

NORTHLAKE INVESTMENTS LIMITED

Proposed Plan Change at Northlake, Wanaka

Assessment of Effects on the Environment

9 October 2026

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



1. Introduction

Northlake Investments Limited (**NIL**) requests a change (the **Request**) to the Queenstown Lakes District Council's (**QLDC**) Proposed Queenstown Lakes District Plan (**PDP**), for a portion of land (the **Site**) within the Northlake Special Zone (**NSZ**) of the operative Queenstown Lakes District Plan (**ODP**). In requesting this Plan Change the Requestor is required, pursuant to Clause 22 of the Schedule 1 to the Resource Management Act 1991 (the **Act**), to assess the effects of the activities enabled by the Request on the environment.

The assessment of effects on the environment of the requested Plan Change is set out in this document. It addresses Clauses 6 (information required in assessment of environmental effects); and 7 (matters that must be addressed by assessment of environmental effects) of Schedule 4 of the First Schedule to the Act.

The following categories of effects on the environment are addressed in this assessment:

- Effects in relation to urban land supply and growth;
- Effects in relation to urban design;
- Effects in relation to traffic;
- Effects in relation to infrastructural services;
- Effects in relation to geotechnical conditions and natural hazards;
- Effects in relation to soil contamination;
- Effects on cultural, archaeological and heritage values;
- Effects on ecological values;
- Effects on landscape character and visual amenity values;
- Effects on surrounding land;
- Effects on recreational values;
- Positive effects.

The assessment takes into account and summarises the detailed technical reports prepared by experts in the relevant disciplines. The technical reports are an integral part of this Request. The environmental discipline, report author and document number are set out in the following table:

Document No.	Assessment Discipline /	Document name, author, company,	Date
DOCUMENT 5	Landscape Assessment	<i>Landscape Assessment</i> RMM Landscape Architects (Nikki Smetham)	8 October 2026
DOCUMENT 6	Urban Design Statement	<i>Urban Design Statement</i> Northlake Investments Ltd (George Watts)	14 September 2026

Document No.	Assessment Discipline /	Document name, author, company,	Date
DOCUMENT 7	Ecological Assessment	<i>Ecological Assessment of Lot E1 at Northlake, Wānaka, for a Private Plan Change</i> Wildland Consultants Ltd (Justyna Giejsztowt)	6 May 2026
DOCUMENT 8	Transport Assessment	<i>Transportation Assessment</i> Carriageway Consulting (Andy Carr)	8 October 2026
DOCUMENT 9	Infrastructure Report	<i>Infrastructure Report</i> Patersons (Daniel Anderson)	17 June 2026
DOCUMENT 10	Geotechnical Report	<i>Geotechnical Investigation Report</i> RDA Consulting	23 April 2026
DOCUMENT 11	Soil Contamination Report	<i>Preliminary Environmental Site Investigation at Stonehenge Road, Wānaka</i> Insight Engineering (Claude Midgley)	30 January 2026

2. Effects on urban land supply and growth

The Request responds to the projected demand for additional residential capacity in Wānaka as identified as a desired outcome of the Queenstown Lakes Spatial Plan¹ (**Spatial Plan**).

According to the Spatial Plan statistics, the average day population (residents) in the Upper Clutha is projected to increase from approximately 13,500 in 2021 to 28,500 in 2051. Projected growth in residents translates to demand for additional land for new dwellings in the district.

This demand is further broken down in the Queenstown Lakes District Housing and Business Development Capacity Assessment 2025 (**HBA**). The HBA identifies that the Wānaka Ward is projected to absorb a much larger proportion of future district growth than historically, expecting to attract approximately 45% of all additional dwelling demand across the district over the next 30 years². This results in a projected demand of an additional 12,200 dwellings in the Wānaka Ward by 2053³.

The Request's inclusion of an additional area of residential expansion in the northwest of the Site provides for additional residential development within an existing urban environment that has been zoned for residential activity, is infrastructure-ready, and located within the Urban Growth Boundary (**UGB**). The Request will enable approximately 65 new residential sections for the market within the area of the proposed Structure Plan across the proposed mix of Suburban Residential and Large Lot Residential A zoning. The continued application of the UGB will ensure urban development is contained and sprawl is avoided, with the total residential yield across the Site anticipated to be 1600 homes.

The Request will have positive effects on the environment in relation to urban land supply and planning for population growth. On balance of the benefits and costs, the Request will contribute additional land supply for the strong levels of anticipated growth, where the growth can be

¹ The Queenstown Lakes Spatial Plan, July 2021

² [Queenstown Lakes District Housing and Business Development Capacity Assessment 2025](#), pages 3 and 67

³ Ibid, page 77

accommodated efficiently, through the links to existing roading and infrastructure, and with acceptable effects on landscape values.

3. Effects in relation to urban design

The Urban Design Statement ([DOCUMENT 6](#)) prepared by NIL addresses the rationale behind the application of PDP zones to the Site. In summary, the NSZ Activity Areas have been replaced with equivalent (or closest available) zones according to their primary use (residential, recreation / open space, or commercial), with the PDP's residential zones (Suburban, Medium Density and Large Lot A) selected for their conformity to the densities achieved in the completed Activity Areas.

