



Aidanfield

NEWSLETTER DEC 09



Since the last newsletter of April this year and despite the negative perceptions that have been portrayed in the media regarding the economy and the property market over the past 12 months, Aidanfield has continued to grow and meet continuing strong market demand well beyond our expectations. Major issues which have progressed over the past six months include:

Stages 7A and 7B

The stage 7A development comprising some 130 lots released earlier this year has attracted very strong demand with satisfactory price levels achieved and some 115 sites already sold. This is clear market confirmation of the desirability of this quality subdivision.

With the successful sell down of most of

the sites in stage 7A, construction work has commenced and is now well advanced on stage 7B, where a further 100 lots will be released in early 2010. The completion of stages 7A and 7B will represent a total of some 680 sites having been created in Aidanfield since its commencement in 2000/2001. The sell down of approximately 550 lots, the quality of housing developed,

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and the infrastructure as provided, does now clearly establish "Aidanfield" as a prime residential subdivision in Christchurch with particular emphasis on the environment and open space.

Farm Buildings

Over recent months residents will have noted the demolition and removal of the old derelict farm buildings previously located near the historic cemetery reserve at the junction of Aidanfield and McMahon Drives. Aidanfield Holdings has consistently maintained and complied with both legal and ethical requirements in endeavouring to resolve this long standing issue. Despite offers of sale of the land and gifting of the buildings to Council for their ownership, which is consistent with the aims and intentions of the various objecting groups

and residents' association in nearby Halswell, Council understandably decided this was not a suitable or justifiable option for them to pursue. As a consequence, Aidanfield Holdings Limited sought approval for demolition of the buildings to ensure that the character and amenity of the subdivision would not be blighted or prejudiced by the presence of these derelict structures. To this effect, an application was sought and approval obtained from the Council-appointed independent Commissioner for demolition of the buildings. This decision was appealed by Council and other objectors to the Environment Court, which upheld the Commissioner's earlier decision. The matter was then referred by some of the objectors to the High Court, where the earlier decisions were confirmed and

Aidanfield's position upheld that the old farm buildings had not been appropriately identified and did not warrant retention as historic structures. The recent decision of the High Court has therefore now brought this protracted issue to an appropriate conclusion.

Dunbars Road Traffic Lights

Residents and visitors to Aidanfield, will be aware that NZTA (formerly Transit NZ) has recently completed the upgrading and installation of traffic lights to the intersection at the junction of Halswell and Dunbars Roads. As a part of this major traffic improvement, Aidanfield Holdings Limited made a very significant contribution to NZTA towards the cost of this work, which is expected will provide for a safer and more effective traffic environment.





Halswell Road Speed Limit

Still on traffic issues: the Aidanfield subdivision is now provided with a regular bus service from the city. Buses access Aidanfield Drive from Halswell Road by making a right hand turn across north bound traffic, while buses exit the subdivision from Aidanfield Drive with a left hand turn to the north. With the completion of the traffic light controlled intersection at Dunbars Road and the increased volume of motorised traffic including bus services to the Aidanfield subdivision, AHL and other resident groups and parties within the subdivision are particularly concerned at the present speed limit along that portion of Halswell Road from Templetons Road to the north to Dunbars Road to the south. This small section of road is still rated at 80kph, whereas to both the north and the south the

speed limit is restricted to 50-60kph. It is the intention of Aidanfield Holdings Limited, the St John of God Trust, Ryman Healthcare and the two schools within the subdivision, to approach the NZTA and Council to have the speed limit along this portion of Halswell Road, reduced to 50 or a maximum of 60 kph, consistent with the speed limit permitted both to the north and south of Aidanfield. Our concern is one principally of a safety issue for both residents and visitors to Aidanfield and particularly for the children residing within the subdivision and those attending the resident schools. We are hopeful, that both Council and the NZTA will recognise the seriousness of this request and arrange for the required reclassification of the speed limit along Halswell Road.

If you would like to lend support to this initiative, please respond in writing to:
ahl@xtra.co.nz
or PO Box 6204
Christchurch 8442

PJ Mahoney

**Project Director
Aidanfield Holdings Limited**





100+

and not out yet - but getting close to that

Yes, since mid-January to the end of October 2009 more than 110 of 125 sections in Stage 7A at Aidanfield have gone under contract. In a period when real estate investment and home ownership has been under close scrutiny from the public, bankers and legislators the true worth of good design, attention to detail and the benefits of Aidanfield have become apparent to those still keen to invest in quality real estate. Approximately half of the sales have been to the public and the balance to builders undertaking design build packages. There will be a large number of housing starts in the near future. The Aidanfield covenants which enable purchasers to choose their own designer, select their preferred builder, commence when they wish and check out design and cost features of their

home before finally committing to buy a section have appealed.

Aidanfield is, undoubtedly the leading major subdivision in Christchurch in terms of section sales and desirability. Those who have already invested and built at Aidanfield will be greatly encouraged by the results. Public recognition of the quality of Aidanfield both today and in the future has been reinforced and endorsed by those who now live there and will do so in the future.

Stage 7B - construction under way.

In response to continuing market demand as evidenced by the popularity of Stage 7A the development and construction of Stage 7B comprising 96 sites has now commenced. In response to demand sections in this new stage will be generously designed with wide

frontages and excellent aspect.

This Stage will complete the development of Stage 7 and is the north-eastern extension of McMahon Drive behind Halswell Residential College and St John of God Hospital land. The north eastern boundary of Aidanfield will then abut the huge Curletts Reserve preserved by Christchurch City Council as a wild life sanctuary and public recreational space. Further reserves are also incorporated in Stage 7B.

Given the demand in Stage 7A there are already a number of purchasers registering interest in Stage 7B. Prospective purchasers may register their interest in acquiring a site in this Stage by contacting the marketing agents, Simes Limited, and registering their interest.

Name change reflects community



Paul Kennedy

Halswell Residential College for boys is one of a kind.

"We are the only boys' school of our type in Australasia and, of course, because of the 24 hours care we provide, we are the most expensive

school in New Zealand per student," says principal Paul Kennedy.

The College provides special education for 90 students with intellectual impairment who stay on-site for up to two years of their secondary school education.

"The boys do have a range of behavioural issues caused by their disability but there is a misconception that they are "bad boys" – they aren't" Paul says.

After two years the boys, who come from all over New Zealand, are returned to their local community with continued support from the college.

Halswell Residential College was established in the early 1980's as Hogben School and had a name change in 2003 to reflect its location.

With over six hectares of well-established grounds the college has nine classrooms, four residential villas, a small farm and an industrial kitchen and laundry making them pretty much self sufficient. The farm has donkeys, alpacas and pigs – some of which can be a bit noisy in the early hours of the morning, says Paul Kennedy.

Paul Kennedy lives on-site and is responsible for the 120 staff.

Students are regularly involved community work and Aidanfield residents will often see them out and about. The college has also started an annual open day so residents can visit the grounds.

A feature of the college is two immersion classes where both Maori and English are spoken: "which is great for our Maori boys".

Another major advantage is that each class only has a maximum of 10 students. There is also another classroom at Hillmorton High School which is attended by Christchurch-based students when they have left the college.

The semi rural location is a plus for the college along with still being close the city and easy access to a range of activities.



an
environment,
not just a
location



www.aidanfield.co.nz

SIMES

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