



NORTHLAKE

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Northlake Update June 2021

Dear Northlake Resident,

I hope this newsletter finds you well. While New Zealand's borders remain mostly closed, the property market continues to prosper. We have pivoted when needed, and Northlake continues to progress and deliver on its project plan while the community continues to flourish.

We have noticed a real buzz in the community lately, whether it's people enjoying themselves at Monkey Farm, children playing outside at Pinnacles, or friends and families meeting up in the picnic area at the recreation reserve. It is great to see the reserve so well used, and we appreciate all the positive feedback so far.

Overall, works continued as expected. We completed and titled Stage 12 and Stage 15. Stage 14 is well under construction with titles expected through winter and spring 2021, and civil works on Stages 16 and 17 will begin later in 2021. Bulk Earthworks for the balance of the site will near completion this winter. These are the last major earthworks at Northlake and take us right to the top of the site toward the Sticky Forest boundary and provide for the construction of a second water reservoir which will vest with QLDC.

We were delighted with the uptake of the 21 homes on Lindis Road, launched in spring 2020. All these homes have now sold, construction is well underway and will be progressively completed throughout the year.

We have also launched the Northlake Duplex Townhouses and the short-term accommodation Northlake Apartments. Both are low maintenance, close to the Village Centre and will appeal to different buyers. We have included more information on these over the next page.

The planning of Northbrook Wanaka, our proposed high-end 100-unit residential retirement village, is progressing as anticipated. Earlier this year, it was referred by the Minister under the COVID-19 Recovery (Fast-track Consenting) Act 2020. An expert panel has now been appointed to consider the proposal.

We empathise with residents that may have been affected by dust from construction areas during the summer months. While we continued implementing the plan agreed with QLDC in the Resource Consent, the situation was exacerbated by particularly dry and windy conditions and constrained water supply. We took measures above and beyond the QLDC requirements throughout this period, including installing an additional 120,000 litre tank farm to store additional water on-site for dust mitigation purposes. We also doubled the number of industrial K-line sprinklers, had up to five water carts operating, pre-soaked areas daily before work commenced, and applied additional polymer to areas that had

been worked prior to topsoiling. When the wind increased to unacceptable levels, we immediately stopped construction. The good news is, we expect to complete the balance of bulk earthworks at Northlake this winter, so the potential for dust next summer is significantly reduced. Completing the bulk earthworks is a significant milestone for the Northlake development and we thank you for your patience.

Sales momentum continues as buyers take the opportunity to be part of the Northlake community. Sections have sold as quickly as we release them, including the stunning 1,200 sqm sections in Stage 17, several of which have sold for over \$1 million. Valuations of existing homes in Northlake have continued to increase, as has the market value, demonstrated by resale values achieved over recent months. This is partly attributable to the ongoing momentum in the New Zealand property market, and partly due to the effort you and the Northlake team put into maintaining Northlake as the premium new suburb of Wanaka.

I wish you all the best for the coming months.

Sincerely,
Chris Meehan
Winton CEO

Apartments & Townhouses



▲ ARCHITECTURALLY DESIGNED NORTHLAKE APARTMENTS, DESIGNED FOR SHORT-TERM USE.

NORTHLAKE DUPLEX TOWNHOUSES



One of Northlake's newest additions is the 28 two-level architecturally designed townhouses located on two sides of the recreation reserve. With form and function at the heart of these three- and four-bedroom, 2.5 bathroom townhouses, there's plenty of space for family and friends.

The vision for Northlake from the start was to create a range of products to serve the needs of a diverse range of buyers to create a vibrant community. The Northlake Duplex Townhouses offer another option for potential Northlake residents, including first home buyers, empty nesters, small families, and individuals.

Interest so far has exceeded expectations, with the first release of 10 townhouses already sold out and the second tranche released ahead of schedule. A mix of Wanaka locals and those new to the area were some of the first buyers.

Positioned on a low-maintenance section, the Duplex Townhouses will be completed with landscaping and fencing. All townhouses have a single garage and an off-street parking space.

Construction is expected to commence in spring 2021.

Prices start from \$815,000. Speak to the Bayleys Sales Team for more information

SCOTT MCGOUN

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NORTHLAKE APARTMENTS



The stylish, architecturally designed Northlake Apartments are an innovative solution for the domestic holiday market. They are designed for flexible, short-term use in the heart of the Northlake village centre. Buyers can use as a 'lock and leave' apartment for three months at a time, manage as short-term accommodation, or do both for a return on their investment when they're not using it themselves.

Flexibility and ease were central to the vision for the Northlake Apartments, so the apartments are available with or without management by Winton and have an optional furniture package.

In addition to out-of-towners enjoying Northlake for holidays, the Northlake Apartments are a great opportunity for Wanaka locals to accommodate visiting family and friends and manage as short-term accommodation in between visits. Made from quality, natural, locally sourced materials, these well-appointed 1- and 2- bedroom apartments are comfortable, warm and built to last. Each apartment has a carpark and a generous storage unit for skis, bikes, and other toys.