This conversion is set out in [Table 1](#) below:

Table 1: Purpose of ODP NSZ Activity Areas as compared to PDP zones

NSZ Activity Area		PDP Zone	
A	<i>To maintain and enable residential lot sizes in Activity Areas A and C4 consistent with the adjacent Rural Residential Zone.</i>	Large Lot Residential A	<i>The Large Lot Residential 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.</i>
B2	<i>To enable and encourage low density residential activities within Activity Areas B1 – B6.</i>	Suburban Residential	<i>Fundamentally the zone provides 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.</i>
B3			
B4			
B6			
C1	<i>To enable and encourage larger residential lot sizes within Activity Areas C1 – C3.</i>	Large Lot Residential A	<i>The Large Lot Residential 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.</i>
C2		Informal Recreation (north of Outlet Road)	<i>The purpose of the Open Space and Recreation Zones is to enable recreation activities and provide for associated infrastructure while protecting, maintaining and enhancing landscape values, nature conservation values, ecosystem services and amenity.</i>
		Medium Density Residential (south of Outlet Road)	<i>The Medium Density Residential Zone has the purpose of providing land for residential development at greater density than the Suburban Residential Zone.</i>
D1	<i>To enable and encourage medium density residential activities within Activity Area D1</i>	Medium Density Residential	

NSZ Activity Area		PDP Zone	
	<i>To provide for small scale neighbourhood retail activities including one small supermarket to serve the needs of the local community within Activity Area D1 and to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.</i>	Local Shopping Centre	<i>The Local Shopping Centre Zone enables small scale commercial and business activities in discrete pockets of land that are accessible to residential areas and people in transit.</i>

As demonstrated in **Table 1** above, the chosen PDP zones generally have a very similar purpose to that expressed via the policies for the various NSZ Activity Areas. The exception to this is Activity Area C2 south of Outlet Road, which is proposed to be zoned Medium Density Suburban Residential Zone to reflect the density as achieved via the Fast-Track Consent for the Northbrook Retirement Village.

The additional application of the Open Space – Informal Recreation Zone to existing vested Council reserves (local or pocket parks) within Northlake is also consistent with the application of the Open Space Zones to Council reserves⁴.

Generally the rezoning follows the extents of the existing Activity Areas, however in some situations proposed zones have been aligned with cadastral boundaries (boundaries which post-date the Activity Areas) to avoid properties being split-zoned for ease of plan application.

The relationship between the proposed PDP zoning and the existing NSZ Activity Areas is shown spatially in **Figure 1** below.

⁴ From Chapter 38.1 Purpose: *The purpose of the Open Space and Recreation Zones is to enable recreation activities and provide for associated infrastructure while protecting, maintaining and enhancing landscape values, nature conservation values, ecosystem services and amenity. The zones apply to Council administered reserves, and do not apply to water bodies (including surface of water), Conservation Land (including lakes and rivers) or private open space.*

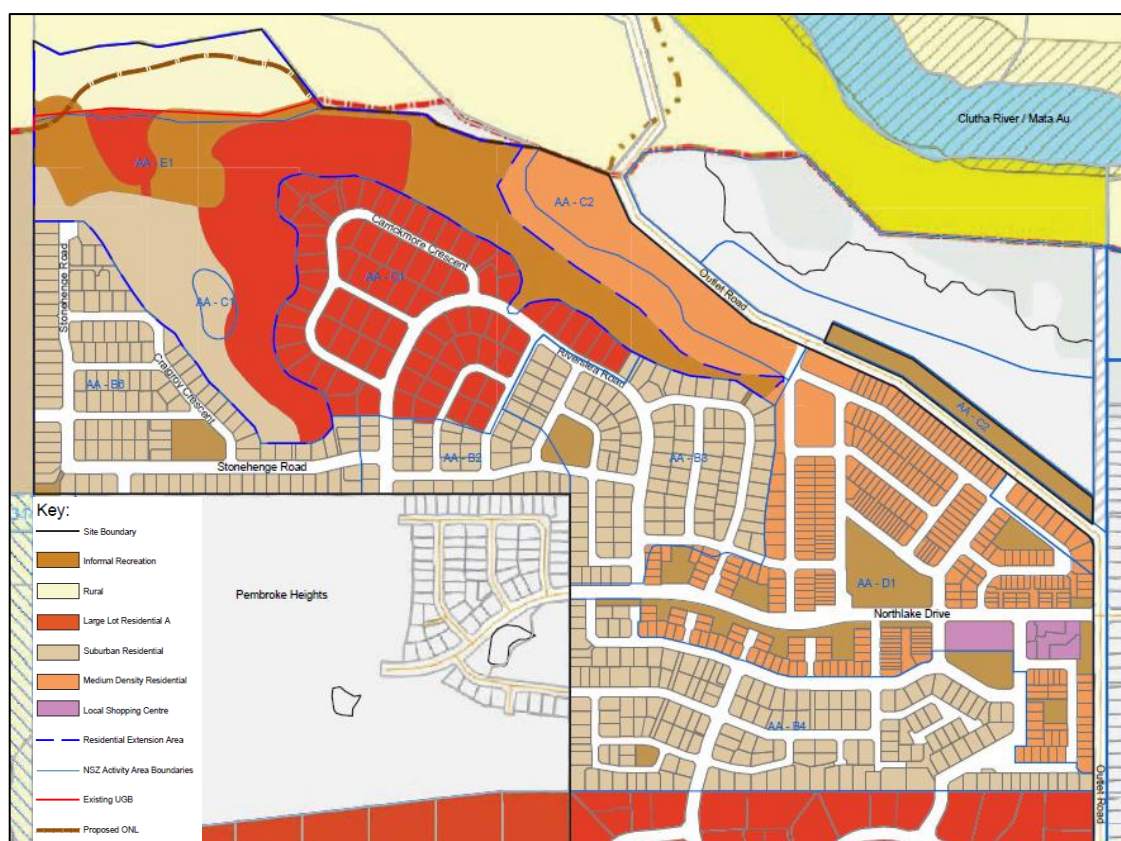


Figure 1: Proposed PDP zoning of the Site with the ODP NSZ Activities Areas overlaid.

