



Proposed Plan Change Graphic Attachment to Landscape Assessment Report

24 September 2026

Document Information

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Northlake, Wanaka
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Northlake Investments Limited
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Data Sources
The following data sources have assisted with creating this document and were accessed after 14.10.2025.

NZ Topo Map LINZ	Queenstown Lakes District Council	GRIP MAPS Winton
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Proposed Plan Change Location and Context

Legend

Proposed Plan Change

Standardised Zones (SZ)

Proposed Plan Change - Residential Extension Area (REA)



Source: GripMap
Scale: 1:25,000 @ A3

0

200

500

1000

1500m

Extent of Receiving Environment and Topography

Legend

Proposed Plan Change

Standardised Zones (SZ)

Proposed Plan Change - Residential Extension Area (REA)

Extent of the Receiving Environment

A topographic map of the Wānaka region in New Zealand. The map shows Lake Wānaka, surrounding hills, and various towns including Wānaka, Albert Town, and Maungawera. A dashed black line outlines the 'Extent of the Receiving Environment'. Within this area, a red shaded region indicates the 'Proposed Plan Change - Residential Extension Area (REA)'. The map also shows various roads, rivers, and geographical features like Maungawera Valley and Clutha River.

Source: Topo50 NZ
Scale: 1 Square = 1km x 1km

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Proposed Plan Change

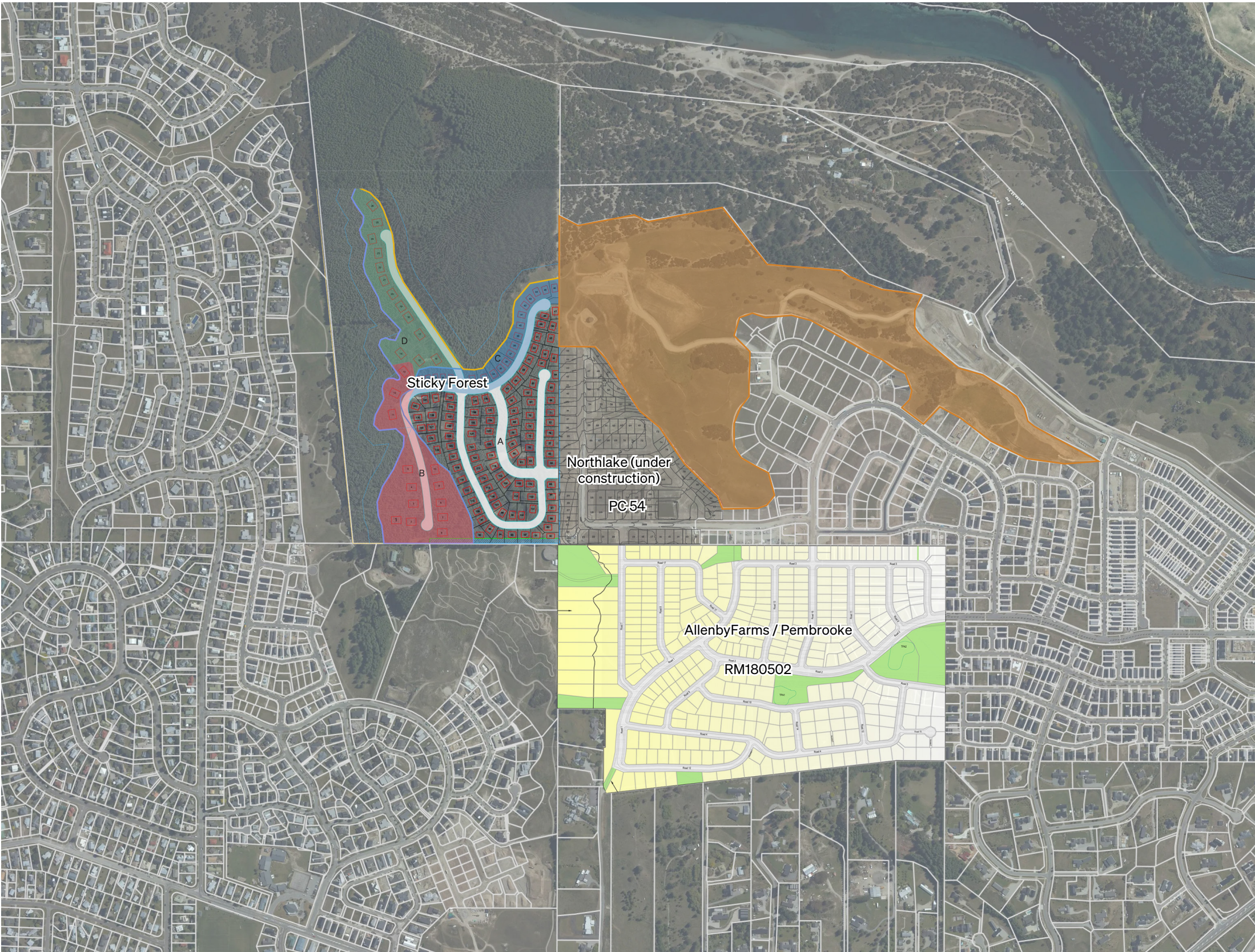
Northlake Extension and Plan Change

04

Consented Development Context Plan

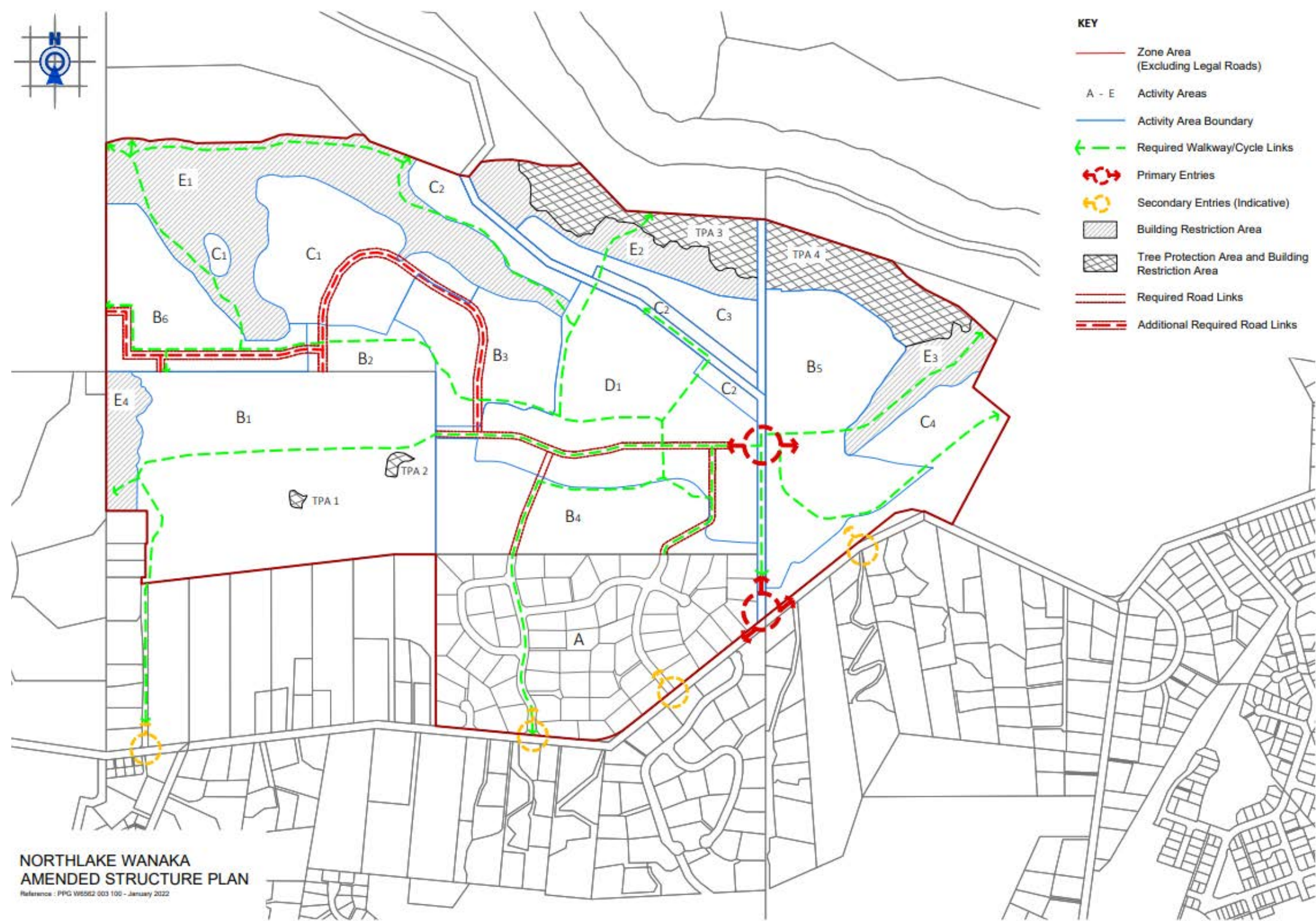
Legend

Proposed Plan Change - Residential Extension Area (REA)



