

Northlake Private Plan Change Application

Introduction

This statement provides an urban design assessment of the proposed Private Plan Change (PPC) application submitted by Northlake Investments Limited (NIL) to the Queenstown Lakes District Council (QLDC).

The application proposes to:

1. Replace Activity Areas within the developed portion of the Northlake Special Zone (NSZ) under the Operative District Plan (ODP) with standardised Proposed District Plan (PDP) zones including additional location-specific provisions.
2. Create a new area of residentially zoned land through an extension of the existing residential zoning.
3. Identify and determine the Dublin Bay Outstanding Natural Landscape (ONL) boundary along the northern edge of the site thus completing the definition of the ONL boundary from Beacon Point to Hikuwai.

Items 1 and 2 are assessed separately below.

Item 3 is considered predominantly a landscape and planning matter and therefore is not assessed within this urban design statement.

Existing Site and Context

Northlake is located approximately 3km from the Wānaka town centre, positioned between the Wānaka township to the west and Albert Town to the east. The Lake Wānaka outlet and Clutha River margins form the northern boundary of the site. The eastern, southern and western boundaries largely adjoin residentially zoned land within the NSZ and Sticky Forest (SF) areas.

The site comprises approximately 133ha and sits almost wholly within the NSZ. It contains the majority of the developable land within the NSZ, including approximately 950 residential lots, a local commercial centre, an early childhood education facility, a retirement village (including provision for hospital care), recreation reserves and several pocket parks. Development within the site, including built form, is estimated to be approximately 80–90% complete.

The site is irregular in shape, with topography generally falling from the high point in the north-west corner toward the south-east. The developable Activity Areas within the NSZ have been earthworked to enable practical development while responding to existing contours and amenity values.

Vehicle access is primarily provided via Outlet Road and, to a lesser extent, Aubrey Road. Pedestrian and cycle access is available via the same routes, and from the adjoining SF land, where connections currently exist informally.

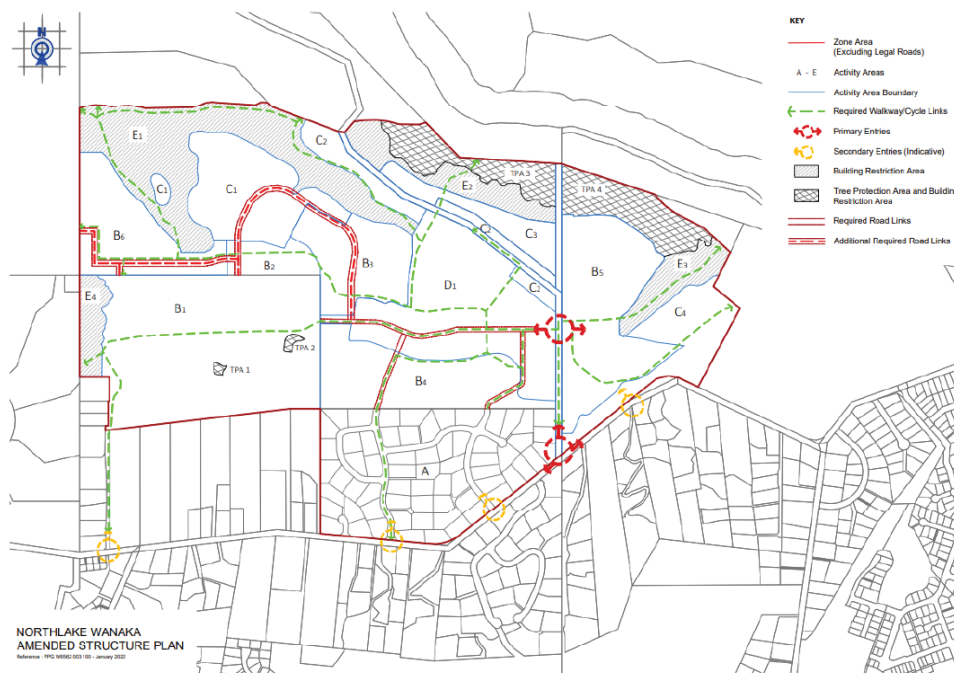
Item 1: Zone standardisation

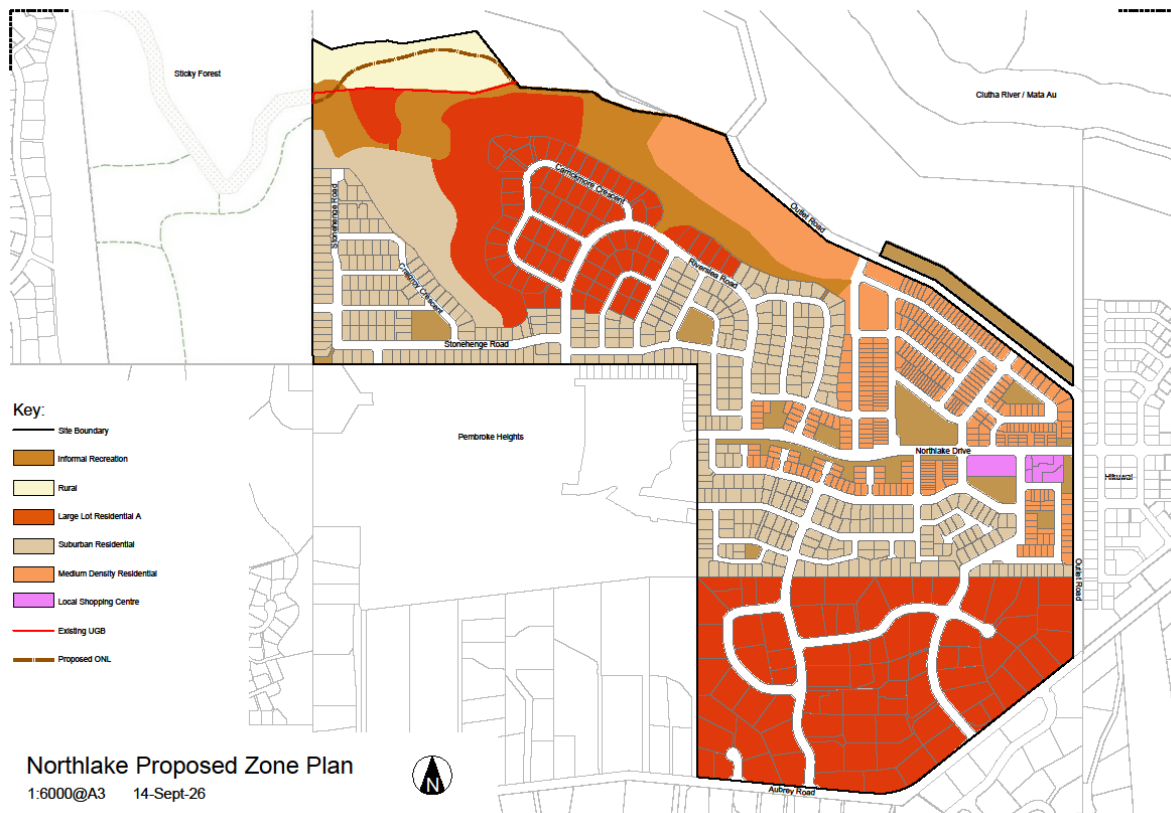
Proposal – Zone Standardisation

This item of the plan change proposal seeks to replace the existing Activity Areas within the ODP NSZ with the most appropriate standard PDP zones available. This is in response to the previously initiated, but uncompleted QLDC led PDP Special Zone Review Process. Special Zones constitute most of the unreviewed residential land currently governed by the ODP. The existing Activity Areas are shown on the NSZ Structure Plan (Attachment A), while the proposed zoning is illustrated on the Proposed Zoning Plan (Attachment B) an overlay of the activity area boundaries and the proposed zones can be found on the Context Plan (Attachment D).

NORTHLAKE SPECIAL ZONE - RULES 12

Northlake Structure Plan





Proposed Zoning Plan showing proposed PDP Zones.

In general, the existing NSZ Activity Areas have been substituted in their entirety with equivalent PDP zones. However, there are instances where proposed zones have been aligned with cadastral boundaries to avoid lots with split zoning. There are also instances where new zones such as reserves or local shopping areas have been introduced to reflect the development as constructed.

A comparison between the existing Activity Area provisions, and their replacement under the proposed PDP zone provisions, is contained within the Applicant's Planning Assessment. The Context Plan (attachment D) provides a spatial comparison.

Assessment - Standardised Zoning

Development within the area subject to standardised zoning has already been designed and consented through an Outline Development Plan (ODP) and subdivision consent processes and is now largely constructed. As a result, significant further changes to the established development pattern are highly unlikely. Existing urban design outcomes relating to connectivity, amenity, safety, density and neighbourhood structure are therefore expected to remain unchanged.

At the individual lot level, there are very minor differences. Where standard PDP provisions are considered insufficient to respond to the specific characteristics of the site, bespoke provisions have been incorporated in the planning assessment.

The primary mechanism for achieving high-quality urban design outcomes at the street, lot, and building scale remains the Northlake Design Controls (Attachment F). These controls establish requirements that are generally more onerous than those contained within the district plan.

They address matters including architectural form, streetscape quality, landscaping, connectivity, setbacks and building height.

The Design Controls will be retained and remain as the primary mechanism for controlling the built form outcome in Northlake. The design controls are widely understood and accepted within the existing community and provide a clear outline of expectations. They have been assessed and endorsed through the ODP and subdivision consent process as an appropriate framework to deliver quality urban design outcomes across the NSZ. Compliance with the Design Controls is secured through a covenant instrument registered on all residential titles within Northlake.

Existing covenants will remain in place on each title, ensuring the ongoing function and effectiveness of the Design Controls for future development of, or variation to, existing developed areas. This being limited in affect given that the Site has largely been developed already.

Conclusion – Standardised Zoning

Given the structural layout of the development is now substantially complete, any macro-scale urban design effects arising from the standardisation of zoning, including effects relating to connectivity, safety, sense of place and community cohesion, are anticipated to be negligible both within and beyond the site.