As the above Activity Areas are now largely constructed, significant changes to the existing development patterns are highly unlikely and the existing urban design outcomes are expected to remain unchanged from that already achieved in the foreseeable future⁵.

The Request includes a proposed change to Activity Area E1 (which contains a small pocket of Activity Area C1) which currently practically functions as an open space area⁶ to a mix of lower density residential activity and recreational zoning. The PDP residential zones to be applied, the Suburban Residential Zone and the Large Lot Residential A Zone, are a logical extension to existing zoning occurring to the west, south and east of Activity Area E1 and will ensure a consistent approach to infill density across the northern part of the Site, while also bringing parts of the NSZ into the PDP and standardising zoning. A Structure Plan approach to this residential extension area will ensure that key walking and cycling links through this land are achieved, and the area is already well-served by the existing roading network. The urban zonings (Suburban Residential, Large Lot Residential) will be contained within the UGB.

The Request includes the ability to apply additional design controls via legal mechanism required through subdivision to the residential extension area⁷. This can help ensure a continuity of urban

⁵ Notwithstanding this, the existing covenant on all residential titles secures compliance with the Northlake Design Controls which are generally more restrictive than the built form standards included in the provisions of the standard PDP zones. The Design Controls will ensure consistency with the existing built urban form in the event of redevelopment of the existing developed areas.

⁶ Although not explicitly stated as such in the NSZ provisions. The most relevant policy is Policy 4.1 *To identify areas where buildings are inappropriate, including ridgelines, hilltops and other visually prominent landforms, and to avoid buildings within those areas.*

⁷ See Rule 27.7.33B.1 in [DOCUMENT 2](#).

form and quality consistent with the surrounding constructed development to the south and east of the extension area.

The use of existing PDP zones and provisions combined with the use of a Structure Plan approach in the residential extension area and additional design controls will ensure a very high quality of urban design across the Site. Overall, there are no adverse effects that will arise on the environment in relation to urban design.

4. Effects in relation to traffic

The Transport Assessment ([DOCUMENT 8](#)) prepared by Carriageway Consulting addresses the transportation issues associated with the Request. The key conclusions in relation to transportation are:

- (a) The original design of the roading network within the NSZ was sized to accommodate up to 1,600 residences, based on the anticipated yield under Plan Change 45. The additional 65 residences enabled by the residential extension area, together with the currently anticipated yield of 1,530 standard residences, would result in a total of 1,595 residences;
- (b) It is expected that the roading pattern in the area means that the majority of the traffic generated by the proposal will naturally use roads that are designed for higher traffic flows;
- (c) The existing and consented roading networks within Northlake and expected future changes are able to accommodate the increase in traffic associated with the proposal;
- (d) Taking into account the future upgrades to intersections (as discussed within the Transport Assessment) the effects of the proposal on queues and delays are minimum and the networks will provide an appropriate level of service;
- (e) The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal;
- (f) No additional transport-related plan provisions are necessary to address any transport effects arising from the Request; and
- (g) The details of any potential upgrades to improve capacity at key intersections can be appropriately addressed at the time resource consents are sought for development.

Overall, the Request can be supported from a traffic and transportation perspective and there are no adverse effects that will arise on the environment in relation to traffic and transportation matters.

5. Effects in relation to infrastructural services

The Infrastructure Report ([DOCUMENT 9](#)) prepared by Patersons addresses stormwater, wastewater, water supply and network utility services (electricity and telecommunications) in relation to the area subject to the Request.

Stormwater management builds on previous stormwater modelling and accepted parameters and can be integrated into the wider Northlake development. The downstream infrastructure has sufficient capacity to accommodate the additional residential development, with post-development stormwater flows to be managed through proposed attention and treatment measures. Detailed design will be undertaken through future applications for subdivision.

Existing wastewater mains located in Carrickmore Crescent, Stonehenge Road or Craigroy Crescent can service the additional residential development, with sufficient capacity available within the downstream network⁸. Pumped low-pressure wastewater systems may be required to service some future lots due to ground level. Detailed design will be undertaken through future applications for subdivision and / or residential units.

Sufficient potable and firefighting water will be provided by a boosted pump network due to the elevation. Potable water supply can be provided either by extending and upgrading the existing boosted network currently servicing Stage 18, or by installing a new booster pump station and establishing a standalone pressure zone. Firefighting supply will be provided by the boosted reticulation network, designed to meet firefighting requirements. Flow and pressure requirements will be confirmed through hydraulic modelling as part of the design process, as will reservoir capacity. If additional storage is required, it will be located within NIL land.

Electricity and telecommunications supplies are confirmed.

In summary, the expansion of residential development is able to be serviced by infrastructure and no adverse effects will arise in relation to the infrastructure services.

6. Effects in relation to geotechnical conditions and natural hazards

The Geotechnical Report ([DOCUMENT 10](#)) prepared by RDA Consulting addresses the natural hazard risk and geotechnical suitability of the land for residential activity.