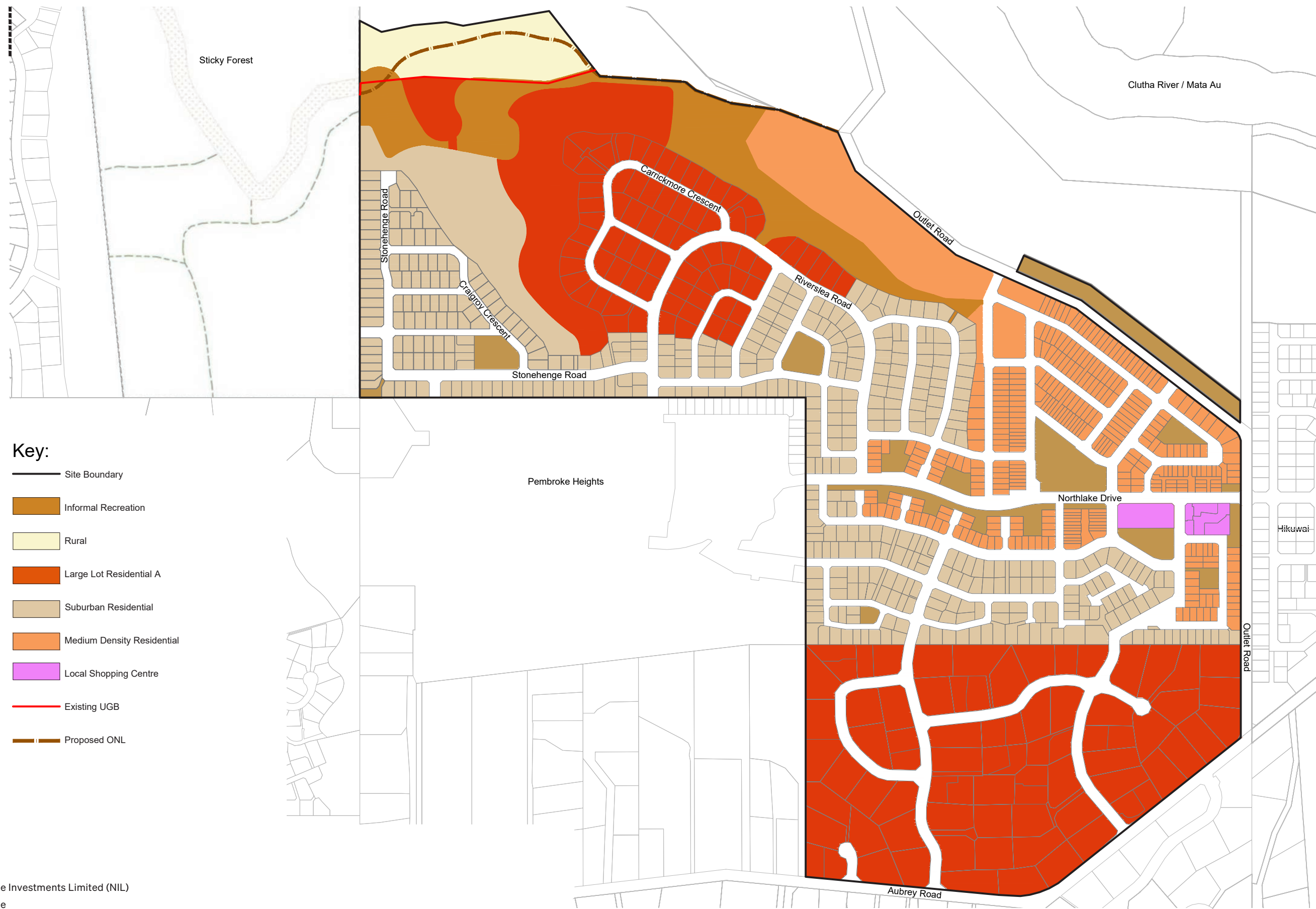
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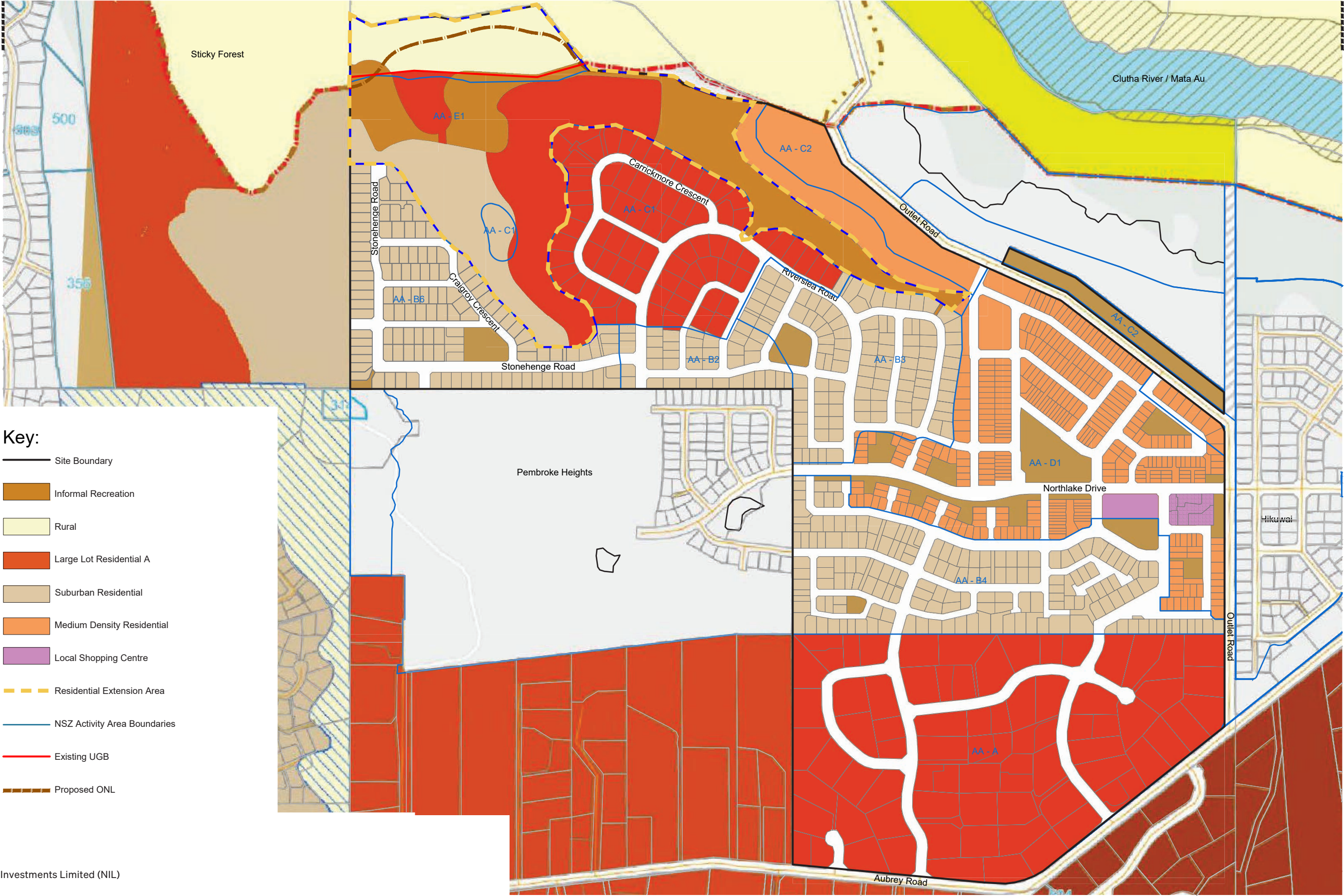
Source: districtplan.qldc.govt.nz
Scale: not to scale