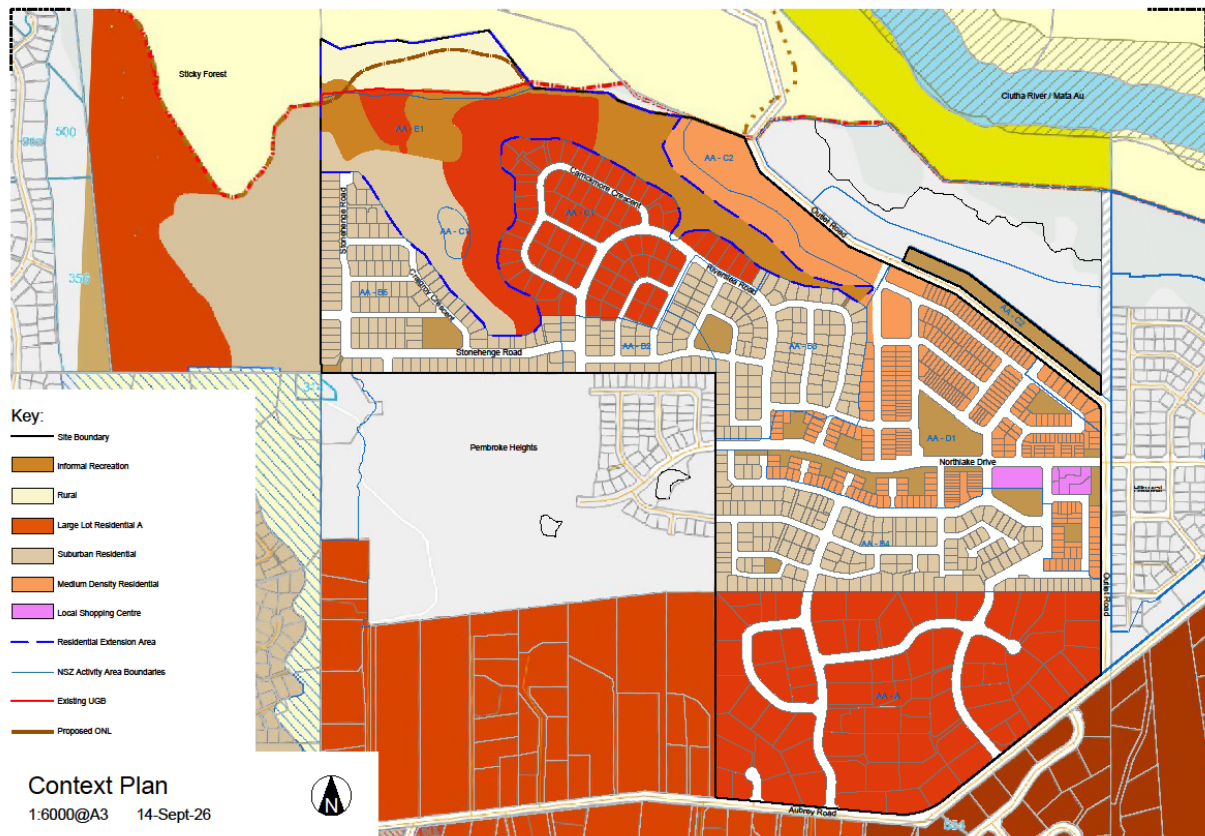
At the individual lot level, the Northlake Design Controls are to remain unchanged. As such, local amenity, circulation, activation, safety and overall urban character are expected to be maintained at the standard already established throughout Northlake. There is good community understanding and confidence in the existing Design Controls to deliver an accepted and desired outcome with all the built form in the Northlake Development. Again, development within the site is largely complete so any urban design effects are likely to be negligible.

Overall, the proposed standardisation of Activity Areas within the NSZ is considered consistent with the intent and direction of QLDC Special Zone Review Process.

Item 2: Proposed Residential Extension Area

Area and Context - REA

The proposed Residential Extension Area (REA) is located within the northern portion of the site. The Dublin Bay ONL lies to the north, while residentially zoned land generally adjoins the site to the south, east and west. The below Context Plan shows the proposed extension (purple dashed line) in relation to existing Zones, Activity Areas and the applicants proposed Standardised Zoning (attachment C).



Context Plan

Vehicle access and infrastructure servicing can be achieved via the existing roading network, being Carrickmore Crescent and Stonehenge Road. Pedestrian and cycle access is available via these roads and Craigroy Crescent to the west, along with additional pedestrian and cycle-only connections already constructed from the southern end of Stonehenge Road and Carrickmore Crescent.

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 recognised as an iconic Wānaka 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.

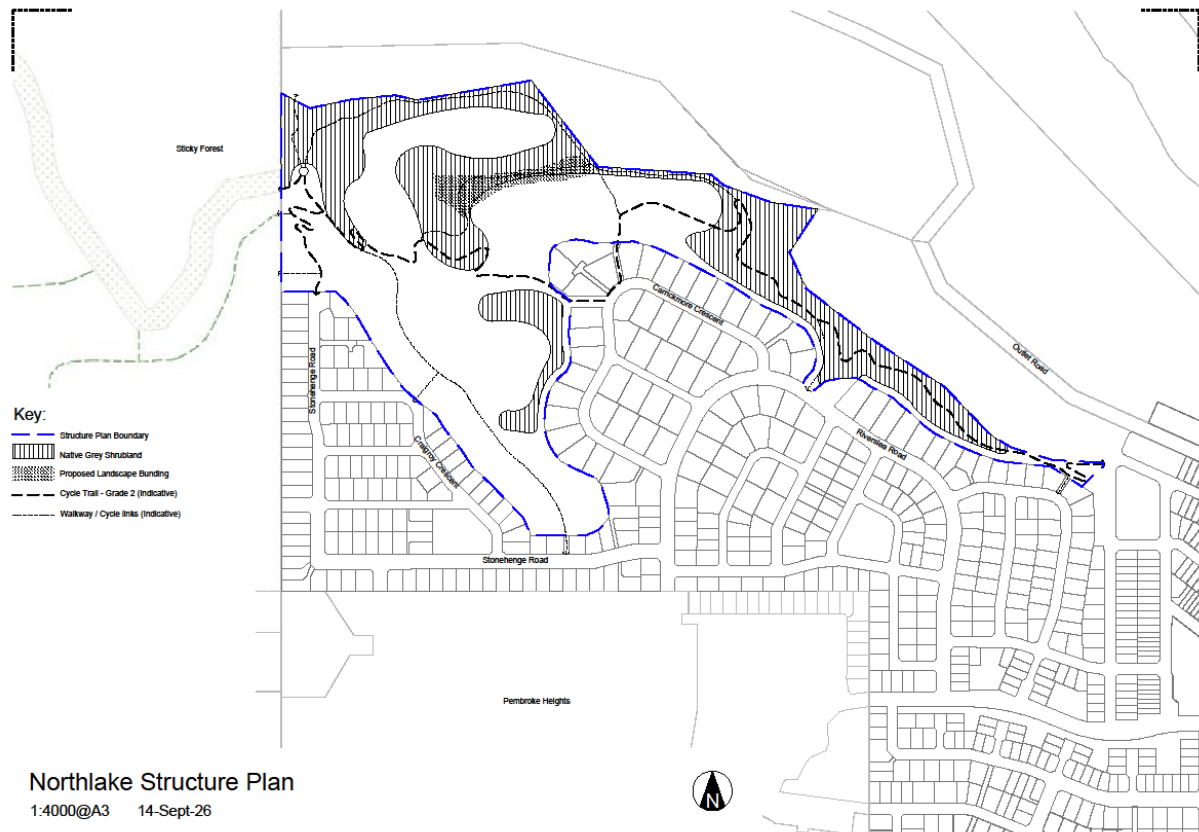


View from The Summit lookout.

The landform is hummocky in character and generally falls from north-west to south-east. Vegetation is predominantly open grassland. There are mid sized stands of remnant native grey shrubland on some of the steeper slopes and ungrazed pasture grass on the flatter areas. The steep escarpment that runs down to Lake Wanaka and the Clutha River fringes is covered in a mixture of wilding conifers and native grey shrubland. Species and densities are covered in the Ecology Assessment.

Proposal - REA

The proposal seeks to create a new residentially zoned area by extending existing residential zoning across land that is currently identified as Activity Area 'E1' and 'C1' under the ODP NSZ structure plan. The proposed REA is shown in Attachment D.



RE Structure plan.

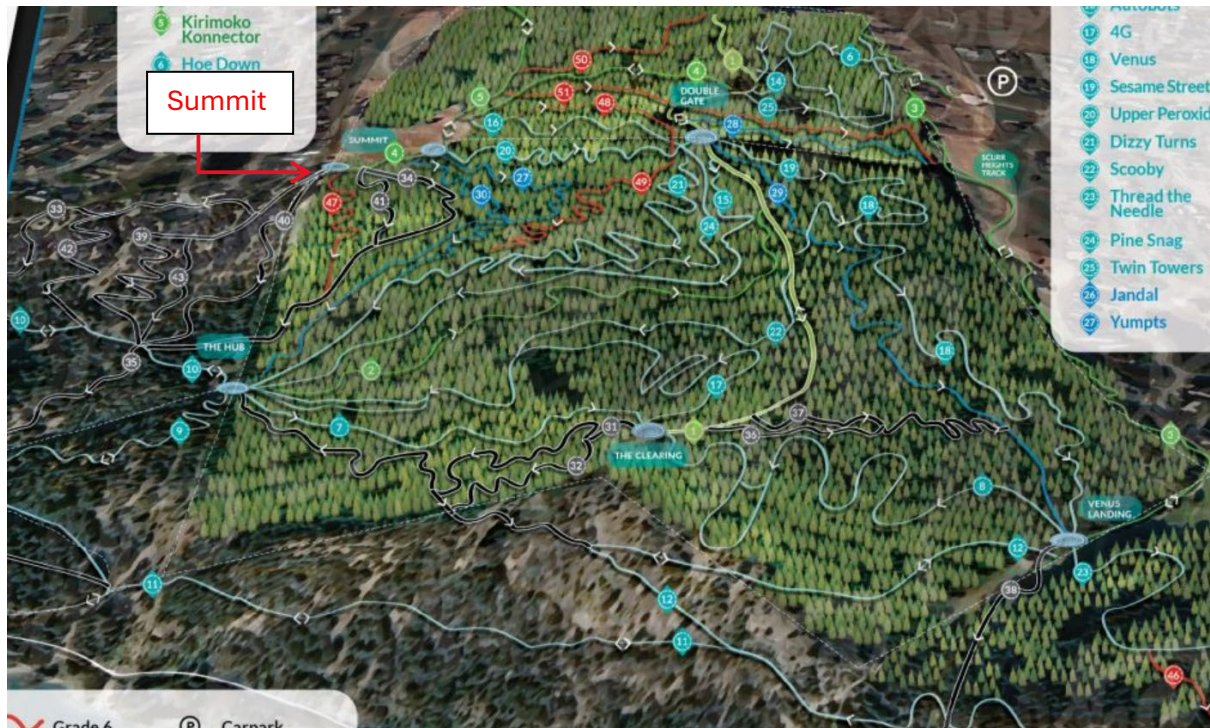
The REA is irregular in shape and effectively infills land between existing and proposed residential areas. To the west lies SF Suburban Residential zoned land. To the west and south is the residential NSZ B6 Activity Area, proposed to become Suburban Residential Zone through the zone standardisation provisions of this PPC, while the eastern area adjoins the NSZ C1 Activity Area, proposed to become Large Lot Residential A Zone. The northern boundary of the extension is determined by visibility considerations associated with the Dublin Bay ONL and public viewpoints beyond the site, including the surface of Lake Wanaka and the Deans Bank trail.

