

NORTHLAKE INVESTMENTS LIMITED

Request for a Change to the Proposed Queenstown Lakes District Plan

Proposed Changes to the District Plan

9 October 2026

BROWN&COMPANY
P L A N N I N G G R O U P



Requested changes to the Proposed Queenstown Lakes District Plan

Northlake Investments Limited (**NIL**) requests a change (**the Request**) to the Queenstown Lakes District Council's (**QLDC**) Proposed Queenstown Lakes District Plan (**PDP**). The proposed changes are detailed as follows (amended provisions in red text underlined for additions and ~~red text struck through~~ for deletions):

1. Amend Chapter 11 (Large Lot Residential Zone)
2. Amend Chapter 27 (Subdivision and Development)
3. Amend Planning Maps

1. Amend Chapter 11 (Large Lot Residential Zone)

11 Large Lot Residential Zone

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Policies

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- 11.2.1.6 In the Hāwea / Wānaka Sticky Forest Structure Plan area (Schedule 27.13.23) and the Northlake Structure Plan area (Schedule 27.13.X) manage the colour and reflectivity of buildings in order to ensure that development is visually recessive and well-integrated in the landscape.

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11.4 Rules – Activities

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11.4 Rules – Standards for Activities

Rule	Activity	Activity status if breached
11.5.1	Building Height 11.5.1.1 Except where limited by Rules 11.5.1.2 to 11.5.1.45 a maximum height limit of 8 metres. 11.5.1.2 A maximum height of 7 metres: a. on sites located between Beacon Point Road and the margins of Lake Wanaka; b. on sites located between Studholme Road and Meadowstone Drive; and c. in the Large Lot Residential Area A in the Hāwea / Wānaka Sticky Forest Structure Plan area (Schedule 27.13.23). 11.5.1.3 A maximum height of 6 metres: a. on sites located at Mt Iron West (as identified on the District Plan web mapping application) 11.5.1.4 A maximum height of 5.5 metres above a floor level of 283 masl: a. on the site(s) located at the northern end of Beacon Point Road (as identified on the District Plan web mapping application). <u>11.5.1.5 A maximum height of 5.5 metres:</u> a. <u>on sites located within the Northlake Structure Plan (Schedule 27.13.X).</u>	Non-complying
11.5.2	Building Coverage 11.5.2.1 The maximum building coverage shall be 15% of the net site area. 11.5.2.2 The maximum building coverage at Mt Iron West (as identified on the District Plan web mapping application) shall be 500m ² net site area.	Restricted Discretionary

Rule	Activity	Activity status if breached
	<u>11.5.2.3 The maximum building coverage on sites within the Northlake Structure Plan (Schedule 27.13.X) shall be 500m².</u> Discretion is restricted to: - the effect on openness and spaciousness; - effects on views and outlook from neighbouring properties; - visual dominance of buildings; - landscaping.	
...	...	...
11.5.4	Setback from roads The minimum setback of any building from a road boundary shall be 10m <u>except in the Northlake Structure Plan where this shall be 4.5m.</u>	Non-complying
...	...	...
11.5.10	Building Materials and Colours For sites within Large Lot Residential Area B and the Large Lot Residential Area A Zone at Hāwea / Wanaka Sticky Forest <u>and the Northlake Structure Plan area (Schedule 27.13.X):</u> - all exterior surfaces shall be coloured in the range of black, browns, greens or greys; - pre-painted steel, and all roofs shall have a reflectance value not greater than 20%; - surface finishes shall have a reflectance value of not greater than 30%. Discretion is restricted to: - landscape and visual effects, including the extent to which the physical scale of the building(s) make a proposed building's materials and colours more or less visually prominent.	Restricted Discretionary
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2. Amend Chapter 27 (Subdivision and Development)

27 Subdivision and Development

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27.3 Location-specific objectives and policies

In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.

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Northlake Structure Plan (Schedule 27.13.X)

27.3.3X Objective – Subdivision and development is consistent with the Northlake Structure Plan.

27.3.3X.1 Enable subdivision and development of the Suburban Residential and Large Lot Residential A zoned land that is consistent with the Northlake Structure Plan (Schedule 27.13.X).

27.3.3X.2 Ensure that the landscape values of the Dublin Bay Outstanding Natural Landscape are protected by requiring landscape bunding and native grey shrubland planting to be implemented prior to subdivision of the Suburban Residential and Large Lot Residential A zoned land located within the Northlake Structure Plan (Schedule 27.13.X) to screen views of future buildings when viewed from Lake Wanaka.

