

Speldhurst COUNTRY ESTATE LIFESTYLE VILLAGE

Come & Enjoy Living in a Slice of Paradise!



Our Brochure

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Introducing Our Management Team



Wayne & Bridget Bishop
Owners/Directors



Debra Bishop
Sales Manager



Fiona McGregor
Village Manager



Sarah Phillips
Accounts Manager

Speldhurst Country Estate: Building a Legacy

Passion for Horowhenua, creating lifestyle developments and love for his family, past, present and future, are what drive Horowhenua builder/developer Wayne Bishop.

Speldhurst is his biggest development to date. What began as a 25-year plan for 550 to 600 houses, with current momentum looks like it is going to be completed in about a decade.

Building houses is in Wayne Bishops's blood and the motivation behind his work are his passion for his job, his district and his family.

The Bishops have been in Horowhenua for over 100 years. Wayne's grandfather started farming in Ohau on the land that has since become the Bishop's Vineyard development. Although the Bishops have no connection to the vineyard, the family name remains on the land his grandfather George broke-in, to support dairying. His wife's name "Ivy" as a street name in this new subdivision is a lovely touch.

Ivy's family came from a small village in Kent, England, called Speldhurst, a name adopted for this exciting project on Kimberley Road. Names of the roads within the Estate are names of roads in the little English village. Even "The George", the community centre at the heart of the Estate is named after a feature in that English village: the local pub.

Wayne sees this project as a legacy development for his family, therefore ties to his forebears complete that picture. This project is not just about building houses, it is about creating a community where those who have chosen to make Speldhurst their home have many and varied opportunities to build a community together.

Wayne learnt his trade with local builder Ross Crowe, who took him on as an apprentice after the 1987 downturn. This meant commuting to Wellington where the work was. After forming his own building company, the draw of work in Wellington meant more years commuting. The focus turned to developing in the Horowhenua in the late nineties where he built his first retirement village, Rosewood Park in Queenwood Road, now run by MiLife.

Numerous other rural lifestyle developments followed; Western Rise, Grande View Terrace & Tunbridge Wells in Ohau, Glade Park off Buckley Road in Shannon, and a development in Heatherlea West Road, Koputaroa. These developments have added over 100 lifestyle properties into the Horowhenua market. In 2013 the opportunity arose to buy the old Kimberley site, for which he put in a successful tender, buying it from Mid



Scores of local businesses and subcontractors are part of the making of Speldhurst Country Estate

Central Health to become the first private owner since the early 1900's.

"I am fiercely parochial toward the Horowhenua, my home, and have done all I can to employ and support local business throughout my developments," Wayne says.

Seeing an opportunity to add further to the growth of our industry and therefore the growth of our district, Wayne saw an opportunity to put himself forward for election in the 2011 by-election on a platform of enabling growth in the Horowhenua. "I am thrilled to have been a part of the recent growth and am extremely proud to see building consent values hit a record 100 million dollars."

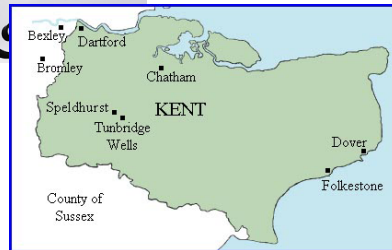
His own business has grown constantly since this project commenced. Ever looking for opportunities to grow the perception of the district, Wayne is working on plans for a sister village, "Speldhurst on Liverpool", an exciting new multi-storey development on the old Horowhenua Hospital site in Liverpool Street, Levin.

Homes are taking shape very fast at Speldhurst and another feature is our 100 seat café/restaurant within The George, the community centre at the heart of the estate, which is open to the residents for use and to the wider community.

Since moving the sales office to The George in early March 2018, sales activity here at the village has skyrocketed. Interest in our village is huge and a constant flow of visitors occurs weekly.