The REA is proposed to be split between Informal Recreation, Rural, Suburban Residential and Large Lot Residential A zoning, reflecting logical continuity with the surrounding zoning pattern and appropriate density and form of future urban development in these areas. The location of the split is along an undulation of the underlying landform meaning the proposed zoning will generally be consistent within the visual catchment it falls within.

Vehicle access is proposed from Carrickmore Crescent and Stonehenge Road. 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 (Attachment C).

Informal recreation reserve zoning, vesting is proposed for trails and public amenity. A lookout area is 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.



Bike Wanaka trail map.

The applicant has undertaken consultation with Bike Wānaka and the Upper Clutha Tracks Trust regarding proposed trail alignments, formalisation of The Summit lookout, gradients and connectivity. Feedback included recommendations of trails along the northern boundary adjoining neighbouring land to support existing and future connections and that a low-gradient trail be provided between Outlet Road and “The Summit” to accommodate a broad range of users. These recommendations have been incorporated into the proposal. Another consideration of the consulted parties was to connect the proposed and existing Northlake trail network with the Kirimoko trails allowing connection to Aubrey Road. It is proposed to zone the QLDC Local Purpose Reserve to the south-west corner of the Site as Informal Recreation, with the intention that a trail is constructed through this area and the adjoining QLDC reservoir land to the Kirimoko trail network.

Grade 2 trail construction reflects the general QLDC and MBIE standard for shared-use trails, encouraging both recreational use and active commuting. The proposed trail alignment has undergone initial engineering investigation and is considered achievable.

The NSZ structure plan has provisions for walking and cycling links. The proposed trails provide for these links and includes additional trails giving increased active transport options.

The Northlake Design Controls are proposed to apply across the REA to provide the same built form outcomes as the existing adjoining development, consistent with previous stages of Northlake.

Mid-sized areas of native grey shrubland are proposed to be retained and expanded by way of revegetation planting. Some smaller areas are proposed to be linked together, the steeper bank areas are proposed to be planted and the area along the northern edge of the Site is proposed to link in with the SF vegetated buffer (Rural Zone Priority Area).

Assessment - REA

Spatially, the REA occupies a central northern position within the existing Wānaka suburban area. The proposed extension is located amongst existing and anticipated residential development and reads as a logical infill area between established and proposed residential areas within the existing urban growth boundary.

Along the northern edge, where the extension does not adjoin existing residential land, the risk of inappropriate urban sprawl is controlled by the proposed defensible landscape boundary formed by the identification of the Dublin Bay ONL and the visibility of development in the context of the ONL in relation to the site. Development within the extension area is wholly contained by the existing Wānaka Urban Growth Boundary (UGB) which is not proposed to be relocated in this application. This represents an efficient use of land through suburban infill. Matters relating to visibility and landscape context are comprehensively addressed within the Landscape and Visual Assessment submitted as part of this application.

The proposed informal recreation zoning and public lookout area are appropriately located within the area of highest amenity and public value. Existing informal use demonstrates that this location is already a highly valued destination, attracting significant public use despite its private, remote and informal nature. Formalising this area as public open space appropriately prioritises community access, enhances sense of place, public amenity and is in line with the greater strategic trails network including informally used trails, and those formally anticipated through the NSZ & SF Structure Plans. Additional trails will provide greater options and increase recreation values.

The development is well connected to existing infrastructure, vehicle and active transport networks. The Transport Assessment concludes that the development can be safely and efficiently serviced with appropriate intervention. The infrastructure assessment concludes the same. The proposed trail network will further enhance connectivity and expand recreational and commuter opportunities for a wide range of users.

The application of the Northlake Design Controls across the REA will ensure continuity of urban form and design quality in line with the surrounding Northlake development. The Design Controls have deemed effective in delivering strong urban design outcomes throughout completed stages of Northlake, including outcomes relating to connectivity, sense of place, passive surveillance, activation, safety, amenity and solar access.

As the Design Controls are generally more comprehensive and onerous than district plan standards alone and these controls are well understood and accepted by the existing Northlake community, it is anticipated that the resulting urban design outcomes will ensure a high quality urban design and built form outcome under the proposed PDP framework.

Retaining the mid-sized areas of remnant grey shrubland and the addition of the proposed revegetation planting will add to the sense of place and legibility to the Dublin Bay ONL and vegetation patterns, as well as adding additional ecological values. The intermingling of trails and vegetation will create a worthwhile amenity to residents and visitors. An indicative layout is shown in Attachment E.

Assessment Against QLDC PDP Provisions – Residential Extension Area

The Chapter 3 provisions relating to Urban Design have been reviewed as follows:

PDP Chapter 3 Strategic Objectives & Policies		
3.2.2 Urban growth is managed in a strategic and integrated manner		The REA is considered to represent well-managed urban growth, with the PPC framework enabling strategic assessment and ensuring integration with the adjoining urban form.
3.2.2.1	Urban Development occurs in a logical manner so as to 1. promote a compact, well designed and integrated urban form; 2. build on historical urban settlement patterns; 3. achieve a built environment that provides desirable, healthy and safe places to live, work and play; 4. minimise the natural hazard risk, taking into account the predicted effects of climate change; 5. protect the District's rural landscapes from sporadic and sprawling urban development; 6. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in. 7. contain a high-quality network of open spaces and community facilities; and 8. be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure	The REA represents a logical extension of the Wanaka urban form within the UGB. It incorporates existing trails, landscape-sensitive views, ecology, sense of place, amenity. The REA builds on the existing urban settlement pattern to the adjacent areas of Wanaka and does not constitute any notable extension beyond that pattern. The proposal does not amount to sporadic or sprawling urban development, and its location enables integration with existing infrastructure. Given the available connectivity and the site's natural features, the proposal is expected to provide a desirable, healthy, and safe living environment for future residents. The RE provides for Suburban Residential and Large Lot sites, which offers potential for a range of housing typologies. The additional zoned land in Wanaka will make a modest contribution toward improving access to housing options that are not currently readily available. The network of open spaces within the RE area will be of a high quality and significant community value.

3.2.3.2	Built form integrates well with its surrounding urban environment	The proposed zoning will mean that the resulting built form will integrate well with its surrounding environment, with this same zonings located to the east south and west.
3.3.14	Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin	The site sits within an existing UGB.
3.3.15	Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs	As above
3.2.4 The distinctive natural environments and ecosystems of the District are protected		The REA is considered to be aligned with this Strategic Objective where existing native vegetation is extended and consolidated in appropriate patterns, especially when viewed in context to sensitive environments such as the Dublin Bay ONL.
3.2.4.3	The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development	The Dublin Bay escarpment and Clutha River fringes have been acknowledged as ONL the values of the ONL have been maintained by avoiding development within the ONL
3.2.4.4	The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced	The existing approach to Stormwater management will be maintained in line with QLDC Standards.
3.2.4.5	Public access to the natural environment is maintained or enhanced	The additional connectivity offered by the proposed trails and public lookout will significantly improve public access to the natural environment.

The Chapter 4 Provisions relating to Urban Design have been assessed as follows:

PDP Chapter 4 – Urban Development Objectives and Policies

4.2.1 Objective - Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges		Urban Growth Boundaries are identified in the PDP as a tool for managing urban growth within clear and defensible urban edges. The Wanaka UGB is already in place, which encompasses the entire REA. Accordingly, as the REA is located within a UGB it is not proposed to amend the UGB.
4.2.1.1	Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements	
4.2.1.3	Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries	
4.2.1.7	Review and amend Urban Growth Boundaries as required, to address changing community needs, respond to monitoring evidence, or to enable appropriate urban development (having regard to Policy 4.2.1.4)	It is not proposed to alter the UGB
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	The Development is largely considered infill within the Wanaka urban / suburban area
4.2.1.4	Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with	The REA will give effect to this policy by providing feasible development capacity and urban growth opportunities that are reasonably expected to be realised within the UGB.

	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, ecological, heritage, cultural or landscape significance, or the risk of natural hazards limiting the ability of the land to accommodate growth d. the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities e. a compact and efficient urban form f. avoiding sporadic urban development in rural areas g. minimising the loss of the productive potential and soil resource of rural land; and h. a future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development Capacity	The development of the REA will assist in meeting anticipated medium-term housing demand. The REA will increase land supply and support market competitiveness. The REA design responds to existing site constraints, including topography and landscape features, can efficiently utilise existing infrastructure, and is capable of contributing to residential growth. The REA will deliver efficient urban form and will avoid sporadic urban development by providing for a logical extension of the existing urban area. Given the existing characteristics of the site, including its topography and vegetation, the proposal will not result in any notable loss of productive potential.
--	---	--

4.2.1.5	When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes	It is considered that the proposed REA will not adversely affect any Outstanding Natural Feature or Outstanding Natural Landscape.
4.2.1.6	When locating Urban Growth Boundaries or extending towns and rural settlements through plan changes to provide for urban development, have particular regard to minimising significant adverse effects on the values of open rural landscapes	The REA contains values of open rural land when assessed at an immediate scale. However the REA is mainly viewed as a slither of undeveloped land between developed land or in the context of developed land or land zoned for development such as Sticky Forest. Where the REA is viewed in context to the Dublin Bay ONL where any visible development will not be viewed in the context of other development to a similar extent visibility has been minimised.

