGBs.

The zone generally provides for a density of one residence every 2000m² to provide for a more efficient development pattern to utilise the Council's water and wastewater services while maintaining opportunities for a variety of housing options, landscaping and open space.

The LLRZ objectives and policies are focused on the visual and amenity effects of the development within the zone rather than from beyond it.

Activity Area A will become LLR-A.

Activity Area A (AA - A) is an established area of large lots ranging between 1800m² – 4385m² on the terrace tops and / or south facing slopes fronting Aubrey Road. Most lots contain large dwellings up to 7 – 8m in height and a building coverage of 40%. Currently there are 14 undeveloped lots remaining.

The NIL LLR-A zone will allow a similar lot area of 1200m² and the site coverage will be limited to 500m². Recessive materials and glare standards will be similar.

Under the standardised zoning only the three undeveloped lots within AA-A are more than 4000m² and could be subdivided. Developed lots in excess of 4000m² could also be subdivided but only if an existing dwelling was confined to one half of the lot and there is potential for access. This would actually affect very few lots. So, while there is some limited potential for overall density to increase the density of the existing NSZ under the SZ the quality and outcome within the AA-A / LLR-A will be maintained by the private covenants (Northlake Design Control Guidelines) on individual titles that controls roof forms, orientation, layout, landscaping and driveways and general maintenance.

AA-A adjoins the PDP LLR-A to the west and lies opposite LLR-A and LLR-B fronting Aubrey Road. These surrounding LLR zones are mostly established as large lots containing large dwellings and

landscaping, so the PPC-SZ will be consistent with the surrounding landscape character. The change from Activity Area A to LLR-A will result in **very low** effects on landscape and visual amenity.

Activity Area C1 will become LLR-A.

Activity Area C1 lies over the upper slopes of the NSZ more or less within the basin surrounded by the ONL ridgeline and other minor undulations of the moraine topography on the upper periphery of the NSZ urban centre. The C1 lots range between 1200 – 1870m². The max building height of 5.5m and a single storey limitation with a 40% site coverage means that the dwellings are anticipated to be large in floor area ranging from 480m² up to 748m²

In comparison under the proposed amendments to PDP, Chapter 11, the LLR-A building coverage will be limited to a maximum of 500m², with lots ranging between 1200 – 2000m² and dwellings will remain controlled to a maximum height of 5.5m. The road set-back will be set at 4.5m to align with the existing AA-C1 provisions but the internal setbacks will be 4m aligning with the LLR-A rules. This means that under the PPC within the REA the LLR-A dwellings will have a greater separation and capped footprint which is seen as an appropriate transition adjoining the Rural Zone.

The construction of the subdivision within the C1 Activity Area has been recently completed and currently about half the lots along Carrickmore Crescent contain dwellings. The private covenants that require adherence to the NSZ Design Control Guidelines will apply to both the NSZ and the PPC REA. The NSZ Design Control Guidelines match the requirements of the NSZ C1. Where the proposed zoning provisions conflict with the NSZ Design Guidelines the more onerous standards will prevail. Overall, the change from Activity Area C1 to LLR-A will result in **low** effects on landscape and visual amenity.

Suburban Residential Zone (SRZ)

The intentions of the SRZ, as reflected in its objectives and policies, are ...to provide for both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height. To help meet the needs of the community, the zone also enables a range of house sizes and typologies. In addition, non-subdividable [residential flats](#) that can be occupied by an independent [household](#) are enabled. The zone will help to provide a more diverse and affordable housing stock within the [District](#) through two pathways: one for permitted activities (including vacant fee simple [lots](#)) based on minimum allotment standards, and another enabling suburban-compatible higher density via restricted discretionary activity consent, which also enables appropriately-scaled attached houses. *It is intended that the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks, encourages an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development (excluding existing [residential](#) densities), and maintains suburban [residential amenity values](#) predominantly one to two storey [building heights](#); and ensure that the [height](#), bulk and location of development achieves a suburban-intensity character of the zone, and maintains reasonable [amenity values](#) for users of neighbouring properties, in particular, privacy and [access](#) to sunlight.*

Activity Areas B2, 3, 4 and 6 will become the SRZ.

With the exception of the PC54 that applies to AA - B6 adjoining Sticky Forest, the balance of AA - B6 is developed and lots have been sold to private owners. The majority of these lots have been developed with each lot containing a dwelling. AA - B6 lot sizes range between 400 m² up to 895 m², maximum heights are 8m for a flat site and 7m for a sloping site except where buildings must be below 401.5 masl and maximum site coverage is 40%.

Under the SRZ minimum lot sizes are 450 m², site coverage will remain at 40% but maximum building height is reduced from 8m to 7m (further reduced to 5.5 m if the site is less than 900 m² and more than one residential unit is proposed). In reality, the outcome for undeveloped lots will be similar to the developed lots, noting that AA – B6 enabled by PC54 has been subdivided (the development is

complete with the first homes under construction), other AA-B6 lots are developed and the NSZ Design Control Guidelines will still apply. In addition, under the SRZ the Residential Zone Design Guide 2021 will still be relevant although this will be superseded by the private covenants that require adherence to the NSZ Design Guidelines. Overall, it is considered that the PPC - SZ will result in **no to very low** effects on landscape values including visual amenity.

Medium Density Residential (MDZ)

The purpose of the MDZ is to provide land for residential development at greater density than the LDSR Zone. This zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply. The zone is situated within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The MDR Zone provides for an increased density of housing in locations that are supported by adequate existing or planned infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses on small sites of 250m² or greater. The zone incorporates development controls to ensure that the reasonable maintenance of amenity values is maintained. Building height will be generally two storeys.

Activity Area C2 will become MDR.

AA – C2 are developed in two discrete locations within the NSZ. A small area comprising 8 lots lies adjacent to AA - D1 commercial centre and main collector road and contains dwellings that, except with regard to density, meet the MRD standards. The density applying to AA - C2 is 4.5 residential units per ha. Under MRD density is a minimum of 250m².

The AA – C2 development along Ten Acre Drive has been and is currently developed as luxury apartment living for people in later life and includes a boutique health and wellness Spa, specialist gym facilities along with a heated pool and sauna. The Ten Acre Drive development is more aligned with the proposed MDR zone standards than the AA - C2 standards in terms of height and density so the outcome will remain similar. Given the developed nature of AA - C2 the change to standardised MRD zoning will have **no** effect.

Activity Area D1 will become MRD and Local Shopping Centre (LSC).

AA – D1 includes the commercial centre of the NSZ and is completely developed including mixed retail with living above, terraced apartment living either side of Northlake Drive and various reserve areas provided in central locations. The smallest lots form part of the terraced apartments while the largest lots tend to be at street corners. Lots range between 159m² up to 710m² but average 300m² for stand-alone dwellings. Given the developed nature of AA - D1 the change to standardised MRD and LSC zoning will have **no** effect.

Overall, for the reasons set out above, the PPC-SZ will have **no** to a **low** degree of adverse effects on the landscape values of the site and its receiving environment.

6 An Assessment Against the Relevant Policy Provisions

Under the Proposed Queenstown Lakes District Plan the following landscape related provisions are assessed in relation to the proposed PPC including the proposed amendments to Chapters 27 and 11:

PDP Chapter 3 Strategic Directions

3.2.2 Urban Growth is managed in a strategic and integrated manner

3.2.2.1 *Urban development* occurs in a logical manner so as to:

- *promote a compact, well designed and integrated urban form;*
- *build on historical urban settlement patterns;*
- *achieve a built environment that provides desirable, healthy and safe places to live, work and play;*
- *minimise the natural hazard risk, taking into account the predicted effects of climate change¹⁶;*
- *protect the District's rural landscapes from sporadic and sprawling urban development;*
- *ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;*
- *contain a high quality network of open spaces and community facilities; and*
- *be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure.*

3.2.3

A quality built environment taking into account the character of individual communities.

3.2.3.2 *Built form integrates well with its surrounding urban environment.*

Response

The PPC-REA totals approximately 23 ha and replaces AA - E1 and C1, with the balance of approximately 12 ha of AA - E1 remaining as open space. AA - E1 in the ODP Northlake Structure Plan originally identified areas where buildings are inappropriate. PPC 54 proposed urbanisation of parts of the E1 area alongside the residential zoning within Sticky Forest, where it would not affect any ridgelines or hilltops. As a result of the changing context and receiving environment resulting from the further Sticky Forest rezoning, this PPC-REA seeks the same by essentially extending the PPC 54 / AA – B6 and AA – C1 (Carrickmore Crescent) urbanisation.

The PPC-REA will extend development from AA - B6 lots to the C1 lots over a basin or depression below the UGB. It will result a compact, well designed and integrated urban form, extend the urban development pattern and build on existing infrastructure.

The effects arising from the proposed PPC-SZ are outlined above. The application of standardised zoning to AA - B6 and C1 as LLR-A and RSZ will enable a mix of housing opportunities and will ensure that the built form integrates with its surrounding urban environment, noting that the quality of the environment will be maintained by adherence to the NSZ Design Guidelines that form part of a covenant on each lot title.

The upper more visible slopes and gully will be maintained as open space up to the ridgeline and the proposed ONL boundary. Further connections to the existing trail network are proposed as part of the PPC-REA and will form strong linkages throughout the site and to the external adjoining Sticky Forest trails.

3.2.5 The retention of the District's distinctive landscapes

¹⁶ Grey highlighted text is not relevant to landscape matters

3.2.5.3 In locations other than the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.

Response

The PDP offers direction on what landscapes have value and why. The PDP identifies two classes of landscape in the Upper Clutha part of the District. Of relevance to the PPC – REA which the PDP refers to as:

- (a) ONF/Ls being those mapped natural features or landscapes whose landscape values the PDP seeks to identify and protect for the purposes of s6(b) RMA; and

As part of the proposed PPC the Dublin Bay ONL boundary has been assessed and identified to follow the ridgeline of the terminal moraine. This provides an appropriate boundary to the ONL that aligns with a distinct geomorphological boundary, topographical and landcover changes and a boundary to a visual catchment separating the Dublin Bay ONL from urban Wānaka.

Development enabled by PPC-REA will protect the values of the nearby Dublin Bay ONL. Development will not be visible from within the ONL, and where visible from the ONL boundaries, it would appear consistent with existing or anticipated patterns of urban development.

Strategic Policies - Urban Development

3.3.14

Apply [Urban Growth Boundaries](#) (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wānaka and where required around other settlements.

3.3.15

Apply provisions that enable [urban development](#) within the UGBs and avoid [urban development](#) outside of the UGBs

PDP Chapter 4 Urban Development

4.2.1

Objective - Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges

4.2.1.2

Focus [urban development](#) primarily on land within and adjacent to the existing larger urban areas and, to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements.