Adapted from an article by Janine Baalbergen, Horowhenua Chronicle 11 July 2018

Speldhurst: The Name



The name 'Speldhurst', comes from a small Village in the Borough of Tunbridge Wells in Kent, south of London. It has a population of 5,000 people approximately. Speldhurst derives from the Old English for 'wooded hill' ('hyrst') where wood-chips ('speld') are found'. Speldhurst is a village and civil parish in the Borough of Tunbridge Wells. The parish is 5km to the west of Tunbridge Wells. Speldhurst has a primary school, a parish church, a general store with post office, a pub, a violin shop and a small business park.

The Pantiles and its chalybeate spring have been the landmarks most readily associated with Royal Tunbridge Wells ever since the founding of the town, though the 5-metre-high (16 ft) steel Millennium Clock at the Fiveways area in the centre of town, designed by local sculptor Jon Mills for the Millennium celebrations, stakes a claim to be a modern landmark

Wayne & Debra's paternal grandmother's family immigrated from this Village in the late 1800s, travelling to Tasmania first before settling in New Zealand. "Since the mid 70's we have attended Family Reunions every three years in Matamata from this family line, so we know our relatives very well and many of our extended family have visited us here to see the progress happening and taking shape and they too, are excited to see this name being used."

"The local Pub over in Speldhurst is called the George & Dragon Inn so we have used 'The George' as the name of our Community Centre as this is also a family name."