27.3.3X.3 Ensure that subdivision, development, landscape bunding and native grey shrubland planting within the Northlake Structure Plan integrates with, and complements, the existing development and landscape values and enhances biodiversity and amenity values.

27.3.3X.4 Require walkways and cycle links as shown on the Structure Plan to ensure connections to adjoining residential and recreational areas.

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27.5 Rules – Subdivision

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27.6 Rules – Standards for Minimum Lot Areas

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net site area less than the minimum specified.

(Note: in the Large Lot Residential A zone, the minimum or average lot size shall be determined by total area, not net site area)

Zone		Minimum Lot Area
...	...	...
Residential	...	...
	Large Lot Residential A	1500m ² providing the average lot size is not less than 2000m ² (total area) <u>Except for the Large Lot Residential A Zone located within</u>

Zone		Minimum Lot Area
		<u>the Northlake Structure Plan where the minimum lot size is 1200m².</u>
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27.7 – Zone – Location Specific Rules

Rule	Activity	Activity status
27.7.1	Subdivision consistent with a Structure Plan that is included in the District Plan (except Structure Plans 27.13.7 Criffel Station, 27.13.9 Frankton North, 27.13.13 Connell Terrace, 27.13.14 Ballantyne Road and 27.13.19A Arcadia Rural Visitor Zone, 27.13.19 Lake Hāwea South, 27.13.20 Wharehuanui Hills East Structure Plan, 27.13.21 Te Pūtahi Ladies Mile Zone, 27.13.22 Ayrburn, 27.13.23 Hāwea / Wānaka Sticky Forest, and 27.13.24 Victoria Flats Sub-Zone, <u>and 27.13.2X Northlake Structure Plan</u>). Control is reserved to: a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; b. internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions; c. property access and roading; d. esplanade provision; e. the adequacy of measures to address the risk of natural hazards; f. fire fighting water supply; g. water supply; h. stormwater design and disposal; i. sewage treatment and disposal; j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; k. open space and recreation; and l. ecological and natural values; m. historic heritage; n. easements; o. any additional matters relevant to achievement of the objectives and policies in part 27.3 of this Chapter.	Controlled
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<u>27.7.33B</u>	<u>Northlake</u> <u>27.7.33B.1 Subdivision of the Suburban Residential, Large Lot Residential A, Rural and Informal Recreation Zones consistent with the Structure Plan 27.13.X – Northlake Structure Plan.</u>	<u>Restricted Discretionary</u>

Rule	Activity	Activity status
	<u>Discretion is restricted to:</u> <u>the matters listed in Rule 27.7.1;</u> <u>earthworks, landscape bunding and planting within the northern extent of the Northlake Structure Plan in proximity to the Rural Zone ONL;</u> <u>the location, formation and timing of construction of the Walkway / Cycle links identified on the Structure Plan;</u> <u>the content and method of any mechanisms to ensure a consistent urban design approach with existing development; and</u> <u>the content of any planting plan for the Native Grey Shrubland areas, and the timing of establishment of these areas.</u> <u>Information requirements:</u> <u>Any application for subdivision shall include:</u> <u>The volunteering of a legal mechanism to secure the application of design controls to achieve a consistent urban treatment across both existing and new residential development;</u> <u>An Earthworks Plan for the landscape bunding required, and a requirement to complete the landscape bunding prior to issue of s224c certification;</u> <u>Earthworks Plans and Cross Sections of the landscape bunding and ground level of allotments that adjoin the landscape bunding that demonstrate a 5.5m high building will not be visible from Lake Wanaka;</u> <u>The provision of a targeted lizard survey identifying any indigenous lizard values on site;</u> <u>The provision and implementation of a planting plan for the Native Grey Shrubland areas (and a requirement to complete the planting prior to s224c certification);</u> <u>The volunteering of any legal mechanism in relation to long term maintenance of Native Grey Shrubland on any residential lots; and</u> <u>The provision and design for the Walkway / Cycle links in the general locations and extents indicated on the Northlake Structure Plan (Schedule 27.13.X).</u>	
	<u>27.7.33B.2 Any subdivision that does not comply with the Northlake Structure Plan located in Section 27.13.X.</u> <u>For the purpose of this rule, the Walkway / Cycle links will be deemed to comply provided they are in similar locations and any proposed alignment enables a similar connection to the boundary with the Hawea / Wānaka Sticky Forest Structure Plan.</u>	<u>Non-complying</u>
	<u>27.7.33B.3 Any subdivision that does not include the information requirements as required by Rule 27.7.33B.1</u>	<u>Non-complying</u>
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27.13 Structure Plans