4.2.1.4

Ensure [Urban Growth Boundaries](#) encompass, at a minimum, sufficient, feasible development capacity and [urban development](#) opportunities consistent with:

- a. *the anticipated medium term demand for housing and business land within the [District](#) assuming a mix of housing densities and form;*
- b. *ensuring the ongoing availability of a competitive land supply for urban purposes;*
- c. *the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the*

land to accommodate growth;

- k. a compact and efficient urban form;*
- l. avoiding sporadic [urban development](#) in rural areas;*

Response

The UGB runs across the upper slopes of the PPC site capturing a high point and descending along an internal minor spur. The PPC-REA will be contained by the UGB and will meet strategic policies relating to Urban Development. The PPC-REA is a response to the changing urban context on the adjoining Sticky Forest land and increasing housing demand. The PPC-REA will provide a range of living opportunities and enable the development of additional lots within a SRZ and within a LLR-A Zone as an extension to already existing development over an area of land that is topographically suitable for development with infrastructure and urban connections in place.

By applying standardised zoning, the PPC will enable a mix of housing densities and some limited further subdivision to increase density. The outcome will be a compact and efficient urban form that is well constrained by topography and within a contained visual catchment boundary.

4.2.2 A Objective - A compact, integrated and well designed urban form within the Urban Growth Boundaries that:

- i. is coordinated with the efficient provision, use and operation of infrastructure and services;*
- ii. (...)*

4.2.2 B Objective - Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna.

4.2.2.2

Allocate land within [Urban Growth Boundaries](#) into zones which are reflective of the appropriate land use having regard to:

- a) its topography;*
- b) its ecological, heritage, cultural or landscape significance if any;*
- c) [any risk of natural hazards, taking into account the effects of climate change](#);*
- d) connectivity and integration with existing [urban development](#);*
- e) [convenient linkages with public transport](#);*
- f) the need to provide a mix of housing densities and forms within a compact and integrated urban environment;*
- g) the level of existing and future [amenity](#) that is sought (including consideration of any identified special character areas);*
- h) [the need to make provision for the location and efficient operation of infrastructure and utilities, including \[regionally significant infrastructure\]\(#\)](#);*
- i) the need to provide [open spaces](#) and community facilities that are located and designed to be safe, desirable and accessible;*

4.2.2.3

Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is

consistent with any [structure plan](#) for the area and responds to the character of its [site](#), the street, [open space](#) and surrounding area.

4.2.2.4

Encourage [urban development](#) that enhances connections to public [recreation facilities](#), [reserves](#), [open space](#) and [active transport networks](#).

Response

The PPC-REA will be located within the UGB over land that is topographically suitable from both a development and landscape perspective with the ability for a development layout to respond to the existing character of the site. Furthermore, the PPC-REA will be well connected and integrated with adjoining existing urban development.

The UGB maintains an area of open space up to the proposed Dublin Bay ONL boundary, which aligns with the crest of the moraine ridge that encloses the site to the north. The open space will act as an amenity buffer between urban development and emphasise the legible and natural boundary to the ONL.

As discussed above, the values of the adjacent ONL will continue to be protected. While the PPC-REA will reduce the extent of open space within the landscape adverse effects will not be significant. The retained open ridges north and west of the plan change area would remain legible and would continue to provide a frame and enclosure to urban development.

The proposed PPC-REA will provide an efficient and rational use of land to meet demand and avoid sprawling and sporadic urban development across rural areas of the Upper Clutha Basin. The REA will be well integrated and connected with existing / future consented urban development. The proposed PPC-SZ will increase densities in close proximity to the local commercial and community centre in Northlake.

7 Conclusion

Rough Milne Mitchell Landscape Architects has undertaken an assessment of the actual and potential landscape and visual effects associated with the PPC request over part of the Northlake Special Zone, comprising the Residential Extension Area (PPC-REA), the ONL boundary identification and the Standardised Zoning (PPC-SZ). The assessment has been informed by site inspection, analysis of the receiving environment, consideration of the relevant statutory framework, and application of the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines.

The receiving environment comprises a modified but highly legible glacial landscape characterised by the terminal moraine enclosing Lake Wānaka and the Clutha River / Mata-Au outlet, with a clear distinction between the steep escarpment and ridgeline forming the Dublin Bay Outstanding Natural Landscape (ONL) and the more gently undulating pastoral moraine basin that accommodates existing urban development within the NSZ.

While the wider landscape contains high physical, perceptual and associative values, particularly in relation to the ONL and river corridor, at a local scale the PPC-REA site sits within a landscape context that has already been substantially influenced by residential development, recent rezoning to adjacent land (Sticky Forest) and associated infrastructure.

The proposed PPC-REA will enable a logical extension of residential development within the NSZ in a manner that responds to the existing topography and the existing and proposed development pattern. The upper ridgeline and escarpment forming the northern edge of the site will remain as rural open space, retaining the legibility and integrity of the terminal moraine landform as experienced from the Dublin Bay ONL and other salient public viewpoints, while also creating positive effects in terms of increased trail and recreational use, the summit lookout, and extended grey scrub planting areas.

The identification of the ONL boundary along the geomorphological change between the steep escarpment and flatter moraine plateau is considered to be a logical, defensible and legible approach that appropriately captures the landscape values warranting protection.

The assessment concludes that landscape and visual effects arising from the PPC-REA will generally be **no to very low**, when viewed from publicly accessible locations including Dublin Bay Road, Deans Bank Track, Mt Iron, Aubrey Road, Anderson Road and internal Northlake roads except from private lots directly adjoining the PPC-REA. Effects will largely be experienced as an incremental extension of existing residential development within an established suburban context and will not adversely affect the key landscape values associated with the Dublin Bay ONL, the Clutha River / Mata-Au corridor, or the wider mountain backdrop that defines the sense of place of Wānaka. Panoramic views, natural character values of the ONL, and recreational and cultural associations will be retained.

While the proposal will result in a reduction of open space, the removal of isolated specimens of remnant kānuka vegetation and the retention of contiguous areas of kānuka within the PPC-REA area, these changes will not undermine the overall legibility, coherence or scenic qualities of the receiving environment. The retention of upper slopes, ridgelines and gully landforms as open space, additional planting of native grey shrubland, together with the application of standardised PDP zoning provisions and existing design controls, will ensure that future development remains appropriately scaled, visually recessive and responsive to the landscape context.

Overall, it is concluded that the PPC-REA will not result in any more than **no to very low** adverse landscape or visual effects and the PPC-SZ will be the closest retrofit to existing built form with very low effects anticipated. Positive effects on associative values will be derived from the proposed connections to the wider trail network, which will formalise existing desire lines and recreational opportunities within the Site.

Therefore, overall effects on landscape values are considered to be very low equating to **no more than minor** and will be consistent with the relevant objectives and policies of the RMA 1991 and the PDP relating to landscape protection, urban growth management, and the maintenance of landscape character and amenity values.

8 Appendix A. Table 1. Comparison between Existing AAs and Proposed PPC PDP Zones

Table 1. Comparison between Existing Activity Areas and the Proposed PPC PDP Zones

Provision ¹⁷ under the NSZ (existing)	Northlake Design Controls Guidelines	Proposed PC-REA and relevant PDP zoning provisions
Activity Area – A (Development substantially completed) Building coverage shall be 40%. Min net area 4000m². Max building height for flat site 8m and for a sloping site is 7m. Density A – N/A. Setback from road boundaries shall be 4.5m Setbacks from internal boundaries: Front site – 1 x 4.5m and remainder 2m Rear site – 2 x 4.5m and remainder 2m Setbacks req for accessory buildings, intrusions by built forms apply. Recession planes apply. Continuous bldg length exceeding 16m plus increased setbacks. Lighting, glare and recessive materials. Separation req betwn bldgs on same site. Min dimensions req for outlook space.	NSZ rules apply to building setbacks, building height, continuous building length, site coverage, car parking, cladding recessive colours and one dwelling per site. The proposed LLR – A south of Northlake Drive has a height limit of 8m and the proposed LLR-A north of Northlake Drive has a 5.5m height limit. Northlake Design Controls Primary roofs are to be simple gables with no hips or valleys. Roof pitch to be between 20 - 40°. Monopitch on a case by case basis. Orientation and layout controls. Landscape controls on boundary hedge planting, fencing, letterboxes and posts. General landscape controls on structures. Tree planting to be at least one tree from a species list. Driveways shall be brushed or exposed aggregate concrete. Maintenance rules apply.	Large Lot Residential – A (LLR-A) Site coverage 15% of net site area. The maximum building coverage within the Northlake Structure Plan (Schedule 27.13.X) shall be 500m². Net area 1500m² with average not less than one residential unit per 2000 m². Except for the Large Lot Residential A Zone located within the Northlake Structure Plan where the minimum lot size is 1200m² Maximum building height varies from 5.5m-8m. A maximum height of 5.5m on sites located within the Northlake Structure Plan (Schedule 27.13.x) Setback from internal boundaries is 4m. Setback from roads is 10m Except for the Large Lot Residential A Zone located within the Northlake Structure Plan where the setback from Roads is 4.5m. Glare. Recessive materials. Recession plane standards apply.