Conclusion – Residential Extension Area

The REA represents an appropriate and logical extension of the existing urban form and is anticipated to integrate cohesively with the surrounding Northlake neighbourhood. The proposal promotes efficient and effective land use and ensures continued high quality residential outcomes.

The area is well connected for infrastructure, vehicle and active transport users, is contained within the projected Wānaka Urban Growth Boundary, and is appropriately constrained by the defensible landscape boundary in context to the Dublin Bay ONL.

Development within the extension area is expected to continue the established urban design quality, character and community achieved throughout the existing Northlake development.

The inclusion of formalising access to recreation spaces, public trails, open space, regenerative planting and the proposed lookout will provide positive public outcomes by enhancing connectivity, improving public amenity and reinforcing local identity and sense of place.

Overall, the proposed plan change to establish the REA is considered consistent with the strategic objectives and direction of the PDP and urban design best practice principals.

Prepared By:

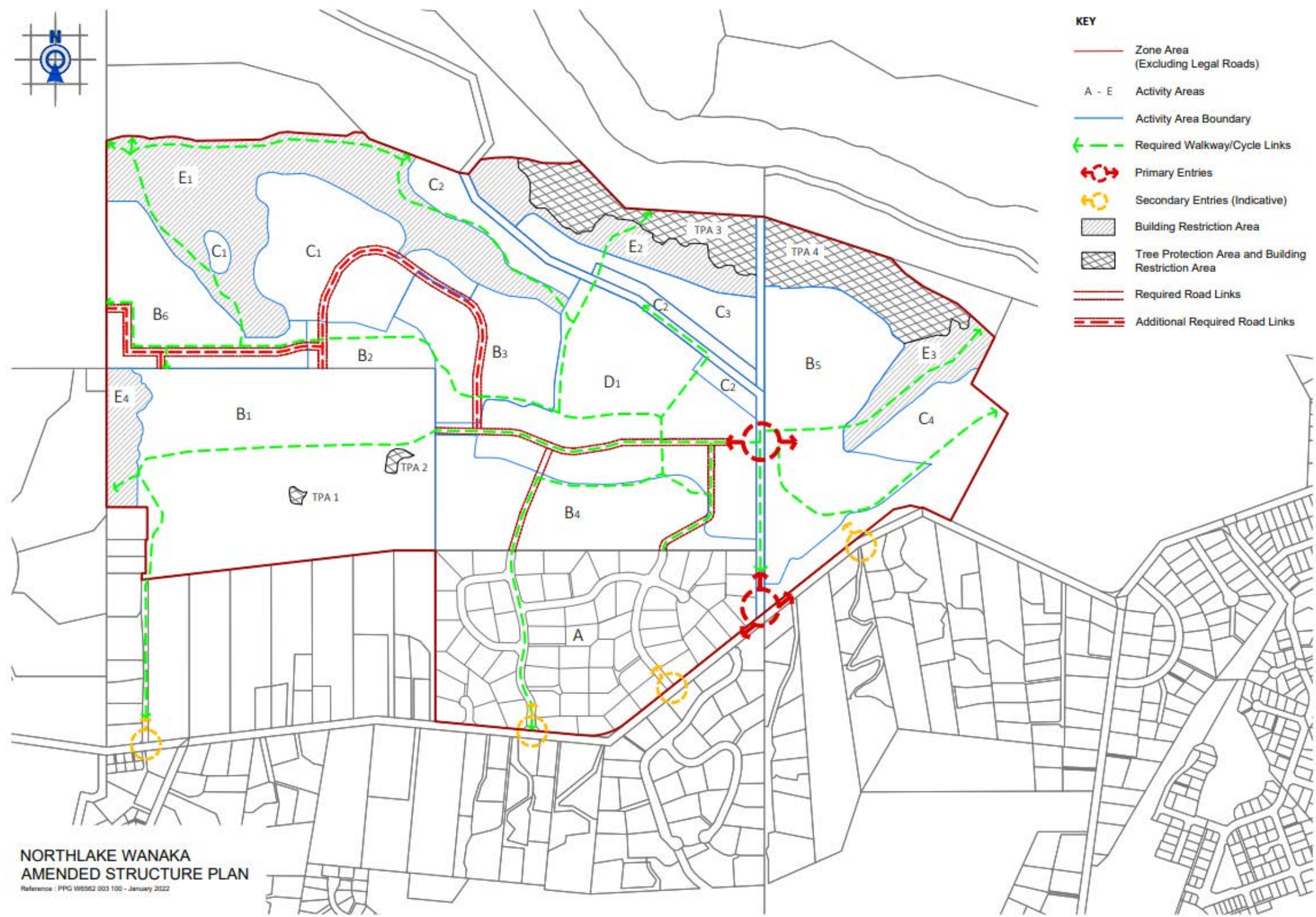


George Watts

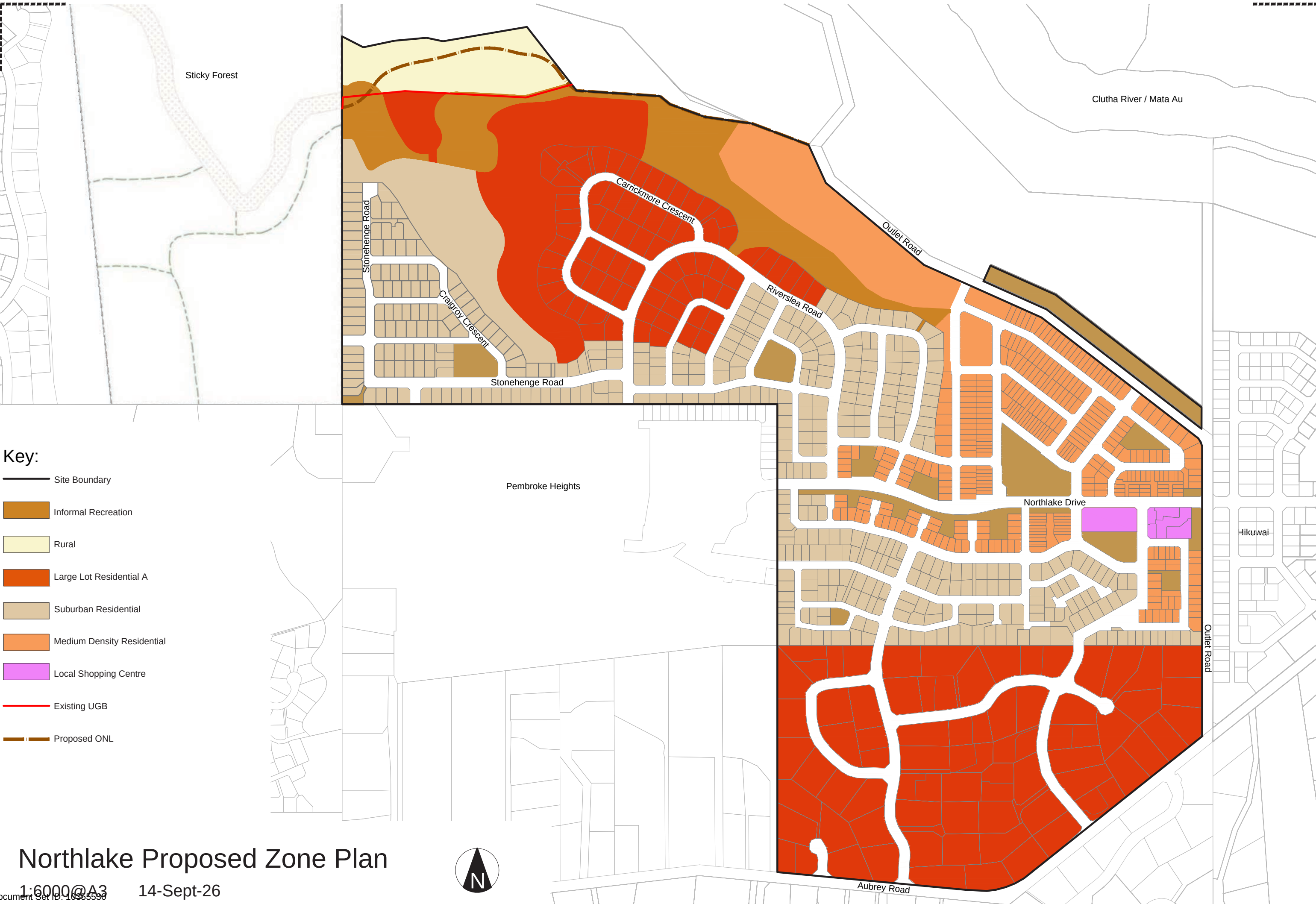
Landscape Architect / Urban Designer BLA (Hons)

