



NORTH LAKE

wanaka

Northlake Update October 2020

Dear Northlake Resident

I hope this finds you well during this testing year. Never could we foresee we would be battling a pandemic for months on end and living with the reality of a non-existent international tourism industry. Despite the massive impact COVID-19 has had on New Zealand, as a community, we have seen Northlake continue to grow and flourish. As we transitioned into lower alert levels, contractors came back on-site with all the right protocols to operate safely in the new normal.

We have continued to move ahead on new development stages within Northlake. Stage 15 is well underway, and the first titles just issued. Stage 12 is under construction, with first titles issuing pre-Christmas. We have just confirmed Stage 14 contracts and subsequent bulk earthworks areas further up the site, in readiness for future stages. Northlake Drive was completed earlier in the year with extensive planting and opened giving residents access to newer stages, including Stage 10.

We look forward to launching our new architecturally designed homes for Stage 15 on Lindis Road. The unique and clean design of the new three and four-bedroom homes are positioned on-site for optimal sun and will be fully landscaped and completed with F&P appliances. Houses start at \$649,000.

Northlake, like other development projects, continues to evolve. This year we transitioned away from the Government's Kiwibuild programme, and are back to building homes for the open market. We have hibernated the Northlake Hotel project due to the negative impact of COVID-19 on demand for visitor accommodation.

With the hotel project in hibernation, we are focused on the newest Northlake addition, Northbrook Wanaka. Currently in the planning phase, Northbrook Wanaka is our proposed high-end 100-unit residential retirement village, located adjacent to Outlet Road on our northern boundary. Projects like Northbrook Wanaka create jobs and

support the local economy that has previously been heavily reliant on tourism.

We continue to welcome some great businesses into the commercial offices at Northlake. Recently McElrea Consulting set up its office in Northlake joining Custom Digital, Jennian Homes, Cook Brothers Construction, and Maher Tours.

We are also delighted to open the 12,000 sqm recreation reserve at Northlake from this weekend. It is far bigger than we initially planned some years ago but think it is a valuable addition as a central place for the community to enjoy for many years to come. We hope you enjoy the space – whether it be using the pump track, half-court, the astroturf sports court, or meeting friends for a BBQ.

All the best for the coming months.

Sincerely,
Chris Meehan
Winton CEO

Recreation Reserve

Only days until the reserve opens

At the end of last year, we revealed the plan for the 12,000 sqm recreation reserve. It has been so exciting to watch the progress over this year. The timing of the Level 4 lockdown for COVID was not ideal for the reserve and has meant we had to delay the opening. However, the time is just about upon us, from this weekend (Labour weekend) the reserve will be open for use! We will let the wider community know next week, but we thought Northlake residents might like the first use of the facilities.

The entire space has been designed for flexibility to get the most use possible. Cook Brothers & Ecco Landscapes have been instrumental in bringing the reserve to life, and we appreciate the effort and high standard they have delivered. Josh Gibbons, Cook Brothers Southern Lakes Regional Manager said, *"We loved being involved with this project and are proud of the standard we have delivered for Northlake residents and the wider Wanaka community. We look forward to seeing the reserve well used all year round."*

Facilities include:

- Outdoor gym
- Basketball half-court, hoop and rebound wall
- Asphalt pump track
- Plaza area, picnic pergola and seating
- BBQ and water fountain
- Multipurpose court, marked for futsal and tennis, and with nets and goals
- Flat greenspace for informal sports (c.6000m²)

There are extensive paths to connect the different parts of the reserve. You will notice the comprehensive gardens and planting throughout the reserve, with many specimen trees for shade. The reserve has been gifted to the council to benefit the Northlake and wider Wanaka community. We hope it is a fun and safe place to be in the heart of Northlake for all ages of the Wanaka community.



Subdivision and Construction Progress

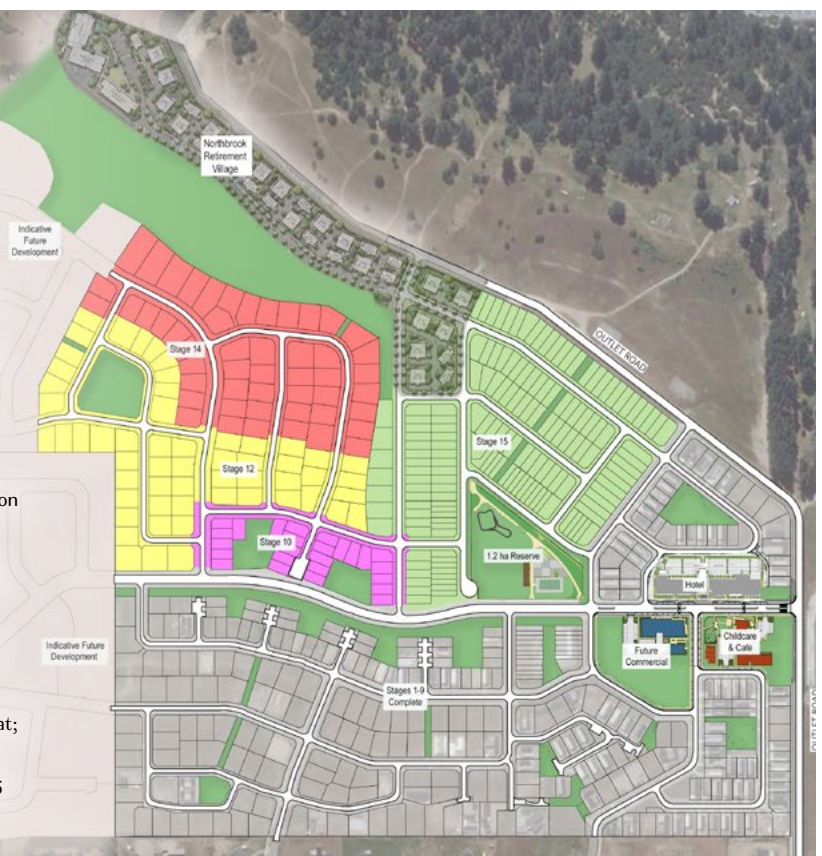
Despite the delays related to COVID-19, our team of contractors has delivered significant progress during this year. As mentioned earlier, we are currently upgrading a further section of Outlet Road that runs parallel to Stage 15. The 500 metre footpath and upgraded road will make it safer for the community to access the lake over the summer months.

