



Shotover Country sales manager Sharyn Stalker (left) and 4-year-old Benson Hyland try out the new park benches.

SHOTOVER SECTION HUNTERS DOUBLE IN JUNE

NEIGHBOURHOOD SHOPPING CENTRE PLANNED

It's hoped Shotover Country will have a neighbourhood shopping development on the drawing board by the end of this year and prospective tenants are already lining up.

Sales manager Sharyn Stalker says they've been inundated with inquiries from business owners wanting to set up at the popular new subdivision, near Frankton. Inquiries from local section buyers have also doubled during the past month or so. "We've had lots of inquiry - everyone from physios to hairdressers and those wanting upstairs office space in a neighbourhood shopping precinct," says Sharyn. "We're hoping we will have a concept ready by the end of the year." Ideally she'd like to see a dairy or convenience store, to save families travelling all the way in to Frankton, a café, bakery and takeaway restaurant. "It's the perfect situation with the Trails Trust cycleway running right through the land," she says.

The next 50-lot stage in the subdivision

- stage 11 - will be released next month (August) with buyer inquiry rolling in every day. In the meantime, Sharyn says there are only two sections left that haven't been snapped up in the entire 10 releases.

Four hundred sections out of the 850 so far approved have all sold quickly since Shotover Country was launched two and a half years ago. Between 150 and 200 houses have sprung up. "Very few have been on-sold, as we discourage speculators. I've picked up a few of them on Trade Me and recorded their names so they won't be sold anymore of our sections."

The best part for Sharyn and husband Grant, who previously farmed the land, is the high they get from watching young people, who their own grown children went to school with locally, get a foothold in the market.

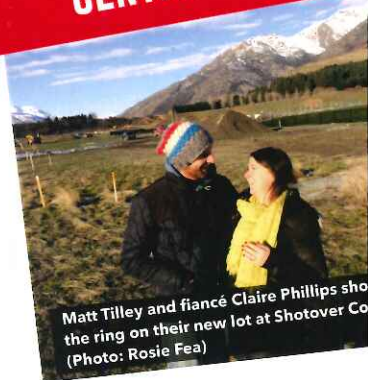
"There's been a wonderful community atmosphere. We've had couples

engaged on their sections and babies arriving. It's just rewarding for us to see all that happiness down there," she says.

Demand has gone from overwhelming to critical, says Sharyn, as buyers vie for an affordable slice of sun in Paradise.

Sections have ranged in price from \$140,000 to \$270,000 (unit capable), with the average lot selling for \$210,000. "They're not just Queenstown people. It's amazing where they've all come from - local English business owners, Fijian and Indian families," says Sharyn. "We always thought it would take off, but I don't think anybody would've predicted this sort of growth in the area."

The company's new multi-million dollar roundabout connecting Ladies Mile, Lower Shotover Road and Stalker Road is scheduled for completion by December and will greatly ease summer traffic congestion.



Matt Tilley and fiancé Claire Phillips show the ring on their new lot at Shotover Country. (Photo: Rosie Fea)

"LOTS" OF LOVE...

Innovative Englishman Matt Tilley knew he would win his girl's heart. He proposed to his English girlfriend Claire Phillips recently on their couple's newly-purchased lot in Paradise. "I told her I was heading out there with a bottle of whiskey to spray over our new section and take some celebration photos," says Matt. However, he sneakily rung Claire's father back in Queenstown earlier (after a few whiskeys at the Goldfields Whiskey Tasting) to ask his permission to propose. The ring arrived a week earlier than planned at Goldfields Jewellers, but Claire couldn't wait. "We headed out there with the ring and she had no idea," the Outside Shotover Country controller says. "I pointed to a tree to distract her and got down on one knee. Claire, a speech therapist, was pretty nervous when she turned around and luckily

NEW ENTRANT ROLL BOOST FOR NEW SCHOOL

Prime Minister John Key chats to pupils at Shotover School during a Winter Festival visit.

The new Shotover School, near Frankton, is planning an Open Night for parents of prospective Years 5, 6, 7 and 8 pupils at the start of the winter term. Principal Ben Witheford says new entrant enrolments really began to pick up during June and the school has new children starting every week. "We're really pleased with the response. School enrolment is already working with the