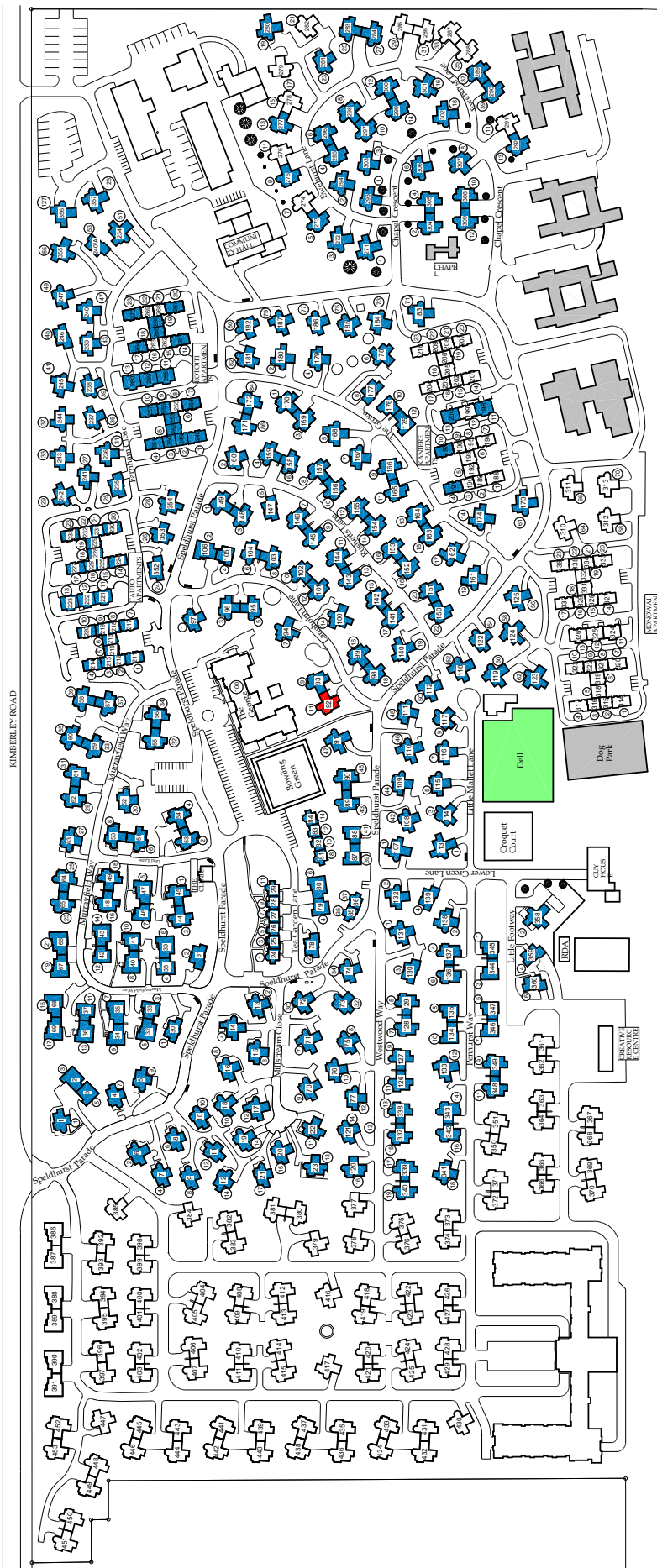


The Pantiles

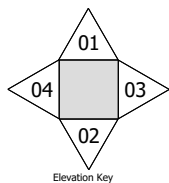


The George & Dragon, Speldhurst, Tunbridge Wells, UK

Proposed Site Plan



Plans of Homes



Elevation Key

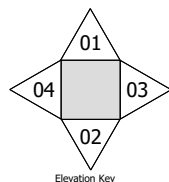
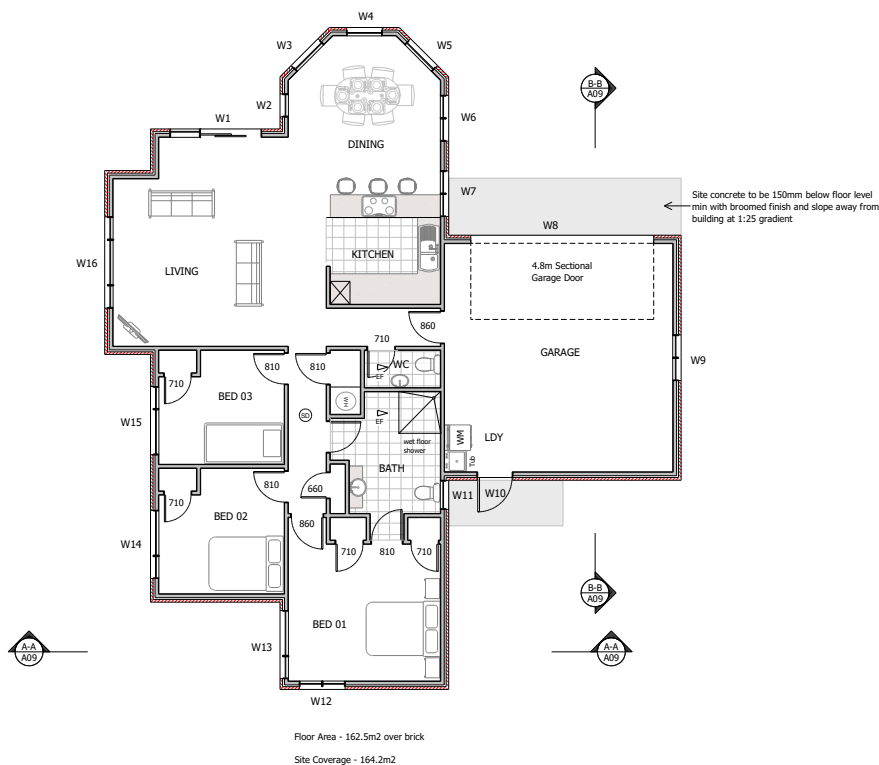
STANDARD MULTI HIP HOUSE

Floor Plan Notes

- Insulation to walls between Garage & House (Garage not insulated)
- 10mm gib interior wall linings, Aqualine to bathrooms
- 13mm gib to all ceilings, Aqualine to bathrooms
- Install extract fan on timer to bathroom
- Tiled wet floor shower to bathroom on waterproof membrane with 1:150 fall to easy clean trap as per attached details
- Install seismic restraints to HWC
- Install safe Tray and outlet pipe to HWC
- Refer to attached for garage door weatherproofing
- All floor finishes and exterior concrete to be slip resistant in compliance with NZBC D1 - Table 2 attached
- Kitchen bench surfaces to be high pressure laminate or similar impervious surface in compliance with NZBC:G3