Application Site - Proposed Standardised Zoning (NSZ)



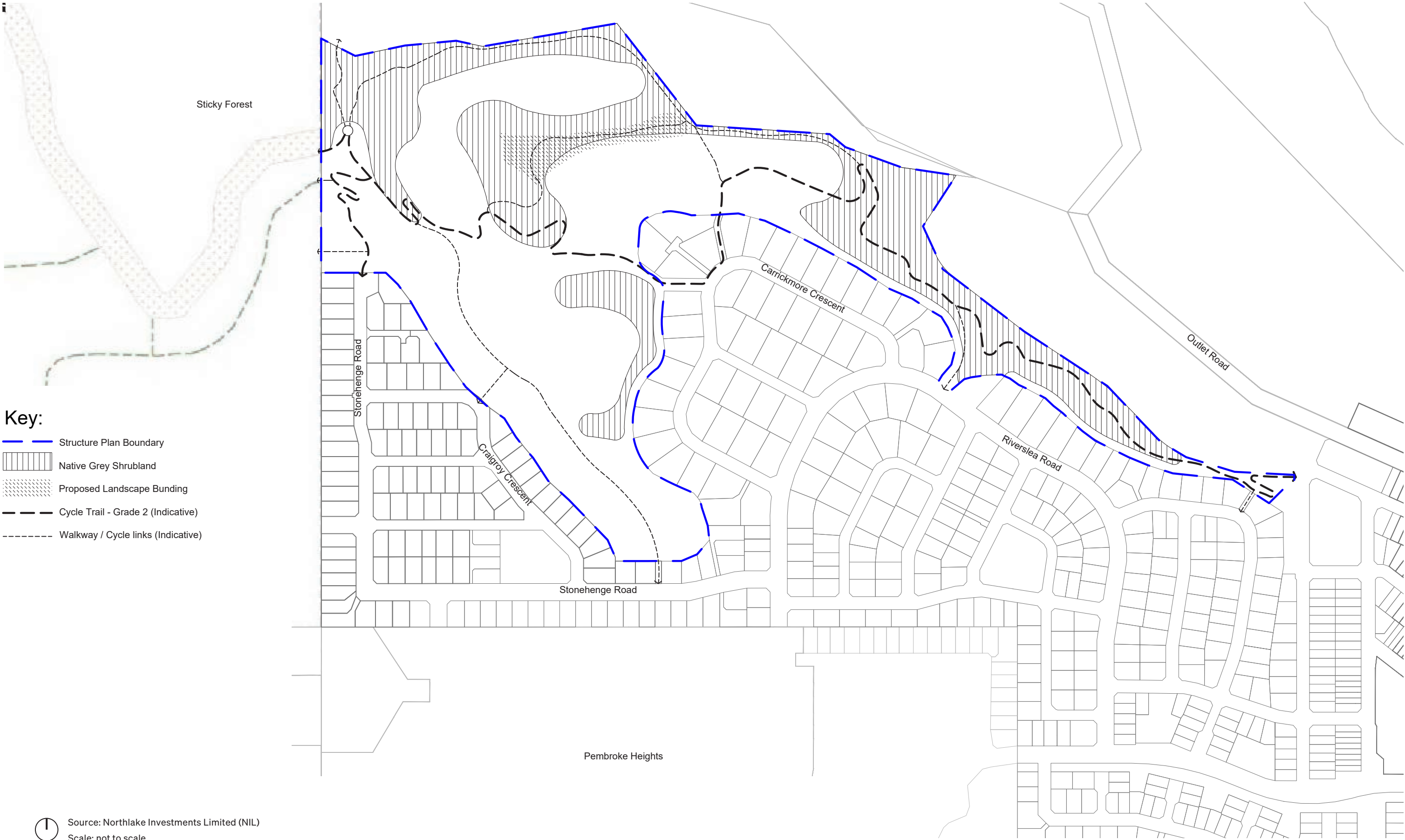
Source: Northlake Investments Limited (NIL)
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Zone Context Plan and Proposed Re-Zoning Overlay