The assessment of natural hazard risk follows the risk matrix process set out in the National Policy Statement for Natural Hazards and found the risk of flooding and landslips to be low risk, and liquefaction to be very low risk. The risk from seismic hazards to the Site is as per Wanaka generally and can be mitigated with adherence to structural and building codes. Likewise, risk from freeze-thaw can be mitigated via appropriate building methods.

Overall, any risk from natural hazard arising from the Request is low.

The assessment of geotechnical matters finds that the majority of the site is suitable for development, but that areas of deep organic fill are present from previous earthworks undertaken in the area. The area of fill is located mostly within the part of the Site proposed to be rezoned to the Rural Zone, and therefore is unlikely to affect development. For the part of the fill that is located within the part of the Site proposed to be rezoned to Large Lot Residential Zone, the recommendation is to require further detailed investigation to inform site-specific engineering design. This will be done at the time subdivision of this land occurs.

In summary, the land is geotechnically suitable to accommodate the activities as proposed in the Request.

⁸ The Requestor understands that more recent modelling has been undertaken by Council. Once the latest analysis on the downstream wastewater network has been made available and reviewed, a proposal can be put forward to address any constraints identified.

7. Effects in relation to soil contamination

The Preliminary Environmental Site Investigation ([DOCUMENT 11](#)) prepared by Insight Engineering identified two activities from the *Hazardous Activities and Industries List (HAIL)* that had occurred on the land in the past:

- Category A11 - Pest control: arising from the very infrequent (two occasions) use of Pindone-laced carrots for rabbit control
- Category G5 – Waste disposal to land: arising from the placement of uncertified fill during earthworks

The risk to human health from these activities is considered very low: the highly infrequent use of the regional council-recommended Pindone is unlikely to result in significant contamination impacts and the topsoil used for respread on the completed areas is unlikely to contain significant contamination impacts as no sources of contamination were present in the area from which it originated.

In summary, it is highly unlikely that there will be a risk to human health as a result of the Request.

8. Effects on cultural, archaeological and heritage values

Bulk earthworks have been undertaken on the area of the Request. There are no archaeological values recorded on the site, and no archaeological remains were discovered during the earthwork's phases.

There are no heritage values existing on the Site and therefore the Request will not result in any effects on heritage values.

The Site is not identified as being subject to or in proximity to the Wāhi Tūpuna overlay, which lays some considerable distance (approximately 300m) to the north at its nearest.

Written correspondence, which included a broad overview of the proposed changes and a copy of the Structure Plan and Zoning Plan, was sent to Aukaha and Te Ao Marama Inc representatives. At the time of lodgement, no feedback has been received.

9. Effects on ecological values

The Ecological Assessment ([DOCUMENT 7](#)) prepared by Wildlands Consultants addresses the ecological effects associated with the Plan Change. As the majority of the Site is developed and the Request only has the effect of applying a standardised PDP zoning, the assessment focuses on the area for residential expansion in the northwestern area of the Site.

The key conclusions from that assessment are:

- (a) The area is currently dominated by exotic grassland (11.19ha), with areas of mature kānuka scrub (totalling 4.29ha). No wetlands, creeks or ephemeral streams are present;
- (b) The main ecological values in the area are associated with the kānuka-matagouri shrublands, and these are likely to provide important habitat for indigenous lizard species and terrestrial invertebrate species, including At-Risk and Threatened species. The area also provides foraging or hunting habitat for a number of indigenous bird species; and

- (c) Neither the area or the wider Site include any areas scheduled as Significant Natural Areas, and the Site overall did not meet any criteria for ecological significance, however the larger patches of indigenous shrubland have values that meet at least one significance criteria reflecting the presence of At-Risk vegetation.

As set out in detail in the Provisions and Structure Plan in [DOCUMENT 2](#), the Request includes the retention of most areas of existing indigenous vegetation (3.89ha of existing kānuka-matagouri shrubland) and the requirement for planting of 4.12ha of kanuka-dominant shrubland⁹. While removal of 0.25ha of existing indigenous vegetation will be necessary, this is restricted to mainly small, isolated patches of kānuka-matagouri shrubland of lower ecological value and lower-value matagouri-sweet briar shrubland. Overall, there would be an 115% increase in indigenous shrubland vegetation cover as a result of the Request.

The Ecological Assessment also includes the following additional recommendations:

- (a) Inclusion of a selection of additional species (besides kanuka) in plantings to enhance the compositional and structural diversity of indigenous vegetation in the area, including desert broom (At Risk-Declining) to replace the single plant observed on site;
- (b) Planting spacing of 1.3m to ensure the formation of a dense shrubland within a reasonable period;
- (c) Control of woody weeds within the planting areas;
- (d) Removal of vegetation outside the bird breeding season (August to March) or the use of a site survey by a suitably qualified avifauna ecologist within 100m of the removal areas during the breeding season;
- (e) The use of avifauna Incidental Discovery Protocols during removal; and
- (f) Targeted lizard surveys at the time of future development.

All of these matters can be addressed at the time future development occurs, through the resource consent process. The provisions, included in [DOCUMENT 2](#), include matters of discretion and information requirements¹⁰ at the time of subdivision that enable the above matters to be considered.

Overall, any adverse effects on ecological values will be minimal and overall, the Request will result in positive outcomes for vegetation and habitats in the area and therefore positive effects on ecological values.