Key

- (SD) - Smoke Detector Locations
- ◁ - Extract Fan



Elevation Key

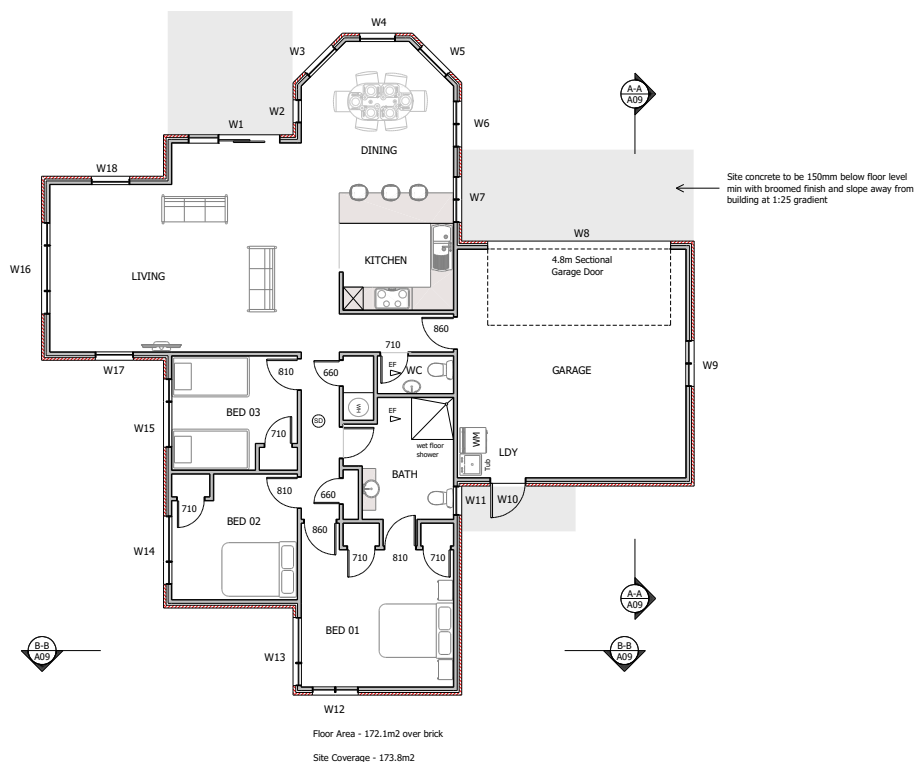
EXTENSION LIVING

Floor Plan Notes

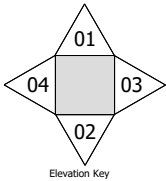
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Plans of Homes



