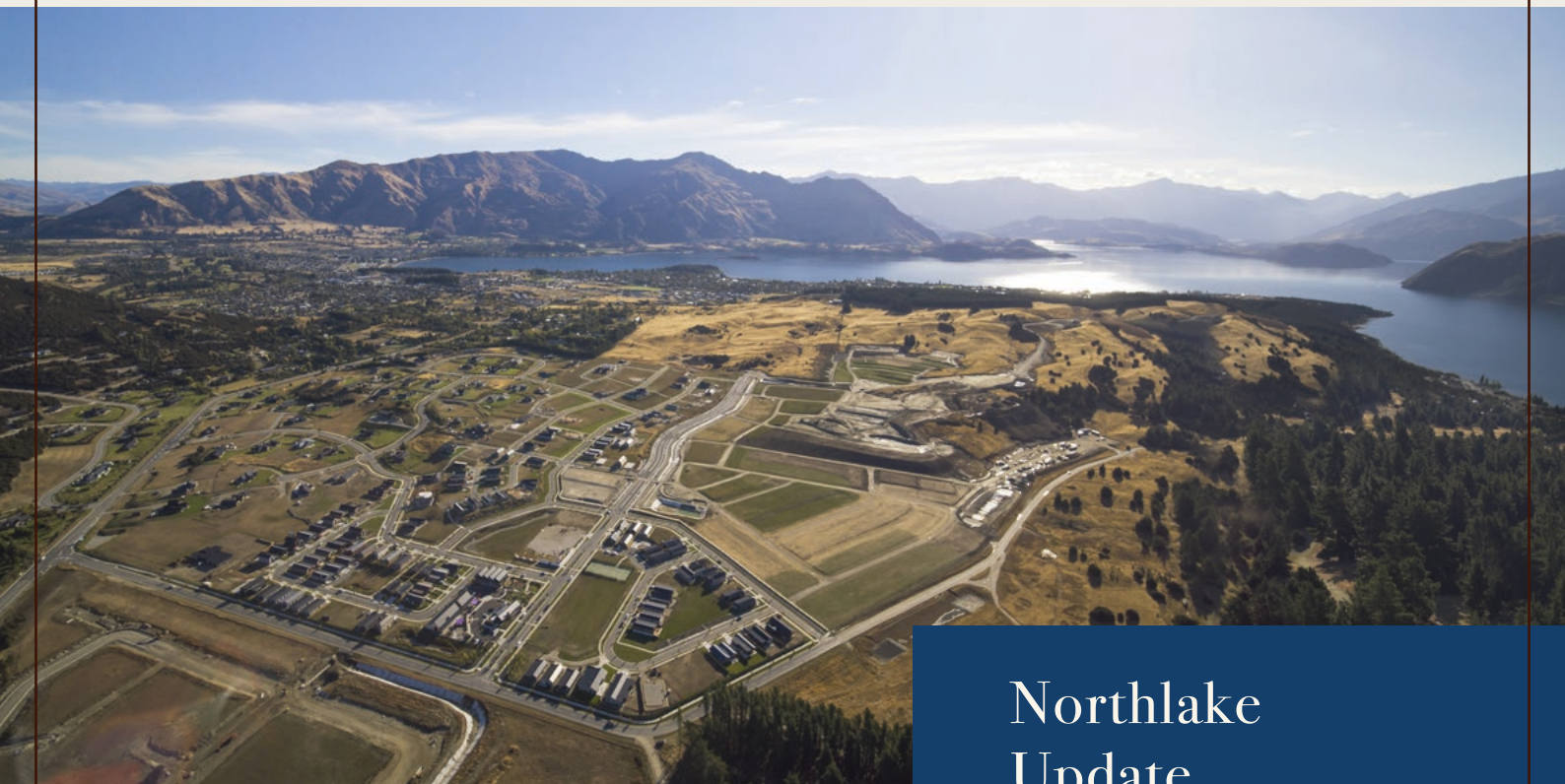




N O R T H L A K E

wanaka



Northlake Update June 2019

Dear Northlake Resident

Northlake continues to grow as new residents move into the community and many others are engaged in the design and build of their new homes. We are delighted to see Pinnacles Early Learning Centre and Monkey Farm thriving. Our first commercial businesses are now operating, and we are looking ahead to designing the next stage. We are really proud of the way it is all taking shape. A big welcome to the newer residents of Northlake. We sincerely hope you are enjoying your time in your new community.

