

12.33 Northlake Special Zone - Issues, Objectives and Policies

The purpose of the Northlake Special Zone is to provide for a predominantly residential mixed use neighborhood. The area will offer a range of housing choices and lot sizes ranging from predominantly low to medium density sections, with larger residential sections on the southern and northern edges. The zone enables development of the land resource in a manner that reflects the zone's landscape and amenity values.

The Northlake Special Zone includes a Structure Plan showing existing and proposed roads, the position of Activity Areas, Building Restriction Areas and Tree Protection Areas. Subsequent provisions refer to these terms. An important component of the Zone is the need to submit an Outline Development Plan as part of an application for consent to specified activities prior to development, to ensure the Zone is developed in an integrated manner.

12.33.1 Issues

i **Landscape and Amenity**

Northlake is located within a landscape which contributes to the amenity of the wider Wanaka area. It is important to recognise and achieve high quality amenity outcomes. The urban edge needs to be located to preserve the landscape values enjoyed from Lake Wanaka and the Clutha River.

ii **Community**

Development in Northlake shall occur in a manner that provides for the integration of activities important for the social wellbeing of the community. There is potential to establish a small precinct with community and commercial activities that meet some daily needs and act as a focal point for the Northlake community.

iii **Ecology**

Years of pastoral farming have degraded natural values. However, through protecting remnants of mostly kanuka vegetation and encouraging tree planting, some values can be restored and enhanced. Development near the boundary of the Hikuwai Conservation Area shall be managed so as to reinforce and protect the values of that area.

iv **Open Space and Recreation**

Northlake presents opportunities to provide open spaces and trails that will contribute to the Wanaka community's social and economic wellbeing. Continued and increased opportunities to access Lake Wanaka and the outlet to the Clutha River can be secured as part of the development of the land.

v **Efficient Land Use**

It is important that residentially zoned land is used efficiently in order to promote housing affordability and relieve pressure to develop other more sensitive land in and around Wanaka.

vi **Infrastructure**

Development of the zone will require the provision of services including water supply, sewage disposal, stormwater disposal, telecommunications and electricity supply.

12.33.2 Objectives and Policies

Objective 1 – Residential Development

A range of medium to low density and larger lot residential development in close proximity to the wider Wanaka amenities.

Policies

- 1.1 To establish a mix of residential densities that will provide a residential environment appealing to a range of people.
- 1.2 To enable medium density living within the less sensitive parts of the zone in order to give Northlake a sense of place and to support a neighbourhood commercial and retail precinct.
- 1.3 To maintain and enable residential lot sizes in Activity Areas A and C4 consistent with the adjacent Rural Residential Zone.
- 1.4 To enable and encourage low density residential activities within Activity Areas B1 – B6.
- 1.5 To enable and encourage larger residential lot sizes within Activity Areas C1 – C3.
- 1.6 To enable and encourage medium density residential activities within Activity Area D1.
- 1.7 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.

- 1.8 To provide for community activities, including educational facilities, to serve the needs of the Northlake community and to be available for use by the wider Wanaka community.
- 1.9 To enable affordable housing by providing for cost effective development and by requiring a range of lot sizes and housing typologies, including 20 affordable lots (as defined in Rule 15.2.20.1).

Objective 2 – Urban Design

Development demonstrates best practice in urban design and results in a range of high-quality residential environments.

Policies

- 2.1 To use a Structure Plan to establish:
 - The location of Activity Areas
 - The primary roading network
 - Required walking and cycle connections
 - Areas where buildings are prevented from occurring due to landscape sensitivity
 - Areas where existing vegetation forms an important landscape or ecological feature and should be protected
- 2.2 To require development to be consistent with the Northlake Structure Plan.