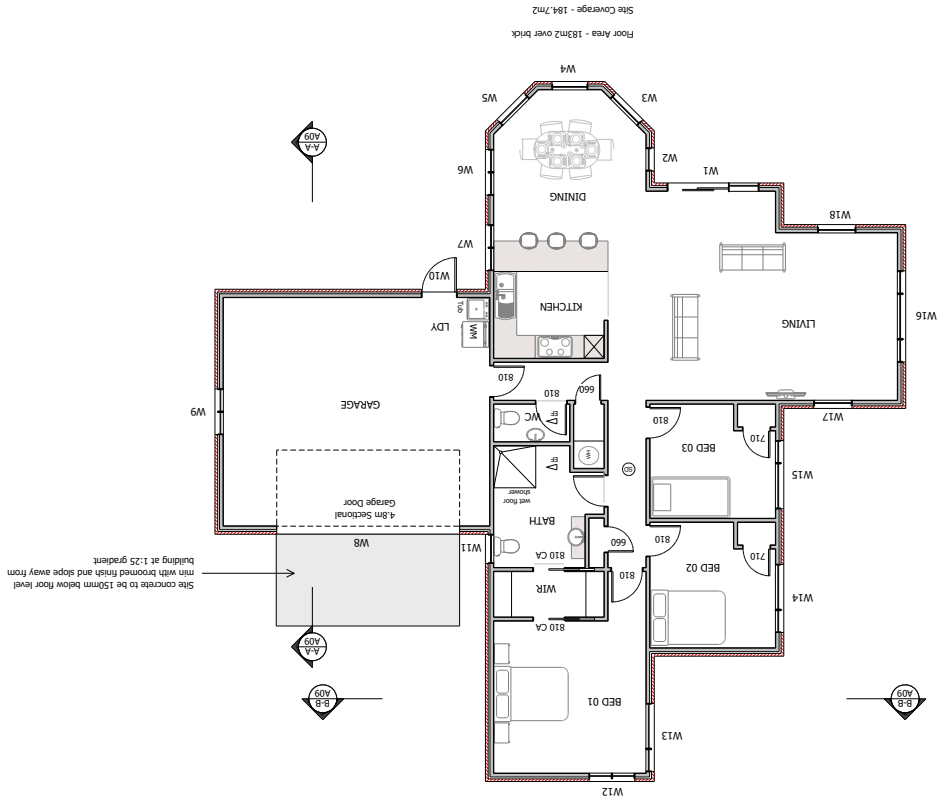
FULL EXTENSION

Floor Plan Notes

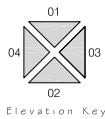
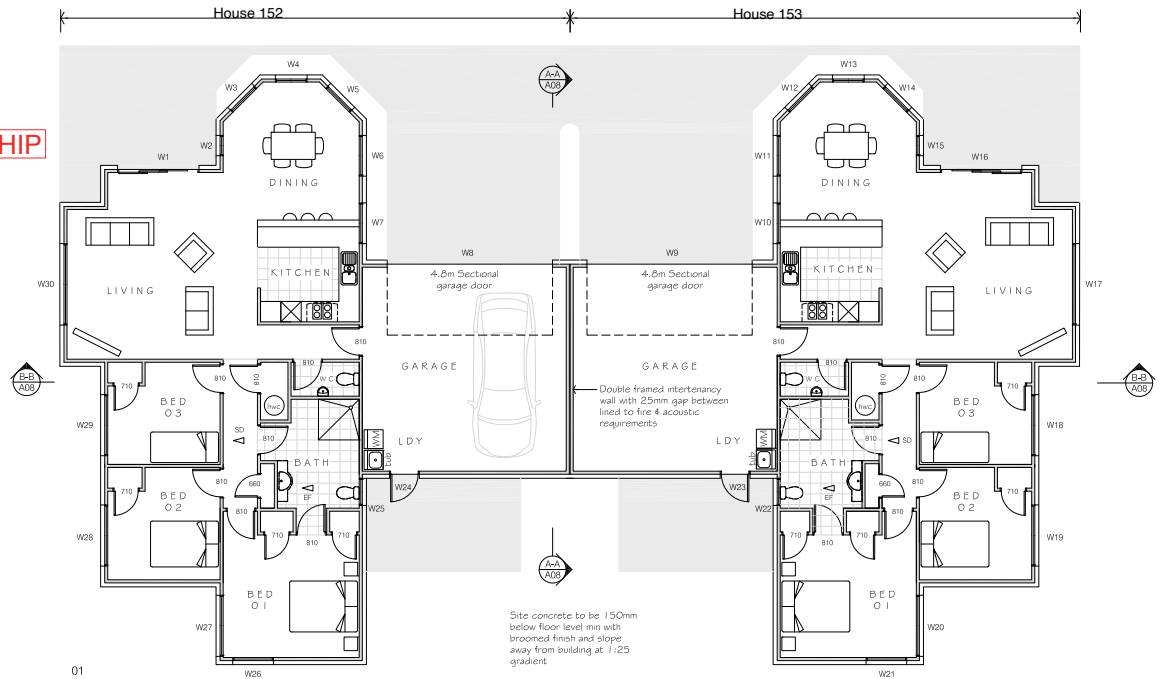
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Key

- SD - Smoke Detector Locations
- EF - Extract Fan



DUPLEX MULTI HIP



Individual Dwellings
Floor Area - 161.8 m ² over brick
Site Coverage - 163.1 m ² over brick
Overall Floor Area - 323.6 m ² over brick
Overall Site Coverage - 326.2 m ²

