



Gillman Wheelans Limited | Spring Newsletter 2011



Welcome all to our spring edition of our newsletter. It's hard to believe we're now at the start of September – how the year has flown by.

Firstly, I would like to welcome our newest member of the team – Kate Williams, a recent Lincoln University Graduate. Kate is willing and able to field any new enquiry or query that you may have.

2011 has been a difficult year for Canterbury residents, with thousands of our neighbours losing homes combined with the uncertainty of those living within the orange and white zones and what the future holds for them. We are privileged to have met some wonderful people and fortunate enough to be well placed to help many displaced families plan a future.

Delamain and Preston Downs™ are well positioned and relatively unscathed, giving those families a location they can make their home. Good luck to all those awaiting 'offers' from Central Government or their insurance company to enable those plans to become reality.

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DELAMAIN, YALDHURST

The Yaldhurst location has been a major factor influencing buyers to purchase here at Delamain, resulting in all remaining sections having sold since our autumn newsletter.

A variety of building companies do still have sections to sell although mostly as house and land packages. There are also a small number of Delamain sections listed through real estate companies. If you are interested in purchasing here at Delamain, our recommendation is to drive around our subdivision and gain information from the sign boards located on certain lots around Delamain. These are changing on a regular basis as properties sell.

We are aware of a number of houses selling in Delamain at very respectable prices, reinforcing the location as one that suits many people.

We are pleased to advise that progress is being made on securing operators for the 'community footprint' site at the entry to Delamain on Jarnac Boulevard (opposite the Delamain Pre-school). Subject to obtaining resource consents, a learn to swim facility is proposed. This facility will be open to the public, however the primary focus will be on lessons, for all ages.

The building will include a 25m lap pool with a small children's pool at the end of the lap pool, much like the configuration of Jellie Park prior to the upgrade some years back.

Proposed indoor swimming learning centre for the community footprint area on the corner of Buchanans Road and Jarnac Boulevard in Delamain. This is an artist's impression and subject to change.

*Below:
Gillman Wheelans information office,
18 Charente Way, Delamain.*



Once the pool is in operation we anticipate finding operators for shops on the balance of the land, providing comprehensive community amenities.

With the transfer of all the reserves to the City Council and the construction of the many dwellings at Delamain, we have ceased our mowing of all street berms, public spaces and vacant lots. We remind all owners that it is their responsibility to ensure sections, where not built on, are maintained to a reasonable standard (grass no more than 150mm high). If we are forced to maintain lots, we do have the ability to recover reasonable costs (including our time to arrange maintenance). Your assistance is greatly appreciated.



We are still operating from our sales office here in Delamain, so if you would like any information on Preston Downs, or would fancy a chat regarding Delamain call in as we are open from Monday to Friday 8.30am until 4.30pm.

PRESTON DOWNS™, WEST MELTON

In the early stages of planning of Preston Downs we found a changing demographic seeking smaller property from those permitted in the District Plan. We chose to move away from this permitted lot size to a greater range, starting at 500m² with an upper limit of 5,000m². A variety of sections and subsequent house sizes were proposed to cater for this change. With the Canterbury earthquakes, this variety is proving popular and to some, a necessity. Our sections start at 650m² with the buyer enquiry being consistent over all sizes.

We thank all of you who have provided some very positive feedback about Preston Downs and how it's taking shape. Our engineering team has given a great deal of consideration as to how we could maintain and enhance the rural feel and nature of the land at the same time as providing building platforms that were accessible and still cost effective. The retained rolling contours of the land will assist in creating a residential development with abundant visual interest.

Earthquakes, wintry weather, even the recent snowfalls are not enough to stop stage one from completion, with titles due to issue within weeks, enabling the 30 families to start building their future home. As we write this, 68% of stage one is now sold.

The recreational area is nearing completion, with the children's playground located next to the tennis court allowing hours of entertainment once the weather warms up. Exercise 'stations' and balance beams are scattered throughout reserves of Preston Downs for those looking to mix up their morning jog.

From top:
Preston Downs viewing platform with 360° views over the subdivision to the Southern Alps and Port Hills;
Playground equipment adjacent to the community tennis court; Future GWL showhome and information office to be built; Future Mike Greer showhome to be built;
Artist's impression of the new Cat's Pyjamas Preschool and Nursery soon to be built.



The level of enquiry is strong (and has been since February), often resulting in a tight squeeze in our Preston Downs sales office. For this reason we have commenced construction of a showhome and information office at the main entry to Preston Downs (on lot 1). Mike Greer Homes is building their showhome on lot 2 with David Reid Homes recently confirming their intention to build on lot 4. Lots 3 and 5 are retained for other successful building companies to 'join the fold'.

Stage two construction is well underway with titles anticipated around December of this year. Stage two incorporates further reserves, complementing the feel we have created in stage one. To date 65% of stage two is sold or under contract.

