

**Land Being Reviewed****Northlake**

Northlake is a rapidly developing urban area near the northern edge of Wānaka. It is becoming an integral part of Wānaka's urban fabric, providing a range of living choices and acting as a northern urban hub between the areas of Albert Town and Wānaka.

Aubrey Road provides the main connection to Northlake while a series of pedestrian and cycle trails, including the Outlet Track and schools to pools link, provide active transport connections.

**Key Purpose of the ODP**

The Northlake Special Zone provides for a residential neighbourhood, with pockets of zoning which allow for commercial / mixed-use. The area offers a range of housing choices and lot sizes ranging from 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.

**Key known resource management issues****Landscape and Amenity**

Northlake is located within a landscape which contributes to the amenity of the wider Wānaka 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 Wānaka and the Clutha River.

**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 to reinforce and protect the values of that area.

**Open Space and Recreation**

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

**Opportunities / Constraints**

There are parts of the Northlake Zone which are yet to be developed, there may be opportunity to identify changes to the structure plan.

Most of the land has Resource Consent to develop which may limit the opportunities to apply additional policy controls.

**Any notable overlays sites and areas of significance to iwi – i.e. heritage, protected trees, Wāhi Tūpuna, Landscapes (ONF/L)**

For Stage 1 of the Proposed District Plan, there was an intention to notify all of the Outstanding Natural Landscapes and Features within the district; however, through the hearing process for Stage 1 commissioners found that they did not have jurisdiction to identify the Landscape Classification within the Northlake Zone because of it being a special zone, part of the Operative District Plan, and because of the structure of the landscape protection framework.

The final position for the Landscape Classification Line must be determined through this review process.

Also see the Key Known Resource Management Issues section above.