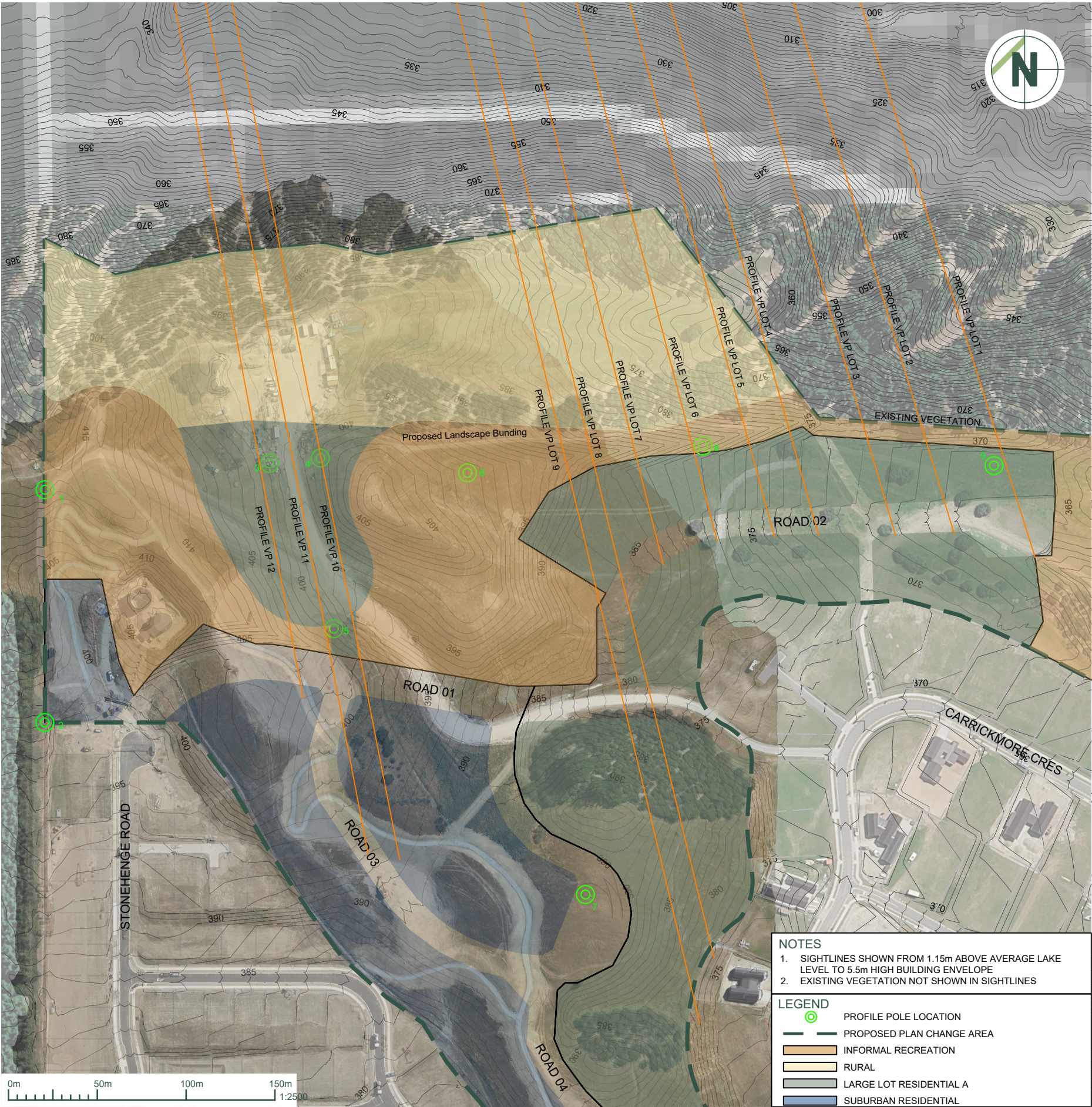
¹⁷ This is a brief summary of provisions from the NSZ rules.

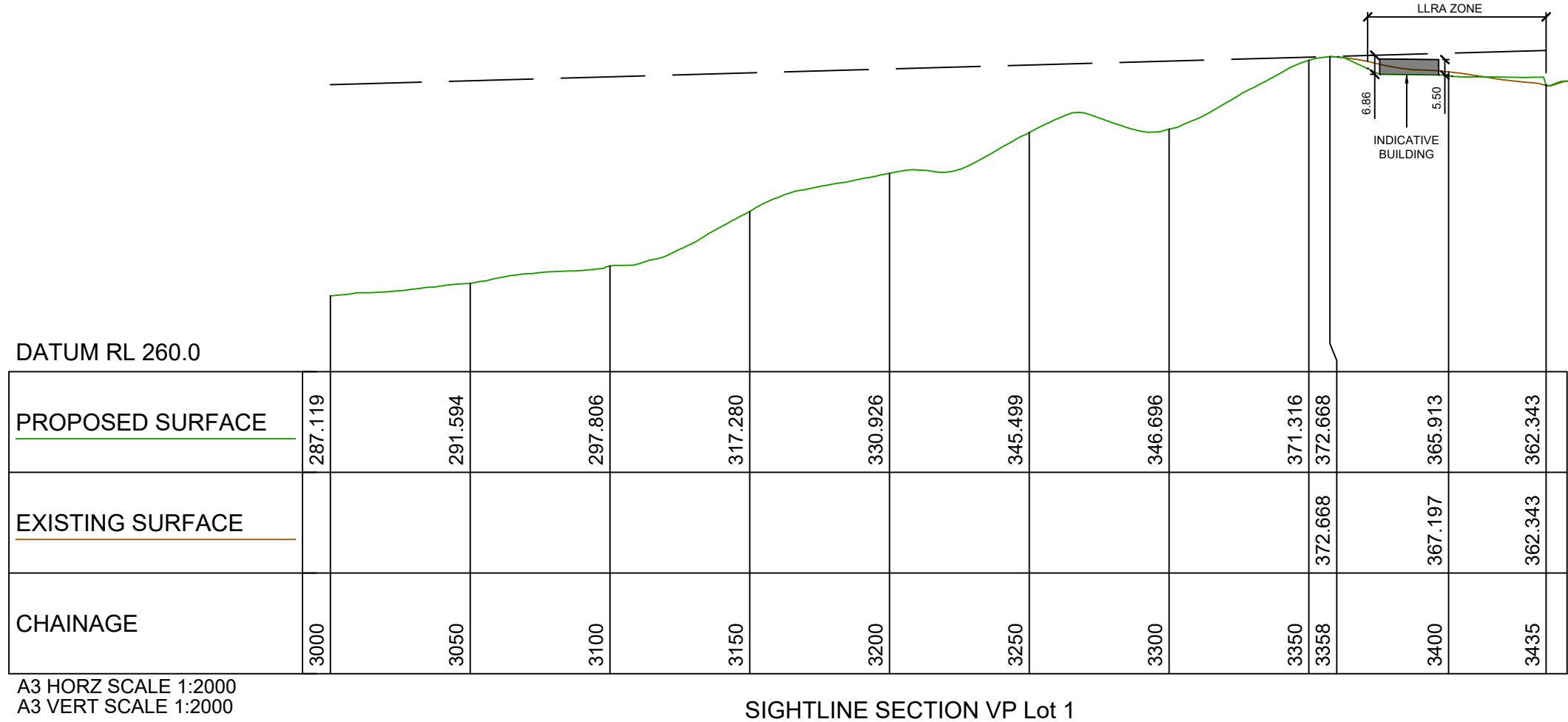
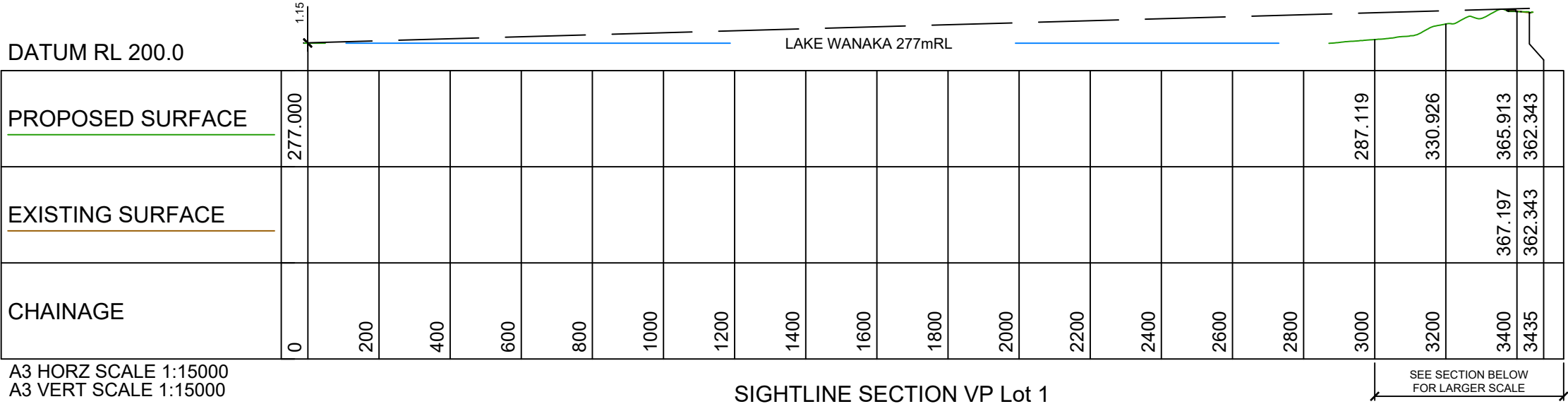
Activity Area - C1 Site coverage 40%. Max building height of 5.5m and single storey. Recession planes apply. Continuous building length to meet 16m or additional setbacks apply. Lighting, glare and controls on building materials apply. Separation between bldgs within a site apply. Density is 4.5 residential units per ha Net site area is minimum is 1200m². Outlook spaces must be provided to the minimum dimensions. At least 80% of roof surface area shall have a roof pitch between 25 – 40°. Setback from road boundaries shall be 4.5m. Setbacks from internal boundaries: Front site – 1 x 4.5m and remainder 2m Rear site – 2 x 4.5m and remainder 2m Setbacks req for accessory buildings, intrusions by built forms apply.		
Activity Area - B 2,3,4,6 (Development substantially completed) Site coverage 40%. Max building height for flat site 8m for B1-B5 and B6 if bldg below 401.5 masl. Max building height for a sloping site is 7m. Bldg length max 16m setbacks increase. Glare & lighting controls apply. Bldg materials and colours to be recessive. Separation req between bldgs on same site.		Suburban Residential Zone (SRZ) Site coverage 40%. Max building height 7m. Height reduced to 5.5m if site is less than 900m² net area and more than 1 residential unit is proposed. Bldg length max 16m. Bldg materials and colours to be recessive. For detached units on same site min separation of 4m applies. One residential dwelling per 300m². For RD and D activities applications for RC must

