



NORTH LAKE

wānaka



Northlake Update December 2019

Dear Northlake Resident

As the year comes to a close, I am pleased to be able to provide an update on the project and our evolving Northlake community.

It has been another busy year for our team on-site and behind the scenes. It is fair to say the pace at which Northlake is progressing is probably faster than many other local developments. The high demand for Northlake properties means that pre-sales continue to drive ongoing construction across the site, and this focus on delivery means that there is always a new stage on the go, with new homes and residents close behind.

You will have noticed the block of 20 Terrace Houses that are almost complete. The show home opened mid-November, and we think it looks fantastic. The high-quality standard we set for ourselves is reflected in the design and finish. Our intention has always been to provide a range of products, including different house

types and section sizes, that appeal to different buyer needs, as diversity is such a key part of the community. The Terrace Houses are designed to cleverly utilise space, so although they are compact, they feel quite spacious. The feedback from those who have already been through the show suite is very positive.

During the first half of the year, there was a lot of focus on the KiwiBuild homes at Northlake. The recent changes to the KiwiBuild programme meant the restrictions previously applicable to Northlake KiwiBuild homes were removed. We think this is very positive, and something we had been petitioning the government on for many months. We are now about to launch these great homes on the open market, creating an attractive and affordable opportunity for those who wanted to buy but didn't meet the criteria previously imposed by the government. We look forward to introducing this exciting range of homes in Stage 15 over the coming months.

The resource consent for the Northlake Hotel has been granted by Queenstown Lakes District Council. The team is currently working through the conditions of the consent before construction starts. Construction won't begin until the tennis court has been relocated to the new recreation reserve a block away on Northlake Drive. Once construction on the Hotel begins, we anticipate approximately an 18–24 month build project.

We are super excited about the new reserve, which we cover in detail on the following page. It is like no other in the district, and is sure to be the centrepiece of the community.

I wish everyone in the Northlake community a wonderful holiday season and best wishes for 2020.

Sincerely,
Chris Meehan
Winton CEO

New Additions to Northlake



▲ RED LINE OUTLINES THE NEW RESERVE. BLUE OUTLINES THE TERRACE HOUSES.

New Recreation Reserve

Works have begun on Northlake's newest addition, the nearly 12,000 square metre recreation reserve located a block away from the Village Centre along Northlake Drive. As well as being one of Wanaka's largest community open spaces, one of the biggest attractions is sure to be Wanaka's first asphalt pump track. Everyone can have fun using the loop track with their bikes, scooters and skateboards.

In the early design phases of the reserve, we identified that it was a priority to incorporate a substantial multi-use recreational area in the heart of Northlake, particularly for the higher density areas. The overall vision for the reserve was to create a generous green space for the community, children and adults, to enjoy as much as possible.

The plaza area within the reserve will be a flexible space to be enjoyed by many. It features a covered pergola with seating and tables, perfect for a picnic out of the sun between friends; shade planting; and a basketball half-court. The multi-use astro tennis court will feature a rebound wall with line markings for other sports to enable maximum use within the community. The tennis court, along with the rest of the reserve, is intended to be open for use in Autumn 2020.

There will be no shortage of wide-open grass areas for those who want to use the reserve for friendly games of touch rugby, frisbee, or neighbourhood soccer.

In between the plaza and the field will be an outdoor fitness zone for those who want to incorporate a few functional exercises on their daily circuit.

We have an intensive planting plan for the new reserve that will include some more established shade trees throughout the reserve, along with perimeter gardens densely planted with native species. We can't wait to show it off to you!



Northlake Hotel

We are delighted to receive the green light for the Hotel. This site has been zoned for a hotel for several years, and now with the resource consent in hand, we are actively preparing to break ground as soon as possible. Key facts:

- 113 guest rooms
- Three levels (complies with the maximum height of 10m)
- Facilities include a restaurant and bar and fitness centre
- The main entrance is off Northlake Drive, opposite Mount Linton Avenue
- Parking for coaches provided off-site away from the Hotel & nearby residences
- Both resource consent & stage one building consent has been approved
- Anticipated build timeframe of 18-24 months
- The existing tennis court will be available for use until the new one within the new reserve is completed

Terrace Houses

Located a stone's throw from the Village Centre are 20 soon-to-be-finished Terrace Houses, architecturally designed by S A Studio to complement the surrounding landscape, with the silhouette of the roof line reminiscent of the ridgelines and peaks around Wanaka.