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27.13.X Northlake Structure Plan

[insert new structure plan as follows:]



Key:

- Structure Plan Boundary
- Native Grey Shrubland
- Landscape Bunding
- Walkway / Cycle links - Grade 2 (Indicative)
- Walkway / Cycle links (Indicative)

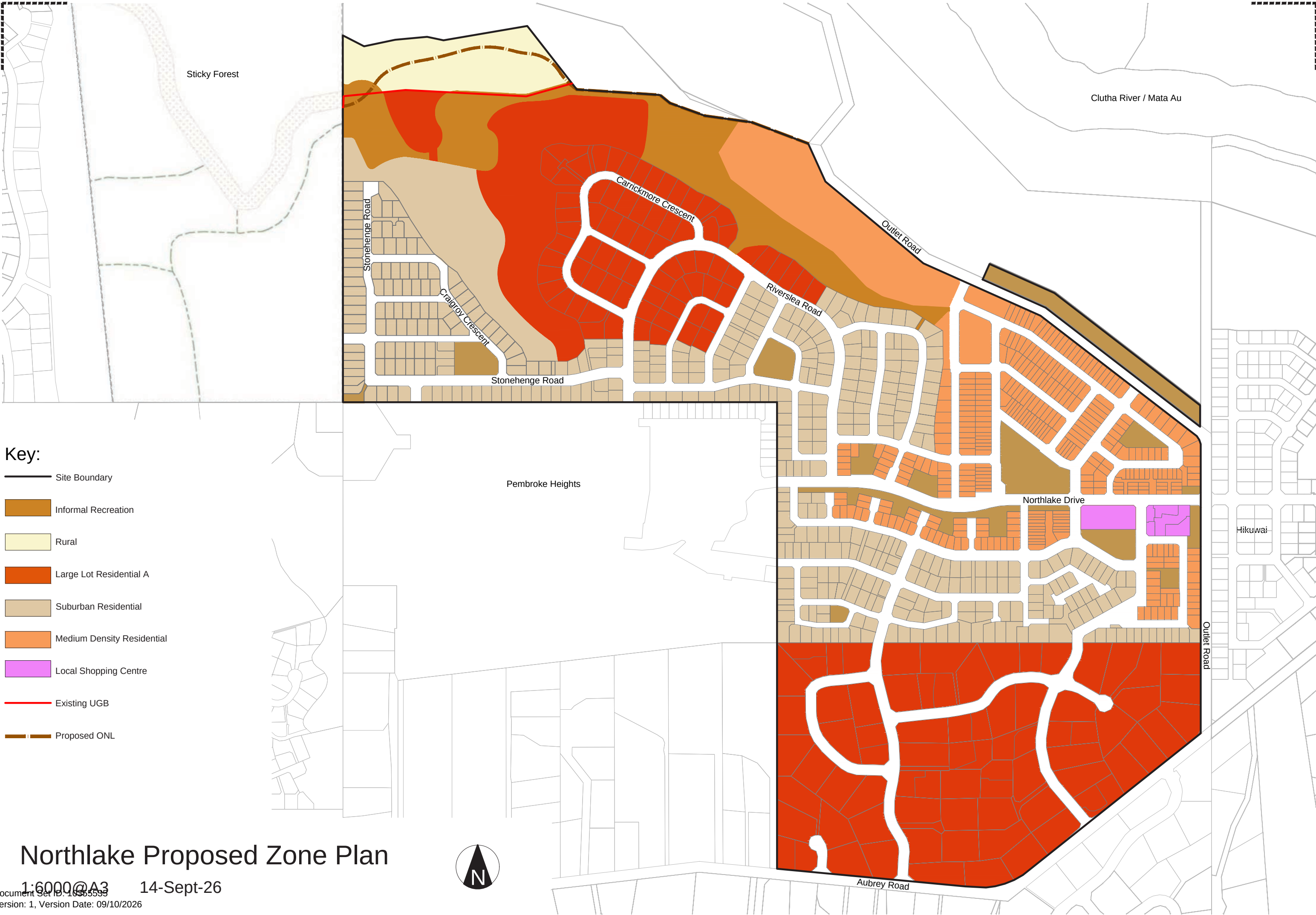
Northlake Structure Plan

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3. Amend Planning Maps



Key:

- Site Boundary
- Informal Recreation
- Rural
- Large Lot Residential A
- Suburban Residential
- Medium Density Residential
- Local Shopping Centre
- Existing UGB
- Proposed ONL

Northlake Proposed Zone Plan

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