NORTHLAKE SPECIAL ZONE - RULES

Northlake Structure Plan



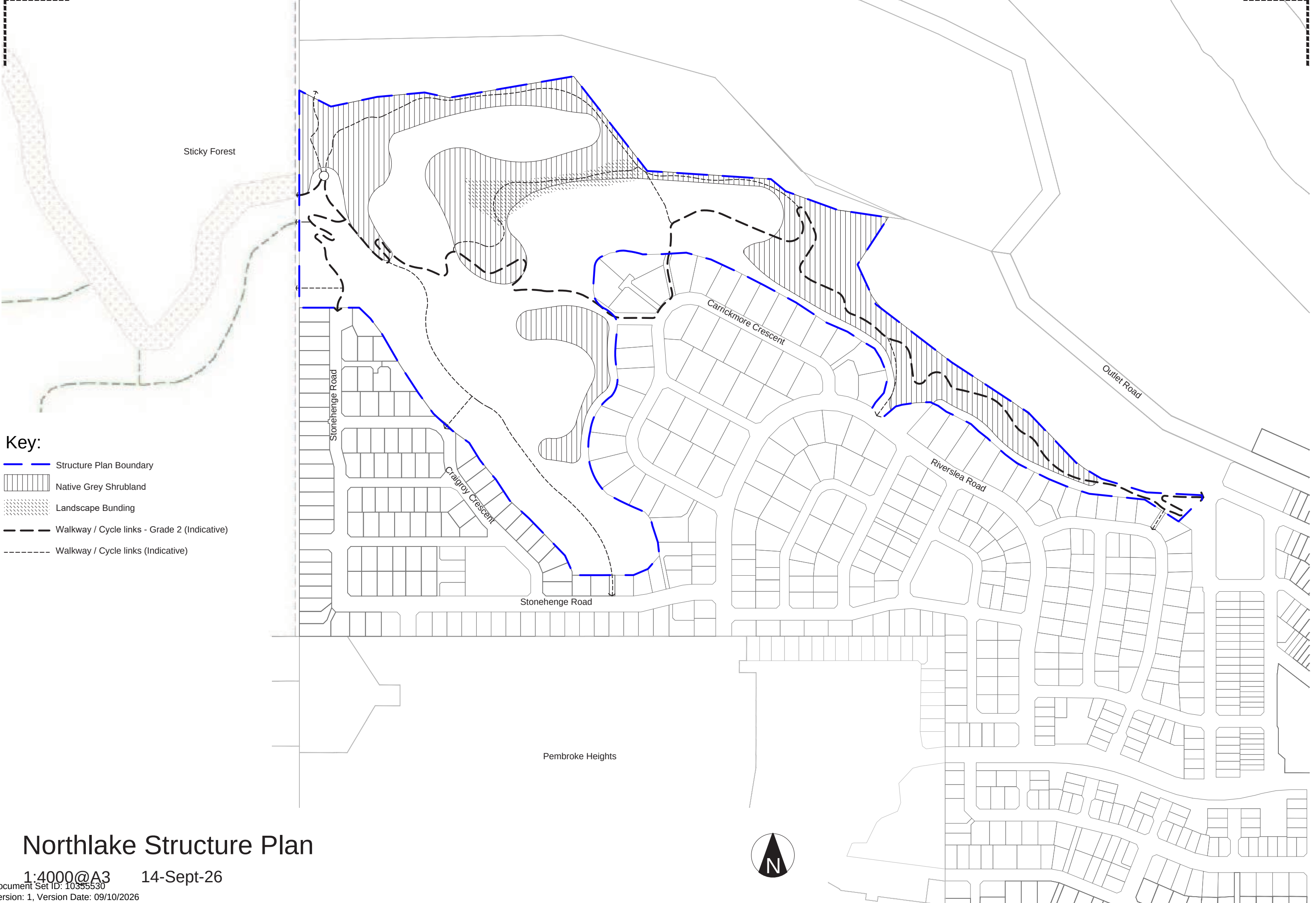
Attachment B



- 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

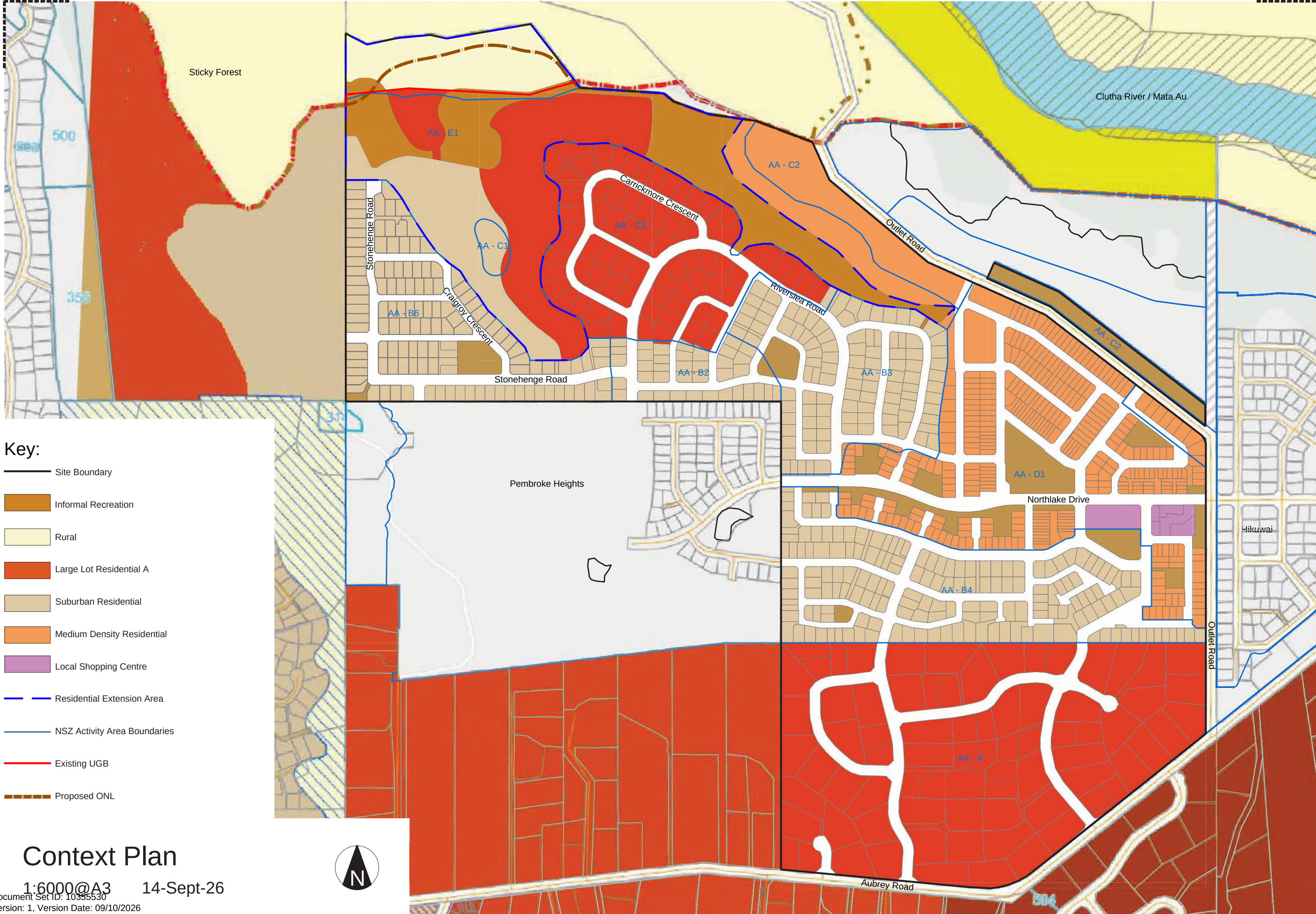
1:6000@A3 14-Sept-26



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

Northlake Structure Plan

Attachment D





N O R T H L A K E
wanaka

DESIGN CONTROL GUIDELINES
DESIGN YOUR OWN HOME LOTS



NORTHLAKE PHILOSOPHY

The stunning landscape of Northlake is deserving of protection, as is your investment in your Northlake property. Therefore, you need confidence that your neighbours in Northlake share the vision of a high-quality residential development, while also protecting Northlake’s natural environment and views.

Please note that Design Control Approval on the basis set out in these Guidelines is required prior to commencement of any work for building construction, landscaping and fencing, as well as future external additions or renovations (including colour change) on any Design Your Own Home Lot.

Design Control Approval is required prior to obtaining Queenstown Lakes District Council (“QLDC”) consent so please take a few minutes to read these Guidelines and ensure that your architect/home designer, landscape designer and builder are also familiar with them.

A key objective of these Guidelines is to ensure a high-quality built environment and to limit development to an appropriate and coordinated palette of materials in keeping with the Northlake setting.

In these Guidelines, “buildings” means any dwelling (including carports and garages), structure or accessory unit erected on a Design Your Own Home Lot.

These Design Controls shall be administered by Northlake Investments Limited (“NIL”) or such person appointed by NIL.

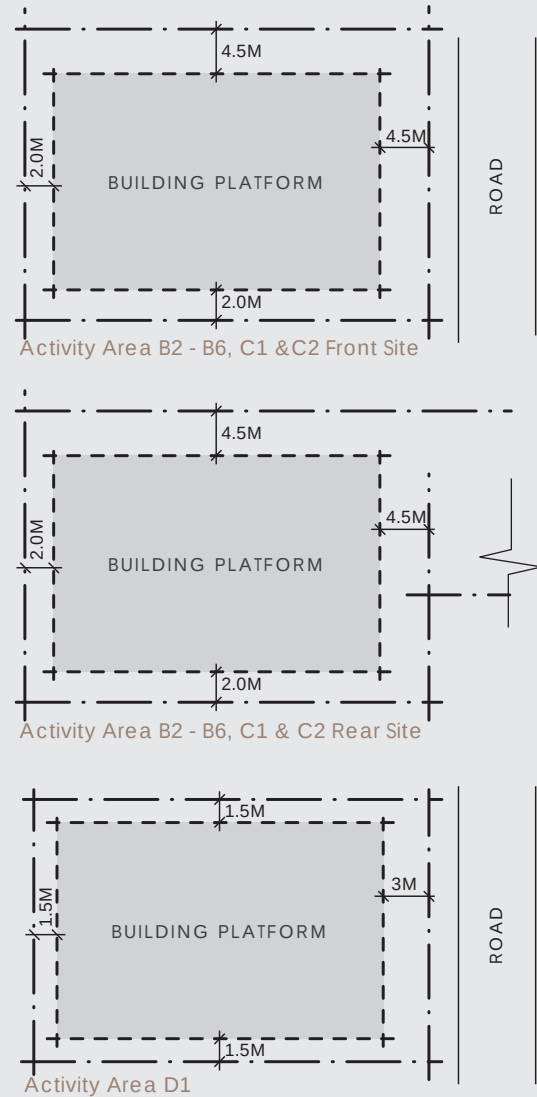
Please note, the Design Controls that apply to your lot at Northlake depend on the Activity Area in which your lot is located. Please take a minute to familiarise yourself with the Activity Area in which your lot is located (See Appendix).