Each home is on its own freehold title and has three bedrooms, 1.5 bathrooms, open plan kitchen, dining and lounge, and a second flexible living space upstairs. The inviting homes are finished to a high specification and include Fisher & Paykel appliance packages, drapery, wardrobe systems, and have full furniture packages available.

The downstairs lounge opens out onto a fully landscaped courtyard that has private access to the central council-owned reserve. The reserve is a fantastic shared play space for children and creates additional privacy for all of the houses.

These adjoined houses offer another choice of home for potential Northlake residents, and we think they will attract a diverse group of buyers. We believe they are ideal first homes, great for couples and smaller families, valuable rental investments or maybe even an easy-care, lock and leave holiday home.

We worked with a hand-picked team of architectural, urban design and landscape professionals to reach the optimal design for the Terrace Houses and associated reserve and landscaping. They are designed with sustainability in mind to perform significantly better than building code with an increased wall thickness and insulation, along with less heat loss from the row-like construction.

The exterior design demonstrates how the effective use of different cladding creates individuality for each home, complemented by the thoughtfully

designed landscaping. Various species supplied by the team at The Plant Store have been incorporated, including lots of natives consistent with the broader Northlake planting palette.

The show suite, which has been beautifully fitted out by Anna Begg at The Workroom, is now open. For more information, contact the Bayleys team or visit the show suite, which is open daily between 12–1pm.

SCOTT MCGOUN

T: 021 201 9029

E: scott.mcgoun@bayleys.co.nz

BAYLEYS

LICENCED UNDER THE REAA 2008



▲ THE ARCHITECTURALLY DESIGNED HOMES ARE FINISHED TO A HIGH SPECIFICATION WITH FULL FURNITURE PACKAGES AVAILABLE.

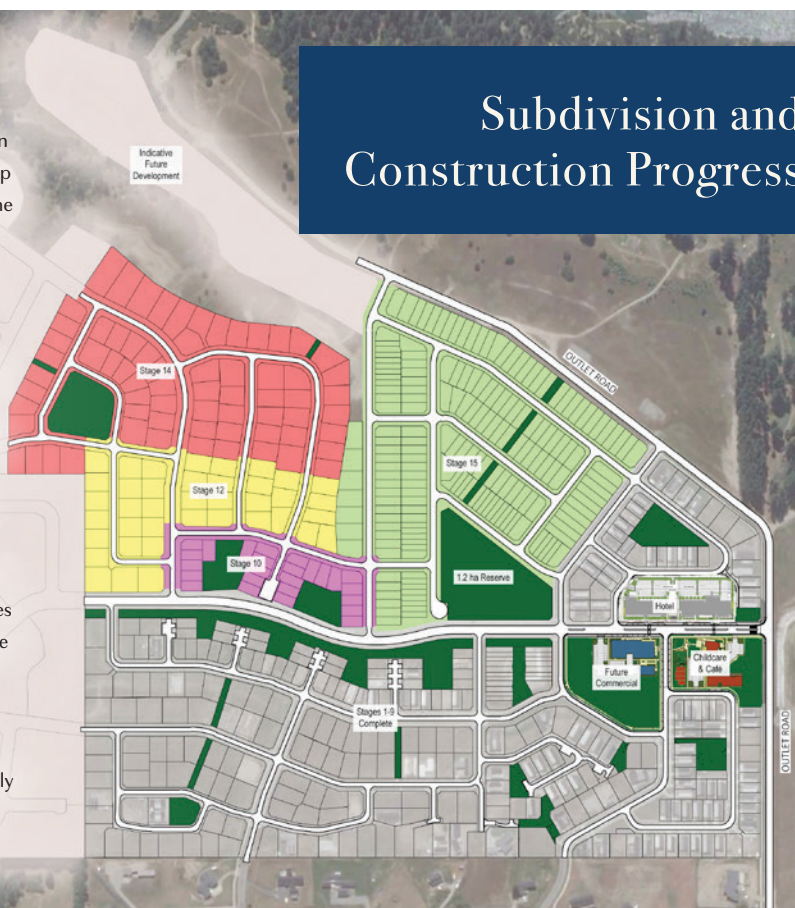
Subdivision and Construction Progress

Given the high demand for Northlake properties, the team is pressing on with the newer stages at pace. Overall, the majority of Northlake right up towards Sticky Forest has had bulk earthworks largely completed and the newly shaped lots have been grassed. These areas are now available for subdivision works at a later date.

