



# Aidanfield

NEWSLETTER APRIL 09



With the successful release of stage 7A of our development in December/January, we are pleased to report a very satisfying response from the public, despite the perception of gloom in the property market that is constantly being portrayed in our media. This newsletter includes an up-to-date report from our marketing agents: Simes Limited, which clearly demonstrates the

positive market activity at Aidanfield.

Other matters of interest to residents and prospective buyers include:

- The recent announcement by the Government of the proposed fast forwarding of some of the major infrastructural work throughout the country, which is to include the southern motorway project from

Barrington Street to the Main South Road. The most updated information available from the NZ Transport Agency (formerly Transit NZ) is that a design/build contract is expected to be advertised from June of this year to a select number of invitees and with a formal contract to be allocated in early 2010.

It is further anticipated that about

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six to eight months will be required for completion of the design aspects of the contract. Construction should commence during the summer of 2010/11 with an estimated timeframe of at least three and possibly up to four years for completion of the project. The work will include the formation and extension of some 10-11 kilometres of the Southern Motorway, including the formation of the over-ramp and bridge connecting Aidanfield Drive with Wigram Road. The NZ Transport Agency has confirmed that there will be no access on to or off the motorway to the Aidanfield development.

- An appeal has been lodged with the High Court in Christchurch, against the earlier decision of the Environment Court to allow Aidanfield Holdings Limited to progress with the removal of the derelict farm buildings. This appeal is now set down to be heard on July 10. Until the High Court decision is known, the existing buildings must remain in place. Aidanfield Holdings is hopeful that this protracted legal process can be brought to a satisfactory conclusion this year.

Yours sincerely

PJ Mahoney – Project Director



# sections attracting buyers

The release of the latest sections at Aidanfield, some 125 lots varying in size from 500 – 900 square metres, has produced a very positive response from the market according to Peter Cook of Simes Limited, the sole selling agents at Aidanfield.

As at late March 10 confirmed sales have been achieved, six further lots are under offer awaiting final confirmation and more options have been requested to allow prospective buyers time to evaluate their preferred site, the design of their home and the cost of building.

An encouraging factor of sales to date is that half the sites have sold to builders, showing their continued confidence in Aidanfield, in what is widely acknowledged as a difficult climate for building companies.

Purchasing enquiries from private home owners are coming from those already living at Aidanfield and also from couples,

mainly in the 30 to 35 year old age group.

“It’s very exciting to us that people who have purchased here in the past want to remain – a sure testament to the fact that Aidanfield offers a great lifestyle to its residents,” says Peter Cook.

Aidanfield sections continue to attract buyers in what is a challenging market for some sub-divisions around the city. The fact that prices are tending to hold their value has a flow-on effect to existing home owners in the area as their investment in Aidanfield is reinforced, says Peter.

To assist to maintain the high quality presentation of homes within Aidanfield landscape packages are negotiable, payable to home owners on completion of building and site development.

“Aidanfield is reinvesting to make sure that the subdivision continues to be a high quality environment that people want to live in,” says Peter Cook.

Depending upon location, standard sites are available in Stage 7a for between \$170,000 and \$240,000 and there are a variety of smaller sites ranging from \$165,000 to \$200,000.

An interesting feature of this release are the sites zoned Living 3 on which it is possible to achieve up to 50 per cent site coverage, enabling construction of large homes on smaller sites.

The design of Stage 7 includes large areas of public reserves abutting many of the sections and these have been a popular feature when home owners make their selections.

“There are some fabulous options available for a wide range of homes,” says Peter.

The Aidanfield website [www.aidanfield.co.nz](http://www.aidanfield.co.nz) now features all the sales information, price and section lists along with information about the covenants relating to the site.

# Mt Magdala place of reflection



**Mt Magdala cemetery is undergoing a transformation into a restful place for contemplation and reflection for local residents.**

New plantings and a reflective seating area on the rise at the end of the cemetery are part of the upgrade which will connect to the neighbouring reserve and total 7000 square metres.

The existing concrete and steel rail fence and gateway is to be retained and a new path will provide access to this entrance from the adjoining reserve.

The first burial site at the Mt Magdala cemetery took place in the early 20th century. Most of the headstones have been removed and replaced with two large plaques listing the names of the Good Shepherd Sisters and residents of the Mt Magdala community who are also buried there.

The remaining stone memorials will be retained as part of the upgrade. A feature of the cemetery is a cross filled with stone chips in the centre of the grounds as a reminder of its history and connection with the convent.

The upgrade should be completed by the middle of this year, says Paul Stening from consultants Davie Lovell-Smith.

"It will be a place for the whole community to enjoy and is a legacy from the Good Shepherd Sisters to the people of Aidanfield," says Paul.

Once completed the cemetery and surrounding area will be handed over to the Christchurch City Council as a reserve and the council will then become responsible for its maintenance.

The Good Shepherd Convent was established in the early 1880s to provide for women and girls in distress who needed residential care and rehabilitation. By the 1930s Mt Magdala was a self-contained community housing almost 500 people. Many new buildings were added over the years including a chapel in 1900 along with a new orphanage in 1934.

With a farm and orchard the community was largely self-sufficient, and many residents were employed in laundry, sewing and cooking activities.

The Good Shepherd Sisters retired from Mt Magdala in 1967 after more than 80 years' service in Christchurch.

# Name change reflects community



**Aidanfield Christian School is a vital part of the Aidanfield community – as illustrated by its recent name change from Canterbury Christian College.**

The desire to reflect the school's location was behind the change, says principal Mark Richardson.

"Being in Aidanfield with our peaceful surroundings and park like grounds makes us feel like we are a country school but still part of a city which is truly special. Our location is integral to the school's feeling of being part of a community."

Located in over four hectares of established grounds and with a roll of only 150 students from Years 1 – 10, the school provides a unique education option for local residents within Aidanfield, Halswell, Oaklands, Wigram and Hillmorton.

There are four Christian schools within Christchurch. As integrated state schools they can have a "special flavour" under legislation which is unique to New Zealand. Students and staff are all church attending Christians and a waiting list is spurring Mark Richardson and his team on to increase the roll in the future.

"Our strength is our shared faith which means we are all on the same page with our values and the way we work together as everyone within the school has the same background of beliefs and understanding of the world," says Mr Richardson.

"We are not better than other schools in the area as they all have their strengths and also offer excellent education – but we do provide a different option for local children and their parents."

What is different about Aidanfield Christian School is that students stay there until they are in Year 10 and leave at 14 or 15 years of age. They then have a pathway into senior college at Middleton Grange School for those families that want a Christian based senior school.

"We believe that at this age they are far more mature and equipped to enter high school as we can nurture them through early adolescence before they leave."

All four Christian schools in the city and one in Rangiora feed into Middleton Grange and the schools have a network of communication where they work closely together to ensure the students are well prepared for the next step in their lives.

Aidanfield Christian School has operated as Canterbury Christian College since 1996, when Avon Christian College and King's Christian School joined together on the St Joseph's Boys Home site in Nash Road.



an  
environment,  
not just a  
location



www.aidanfield.co.nz

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