BUILDING CONSTRUCTION CONTROLS

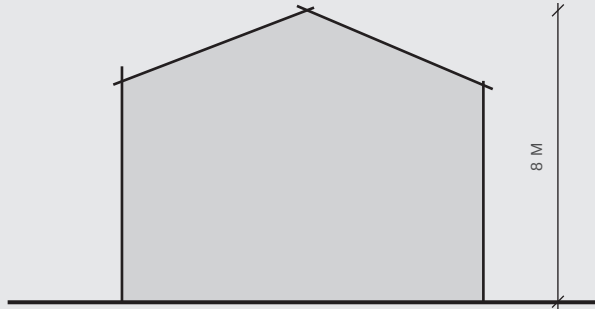
BUILDING SETBACKS

- Buildings on Lots located within Activity Area B2 - B6, C1 and C2 are not to be located within the following setback areas.
 - Road and access lot boundaries - 4.5 metres.
 - Internal boundaries – one setback of 4.5 metres and all remaining setbacks to be 2 metres.
 - Rear sites which do not front a road are to have two setbacks of 4.5 metres and all remaining setbacks of 2.0 metres.
- Buildings on Lots located within Activity Area D1 are not to be located within the following setback areas.
 - Road and access lot boundaries – 3.0 metres.
 - Internal boundaries - 1.5 metres.
- Garages and carports in all Activity Areas must be setback at least level with the front façade (i.e. the façade facing the road and access lot boundary) of the building.
- Nominated duplex sites where dwellings are anticipated as sharing a common wall are exempt from the internal boundary setback requirements.

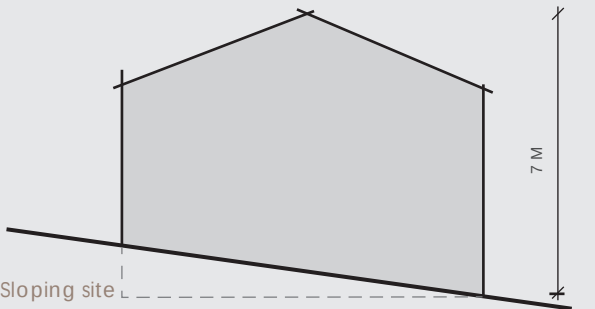


BUILDING HEIGHT

- Building height is limited to:
- Flat sites
 - 8.0 metres in Activity Area B2 - B6, C2 and D1 (as measured from the lowest floor level to the highest roof point directly above that level) provided that no part of any building shall be higher than 401.5 meters above sea level.
- Sloping sites (Greater than 6 Degrees)
 - 7.0 metres in Activity Area B2 - B6, and D1 (as measured from the lowest floor level to the highest roof point directly above that level).
- In activity area C1 buildings are limited to single storey and a maximum height of 5.5m
- In addition, in Activity Area B2 - B6 C1 and C2, no part of any building shall protrude through a recession line inclined toward the site at an angle of 40 degrees and commencing at 2.5 metres above ground level at any given point on the site boundary.
- The recession line shall not apply to Activity Area D1.



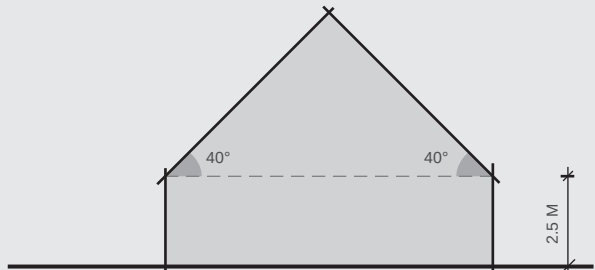
Flat site



Sloping site

CONTINUOUS BUILDING LENGTH

- Where the aggregate length along one elevation of the building (as measured parallel to any boundary or boundaries) exceeds 16 metres, either:
 - The entire building is to be setback an additional 0.5 metres for every 6 metres of additional length, or part thereof, from the minimum setback detailed above (Building Setbacks); or
 - The part of the building that exceeds the maximum building length is to be set back an additional 0.5 metres for every 6 metres of additional length, or part thereof, from the minimum setback detailed above (Building Setbacks).



Recession Line - Activity Areas B2 - B6 & C2 C1 only



BUILDING COVERAGE

- The maximum building coverage for all activities on any site shall be:
 - o Activity Area B2 - B6, C1 and C2 is to be 40% of the Lot area.
 - o Activity Area D1 is to be 65% of the Lot area.

CAR PARKING

- Car parking is to be provided on the Design Your Own Home Lot for at least two cars (one park must be provided for in a garage / carport).
- Carparking and driveways should occupy no more than 40% of the street frontage.

ONLY ONE DWELLING ON A SITE

- Only one dwelling is permitted for each Design Your Own Home Lot, being a single unit dwelling. The dwellings floor area shall be no less than 70m² for those located in the D1 activity area, or 120m² for all other activity areas (area is inclusive of carport or garage but excluding verandas and patios).
- The exception to this requirement is where duplex lots, capable of containing two dwellings and of being further subdivided are identified by the developer. In this case, two dwellings sharing a common wall may be erected on the lot. The lot may then be further subdivided. The lot may not be subdivided prior to the dwellings being complete. The design controls as noted in this document shall otherwise generally apply.

ROOF

- Primary roofs are to be simple gables with no hips or valleys. The primary roof pitch must be between 20° and 40°. Flat roofs (with a roof pitch of less than 4°) when required, are to be linking structures only, adjacent to the primary roof or garage/carport roofs.
- All metal chimney flues and other roof penetrations should be enclosed or painted to make them less visually obtrusive. Colour and reflectivity is to be as set



Simple gabled roof

out in these Guidelines (General Building Controls).

- Mono-pitch roof forms will be assessed on a case by case basis. Acceptance is at the discretion of NIL. The architectural designs must be of a higher than average standard and demonstrate how it is appropriate to the land form and or visual impact on the wider area.
- All roof cladding shall be in the following only:
 - o Metal Roofing (limited to tray, 5 rib, solar rib, Hi 5& corrugate)
 - o Cedar Shingles
 - o Slate
- All roofing details (spouting, downpipes and flashings) are to match the roof or wall colour but in any event are subject to the colour and reflectivity controls specified in these guidelines (General Building Controls).

CLADDINGS

- All dominant exterior wall cladding shall be in the following only:
 - o Horizontal or vertical weatherboards (limited to cedar, other natural timber or linea)
 - o Board and batten
 - o Schist
 - o Plaster (if used in conjunction with feature claddings)
 - o Vertical metal tray profile wall cladding to match the roof cladding
- The following exterior wall claddings are permitted as architectural features only:
 - o Titan / Axon
 - o Bagged brick
 - o Stack bond masonry block
 - o Corten steel
 - o Precast or Insitu concrete

GENERAL BUILDING CONTROLS

- Front doors should be visible from the street
- Building orientation should be to maximise solar gain with habitable rooms on northern aspect and garages on the southern where practicable.
- Buildings should generally be oriented toward the street and public spaces, with habitable rooms overlooking these areas where practicable.
- The design of all buildings shall be in line with the vision for Northlake of a high quality residential development.
- All buildings and fences must be constructed and finished as per best practices.
- All exterior wall and roof claddings, window and door joinery, and other external architectural features shall be dark recessive colours in the range of brown, grey and black only and shall have a maximum reflectivity of 36% (save that sheet metal roofing and chimney colours shall have a maximum reflectivity of 25%)



Corten Steel and Vertical Cedar



Horizontal cedar weatherboard



Stack bond masonry block



Tray cladding



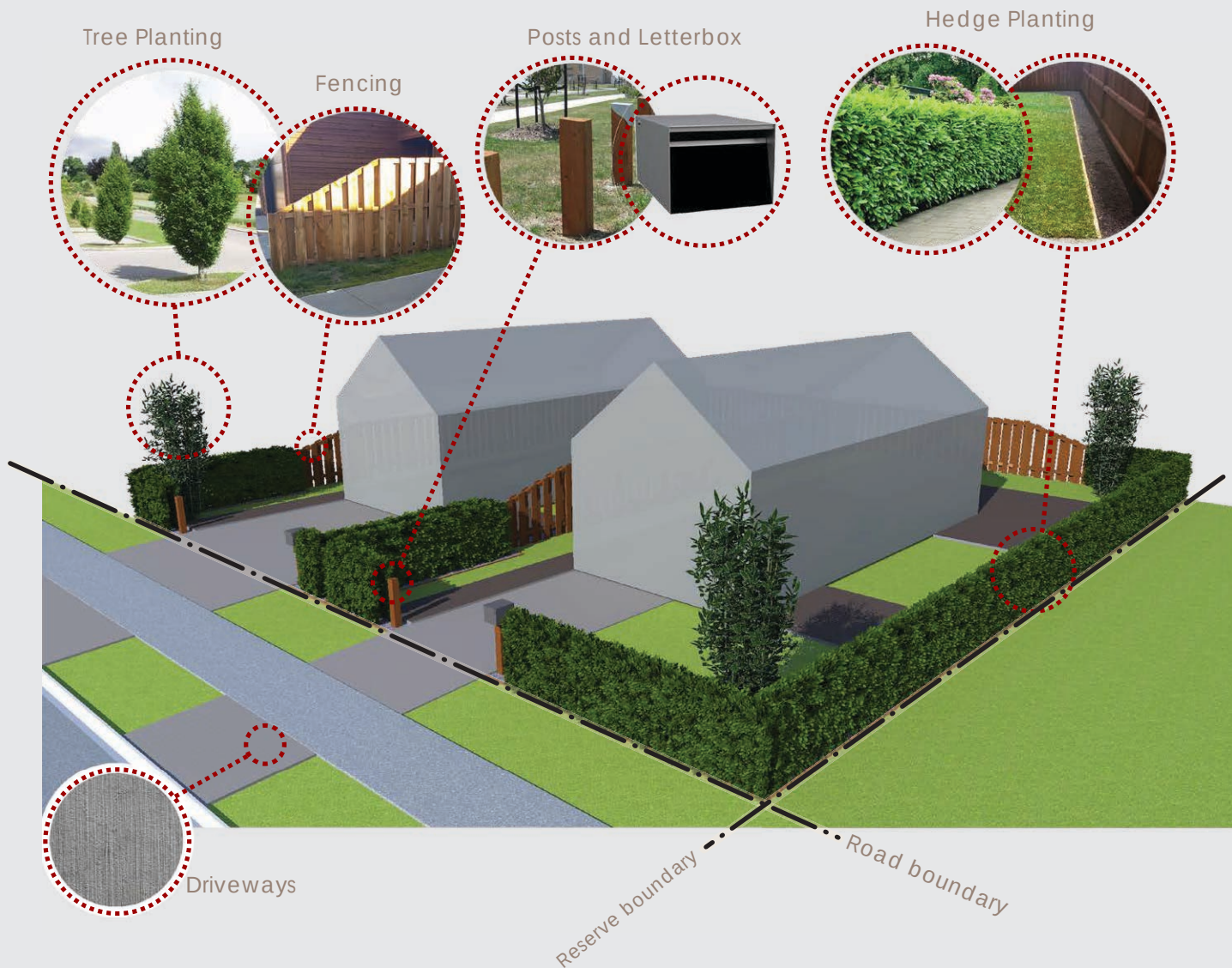
5 Rib roof, titan board, vertical cedar and board & batten