10. Effects on landscape character and visual amenity values

The Landscape Assessment ([DOCUMENT 5](#)) prepared by RMM Landscape Architects addresses the landscape and visual effects associated with the Request. The assessment addresses three key aspects of the Request: the location of the Outstanding Natural Landscape (**ONL**) boundary within the Site, the expansion of residential activity into the current Activity Area

⁹ The areas of Native Grey Shrubland planting are identified on the proposed Northlake Structure Plan and proposed Rules 27.7.33B.1 (matters of discretion and information requirements), 27.7.33B.2 (Subdivision that does not comply with the Northlake Structure Plan is a Non-Complying Activity) and 27.7.33B.3 (Subdivision that does not include the information requirements is a Non-Complying Activity) govern the establishment of these areas. These are all included in [DOCUMENT 2](#).

¹⁰ Rule 27.7.33B.1

E1, and the application of standardised zonings. The key conclusions on each of these matters is addressed below.

The ONL boundary

Unlike the PDP, the ODP does not have a district-wide mapping approach for the spatial identification of ONLs, relying on a case-by-case approach instead. Through the PDP review of the land surrounding the Site, the ONL boundary is now mapped on either side but has not yet been delineated within the Site, resulting in a “gap” in the ONL boundary as currently mapped (see **Figure 2** below).

The northernmost part of the Site contains a ridge that is part of the most recent terminal moraine of the glaciers forming Lake Wānaka. The ONL boundary currently follows the crest of the terminal moraine ridgeline through Sticky Forest to the west, stops at the boundary of the Site, and then picks back up again at the Outlet Road boundary of the Site on the upper escarpment of the Clutha River Mata-Au corridor.

The assessment identifies that, within the Site, the top of the terminal moraine is the most obvious legible, coherent and defensible boundary for the ONL. This captures the highpoints (416.0masl and 398.0masl) along the ridgeline, with the balance of the ONL boundary aligning with the northern boundary highpoint of 374.0masl, and captures the geomorphological junction between the river escarpment or moraine, and the flatter pastoral plateau.

This is consistent with the approach to the ONL location within Sticky Forest as it encloses the key values of the Dublin Bay ONL and separates the visual catchments of the Dublin Bay ONL and Northlake. The proposed location of the ONL within the Site is shown in **Figure 3** below.

The assessment finds that the Dublin Bay ONL values will be unaffected by the delineation of the ONL boundary in this location due to the defensible nature of the boundary and the capturing of the relevant ONL values.

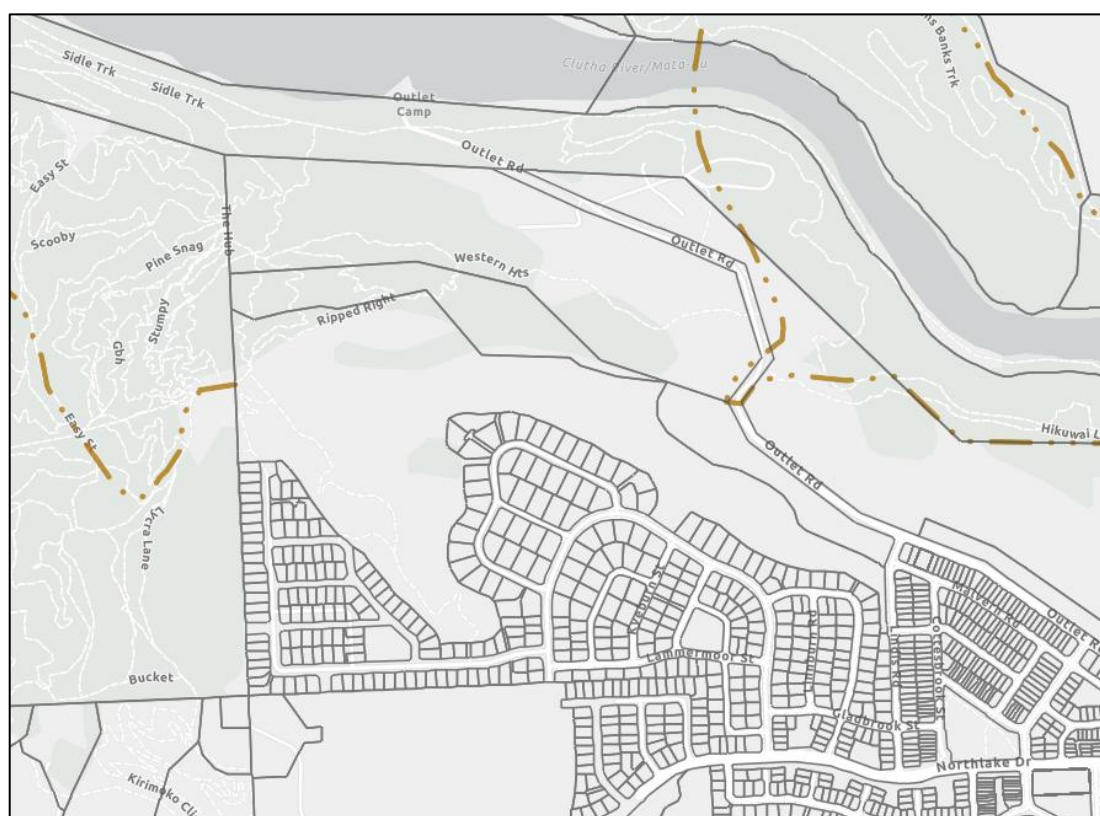


Figure 2: PDP map showing the current mapped extent of the ONL boundary (brown dashed line) in relation to the Site (source: QLDC GIS)