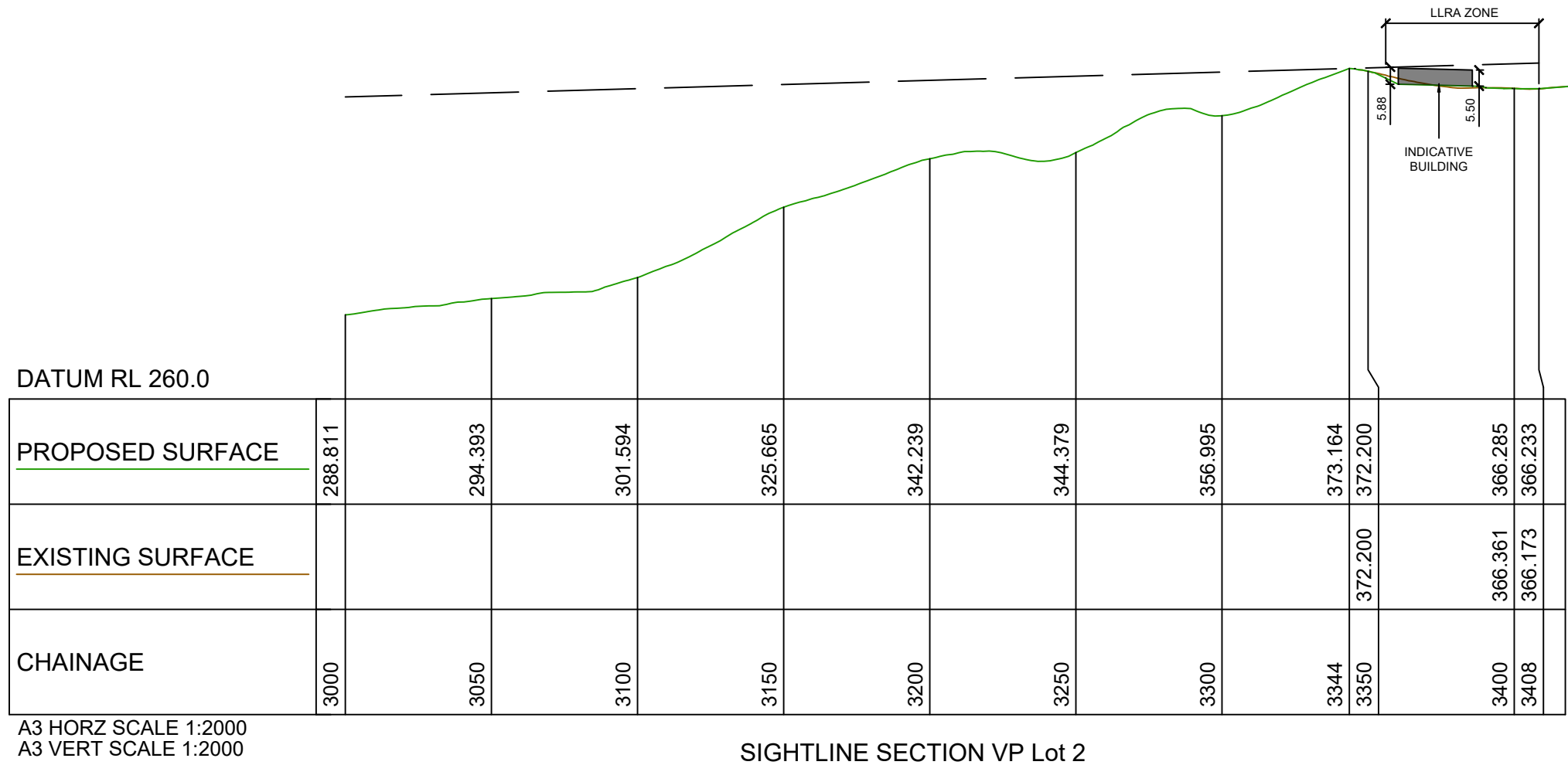
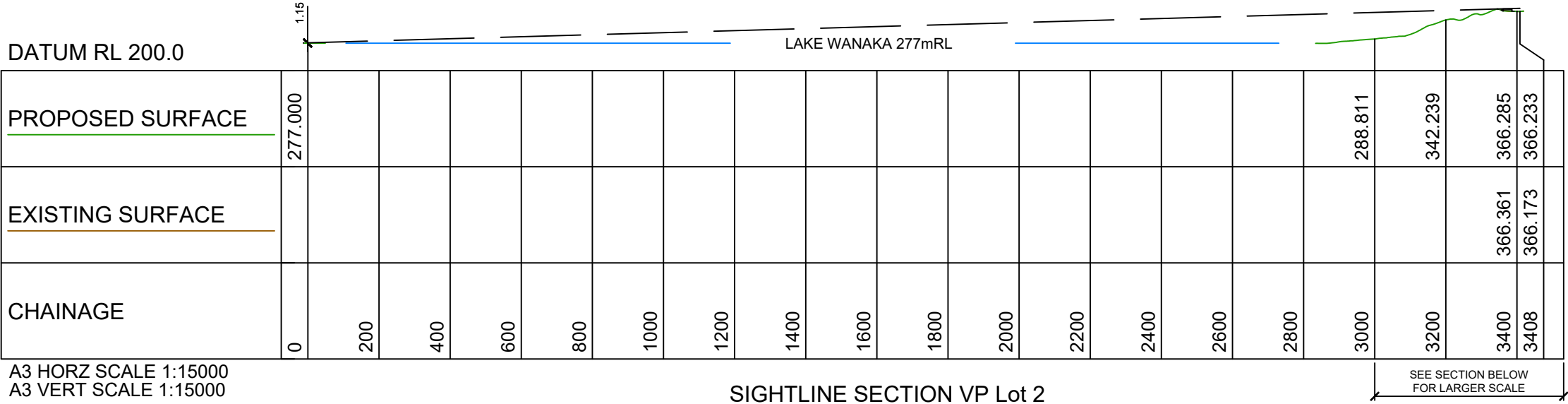
Min dimensions req for outdoor space. Density is 10 residential units per ha Lighting and glare restrictions apply. Setback from road boundaries shall be 4.5m. Setbacks from internal boundaries: Front site – 1 x 4.5m and remainder 2m Rear site – 2 x 4.5m and remainder 2m Setbacks req for accessory buildings, intrusions by built forms apply. Carports must be setback level with front façade. Structure Plan does not apply to amendment of boundaries up to 50m between AA B1-B6 and D1.		consider Residential Zone Design Guide 2021. Permeable coverage at least 30% of site as landscaping. Lighting and glare restrictions apply. Min lot sizes 450m². Recession planes apply. Setbacks from road = 4.5m Internal setbacks = 2m Except accessory bldgs. And intrusions by built forms apply. Waste and recycling storage space shall be provided and screened.
Activity Area C2 (Development substantially completed) Site coverage 40%. Max building height for flat site 8m and for a sloping site is 7m. Density is 4.5 residential units per ha		Medium Density Residential (MDR) Site coverage maximum 45%. Maximum height 7 m. Building length above ground floor shall not exceed 24m. Max site density shall be 1 residential unit per 250m² net site area. Garage doors shall not exceed 50% of the width of the front elevation. At least 25% of site shall be permeable surface / landscaped. Lighting and glare standards apply. All lots shall have a net site area or average site area of a min 250m². Recession planes apply except adjoining a town centre, road or park/reserve. Road setbacks 3m except for garages to be 4.5m and SH boundaries 4.5m. All
Activity Area D1 (Development substantially completed) Site coverage 65%. Max building height of 10m. Recession lines do not apply to D1. Max building height of 10m.		

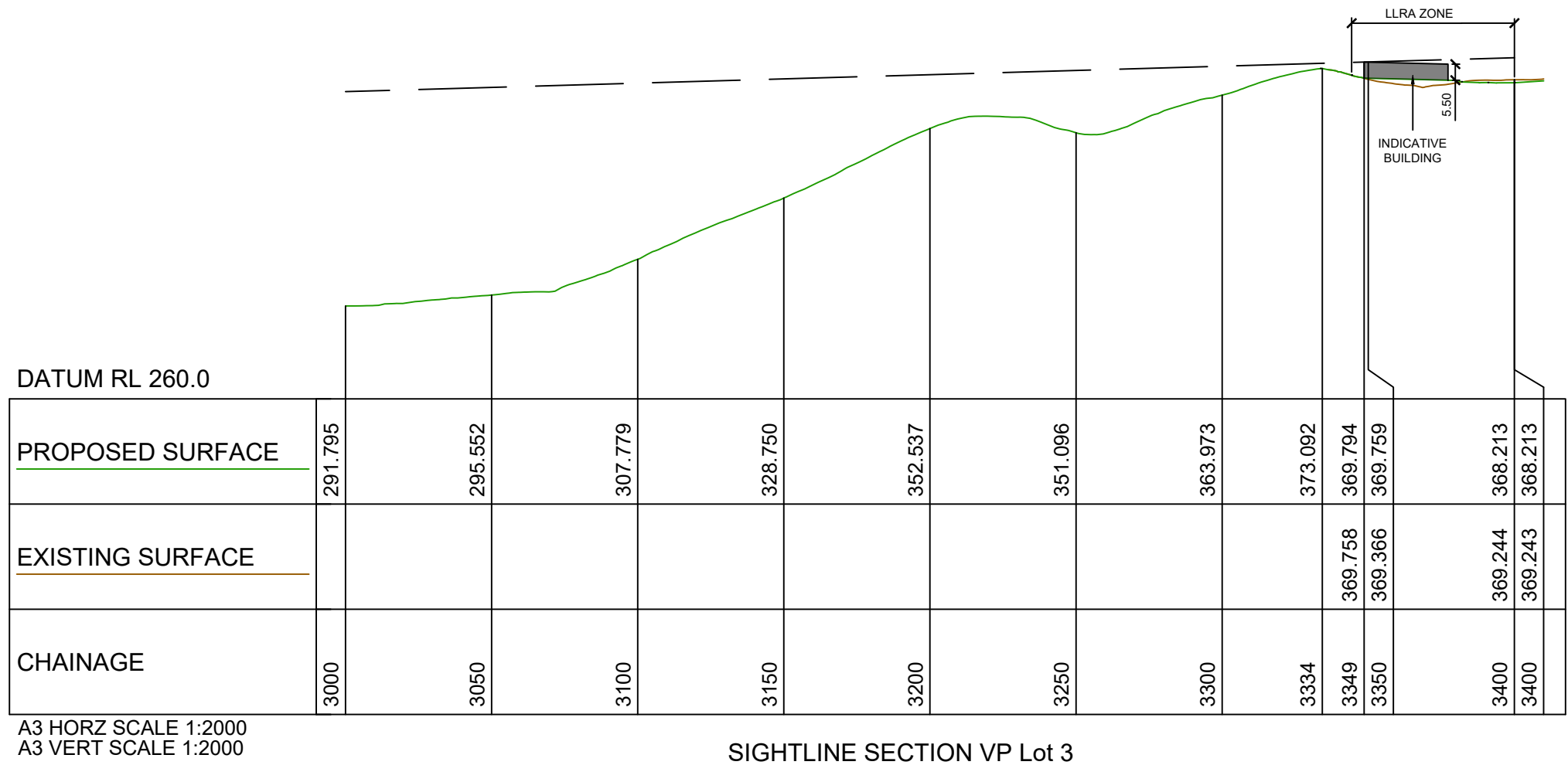
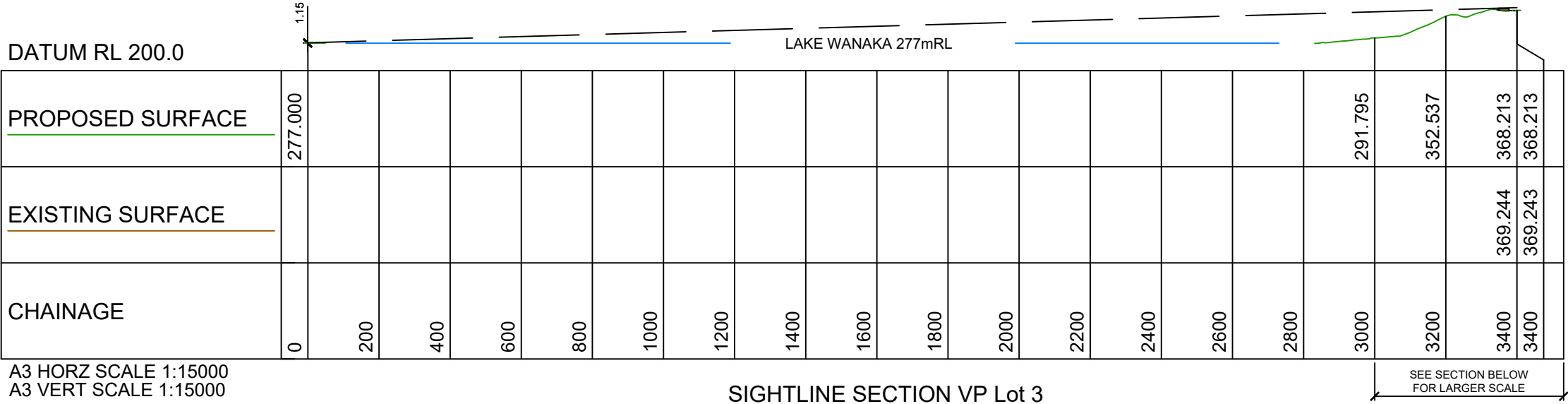
Density is 15 residential units per ha. Garages and carports must be setback at least level with the front façade. Setbacks from roads shall be 3m except for that part of AA D1 that adjoins Outlet Road, north of Mt Burke Drive shall be 7m. Setback from internal boundaries shall be 1.5m. No setback is required from a rear lane within AA D1. Structure Plan does not apply to amendment of boundaries up to 50m between AA B1-B6 and D1.		other boundaries 1.5m except for accessory buildings. Waste and recycling min 2m² space per residential unit and screened.
Activity Area E1 Residential units not provided for. AA - E1 shall be held in no more than one allotment. In AA - E1 and E4 existing trees shall be retained and any additional enhancement planting shall also be maintained except for wilding species.		11.4 ha LLR-A and SRZ 12.4 ha Open Space and / Reserve