The Northlake Apartments will be located across the road from the well-used recreation reserve and will include small-scale convenience retail space on the ground floor. Designed to keep with the Northlake village style, this includes 6-7 spaces for shops, such as a dairy, wine retailer and a hairdresser.

One-bedroom apartments priced from \$480,000 + GST (if any)

Two-bedroom apartments priced from \$560,000 + GST (if any)

Community Update



It is coming up five years since we started development off Outlet Road, and Northlake is thriving more than ever before. The strong community is a reflection of the residents that create it, and we think that Northlake residents should be proud of what they've collectively established.

One of the greatest highlights for the Northlake team has been the huge number of people of all ages enjoying different parts of the recreation reserve. On any given day it is well used, with certain times busier than others. It has been great to see the kind and respectful etiquette of everyone enjoying the reserve, particularly at peak times.

We're super excited that the football season has begun. Many children who live at Northlake play football with the local club, and this year

Northlake has sponsored the Wanaka AFC club. We wish all the AFC teams a great season and look forward to seeing them out on the field.

In April, we had the Festival of Colour in Wanaka, an annual arts festival enjoyed by many. Winton has been a sponsor for several years now, and this year sponsored the excellent Carnivorous Plant Society show. For those who haven't attended the festival before, mark your diaries for April 2023. For more information visit www.festivalofcolour.co.nz.

Coming up in a few months is the Friday Night Lights Gala at Wanaka Primary School, on the 17th September 2021. The Northlake team has enjoyed this event in previous years and looks forward to supporting another great evening to raise funds for Wanaka Primary.

Subdivision and Construction Progress

Civil works have continued at pace on site. Stage 12 has been completed and titled, with the construction of the first houses now started by new owners. Within Stage 12, there is a large newly planted reserve at its core.

Stage 14 is well under construction, with the first roads sealed early May. Titles are expected through winter and spring 2021.

Stage 16 and 17 will commence in spring 2021.

Stage 15 has been completed and titled, with over 25 houses constructed by Northlake, and now the first houses are underway by private owners. There is now direct access from Northlake Drive through to Outlet Road via Lindis Road. Outlet Road has been finished to the intersection of Lindis Road.

Bulk Earthworks for the balance of the site will near completion this winter. These are the last major earthworks at Northlake and take us right to the top of the site adjacent to the Sticky Forest boundary. In addition, we are finishing the stormwater reserve on the northern side of Outlet Road and doing groundworks for the Northbrook retirement village.

A new water reservoir is being fabricated currently and will be installed near the top of the site this spring.





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 a takeaway coffee, lunch with friends, 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

Located in the heart of Northlake, Pinnacles is an inviting, nature-based childcare and education centre for 0–5 year olds. The wonderful team of qualified and experienced ECE and primary teachers work across the three well-resourced learning areas, catering specifically for infants, toddlers and young children.

To accommodate different family lifestyles, Pinnacles promotes flexible hours with a flat hourly fee and no hidden costs. Those with eligible 3–5 year olds can access up to 20 hours free a week with no extra charges, and free half-day sessions.

Spaces are currently available in all three rooms.



Phone: 03 443 1650

Email: jeni.pinnacles@yahoo.com

Website: pinnacleselc.co.nz

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

CUSTOM DIGITAL

Custom Digital moved into Northlake's commercial space in 2019. They bring home automation solutions for Wanaka residents into the heart of Northlake Village. At Custom Digital's showroom, experience how modern technology can be integrated into your home. They specialise in multi-room audio, home theatre and home automation, in fact anything automation for today's smart home.

Showroom: Unit 4, 64 Mt Linton Avenue, Northlake

Phone: 03 443 5138

Email: info@customdigital.co.nz

Website: customdigital.co.nz



ECCO LANDSCAPES

Ecco Landscapes have been involved with Northlake since day one. All of the street and reserve planting, and the landscaping of many homes, 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



G.J. GARDNER HOMES

GJ are one of New Zealand's most well known builders, delivering high-quality homes throughout New Zealand. We are delighted to bring Paddy and the team on board as a builder of choice at Northlake, they are currently building the Lindis homes in Stage 15.

Phone: 03 443 2196

Email: paddy.kilbride@gjgardner.co.nz

Website: gjgardner.co.nz



THREE SIXTY ARCHITECTURE

Chris Prebble at Three Sixty Architecture is an award-winning architect based in Wanaka. Chris and the team at Threesixty are attuned to the essence of Northlake and help bring our ideas to life, while embracing technical requirements for each project. Their collaborative creative process generates thoughtful and clean designs.

Phone: 03 366 3349

Email: office@threesixtyarch.co.nz

Website: threesixtyarch.co.nz