2.3 To require the use of Outline Development Plans in resource consent applications for Activity Areas B1 to B6, C1 to C4 and D1 in order to:

- implement the objectives and policies of the Zone and the relevant Activity Area and the Northlake Structure Plan;
- determine the general location of anticipated future activities and built form within the Activity Area;
- achieve any required density range within the relevant Activity Area;
- achieve appropriate integration of anticipated future activities.

2.4 To achieve a high level of integration through residential lot layout, street design, recreational areas (including walkways/ cycleways, parks and open spaces) and landscaping through the resource consent process using Outline Development Plans.

2.5 To ensure that development recognises and relates to the wider Wanaka character and is a logical extension of the urban form of Wanaka.

2.6 To enable visitor accommodation, commercial, community activities, retirement villages and limited small scale retail activities including one small supermarket within Activity Area D1 to service some daily needs of the local community, while maintaining compatibility with residential amenity and avoiding retail development of a scale that would undermine the Wanaka Town Centre and the commercial core of the Three Parks Special Zone.

2.7 To enable educational facilities to service the needs of the Wanaka community, while maintaining compatibility with residential amenity.

2.8 Ensure the design and appearance of non-residential buildings is compatible with the character of the wider neighbourhood and considers variation in form, articulation, colour and texture and

landscaping to add variety, moderate visual scale and provide visual interest, especially where facades front streets and public spaces.

Objective 3 – Connectivity

Development that is well-connected internally and to networks outside the zone.

Policies

3.1. To ensure that roading is integrated with existing development and the existing road network, including provision for legal vehicle and infrastructure servicing access to Hāwea/Wānaka Sticky Forest (Section 2 of 5 Block XIV Lower Wanaka Survey District) (to the west).

3.2. To promote a logical and legible road layout, minimising cul-de- sacs where practical.

3.3 To require public cycling and walking trails through the zone that link to existing and potential trails outside the zone.

3.4 To enable public transport to efficiently service the area, now and in the future.

3.5 To reduce travel distances through well connected roads.

3.6 To provide safe, attractive, and practical routes for walking and cycling, which are well linked to existing or possible future passenger transport and local facilities and amenities within the zone.

Objective 4 – Landscape and Ecology

Development that takes into account the landscape, visual amenity, and conservation values of the zone.

Policies

- 4.1 To identify areas where buildings are inappropriate, including ridgelines, hilltops and other visually prominent landforms, and to avoid buildings within those areas.
- 4.2 To maintain and enhance the nature conservation values of remnants of indigenous habitat, and to enhance the natural character of the northeast margin of the zone.
- 4.3 To ensure that roads are designed and located to minimise the need for excessive cut and fill and to respect natural topographical contours.
- 4.4 To ensure that trees within the Tree Protection Areas are retained, and that any individual trees that are removed or felled within TPA3 or TPA4 are progressively replaced with non-wilding species so as to ensure development is reasonably difficult to see from the Deans Bank trail (northern side of the Clutha River), to retain a predominantly treed foreground when viewed from the Deans Bank trail, and to retain a predominantly treed background when viewed from Outlet Road.

Objective 5 – Recreation

The establishment of areas for passive and active recreation.

Policies

- 5.1. To identify areas for passive and active recreation, and to encourage connections between recreational areas.

- 5.2. To ensure that community recreation areas are located on flatter areas within the zone.
- 5.3. To encourage the provision of public access to the Clutha River.
- 5.4. To require provision of community facilities at an early stage in the development of the zone.

Objective 6 – Infrastructure

Provision of servicing infrastructure to cater for demands of development within the zone in an environmentally sustainable manner and to enhance wider utility network systems where appropriate.

Policies

- 6.1. To provide safe and efficient road access to the zone from Aubrey Road and Outlet Road.
- 6.2. To provide for transport network upgrades when required.
- 6.3. To design local streets to ensure safe, low speed traffic environments.
- 6.4. To utilise low impact design solutions that minimise adverse environmental effects resulting from storm water runoff.
- 6.5. To provide for water storage facilities for the benefit of the wider Council network as well as for the zone.