With any new development, particularly a project the scale of Northlake, a lot can happen in a relatively short time. The realisation of a vision, the master planning of the development and the establishment of activities is a dynamic process

and is subject to a number of variables including market demand and the uptake of commercial opportunities. This can take time and require shifts of thinking along the way. That is the nature of any business.

We have become aware that there is some confusion and misinformation out there around a number of matters relating to Northlake. It is important to us that Northlake residents, both existing and new, continue to be proud of the community they are establishing.

In the following sections we will explain the Northlake Special Zone that underpins the shape of the development and how that relates to the provision of facilities at Northlake.

We hope the information that follows is helpful. We look forward to continuing to communicate with you in a similar way over the course of the year. We welcome suggestions of focus areas for the next update and wish you all well for the remainder of the year.

Sincerely,

Chris Meehan
Winton CEO

The Northlake Special Zone Journey

While it has only been in the last five years that we have seen the Northlake community flourish with residents moving into their new homes, the area of the Northlake Special Zone (NSZ) has been earmarked for residential development since the early 2000s and the creation of the Wanaka 2020 strategy.

WHAT IS WANAKA 2020?

Wanaka 2020 was a strategic planning exercise that had tremendous buy-in from the local community in the early 2000s. Among other things, it promoted areas of increased housing density and mixed-use zoning, the latter providing for commercial activity outside the town centre. This 2020 exercise ultimately led to the identification of long-term town growth boundaries. The NSZ sits wholly within the growth boundary that developed from the Wanaka 2020 community planning process.

WHAT IS THE NORTHLAKE SPECIAL ZONE?

As per the 2020 vision, Northlake was rezoned and the NSZ was created in 2015. This was a public process that was governed by the Queenstown Lakes District Council (QLDC) and confirmed by the Environment Court. The zone contained four original landowners; Northlake Investments Limited (NIL) is one of these landowners.

WHAT DOES THE NSZ INCLUDE?

The NSZ specifically provides for residential housing of a number of different densities, from 1-acre blocks to quite small sections. Attached terrace and duplex housing is specifically provided for. The NSZ rules set target residential densities and the QLDC assesses each stage of the development and ensures these targets are being met.

A commercial and community core is enabled within the NSZ. The zone rules specifically contemplate visitor accommodation (hotels, motels, etc.), commercial, retail and retirement villages. In addition they provided for a network of reserves, walking and cycling connections, a fitness facility, a tennis court and a children's play area.

We will discuss each of these over the next few pages.

Tennis Court & Recreation Space

We are really excited about the new recreation reserve being planned and look forward to keeping you posted on the plans. But first, let's clarify the journey of the existing tennis court as there does seem to be some confusion.

From the outset there was a requirement for at least one tennis court at Northlake. Since the first stages of the Northlake development this court has been located on a commercial block in the Village Centre. It has always been NIL's intention to relocate the court to a more centrally accessible reserve space.

Planning for a larger public recreational space at the heart of the Northlake development is now underway. The Wanaka Community Board recently voted to accept nearly 1.2 hectares as reserve land. NIL's proposal is to establish a multi-use outdoor sports court, including a fitness trail, at this location.

All going to plan, construction will commence on this reserve later this year and will be ready for everyone to enjoy mid-2020.



Public Swimming Pool

There has been confusion about the swimming pool for a little while now, so here is a little background. Around the time NSZ rezoning was under consideration, the Wanaka community was debating the preferred location for a new heated indoor community swimming pool facility. NIL proposed to QLDC that Northlake would be an appropriate location and land owned by NIL within Northlake was offered to QLDC at no cost, together with an additional \$2.5 million cash payment from NIL towards the cost of the proposed Wanaka community pool.