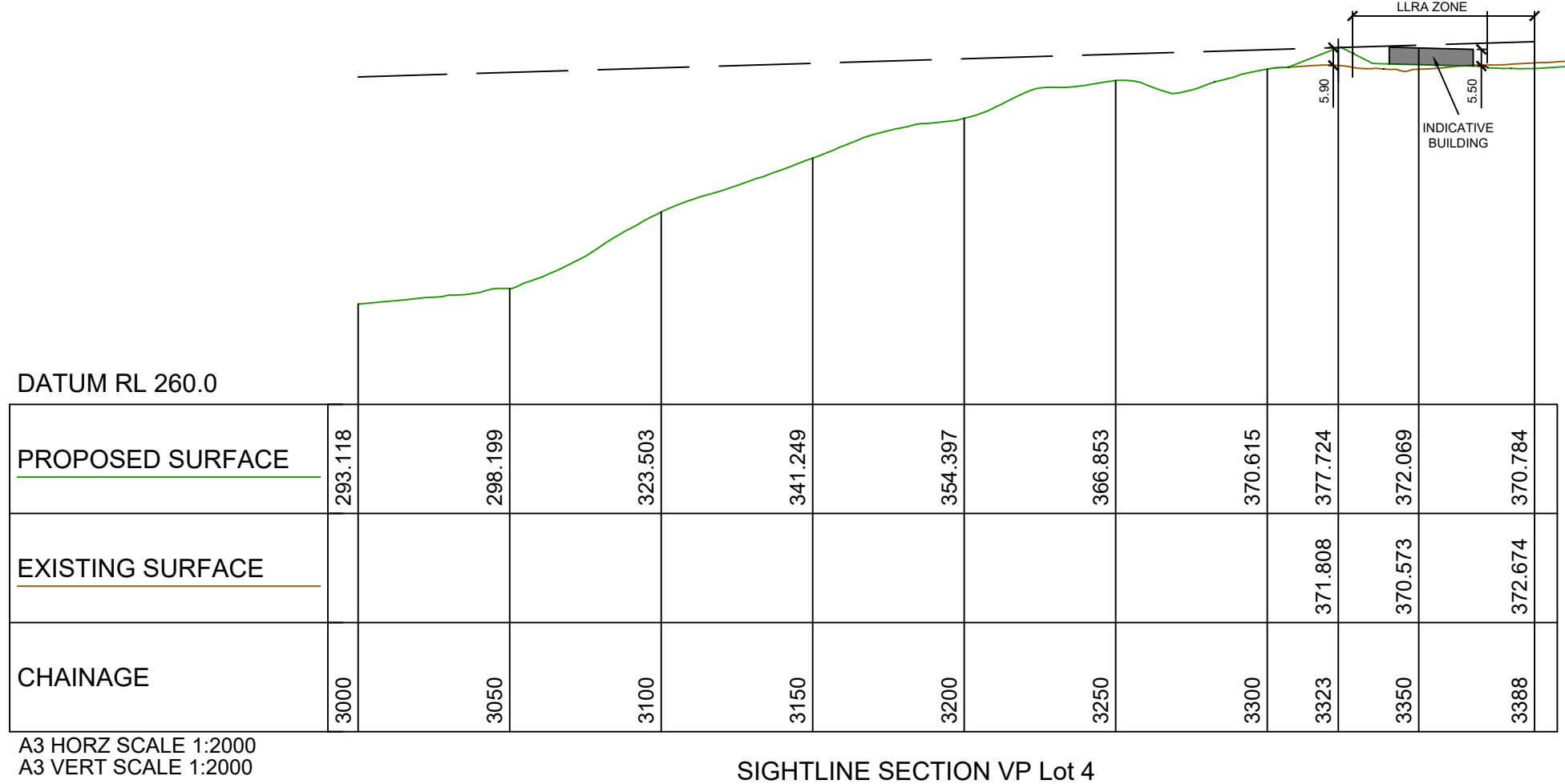
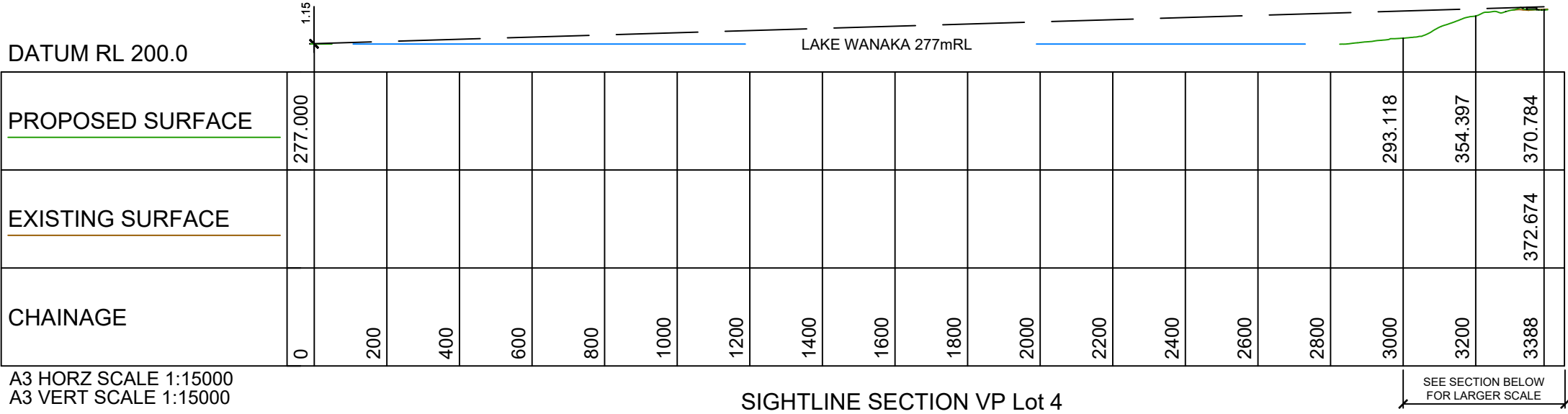
9 Appendix B. Patersons Sightlines and Cross Sections from Dublin Bay ONL