Source: Northlake Investments Limited (NIL)
Scale: not to scale

Northlake Residential Extension Proposed Structure Plan



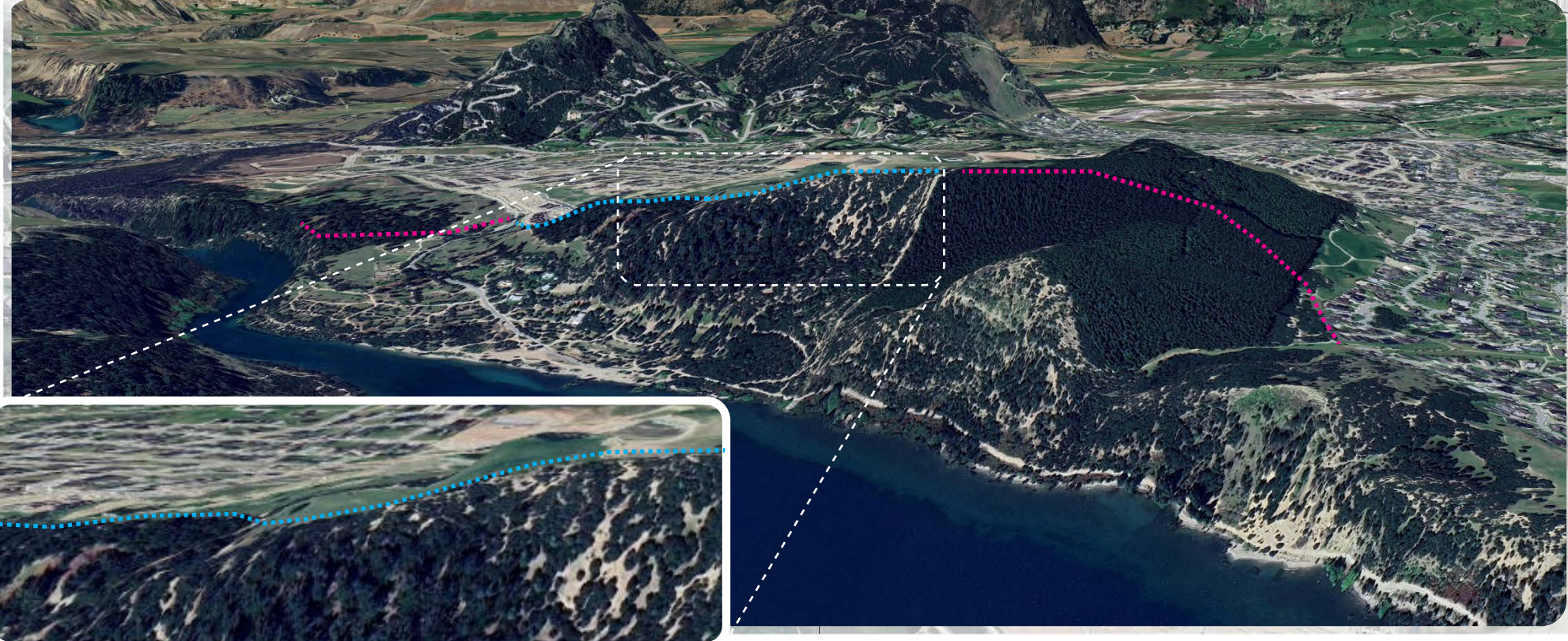
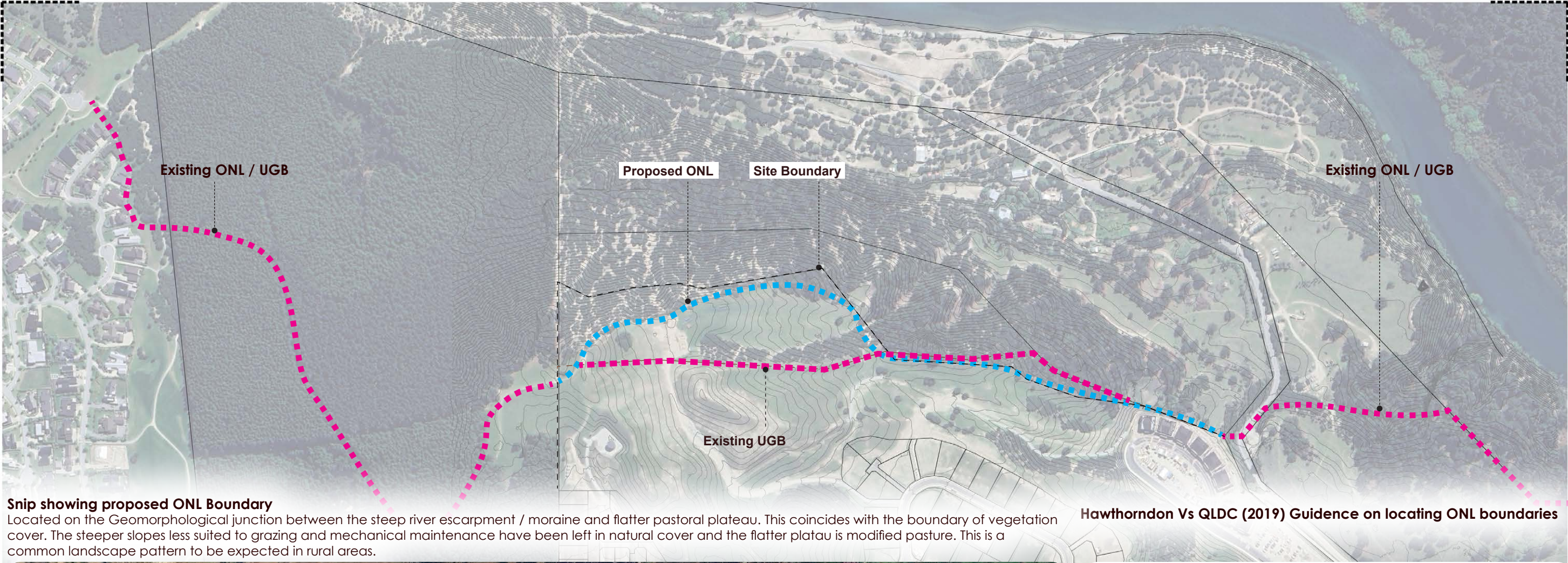
Source: Northlake Investments Limited (NIL)
Scale: not to scale

Northlake Plan Change - Indicative Layout



Source: WINTON
Scale: not to scale

Proposed Plan Change - ONL Boundary Location



Source: WINTON
 Scale: not to scale

5.6 Interim Decision 2.1 of the Environment Court, issued in 'Topic 2' of the Stage 1 PDP appeals (the Rural Landscape bucket of appeals),¹⁸ issues some principles for landscape assessment that were considered pertinent to its determination of appeals that sought to dispute ONL or ONF boundaries. Paragraph 80(b) states:

- (b) *we agree that ONF and ONL boundaries should be legible and coherent to the community. That is a factor against which we evaluate the expert evidence. Related to that, we also accept the consensus opinion in the Landscape Methodology JWS that:*
 - (i) *geomorphological boundaries are a desirable first preference for determining appropriate ONL and ONF boundaries;*
 - (ii) *acceptable alternative boundaries, if geomorphology does not so assist, include marked changes in land cover or use patterns (and, potentially, road corridors); and*
 - (iii) *localised cut-outs from ONL or ONF boundaries, for example for developments, are not generally appropriate where evaluation demonstrates that, with the development included, the landscape or feature remains an ONL or ONF (eg by reason of its scale or character).*

Viewpoint Location Map

Legend

Northlake Special Zone

Proposed Plan Change

Standardised Zones NIL

Proposed Plan Change - Residential Extension Area (REA)

Viewpoint location

Source: GripMap
Scale: 1:25,000 @ A3

0

200

500

1000

1500m

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Document Set ID: 10355532
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Proposed Plan Change

Northlake Extension and Plan Change

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Viewpoint Location Panoramas



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



Viewpoint 2: Located approximately 3km along the Deans Bank Track adjacent to the picnic table and scenic rest stop, looking southwest towards the Site at a distance of 1km.