Stage 10 is mostly presold with titles due early 2020. We have only six Northlake Home sites (the last!) now available for sale. All Stage 12 sections have been presold, and titles will be issued during 2020. The balance of Northlake Drive, which is currently behind the fence, has been completed and will be open to the public in early 2020. Stage 14 is alongside Stage 12 and is mostly presold with titles due in 2021. Some lucky sites in this stage have peeks of the lake towards Stevensons Arm.

Stage 15 lots are currently under construction and will be progressively titled from the middle of next year. Northlake will also be building homes in this stage and are very excited to announce a new display home village containing six houses to be completed early next year.

In connection with the work being completed in Stage 15, a large portion of Outlet Road will be sealed with a footpath built and street trees planted in 2020. We think that this will significantly improve the pedestrian/cyclist safety along Outlet Road for those who like to head down to this part of the lake and the Clutha tracks.





Monkey Farm Bar & Eatery

With the warmer weather arriving, Monkey Farm Bar & Eatery is the perfect place to relax outside for a few drinks any day of the week.

Whether it be takeaway coffee, lunch with friends, relaxed pizzas and beers outside or a well-deserved glass of wine with dinner, Monkey Farm has it covered.

All are welcome at Monkey Farm, including your canine family members. Open 8am until late.



Address: Village Centre, Outlet Road, Northlake
Phone: 03 443 6665
Facebook: @MonkeyFarmNZ



Pinnacles

Pinnacles is an inviting, nature-based childcare and educational centre for 0–5 year old children located in the heart of Northlake in a beautiful, purpose-built centre. They have a wonderful team of qualified and experienced ECE and primary teachers across the three well-resourced learning areas catering specifically for infants, toddlers and young children.

To accommodate different family lifestyles, Pinnacles promotes flexible hours of attendance with a flat hourly fee rate and no hidden costs. For those with eligible 3–5 year old children, up to 20 free hours a week with no extra charges are available, along with free half-day sessions.

Taking enrolments now for 2020, vacancies in all three rooms.



Phone: 03 443 1650
Email: jeni.pinnacles@yahoo.com
Website: www.pinnacleselc.co.nz

SOME OF THE LOCAL BUSINESSES WE LIKE WORKING WITH AT NORTHLAKE.

ECCO LANDSCAPES

Ecco Landscapes have been involved at Northlake since day one. All of the street planting, the reserve planting and the landscaping of many of the homes completed to date are down to the high-quality workmanship, attention to detail and first class service of Arne Gawn and his team.

Ecco are also suppliers of topsoil and other landscape products and are available to assist with all home landscaping supplies.

Phone: 027 443 5121
Email: admin@eccolandscapes.co.nz
Website: eccolandscapes.co.nz



THE WORKROOM

The Workroom is a local award-winning interior design and styling studio owned and operated by Interior Designer, Anna Begg. The Workroom specialises in residential and commercial interior design and styling of both new builds and renovations.

Anna beautifully crafted the high-quality fit-out for the Terrace House show suite. It is great to have such a talented interior designer locally, and we look forward to working with The Workroom on future projects at Northlake.

Address: 75 Brownston Street, Wanaka
Phone: 021 020 14495
Email: mailtheworkroom@yahoo.com

the workroom

THE PLANT STORE

At Northlake, we rely on The Plant Store for their expert knowledge and efficient supply of quality plants, and trees. They are an online store that frequently does on-site consultations for Wanaka residents.

We have engaged the team at The Plant Store to supply all of the planting to the Terrace Houses and the new reserve at Northlake, and have found the quality of their plants and friendly service to be first class.

Phone: 05 08 752 687
Email: customerservice@theplantstore.co.nz
Website: www.theplantstore.co.nz



S A STUDIO

S A Studio is an architecture practice based in Lowburn, Cromwell and delivers residential, heritage and small commercial projects across Central Otago and the Southern Lakes.

Jessie Sutherland, Director at S A Studio, believes each project brings its own opportunities to combine the client's brief, site and the greater environment.

S A Studio has been involved in a number of projects at Northlake, including the Terrace Houses, Monkey Farm and the retail/office building. We appreciate Jessie's hands-on, practical approach to make that architectural journey and outcome as great as it can be.

Phone: 021 108 2764
Email: jessie@sastudio.co.nz
Website: www.sastudio.co.nz

S A STUDIO