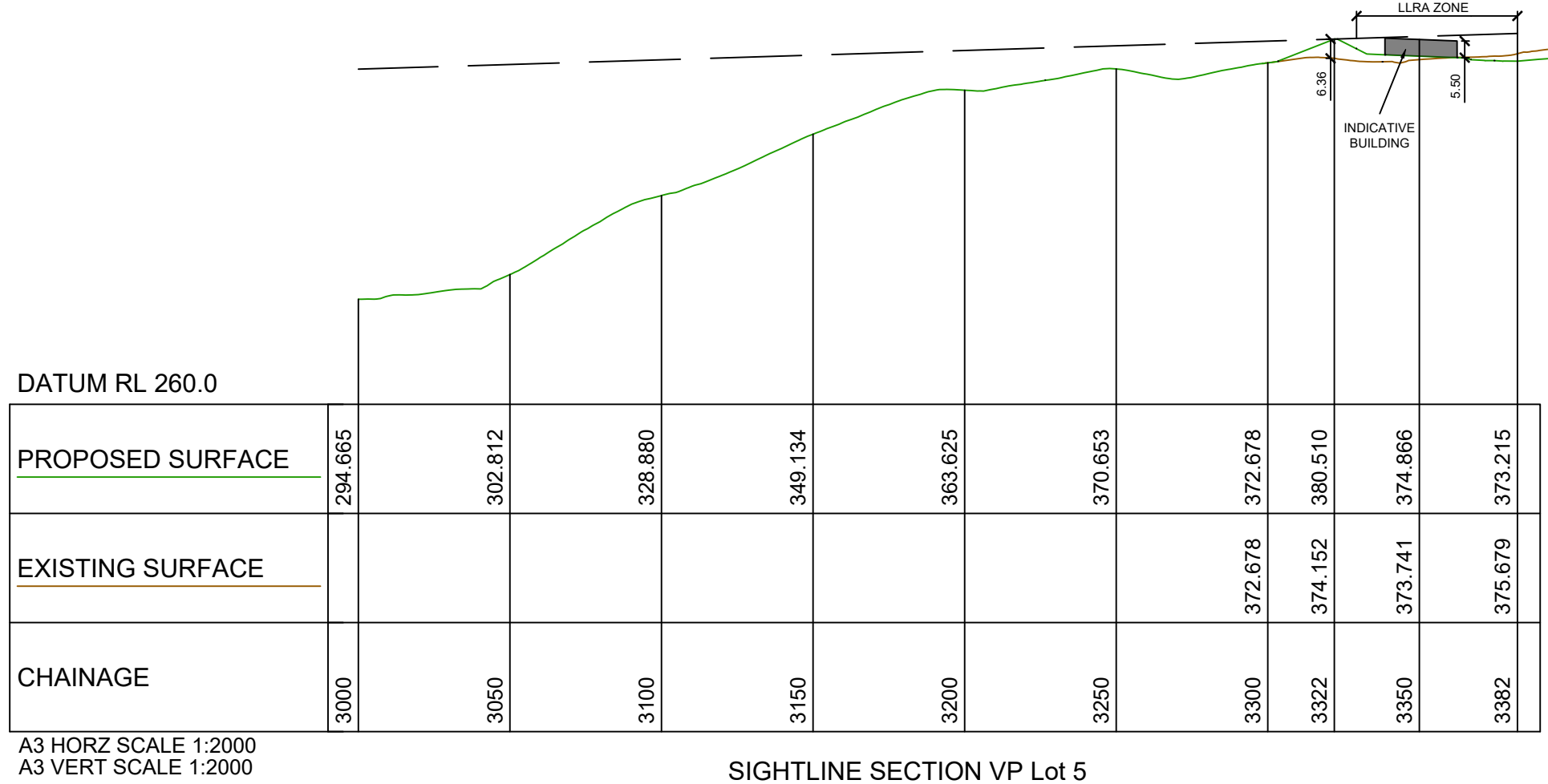
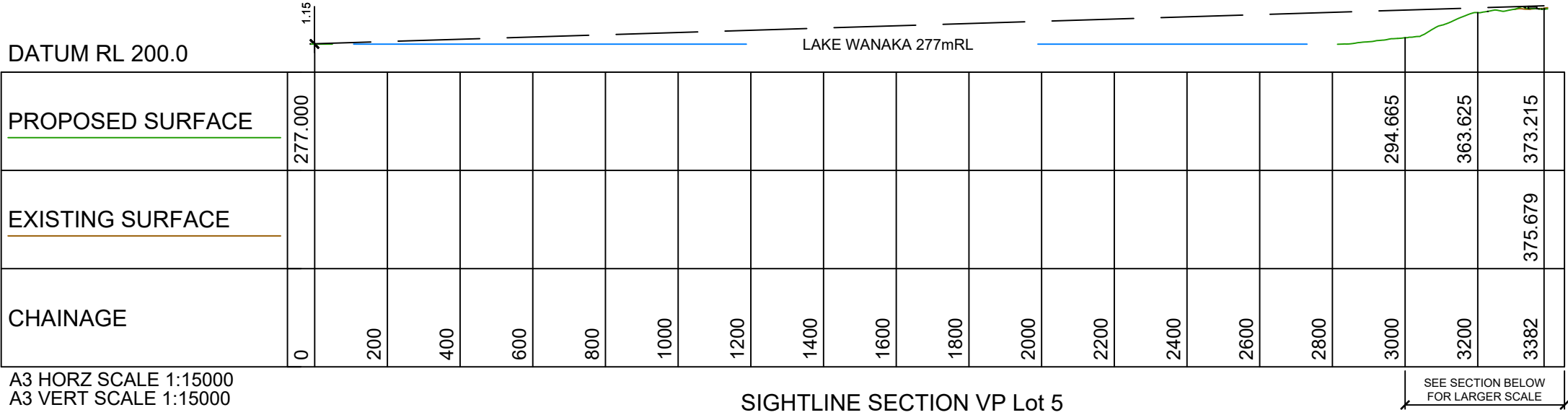


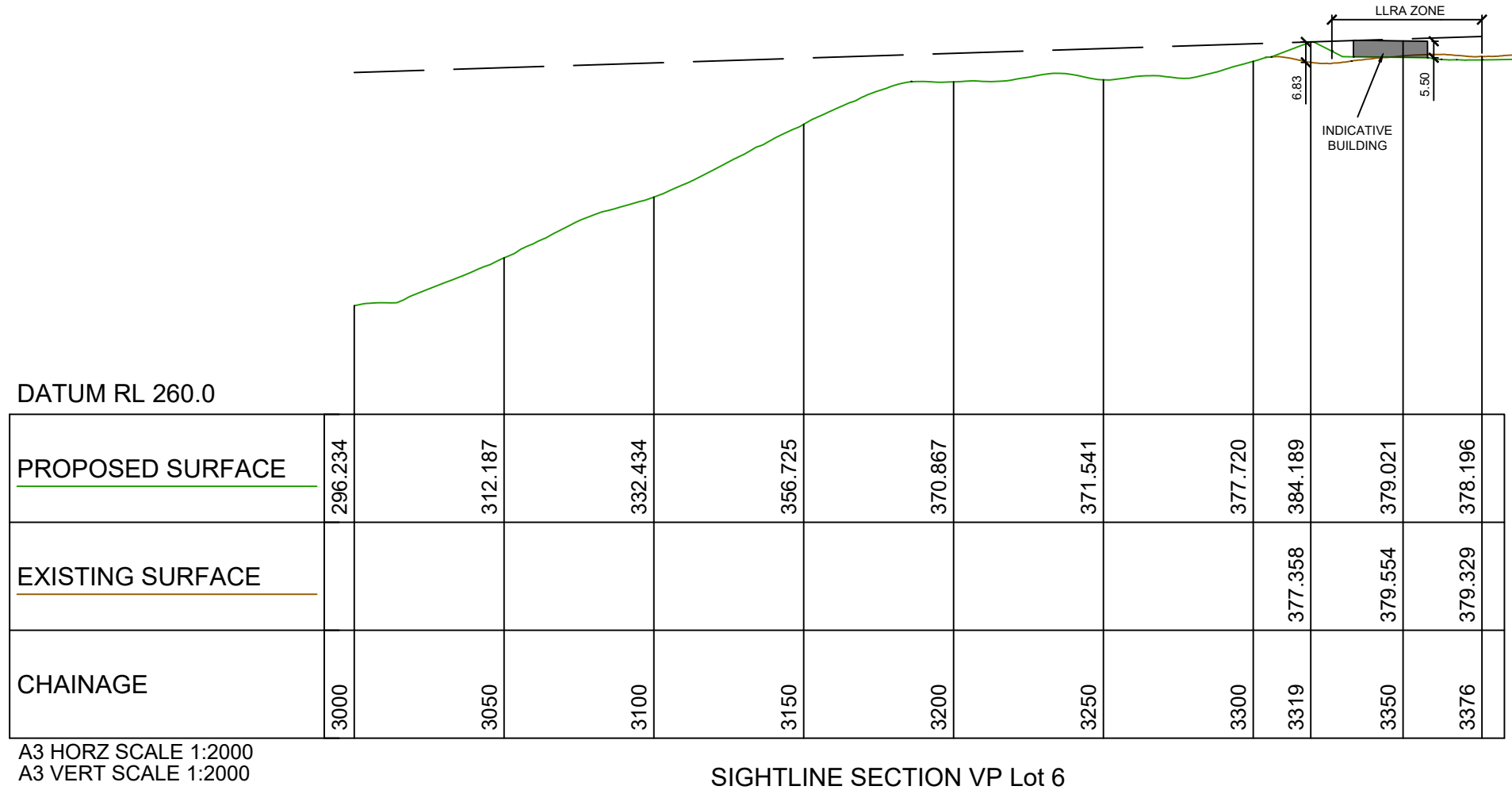
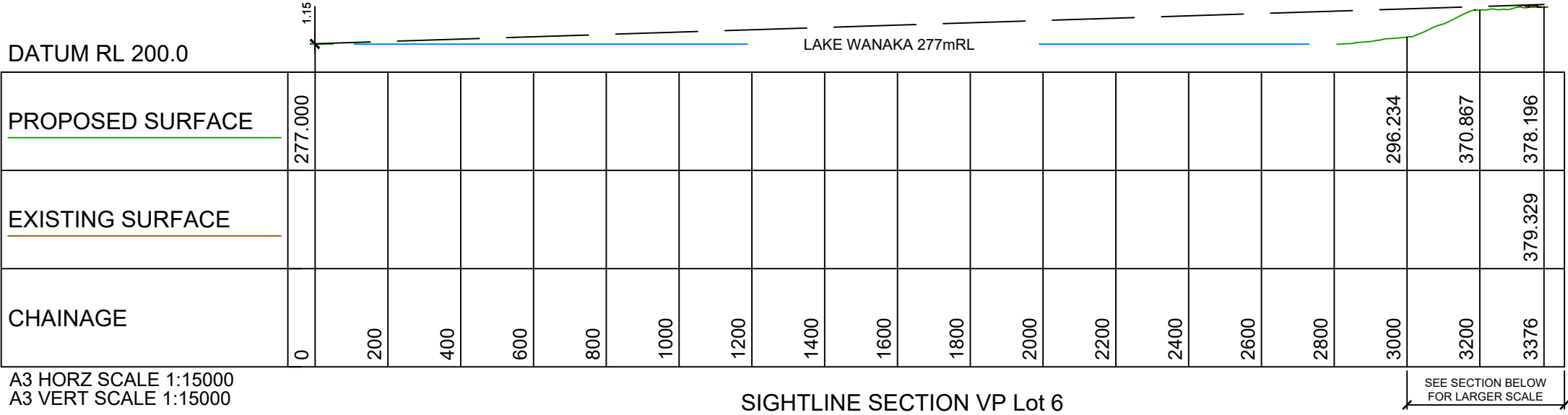