<https://winton.nz/our-projects/northlake>

LANDSCAPE CONTROLS

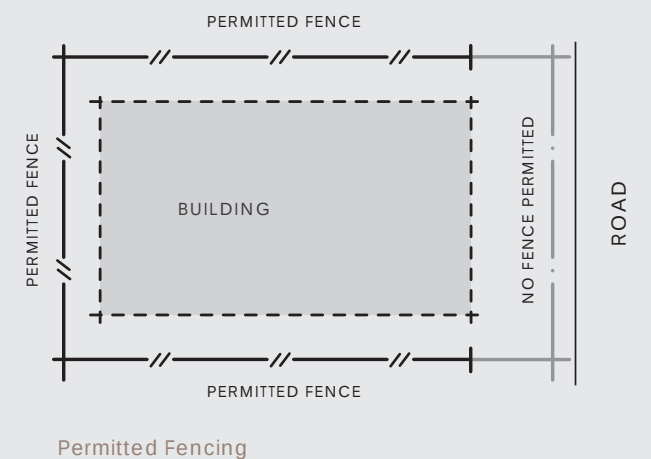
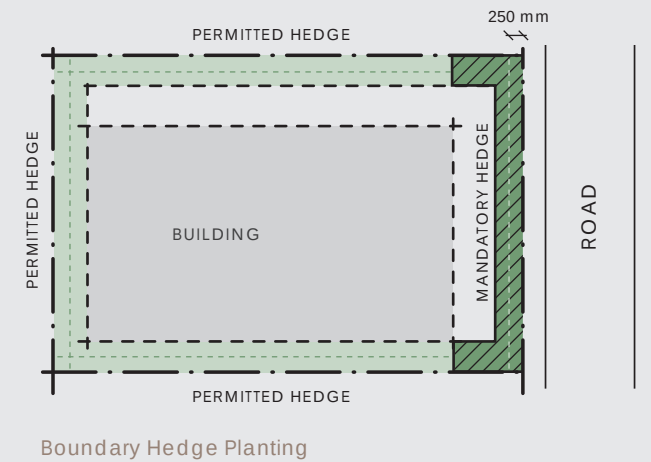
The Landscaping to your Lot frontage will help preserve the neighborhood amenity of the high-quality Northlake development. The objectives of the below controls are to create a green landscaped frontage to each Lot and protect the quality of views, streetscapes and reserves.

All design review applications must include a landscaping plan which adheres to the landscaping controls set out in these guidelines. All landscaping must be constructed strictly in accordance with the approved plan(s).



BOUNDARY HEDGE PLANTING- Activity Areas D1 & B2-B6

- All common boundaries with a road, access Lot, reserve, or residential Lot where paling fence is not permitted must be planted with a hedge. On all other boundaries hedges and / or mass planting as a boundary treatment is encouraged in place of solid fencing.
- Hedge plants are to be a minimum of 1000mm high at the time of planting and a maximum of 600mm apart (stem to stem).
- Hedging is to be clipped and maintained to a height of 1200 – 1800mm and max width of 1000mm.
- Lots within Activity Area C1 do not require Boundary hedge planting See.
- Lot boundaries to the E1 Activity Area must be planted with a hedge or native planting maintained between 1500 -2200mm high.
- Hedge species are to be *Griselinia littoralis* or *Prunus lustanica*.

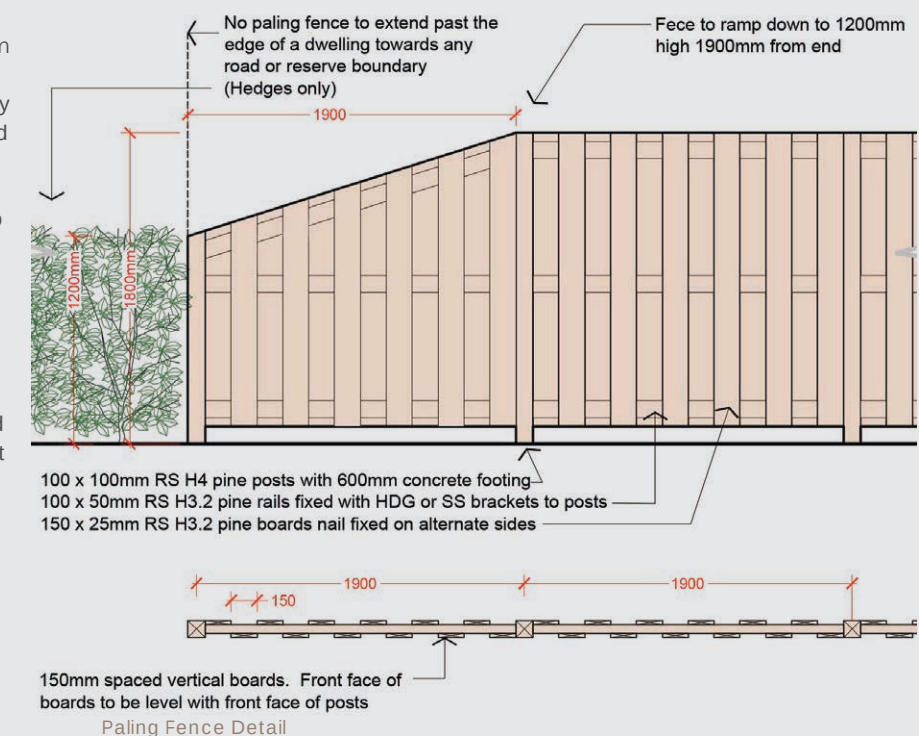


BOUNDARY PLANTING - Activity Area C1

- Where any residential site boundary adjoins the Building Restriction Area E1 shown in the QLDC Northlake Special Zone Rules, planting within a four metre setback from that boundary shall achieve 100% coverage using kanuka, red tussock, coprosma, pittosporum and hebe species, with a minimum of two of these species.
- Where a batter gradient greater than 1:5 slopes towards a road, reserve or access Lot the batter must be planted to achieve 100% coverage in native plant species. Planting of non native plant species will be assessed on a case by case basis. As a minimum planting shall extend back to be in line with the front facade of the building.
- Boundaries between residential Lots are encouraged to be delineated by planting rather than solid fencing.

FENCING

- Paling fencing to a finished height of 1800mm above existing ground level (at time of title) may be erected on each common boundary to a residential Lot. The fence is not to extend past the façade of the dwelling towards any road, access Lot or reserve. Fencing is to be as per the detail below. Additional palings to fill the gaps either side is permitted.
- No paling fence is permitted on any road, access Lot, reserve boundary or boundary to the E1 area as shown on the Northlake Special Zone Stucture Plan.
- Post and wire fencing to 1m high is permitted where paling fencing is not. This fencing must be constructed on the dwelling side of a boundary hedge.
- Fencing shall be of a high level of workmanship, straight between points, and free of obvious humps and hollows. Fences are to be natural timber, or stained black or dark brown.
- Lots within Activity Area C1 do not require a boundary fence



TREE PLANTING

- All Lot owners are to plant at least one tree within 2m of each road or reserve boundary. This is to be selected from the following species: Oak, Elm, Birch, Maple, Plane, Beech, Walnut, Ash, Cherry, prunus, Magnolia, Camellia or Alder.
- Trees are to be >2.5m in height at the time of planting.
- No trees over 4m are allowed within 2m of a neighboring residential lot.

MACROCARPA POSTS AND LETTERBOX

- Two Macrocarpa posts are to be added to each side of your driveway in line with the boundary, one of which is to hold the letterbox.
- Posts are to be 200mm square and 1m in height from driveway level.
- Posts are to be < 250mm from the driveway edge.
- The letterbox is to have a maximum dimension of 400Wx400Dx400H
- The letterbox is to be black, natural timber or steel in finish and must be built for purpose.

DRIVEWAY

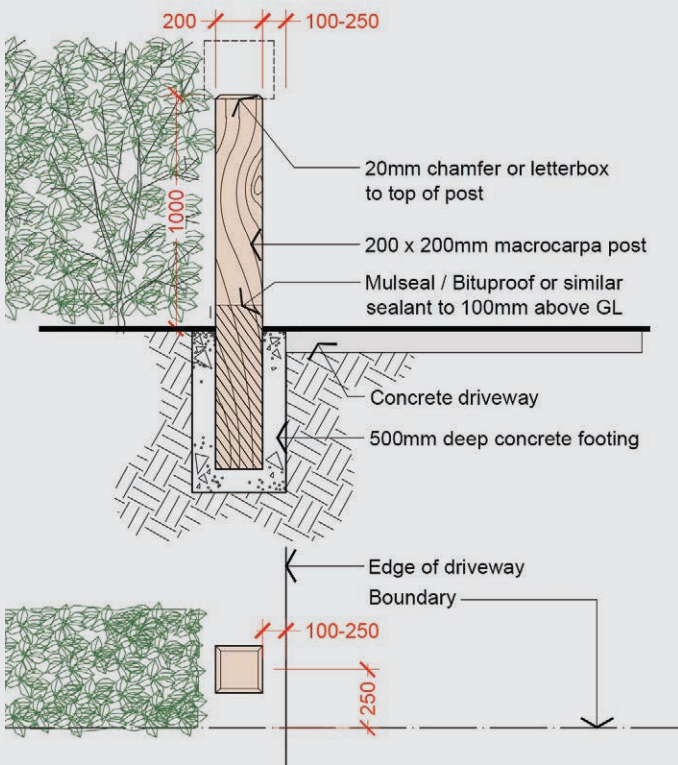
- Owners are responsible for constructing their own driveway to connect with the relevant road / access lot.
- All driveways shall have a brushed or exposed aggregate concrete finish, no tints are permitted.
- Driveways shall be evenly flowing between points and have no obvious humps or hollows.
- No driveway shall have a width greater than 6m or less than 3m where it meets the carriageway of the road or access Lot.