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



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



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



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



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



Viewpoint 5: Located adjacent to the Hidden Hills Mt Iron Carpark, accessed from the end of the Hidden Hills Drive cul-de-sac, looking northwest towards the site at a distance of 1.6km



Viewpoint 6a. Aubrey Road looking northwest towards the site at a distance of 1.9km



Viewpoint 6b. Aubrey Road west of Kanuka Rise intersection, looking northwest towards the Site at a distance of 1.7km



Viewpoint 7a: Anderson Road, looking north towards the Site at a distance of 1.3km



Viewpoint 7b: Anderson Road, looking north towards the Site at a distance of 1.2km



Viewpoint 8. Located at the summit of the Kirimoko bike trail, adjacent to the water tanks, look northeast on the Site boundary.



Viewpoint 9a. Located within Northlake, on Carrickmore Crescent, Northlake looking west towards the proposed extension area of the Site at a distance of 50m



Viewpoint 9b. Located within Northlake, on Carrickmore Crescent, Northlake looking west towards the proposed extension area of the Site at a distance of 50m



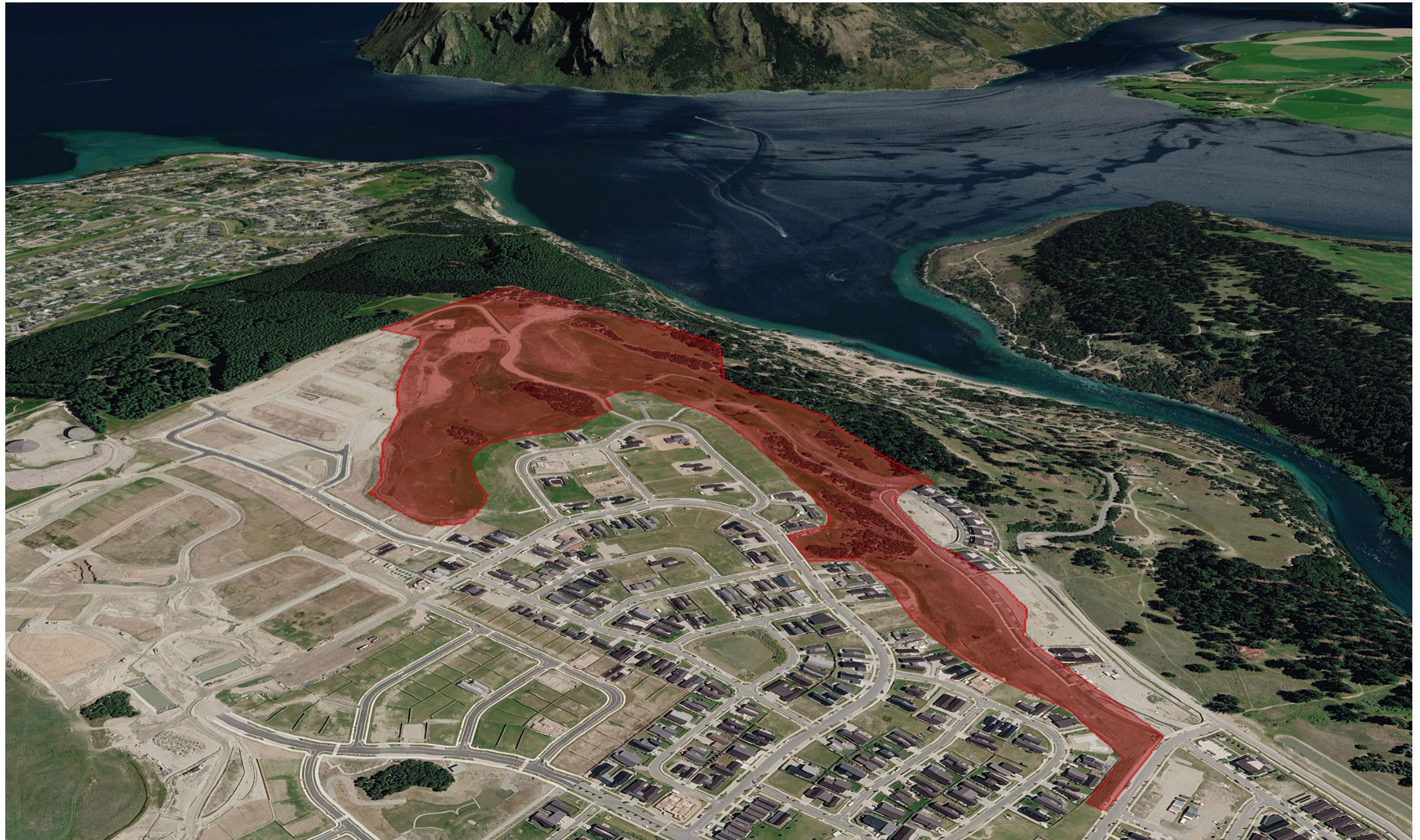
Viewpoint 10: Located within the Site, at the end of Lammermoor St, Northlake looking northwest towards the proposed extension area of the Site at a distance of 150m