Stage four is now available, with six sections sold already. Construction of this stage has commenced with titles anticipated to be available around March/April 2012. Stage four offers a wider range of sections than previous stages with that range being 620m² to 5,000m².

In addition to selling sections, we are also offering house and land packages. We have engaged Mike Greer Homes to build three homes, two in stage one and one in stage two. These will be offered for sale around \$500,000 depending on the house & land specifications.

All the road names for the Preston Downs are now assigned (minor changes were required). The next installment is the creation of family homes on the land.

The neighbouring West Melton Primary School is pleased to announce the completion of a new two-storey classroom block, fronting Weedons Ross Road. This modern facility has been built to cater for the anticipated growth of West Melton and the needs of the children. Sue Jackson, principal of West Melton School asks that parents of children moving into the area who plan to attend the school contact her as early as possible to ensure their school plan is as accurate as possible in its predictions. Sue's telephone number is 347 8448. For further information about West Melton School go to www.westmelton.school.nz

The Cat's Pyjamas Preschool & Nursery is pleased to be building a new childcare facility in Preston Downs, West Melton, opening early 2012. Owners, Gavin and Tracy Summerfield, are experienced licensees of The Cat's Pyjamas Preschool & Nursery Rolleston, which has been extremely well-supported by the community since opening in March 2009. The centre prides itself in providing a safe, warm and nurturing environment for children. Gavin and Tracy have four young children of their own – they know how important it is that only the highest quality of care is provided for your child. Tracy has worked in the early childhood sector for over sixteen years, and is passionate about quality early childhood education.

The new facility will be purpose-built and has been designed with children in mind. Bright, open and spacious indoor and outdoor areas will have a wealth of resources to ensure that each child can reach their unique potential. At The Cat's Pyjamas Preschool & Nursery a child can engage in learning and play with other children at a similar developmental stage, with the centre comprising of three separate schools: Nursery (3 months - 2 years), Preschool (2 - 3.5 years) and Prep School (3.5 - 5 years). The centre has also developed their own innovative Transition to School Programme to ensure children are well-prepared for school. Qualified, experienced and caring staff will ensure that your child will get the best start to a lifetime of learning by attending The Cat's Pyjamas Preschool & Nursery! For further information please call 347 9561 or visit www.catspjs.co.nz

The rezoning of a parcel of land on Weedons Ross Road opposite the BP is progressing with a new Business zone planned allowing small scale retail such as a cafe, takeaway, etc. The planning process should be complete by the end of the year with construction indicated to start shortly thereafter. This will be a welcome addition to a growing community.

If you are interested in the current stages or wish to register your interest in future stages, please feel free to call us or drop into our sales office at Preston Downs between 1-3pm every Sunday or peruse www.prestondowns.co.nz, at your leisure.

The landscape plan for Quarry View is being further developed with a part of the old barn adjacent to Kennedys Bush Road now to be retained, beside the proposed tennis court, right at the entry to Quarry View! Another landmark created.

The key benefit in purchasing in Quarry View is the likely upside from its future development potential. With recent events, the value of these lots is well and truly underpinned. We are continuing our work in the background to bring forward that future development potential, to the benefit of our purchasers and the land we are retaining in this development.

QUARRY VIEW, HALSWELL

The construction of our Quarry View subdivision has commenced, in the depths of winter!

As a result of Canterbury earthquakes the water table in the Halswell area has lifted from it's historic average. This has caused a few difficulties on-site with the installation of deep infrastructure (sewer). As this issue is present in many areas around Christchurch, including eastern suburbs where repairs are occurring, Council is looking at different forms of construction and operation for such infrastructure. Some changes at Quarry View may be afoot to fall in line with these network changes. When we know for certain what the end result is, we'll write to the Quarry View purchasers to update them. Irrespective we are continuing with construction, without delay, and any such change will more than likely speed the construction process up and potentially achieve on-going savings for owners.

Sales at Quarry View are ticking over nicely with almost all buyers enquiring through word of mouth. Only lots 20 & 24-27 remain available, with lots 13 & 14 potentially available due to change in circumstances.

SPRING CLEAN

In our autumn newsletter, we gave away Monteiths Brewery Vouchers to make the change to winter a little more bearable.

This issue we are giving away ten vouchers for a "Deluxe Wash and Clean" at Espresso Carwash Cafe valued at \$54.00 each. This way your car can look brand spanking new without you having to lift a finger – get in quick as I'm sure they won't be sitting around for long. In order to win, you will need to email kate@gwlimited.co.nz. First in, first served!

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; and
- www.prestondowns.co.nz – for Preston Downs at West Melton.

All the best from Hamish Wheelans, Brian Gillman, Dean Gregory, Tania Muir and Kate Williams of Gillman Wheelans Limited



Quarry View site

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