

Welcome 2011. It's February already, the month(s) certainly fly by.

We hope you all had a safe and enjoyable Christmas and New Year period and 2011 proves to be a fulfilling and pleasant year. 2010 is not a year that many would want to repeat.

We won't go into rebuilding and repair matters, there are sufficient letters to the editors and reports to see the good the bad and the ugly.

Below under Quarry View I do make comment on the methodologies for building in areas that have been subject to damage from the September quake.

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GENERAL COMMENT

2010, whilst not outstanding in sales terms ended up a reasonable year. The number of sales for the calendar year was consistent with 2009, being approximately 70 sales. Our long term average is between 70-100 sales per annum, depending on land availability at the time.

So far 2011 has started well with quality enquiries received by phone, email and at our sales office. Enquiry is coming from newspaper, signage and Trademe indicating genuine purchasers are taking the time effort to consider a purchaser before committing.

Whilst it would be unreasonable to expect 2011 to be a stellar year, I am confident that following two-three years of subdued building, shortfall of issued building consents and the loss of housing stock caused by the quake, this year should provide a lift from past years.

Over the holidays I read an enjoyable book called The Fred Factor. I'm not a big one for reading but this one caught my attention. It's a story of a Postal worker in the US who did the best he could in his role. A role that could be viewed as ordinary was transformed by extraordinary actions. It gave me a few ideas that I have implemented to lift the quality of our service to our clients. I have five copies of The Fred Factor to give away to the first five email requests sent to thefredfactor@gwlimited.co.nz

DELAMAIN, YALDHURST

Information & Sales Office

Our sales and information office has been operating since mid-2010. This has provided us a great tool to meet people, deal with enquiries, answer questions and to show confidence in building in our own developments. This home was recently sold to an investor with a 12 month lease for a sale price of \$415,000.



Following the construction of the sales office, we engaged Mike Greer Homes to build two further homes in stage 6 of Delamain, a three bedroom and a four bedroom home price at \$410,000 and \$430,000 respectively.

With the interest already shown in the three bedroom home, we are looking at building two further three bedroom homes in this stage.

Shortly we will be adding plans of spec homes being constructed by us in Delamain to our website www.yourhouse.co.nz



We recently altered the boundaries of six sections in Charente Way that will enable turn-key packages from \$300,000. These two-three bedroom homes will again provide a product that is not presently available in the new residential market.

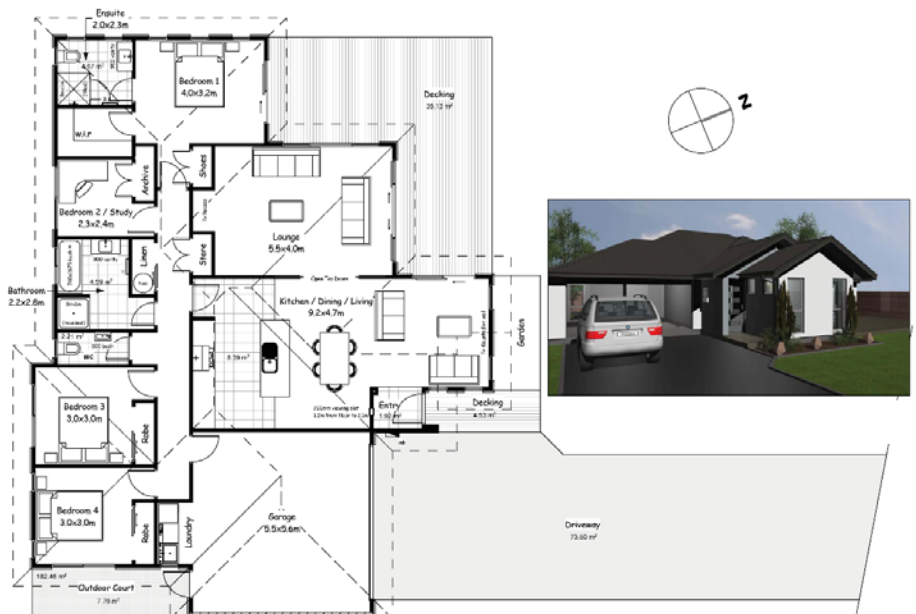
A range of Sections and House & Land Packages are available in all stages in Delamain including those by a variety of builders. For further details you can enquire to enquiries@delamain.co.nz or contact Hamish Wheelans on 03-3776303.



Alternatively feel free to browse our website, www.delamain.co.nz for up to date information on what's available, pricing, covenants, conditions, etc.

With an increase in residents now living in Delamain we are receiving a number of enquiries for users of the community footprint (retail) land opposite Delamain Pre-school on Jarnac Boulevard. Hopefully in coming months we can reach an agreement for the use of this land for the benefit of the subdivision and greater community.

Noble Gardens (by others) is progressing well towards connecting Jarnac Boulevard to Yaldhurst Road. Hopefully this will occur in the short term, thereby provide residents with a further entry/exit to Delamain.