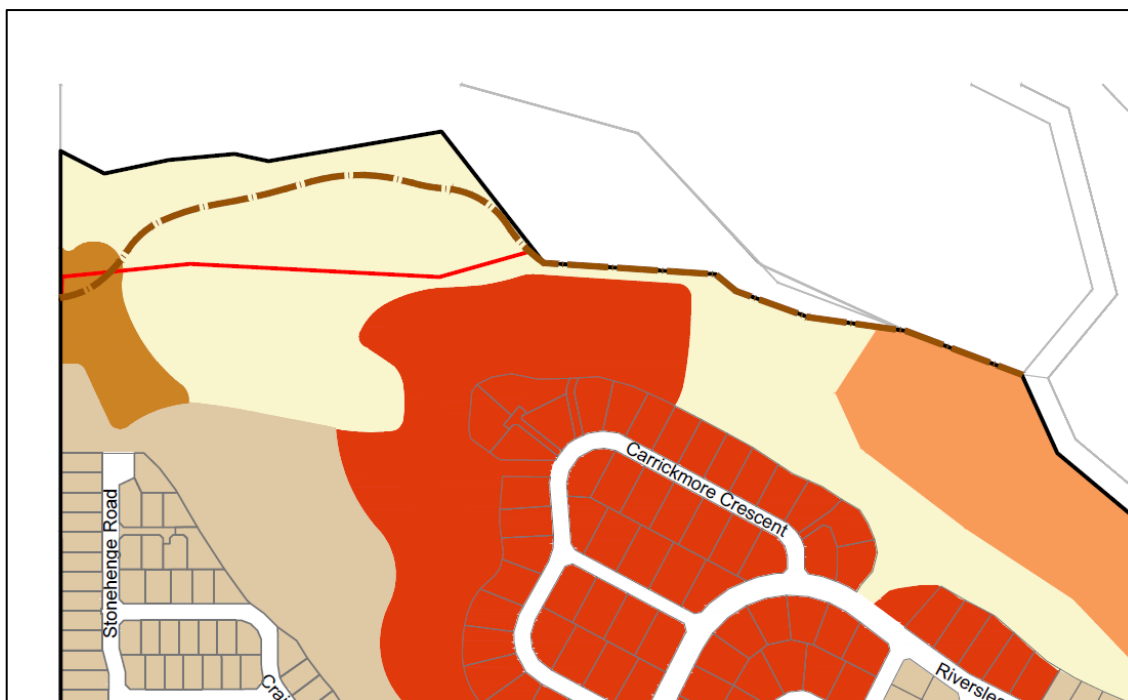


Figure 3: Extract from the Request proposed zoning map showing location of ONL boundary within the Site (brown dashed line).

The expansion of residential activity into current Activity Area E1

The assessment of the effects of the additional residential activity proposed to be enabled within the northern part of the Site includes effects on both visual effects and landscape values.

Visual effects

The assessment identifies a total of 11 viewpoints, ranging in distance from 20m (from roads internal to the Site) to 3.7km (Dublin Bay Road). The visual effect from nine of the viewpoints are assessed as ranging from None to Very Low effect. Two internal views to the Site, at distances of 20m, are identified as having views ranging from Low to Moderate. These are:

- (a) Carrickmore Crescent, looking west: Local public view (Low-Moderate) and Local private view (Moderate); and
- (b) Lammermoor Street looking northwest: Northlake (Low to Low-Moderate).

The proposal will extend residential development up to 410masl and wrap around the current consented development boundaries of Craigroy Crescent, Stonehenge Road and Carrickmore Crescent. The lots fronting the current open space along these streets will have their views to the north considerably altered from the existing open pasture and kānuka to residential development comprised of residential buildings and roads at varying densities (reflecting the proposed mix of Suburban Residential and Large Lot Residential A zoning). Public views from the road will have a dominant perception of a residential setting with view shafts through to the open upper slopes, with a visual effect of Low-Moderate. The private views from those lots along Carrickmore Crescent will be most impacted, with visual effects being Moderate from these discrete locations.

While there will be a reduction in the open character and outlook currently experienced from some internal views within the Site, the Request includes the retention of the open character along the ridgeline, maintaining the skyline as an enclosure and forming a green buffer to the

residential development. The overall effect will be residential activity “nestling” into the landform of the upper part of the Site, and maintaining the key landscape values and amenity currently experienced by Northlake as a whole.

Overall, adverse visual effects from the area of residential expansion will be none to Moderate.

Effects on landscape values

The assessment notes that at a broad scale, the landscape character of the Site is urban within the wider natural landscape setting of Wānaka but that at the Site level, the character of the upper slopes will change as a result of the expansion of residential activity. While the open pastoral character will reduce by around half (or approximately 12ha), it will be maintained over the upper slopes which will remain free of development.

Overall, effects on the landscape values of the Dublin Bay ONL will be Very Low, as a result of the residential activity being contained by topography. There will be negligible effects on adjoining neighbours (Sticky Forest and Pembroke Heights) or within the Site itself, as the expansion will read as natural extension to established urban development, with a consistent landform and established suburban development context. 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 will not be adversely affected, and panoramic views, natural character values of the ONL, and recreational and cultural associations will be retained.