Ultimately, QLDC decided to locate the new community pool at Three Parks. NIL worked hard to encourage QLDC to reconsider their decision so the pool could remain at Northlake; however, we were unable to change their minds. While NIL was disappointed at the time, there is no doubt that a second public swimming pool facility in Wanaka would be an inefficient duplication of resources.

Since that time, QLDC has consistently acknowledged that an additional public swimming pool within the NSZ is no longer required.

Enjoying the outdoors at Northlake

▲ A NETWORK OF RESERVES AND WALKING / CYCLING CONNECTIONS IS CENTRAL TO THE NORTHLAKE LIFESTYLE. THESE WILL CONTINUE TO BE CONSTRUCTED AS FURTHER STAGES ARE DEVELOPED.

Village Centre

The Village Centre is a collection of different spaces to complement the Northlake community. It has been great to see Monkey Farm Bar and Eatery and Pinnacles Early Learning Centre open their doors and thrive in their first six months. The rest of the Village Centre will evolve over time.

In the long term, a grocery store would be a convenient addition to Northlake. We have the required approvals, and timing is dependent on finding the right operator for Northlake.

We would dearly love to have a medical facility at Northlake but we are reliant on partnering with the right medical practice. We worked closely with a local practice over 18 months to design and obtain consent for a facility that fully met their specifications. Unfortunately, this project has fallen through, so we are now thinking about how best to utilise that space.



▲ COMMERCIAL SPACE NOW AVAILABLE FOR SMALL BUSINESSES OR RETAILERS.



▲ THE PLAYGROUND HAS BEEN ENJOYED BY MANY SINCE IT WAS ESTABLISHED IN 2017 AND SUBSEQUENTLY GIVEN TO THE COUNCIL AS A PUBLICLY OWNED ASSET.

Hotel

We recently announced an architecturally designed 113-guest-room hotel. The proposed hotel will be positioned near the growing Village Centre, where Monkey Farm Eatery and Pinnacles Early Learning Centre are already serving Northlake locals.

The site of the proposed hotel is private land that has always been intended for development. We appreciate that some residents have enjoyed using that land in the meantime, so we are confident they will love our plans for the newly proposed outdoor recreation area mentioned earlier.

The NSZ rules have always allows for a hotel at this proposed location. To ensure it fits with QLDC requirements, it is subject to a number of bulk and location requirements such as maximum height, setbacks from boundaries, site coverage and car parking. The proposed design meets all of these requirements.

Following the recent hotel resource consent hearing, NIL is now awaiting the QLDC's decision. We look forward to updating you further once we have received the outcome of that hearing.



Monkey Farm Bar & Eatery

Monkey Farm Bar & Eatery has been bustling since Mel and the team opened the doors at the end of December 2018. 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. The attractions of Monkey Farm have continued to evolve, with additions like 2-for-1 pizzas on Mondays and Tuesdays, daily happy hour from 4.30pm to 6.30 pm, and the never fail children eat for free on Saturday nights from 5pm. Monkey Farm encourage dining out any day of the week!

Keep an eye on the new Monkey Farm website for updates, including an upcoming new online ordering and delivery service and the initiation of live music on Friday nights. What a perfect way to end the week.



Monkey Farm is located in the Village Centre, Outlet Road, Northlake. Visit them online at www.monkeyfarm.co.nz, on Facebook @MonkeyFarmNZ or call them on 03 443 monkey (6665).

Looking After Our Smallest Residents: Pinnacles Early Learning Centre

You cannot help but smile as you walk past Pinnacles Early Learning Centre (Pinnacles) and hear children laughing and squealing with delight. Pinnacles opened in early January and has established a wonderful team across three different rooms, catering for children aged from 3 months to 5 years.

Pinnacles aims to provide a nurturing, supportive learning environment that reflects and values the principles of Te Tiriti o Waitangi and recognises the inherent uniqueness of every child who attends. They have created a safe, happy, stimulating and inviting place where children feel free to play, explore, discover and learn at their own pace.

Pinnacles is open Monday to Friday from 7:30am – 5.30pm. They offer full days, shorter days or sessions.

Jeni and the team at Pinnacles would love to hear from you if you are looking for an early learning centre for your family.



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