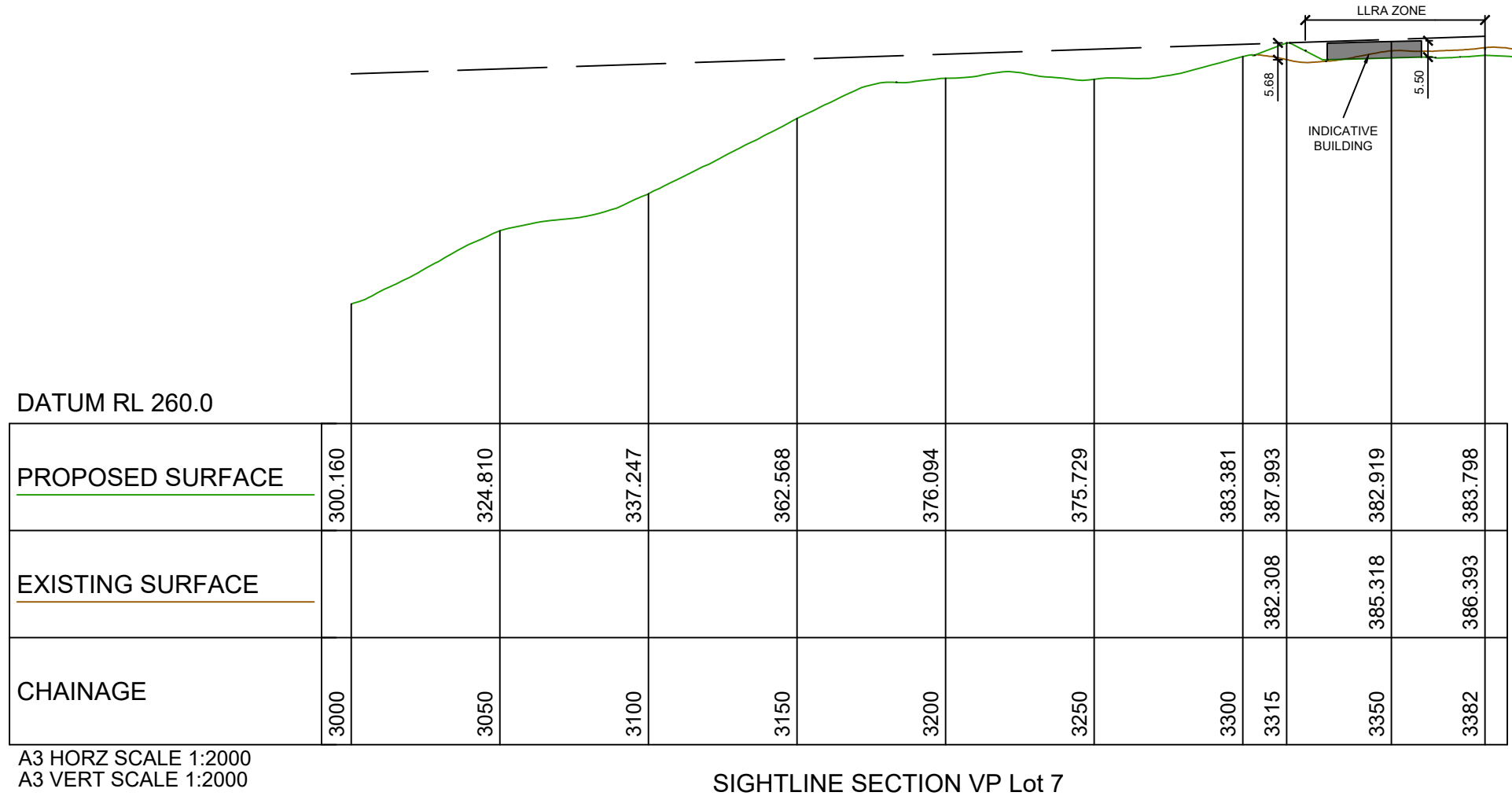
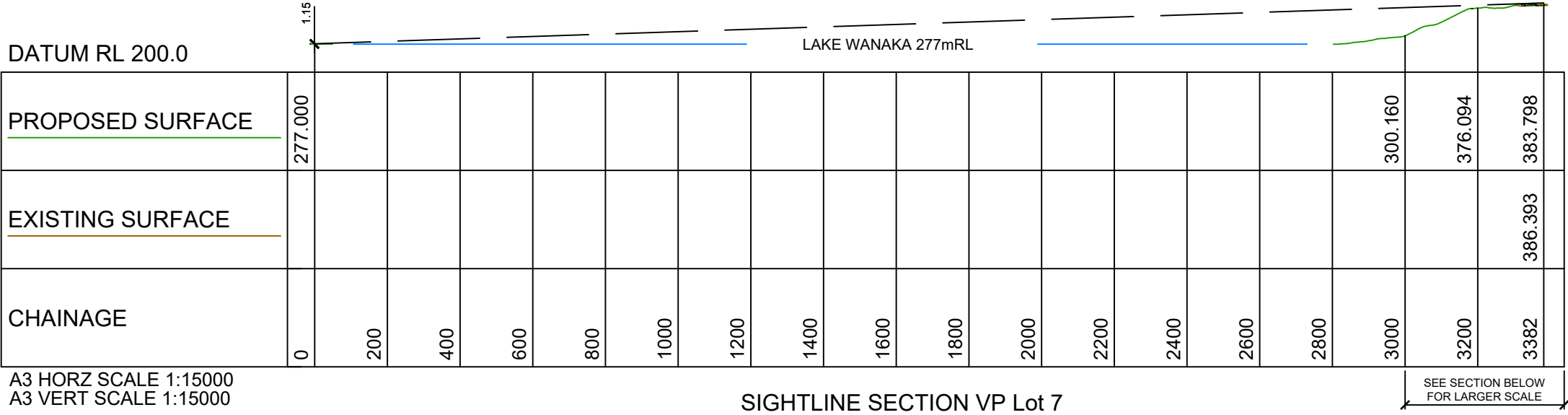


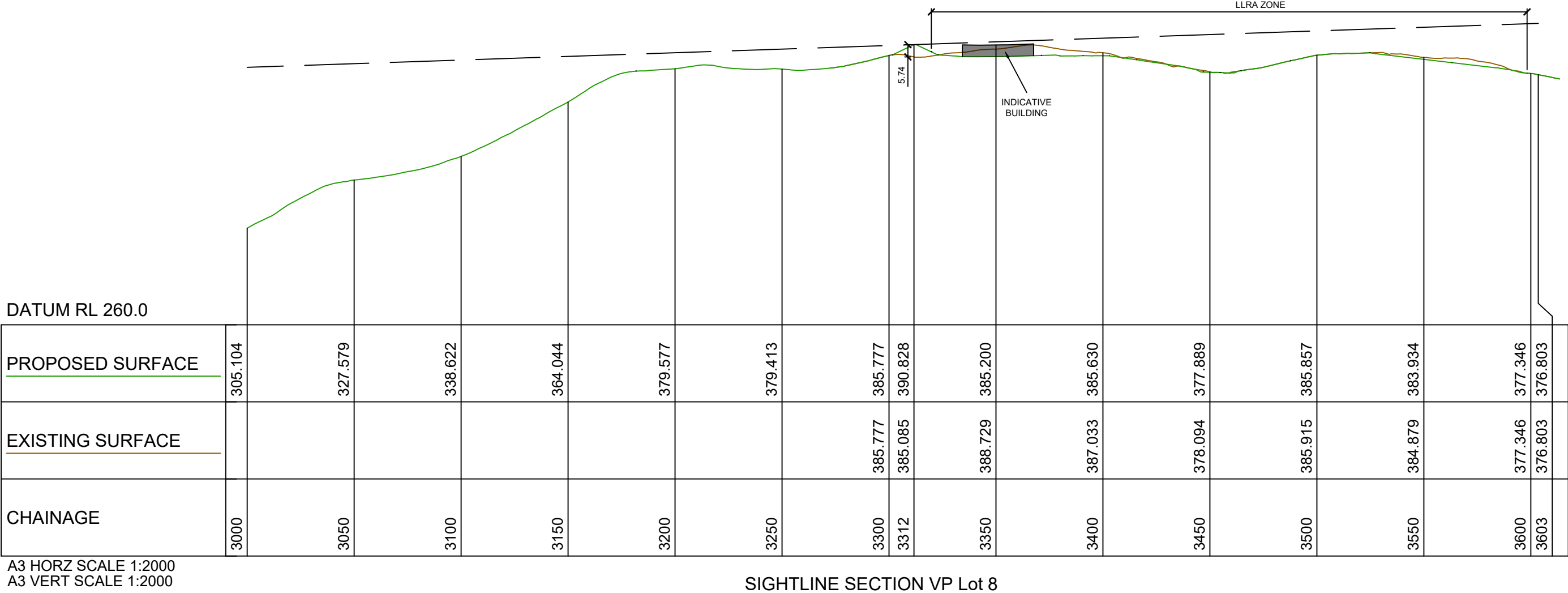
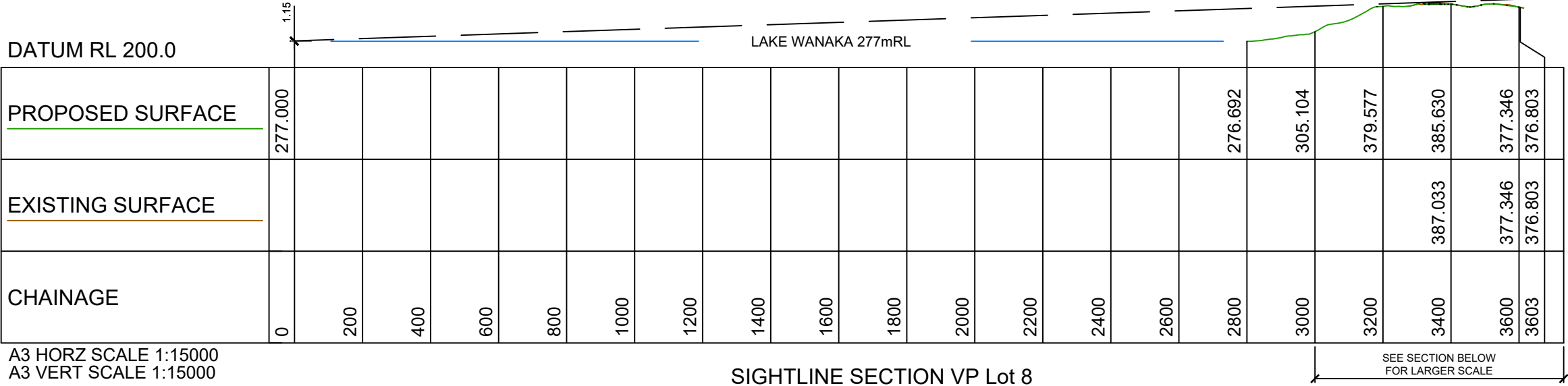