The application of standardised zoning

The Landscape Assessment considers the alignment of the proposed PDP residential zones to be applied with the NSZ Activity Areas they replace in terms of residential density and built form standards (such as building height, road boundary setbacks and site coverage).

The assessment makes the following conclusions:

- (a) Large Lot Residential A:
 - (i) Applied to Activity Area A – Very Low effects.
 - (ii) Applied to Activity Area C1 – Low effects.
- (b) Suburban Residential applied to Activity Areas B2-B4 and B6 – No to Very Low effects.
- (c) Medium Density Residential applied to Activity Areas C2 and D1 – No effect.

Overall, the application of standardised PDP zones to the Site will have at the most a Low degree of adverse effects on the landscape values and visual amenity of the Site. The Low degree reflects the ability for two storey residential units to be constructed under the proposed Large Lot Residential A zoning within what is currently Activity Area C1 (which is currently limited to a single storey height of 5.5m), however this is balanced by a reduction in the maximum site coverage meaning building footprint will be smaller and density will be similar.

Summary

Overall, the Request will have no more than minor adverse visual amenity and landscape character values of the Site and surrounding landscape.

11. Effects on surrounding land

The surrounding land includes:

- The Pembroke Heights land, to the southwest of the Request area;
- Sticky Forest, to the west;
- Hikuwai subdivision to the east, and
- The Urquhart land, to the north.

The locations of these areas are shown in **Figure 4** below.

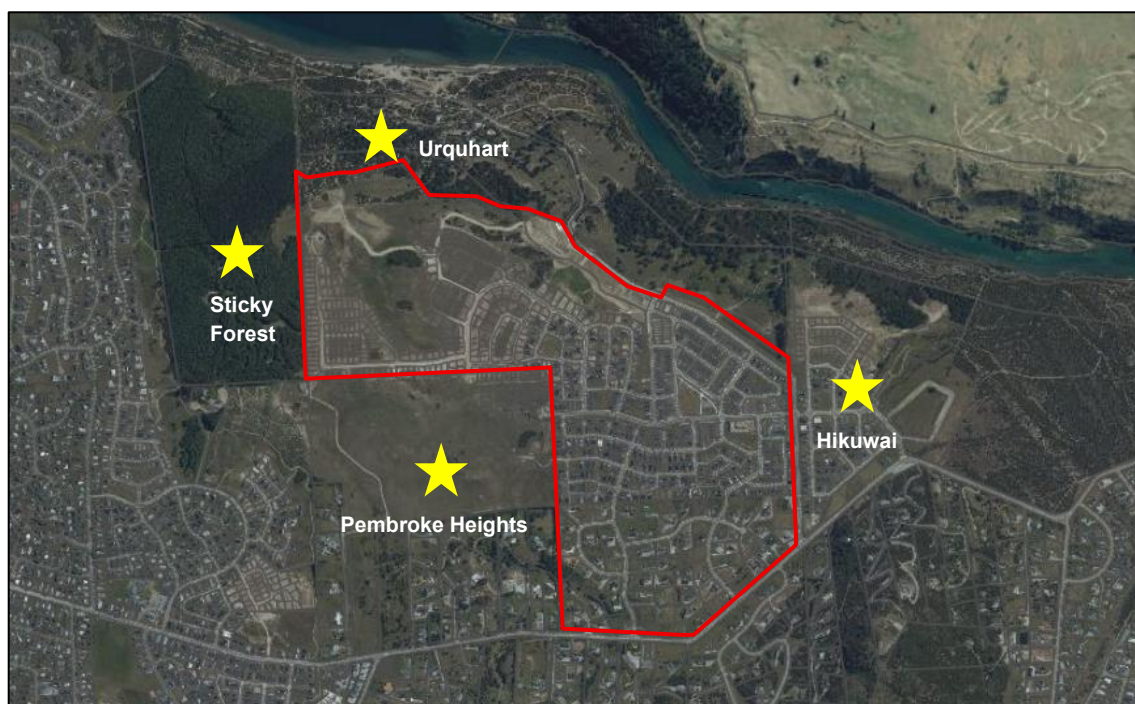


Figure 4: Surrounding land (Request Site outlined in red)

The effects on these land uses are assessed as follows.

Pembroke Heights

The Pembroke Heights land is located in the southwest corner of the existing NSZ. For the most part it is within Activity Area B1, with small portions within Activity Area E4 and Tree Protection Area 1 and 2.

Resource consent RM180502 approved an Outline Development Plan for a 354-lot residential subdivision with access through the Northlake Development.

The Request will not affect any of the Pembroke Heights land as both the Request area immediately adjacent to the Pembroke Heights land, and the additional urban residential development, will be consistent with the density to be achieved in Activity Area B1.

No adverse effects on the amenity values of residents within the Pembroke Heights area will arise from the Request.

Sticky Forest

As detailed in **DOCUMENT 1**, one of the purposes of Plan Change 54 was to provide legal access and an infrastructure services corridor to Sticky Forest, as required by Condition 47 of the Fast-Track Consent for the Northbrook Retirement Village¹¹. The outcome of Plan Change 54 was the identification of a 'Required Road Link' on the Northlake Structure Plan that connects to the eastern side of Sticky Forest and provides a 'legal corridor' that enables the servicing of Sticky Forest.