Above: Delamain Sales Office exterior;
Sales Office interior;
Lot 296 interior – for sale \$410,000

Right: Lot 279 plan – for sale \$430,000

PRESTON DOWNS, WEST MELTON

After a long planning process, Preston Downs is now coming to fruition! We commenced in 2008 with public consultation. In the days before Christmas we resolved the two appeals that had been lodged against the Plan Change and over the holidays the Court signed off on the Change, directing Selwyn Council to adopt the proposed amendments to their District Plan, a huge sense of relief, particularly since we had already broken ground with the diggers installing essential infrastructure to service the development (sewer & water).

We now have all but one of the consents required in place with the final consent being processed by a helpful and pragmatic Selwyn Council.

Construction of the reserve areas has already progressed to the point that the tennis court will be sealed in days and the base has been poured for the childrens play area adjacent to the tennis court. The one hectare raised island reserve has been contoured and recently seeded.

This coupled with the 9,000m² reserve at the entry and the further network of parks will ensure Preston Downs offers the feeling of space around the housing that will follow.

Preston Downs offers a range in section sizes and corresponding prices with 650m² at around \$165,000, 1,200m² sections for \$195,000 and the larger 5,000m² sections for \$290,000 or thereabouts.

Titles for stage one are expected around August, subject to weather, etc. Stages two through four will follow.

The best way to describe the landscape and design philosophy for Preston Downs is to say that it will be consistent with the rural environs that presently exist, from the natural contours, to the wind swept grasses, the farm machinery and buildings, significant open space, to the use of rustic farm fencing as bollards. This rural nature will be complemented by active play equipment such as a tennis court and exercise stations.

We have relocated the information/sales office from Delamain to the entry of Preston Downs until we have completed a show-home/sales office at the entry to Preston Downs, ready to open mid-2011. Mike Greer Homes has also committed to a show home in Preston Downs.

If you are interested in viewing the Preston Downs development plan and full size artists impressions please go to www.prestondowns.co.nz or to receive further information and updates register your interest by email us at prestondowns@gwlimited.co.nz or call Hamish on 03-3776303.

As a side note, we apologise to the neighbouring residents in West Melton for the dust nuisance that occurs from time to time with the howling nor'westers. Unfortunately the wind dries the land quicker than we can add water.



Top: Stage 1, Preston Downs subdivision, West Melton
Middle: Artist's impression – Laird Place walkway
Bottom: Local children enjoying a new BMX track.
GWL was proud to assist in the construction of this course within West Melton Primary School. No doubt it will be well used through the summer.

QUARRY VIEW, HALSWELL

Christmas was good to Quarry View as well as Preston Downs. With the earthquake delaying the hearing for this application, then subsequent liquefaction reports being required, time has been disappearing. With

Christmas looming, all outstanding matters were resolved on 24th December and the consent was granted in January.

The decision is still open to appeals until mid-February however we are in discussions with the submitters to avoid this step if at all possible.

For those of you who are interested, the decision has been uploaded to our website with the address www.yoursection.co.nz/Pages/quarryview-resource.html

The decision has some points that are relevant to the 22 purchasers

(and future purchasers) in this development. I will be completing a separate paper to those purchasers to explain these matters that they need to be aware of.

This paper will provide information on the methodologies for foundations, design and placement of the home, fencing restrictions and further subdivision in the future.

To assist in rebuilding homes damaged throughout Canterbury the Department of Building and Housing has published a booklet the provides a range of methods to stabilise both land and housing. The paper being prepared by us will refer to this document. If you would like to download this publication go to www.dbh.govt.nz/guidance-on-repairs-after-earthquake

We recently agreed to allow the City Council locate a 'drop in' centre at the entry

to Quarry View for local residents seeking information on the earthquake recovery works for the south-west. This is not related to Quarry View however is a small token by us to assist local residents.

Assuming no appeals are lodged we intend to commence construction of Quarry View in late February with titles mid to late this year.

For those of you who are unaware of this development or it's background a brief summary follows.

Quarry View is a 27 lot subdivision over 16 hectares located on Kennedys Bush Road opposite Halswell School, with an average size of 3,800m2, ranging from 1,600m2 to 1.3 hectares.

The overall block is earmarked for an intensified subdivision within 10-15 years, along with adjoining land. The design enables each of the 27 'blocks' to be further subdivided when planning permits and infrastructure is available downstream (sewer). We are installing infrastructure within the roads that will cater for that further intensification therefore when further subdivision is enabled, the level of works and expenditure to the 27 owners will be significantly less than if they were purchasing a large piece of land and subdividing it themselves.

If you are interested in considering these remaining 5 sections (lots 8, 18, 25, 26 & 27), please contact us by email to quarryview@gwlimited.co.nz or call Hamish Wheelans on 03-3776303.

WEBSITES

The following websites are available for your information:
www.yoursection.co.nz - for general development information on our current developments, past developments and our newsletters. Quarry View is show-cased on this website;
www.delamain.co.nz - for Delamain in Yaldhurst;
www.prestondowns.co.nz - for Preston Downs at West Melton.



Quarry View Application Plan



All the best from

Hamish Wheelans, Brian Gillman,
Dean Gregory and Tania Muir of
Gillman Wheelans Limited