Bulk earthworks will soon be underway as we prepare for the installation of the new reservoir in the upper area of the site.

Stages 12 and 14 are under construction and we expect titles to issue from spring 2020 through 2021 progressively.

Stage 15, which wraps around the new recreation reserve, has several sub-stages that will be completed throughout 2020 and 2021.

Within Stage 15 we have 25 houses almost completed and looking great; these will look even better as the landscaping gets some more growth. Construction of the first homes from the new house range for Stage 15 will start before the end of the year.



New Additions to Northlake



▲ NORTHBROOK WANAKA, A STUNNING HIGH-END RETIREMENT VILLAGE SET ALONGSIDE OUTLET ROAD

NORTHBROOK WANAKA



Let us introduce Northlake's newest addition, the proposed Northbrook Wanaka. A high-end 100 residential unit retirement village set alongside Outlet Road (seen in the image).

We have often thought Northlake would be the perfect place for retirees given the lifestyle it offers, with many amenities and attractions within walking distance.

Northbrook Wanaka is thoughtfully designed for flexibility, with different sized homes and facilities to support residents as they need more care. Potentially the perfect place for parents and grandparents of Northlake residents. Proposed Northbrook facilities include a clubhouse, community centre and café, recreation facilities, and a 36-bed private hospital (including memory care).

NEW RANGE OF HOMES



We are about to launch a new range of architecturally designed three and four-bedroom homes in Stage 15, adjacent to Stage 10. These beautiful homes are orientated to take advantage of passive solar gains. They will have their own unique style yet complement the rest of the Northlake community. Buyers will have the option of three or four bedrooms, all with two bathrooms, single car garage, Fisher & Paykel appliances, completed landscaping and cladding harmonious with the natural surroundings and existing Northlake Home typologies.

Homes start from \$649,000. For those with their own house plans in mind, we have a number of sections still available from \$285,000. For more information, speak to Scott McGoun at Bayleys.

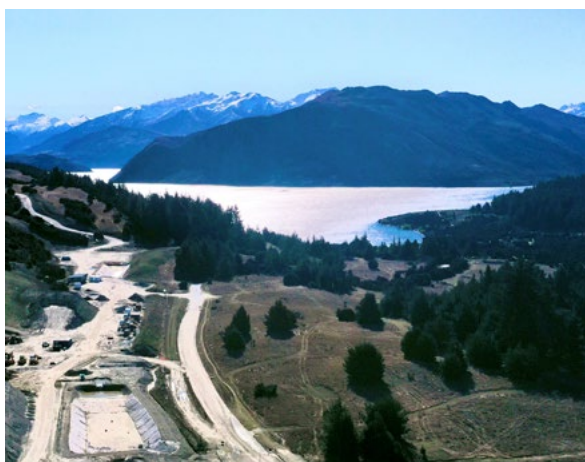
SCOTT MCGOUN

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Northlake's Lake Access

Northlake residents love the easy access to the lake via Outlet Road, particularly during the warmer months. Only 1800 metres from Northlake Village Centre is where the Clutha River meets Lake Wanaka, known locally as the Outlet. The Outlet is a wonderful space, providing fantastic access to the lake, Clutha River, and walking and biking tracks back into town or down the river to Albert Town.

We are currently upgrading a further 500 metre section of Outlet Road with accompanying footpath and landscaping. This will further enhance the wider Northlake area and access to the lake and Clutha River. The contractors have largely finished the landscaping and footpaths, and the road should be completed by Christmas, providing safer access along Outlet Road during the busier months.



Pinnacles

Pinnacles is an inviting, nature-based childcare and education centre for 0–5 year olds, located in the heart of Northlake. 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 rate 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 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



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

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

COOK BROTHERS

Cook Brothers are an all-encompassing commercial and residential contractor. They have worked on several projects within Northlake including Monkey Farm, Pinnacles, commercial offices, and the recreation reserve. Josh and the team at Cooks are focused on delivering quality workmanship on-time and within budget. Their clear communication throughout each project, combined with their professional and reliable work ethos, makes it easy to work with them.

Phone: 03 451 1123
Email: southernlakes@cookbrothers.co.nz
Website: cookbrothers.co.nz



G.J. GARDNER HOMES

G.J.'s is 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, focused on the new range of homes just launched in Stage 15.

Phone: 03 443 2196
Email: paddy.kilbride@gjgardner.co.nz
Website: gjgardner.co.nz



THREE SIXTY ARCHITECTURE

Three Sixty Architecture is an award-winning architect based in Wanaka. Chris and the team at Threesixty are attuned to the essence of Northlake, bringing our ideas to life while embracing technical requirements for each project. Their collaborative creative process generates thoughtful and clean designs, as reflected in the new Northlake homes in Stage 15.

Phone: 03 366 3349
Email: office@threesixtyarch.co.nz
Website: threesixtyarch.co.nz/contact



ECCO LANDSCAPES

Ecco Landscapes have been involved with Northlake since day one. The home landscaping and street and reserve planting are a credit 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