The Change proposes a Structure Plan for the residential expansion area, which includes the identification of this link. This means that any future subdivision of the proposed residential expansion area will be required to provide legal vehicle and servicing access to Sticky Forest.

The continued provision of a legal access and servicing corridor to Sticky Forest contributes to unlocking the potential of Sticky Forest for some urban development in accordance with its zoning. Overall, the Request will have a less than minor effect on Sticky Forest.

Hikuwai Subdivision

Hikuwai subdivision is located in the west of the existing NSZ. For the most part it is within Activity Area B5, with smaller portions within Activity Area C4 and E3 and Tree Protection Area 4.

Resource consent RM170796 approved an Outline Development Plan for a concept plan for residential activity and subdivision with access through the Northlake Development.

The Request will not affect any of the Hikuwai subdivision land as the Request area immediately adjacent to the Hikuwai subdivision land will be consistent with the density to be achieved in Activity Area B5 and is already developed.

No adverse effects on the amenity values of residents within the Hikuwai subdivision area will arise from the Request.

Urquhart Land

The Urquhart land (Lot 1 DP 574937 and Lots 67 and 68 DP 371470) is located to the north of the Site, between the Site and Clutha River Mata-au. Lot 1 is mostly zoned Rural under the PDP, with a small fraction of its southern extent falling within the NSZ Activity Area E1. Lot 67 is zoned Rural under the PDP. Lot 68 is split zoned, with the northernmost part Rural (within the ONL) under the PDP, and the southern part is located within the NSZ. The NSZ-zoned land is within Activity Area C3, E2 and Tree Protection Area 3.

Resource consent RM251071 has recently been issued and enables a four-lot subdivision of Lot 68 that would generally result in the Activity Areas within it being separate parcels. Proposed Lot 4 of this subdivision, being the lot to contain future residential activity as enabled by Activity Area C3, has existing vehicle access from Outlet Road via a Right of Way over NIL land (currently Activity Area C2, proposed to be zoned Informal Recreation Zone).

The Request will not affect the Urquhart land. As detailed in the Landscape Assessment (**DOCUMENT 5**), the Request includes the retention of the open character along the northern ridgeline, maintaining the skyline as an enclosure and forming a green buffer to the residential

¹¹ Decision of the Expert Consenting Panel (under cl 37 of Schedule 6 of the Fast Track Consenting Act 2020) for the Northbrook Wanaka Retirement Village, decision dated 4 August 2021

development below and maintaining the values of the Dublin Bay ONL within which the Urquhart land is sited.

Summary

The effects of the Request on the surrounding land relate to landscape and traffic effects arising from additional residential development in the northwest part of the NSZ. These are discussed in detail above and within the relevant reports ([DOCUMENT 5](#) and [DOCUMENT 8](#)).

Given the development enabled by the existing Structure Plan, including within the Pembroke Heights and Hikuwai subdivision land as discussed above, the additional area for development promoted by this Request will not have any perceptible adverse effects on other residents within the NSZ, taking into account privacy, noise, traffic, outlook and visual amenities. As discussed in [DOCUMENT 8](#) the increase in traffic arising from the Request can be supported from a traffic and transportation perspective. As discussed in [DOCUMENT 5](#) the effects on the landscape values of the ONL, including the Urquhart land, will not be adversely affected.

Overall, the Request will not adversely affect any existing or future surrounding land uses.

12. Effects on recreational values

The Request includes several public pedestrian and cycle trails within the residential extension area. These trails are identified on the proposed Structure Plan for this area. The residential extension area contains a popular viewpoint known as “The Summit”, which is well-used in recreational walking and cycling. The Request includes the identification of an area of Informal Recreation Zone in this location.

NIL consulted with Bike Wānaka and the Upper Clutha Trails Trust regarding the proposed formalisation of “The Summit” lookout as reserve and the associated trails and connectivity. Recommendations have been incorporated into the Request, including that a low-gradient trail be provided between Outlet Road and “The Summit”.

Overall, the Request will have positive effects on recreational values through the provision of increased recreation reserve land and connectivity via a trail network.

13. Positive effects

The proposed Request will have the following positive effects on the environment:

- (a) The expansion of land area available in contributing to meeting current and future residential land needs for a range of demographics;
- (b) Additional supply of residential land, with likely consequential positive impacts on housing affordability;
- (c) Positive outcomes for indigenous vegetation and habitats in the area and therefore positive effects on ecological values; and
- (d) Increased provision of recreation reserve land, public access and trail connectivity.

14. Summary and conclusions

The foregoing assessment is summarised as follows:

- (a) The Request will provide for urban residential expansion within the UGB to contribute to increased supply;
- (b) No adverse effects will arise on the environment in relation to traffic and transportation related matters;
- (c) The expansion of residential development in the northwestern area of the Site is able to be serviced by infrastructure and no adverse effects will arise in relation to infrastructural services;
- (d) There are no geotechnical, natural hazard or contaminated soil related adverse effects and the subject area of land is suitable for residential development;
- (e) The Request will result in an increase in ecological values on the Site;
- (f) The Request will not significantly adversely affect the visual amenity and landscape character values of the Site and surrounding landscape;
- (g) The Request will not adversely affect any existing or future surrounding land uses nor adversely impact the amenity of current and future residents within the Site.

In summary, the proposed Request will have no inappropriate adverse effects on the environment. Overall, the Request will result in positive effects on the environment and will be the most appropriate way to achieve the objectives and policies of the PDP and the purpose of the Act.