GENERAL LANDSCAPE CONTROLS

- Garden sheds or other structures over 1.2m in height are only permitted with prior written approval NIL or their successor.
- Pergolas, shade structures, carports and outdoor fires are to have an LRV of less than 36% or be constructed of natural timber, steel or stone. Transparent plastics are not permitted.
- Rubbish bins, washing lines, heat pump compressors and other utilities shall be screened with planting or a timber screen from roads, access Lots and reserves.
- All landscape lighting shall be downlighting with a hidden light source.
- No gates or obstructions across driveways are permitted.
- Retaining walls shall be square post and lagging stained black or neatly stacked local schist
- The stone retaining walls, post and rail fencing and hedges planted on lots 490, 535, 524, 523, 515 and 516 shall be maintained by the lot owner in perpetuity. Any plant that dies shall be replaced by another of the same size and species.



Griselinia Littoralis Hedge



Macrocarpa Post Detail



Typical Northlake Shade Structure and Fireplace

MAINTENANCE AND RULES

- Paint, stain and other finishes on buildings and fences shall be maintained and reapplied as weathering affects color strength over time.
- If any tree planting or boundary hedge planting required in these guidelines is to become sick or to die, it is to be replaced within one month. Replacements to make good defects shall be true to the heights and species specified.
- Boundary Hedges are to be neatly clipped and maintained to the height and width specified.
- No car, boat or motorbike or other vehicle shall be parked overhanging a footpath these shall be contained entirely within residential Lots or 'on street' parking spaces.
- Before, during and after construction, no vehicle shall be parked or driven on a grassed area such as road verges. This includes any vehicles associated with your builder or any subcontractors.
- Laydown areas for building materials and other associated materials are to be located within your private Lot.
- Lots are to remain free of litter. This includes, but is not limited to, items such as plastic bags, rubble, dead vegetation material, rubbish which has migrated to the Lot in the wind, or larger items requiring removal by machine.
- Grass and weeds on vacant Lots shall not be allowed to exceed 100mm in height. Following construction, no weeds over 100mm in height within any residential Lot shall be visible from any road access Lot or reserve.
- In accordance with clause 8.3 of the Restrictive Covenant attached to every title, NIL may seek to recover any costs directly or indirectly attributable to breaches of the design controls. You may also be liable for any legal costs incurred by Northlake in further enforcement action should breaches continue.

APPROVAL PROCESS

- Owners or their agent shall submit the Approved Building Plan Submission Form (located at the end of this document) and all relevant information required to NIL
- NIL will consider the submission and respond in writing within 20 working days of receipt of a fully complete submission, either providing the Owner/Agent with Design Control Approval or suggesting amendments to the submission.
- If the response is a Design Control Approval, the



Downlighting



Outdoor area



- Owner/Agent can apply for the necessary QLDC consents.
- Alternatively, if NIL does not provide a Design Control Approval, then the Owner/Agent may work with NIL to amend the submission so that a Design Control Approval can be issued.
- The Owner (or agent) may only apply for and proceed with any building consent from QLDC after written Design Control Approval is obtained from NIL.
- Owners shall not undertake any construction on any Lot unless NIL has issued a Design Control Approval for that Lot and such construction must comply with the Design Control Approval issued by NIL.

Note: The construction of a dwelling or landscaping that does not fully comply with the Approved Building Plans will need to be rectified at the Owner(s) expense.

DESIGN APPROVAL FEE

- The fee for submitting an Approved Building Plan Submission Form to NIL shall be \$575 Inc GST.
- This fee covers the issue of a single Approval.
- Where further submission(s) of plans are requested, then NIL reserves the right to charge further fees in order to cover its costs.

• CONSTRUCTION BOND

- A refundable construction bond of \$2500 (No GST) is required to be paid before design approval can be issued by NIL.
- The bond will be held by NIL and will become repayable when:
 - All building and landscaping works are fully complete as per the approved plans.
 - Any damage to surrounding areas (public or private) that have occurred through building activities have been fully repaired or reinstated to the satisfaction of NIL. *This includes the repair of any grass verge that adjoins your Lot.*
- The Owner shall contact NIL when they have obtained the necessary QLDC Code of Compliance Certificates for the Northlake Home. The Owner shall then allow NIL reasonable access to inspect the building and landscaping works against the approved plans.
- If the Owner has not complied with the Design Control Approval and/or there has been damage caused to surrounding areas, public or private, NIL may utilise the bond in remedying such non-compliance or damage. Any additional costs may also be recovered from the Owner.

TIMING OF CONSTRUCTION

- Once construction has commenced, the exterior of all buildings must be completed within 12 months of the date of commencement.
- Landscaping and fencing must be completed within three months of the date of completion of the exterior of the dwelling.
- No Non-approved buildings or structures are

permitted on any Lot outside of the permitted construction period.

GENERAL INFORMATION

NIL AND ITS APPOINTED PROFESSIONALS

- When Northlake Investments Limited or its assignees no longer own any Lots within Northlake, then NIL shall use reasonable endeavors to assign responsibility of the Guidelines to a resident's association or similar (if one exists) or to a committee of Owners on a basis to be agreed. In any event, NIL's responsibility shall cease on the date 15 years after the first title in Northlake was issued.

WAIVER

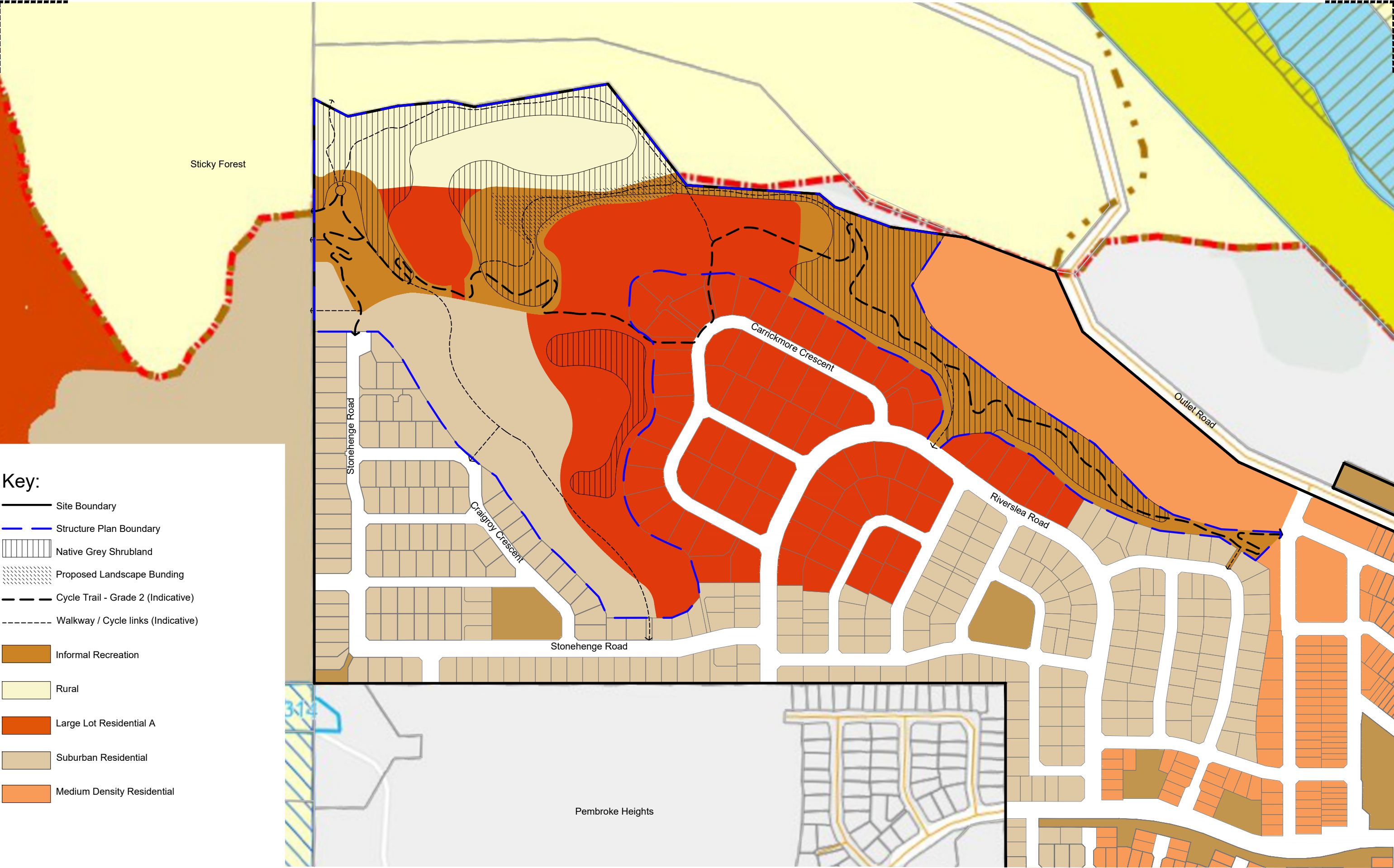
- NIL may, if it sees fit and whilst having regard to the unique circumstances of each Northlake Lot:
 - Alter or waive any of the processes set out in these Guidelines; and/or
 - Waive or vary any of these Guidelines (provided it is satisfied that the result is consistent with the overall vision for its development at Northlake in its sole discretion).
- NIL shall not be liable to any Owner or any other person for any loss, damage, claim or expenses (including where such loss, damage, claim or expense arises from the approval or non-approval of an application under these Guidelines, any failure to meet the timeframes stated in these Guidelines or performing any function under or in relation to these Guidelines).
- NIL shall be entitled to amend or add to these Guidelines from time to time without notice.
- Fees may be amended by NIL at any time without notice, but in any event shall represent the reasonable cost to NIL in connection with the Design Control Approval process.

CONTACT DETAILS

Northlake Design Controls

Email: design@northlake.co.nz

Postal: PO Box 818, Wanaka



Northlake Structure Plan Overlaid Zone Plan

1:4000@A3 14-Sept-26