Aerial View with Proposed Development Overlay - 1



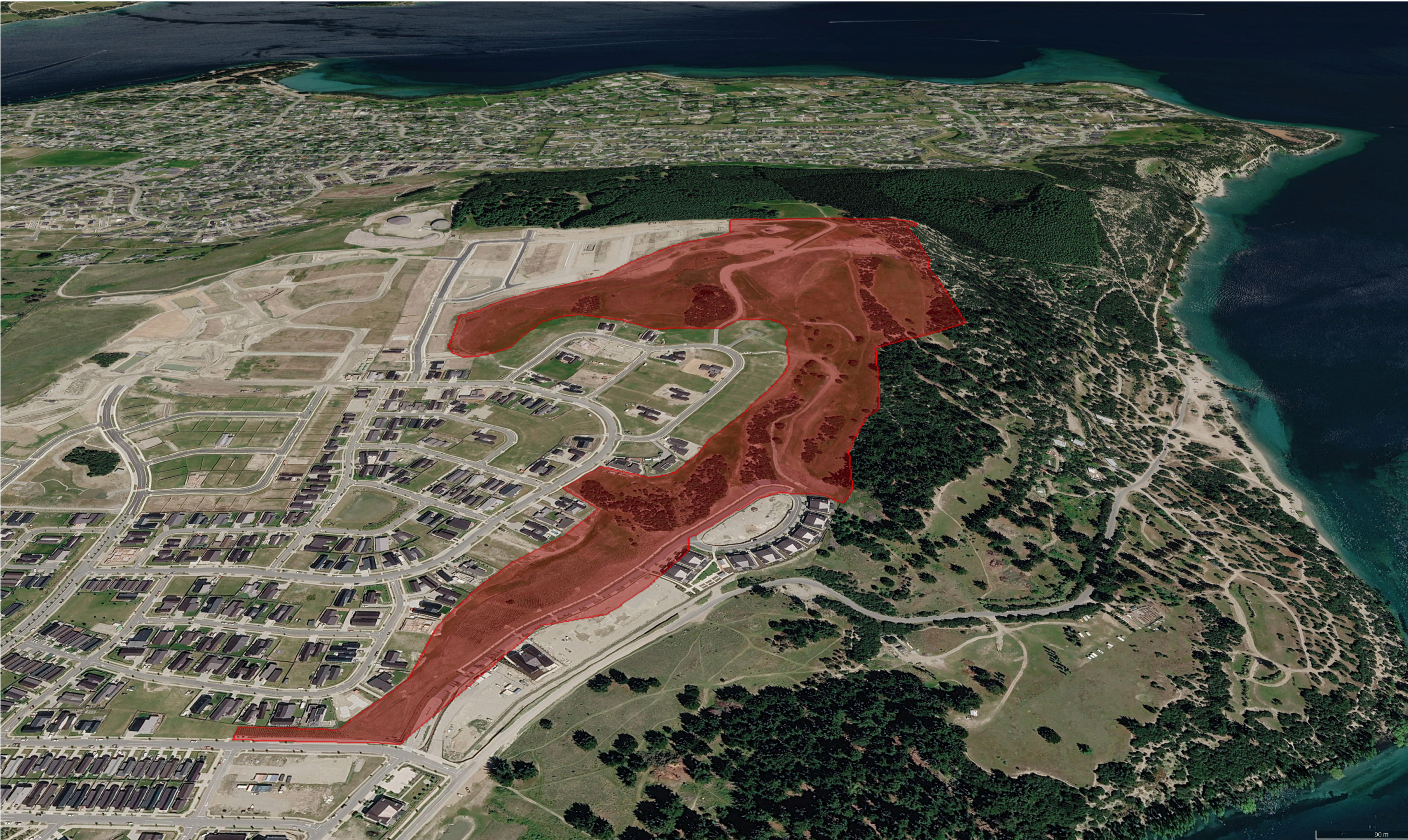
Source: Google Earth
Scale: not to scale

Aerial View with Proposed Development Overlay - 2



Source: Google Earth
Scale: not to scale

Aerial View with Proposed Development Overlay - 3



Source: Google Earth
Scale: not to scale

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