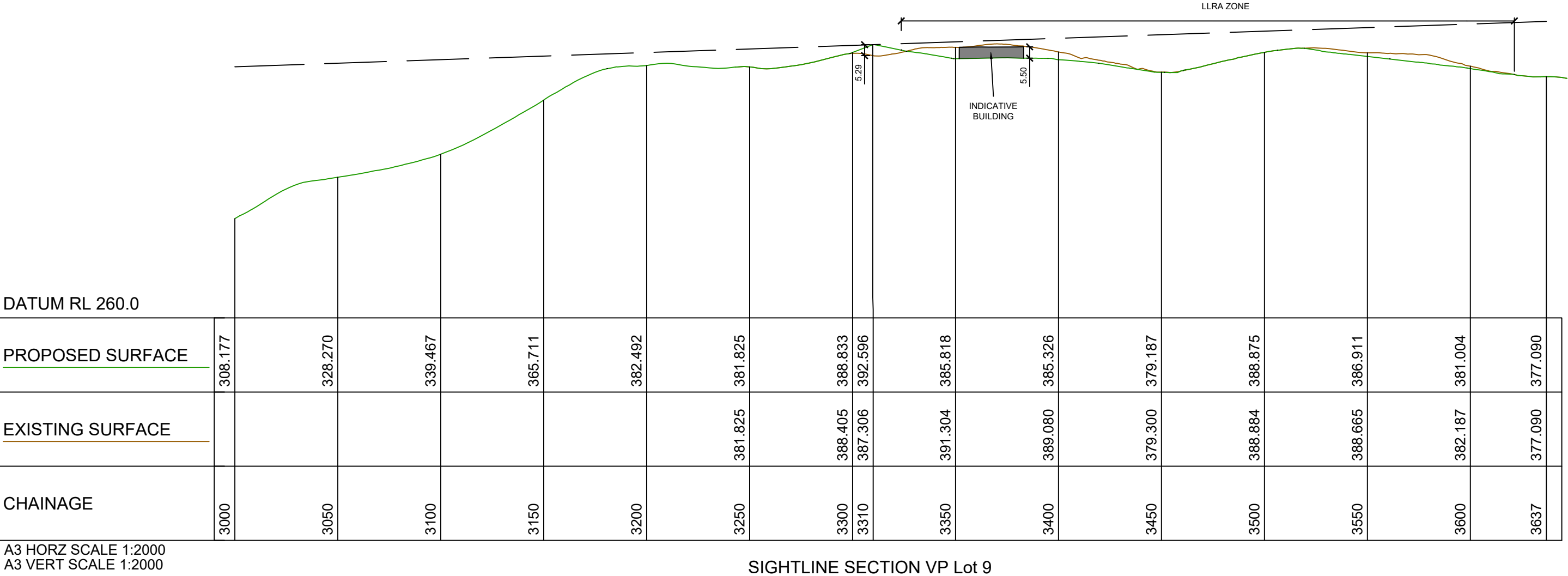
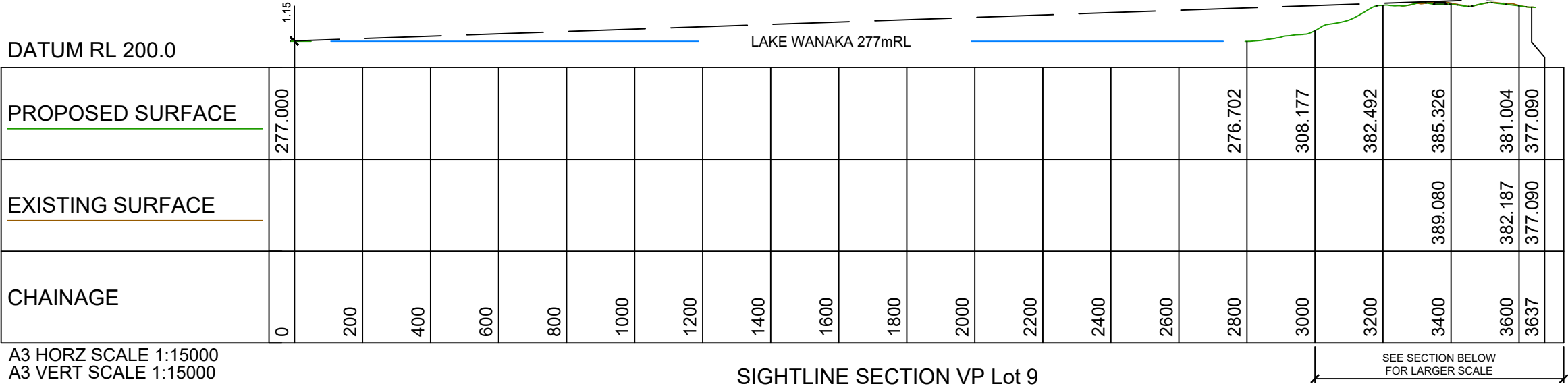












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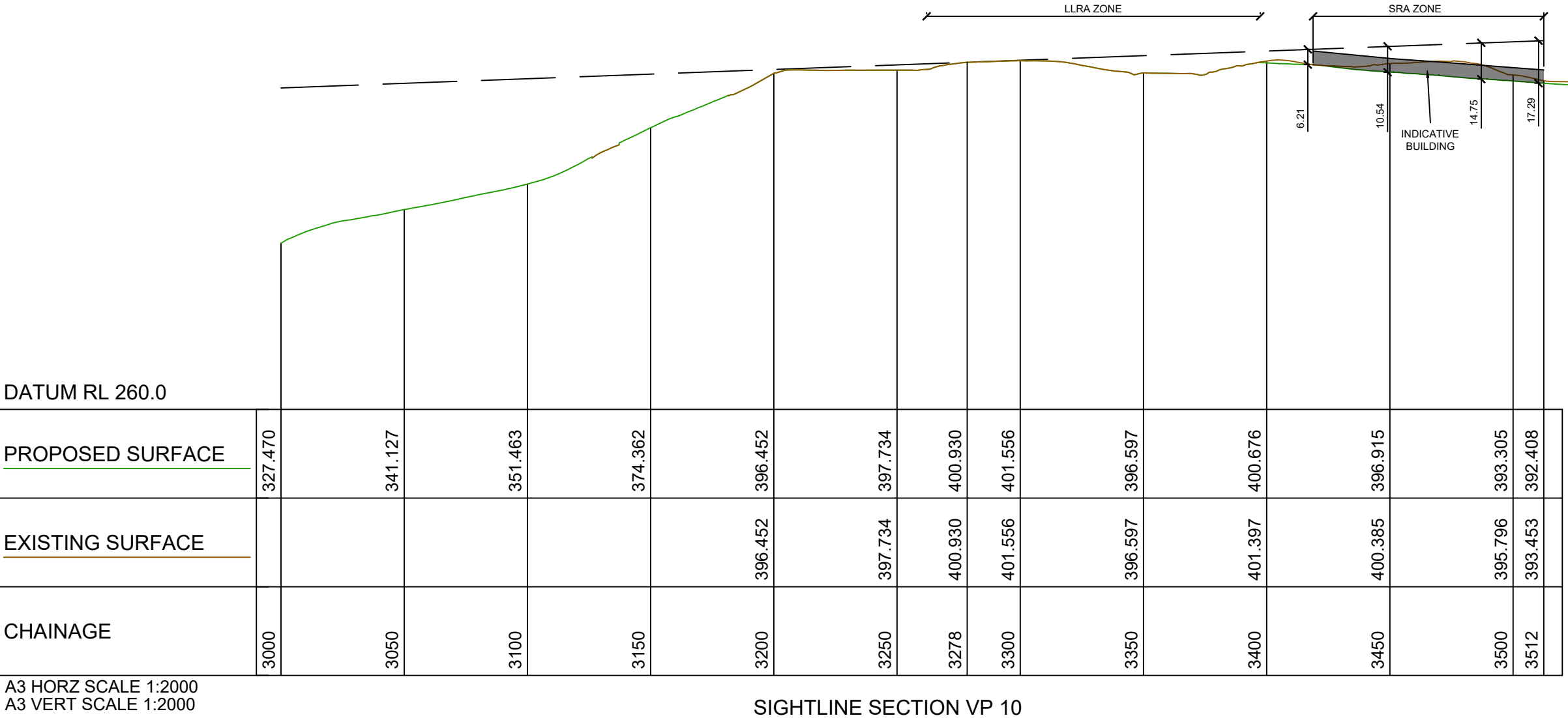
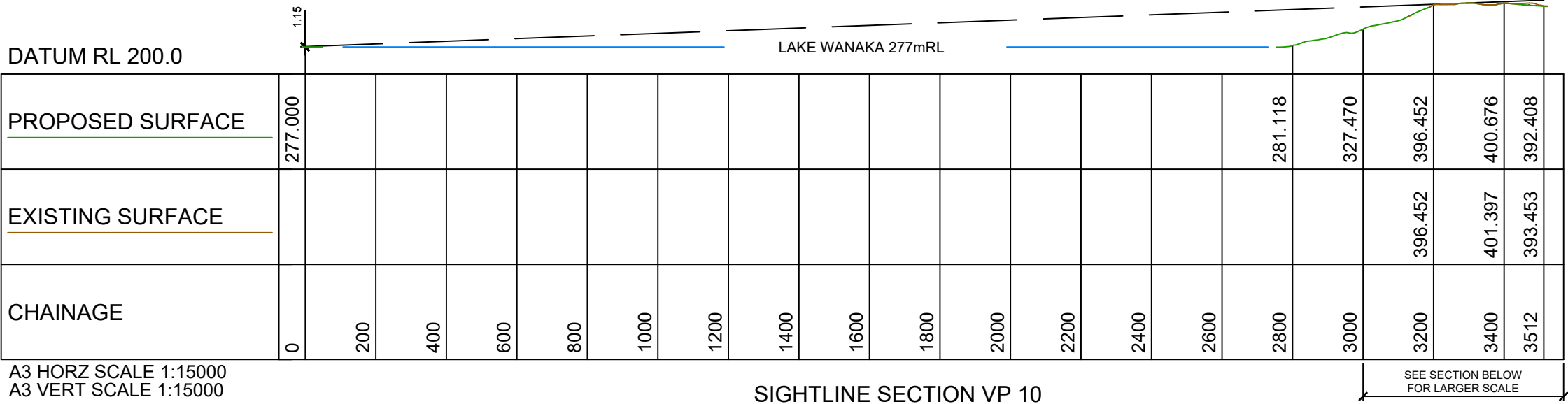
DRAWING TITLE
NORTHLAKE PLAN CHANGE
SIGHTLINES - SECTION VIEW

REV	DATE	NOTE
1	17.06.26	Updated Zones and Cross Sections.
2	14.09.26	Updated Zones and Cross Sections.

STATUS
FOR INFORMATION

SURVEYED	PAT
DESIGNED	PAT
DRAWN	KCN 17/06/26
REVIEWED	DA
APPROVED	--
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PROJECT	P252171
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REVISION	2
SCALE (A3)	AS SHOWN



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SCALE (A3)	AS SHOWN