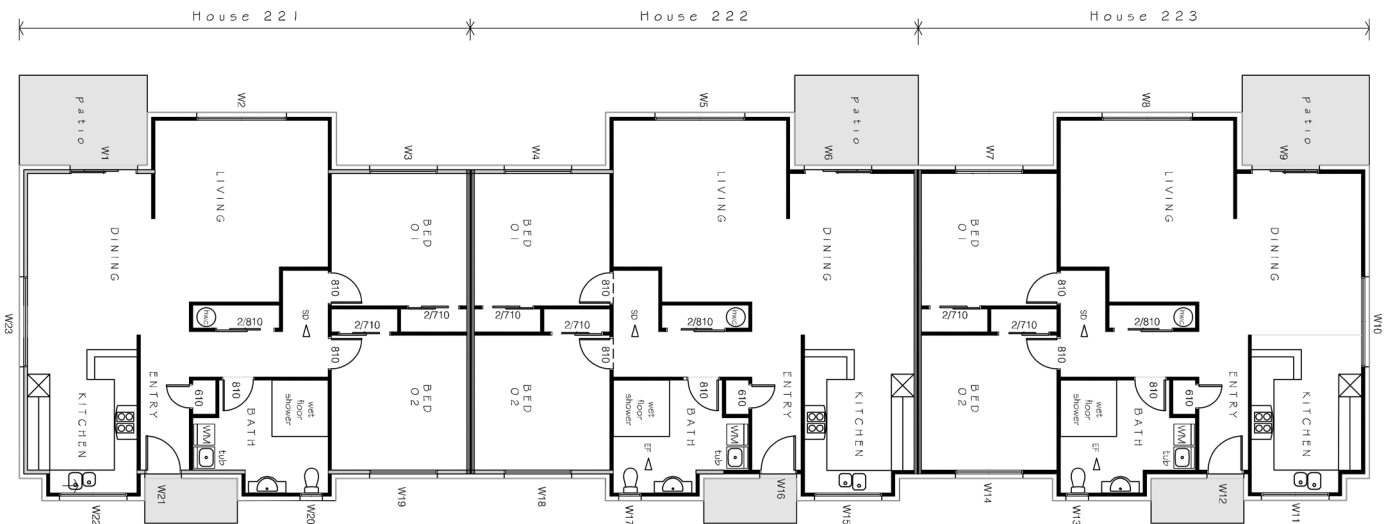
FLOORPLAN

- KEY
- SD - Smoke Detector
 - EF - Extract fan

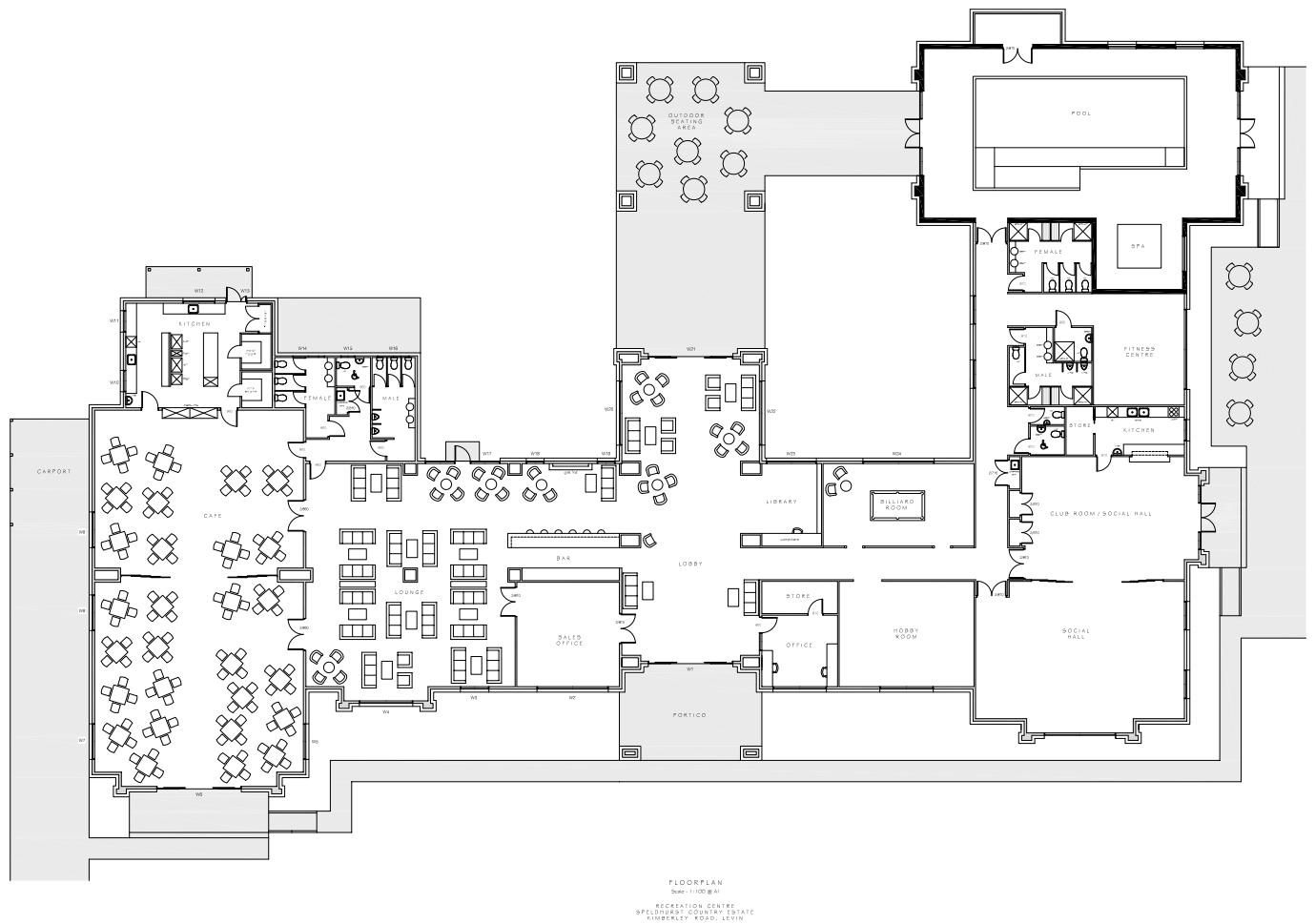
Notes

- Tiled wet floor shower to bathroom on waterproof membrane with 1:50 fall to easy clean trap as per attached details
- Insulation to walls between Garage & House (Garage not insulated)
- 10mm gib interior wall linings, Aqualine to bathrooms
- 13mm gib to all ceilings, Aqualine to bathrooms
- 2.420m ceiling heights
- Risk Group S11. Required fire resistance rating of intertenancy wall is (30)/30/30
- Line garage intertenancy wall as per GB(L)A 30a details provided to underside of tile battens
- Standard height framing to intertenancy wall with truss above each side Trusses to have vertical members at 600cs
- Install seismic restraints, safe tray and outlet pipe to HWC
- All floor finishes and exterior concrete to be slip resistant in compliance with NZBC D1 - Table 2 attached
- Kitchen bench surfaces to be high pressure laminate or similar impervious surface in compliance with NZBC:G3

8 Speldhurst Country Estate



The George Community Centre



The George Café

Managers Add International Flavour

Horowhenua Chronicle 28 August 2019 By Janine Baalbergen

Yasser Abdeen and Prentiss Te Rito, managers of The George Café on Speldhurst Country Estate on Kimberley Rd in Levin, bring years of experience in hospitality and a strong international flavour to the local restaurant scene.

They have been managers for the past 18 months and have just recently acquired a liquor licence.

They came down from Hamilton, where they lived and worked for years. Prentiss has whānau in Levin who encouraged the pair to apply for the management roles at the new café.

She has worked in hospitality for the past 25 years in New Zealand, England, Scotland and Egypt.

While working in the UK she did an extended OE through the Middle East and when she got to Egypt she met chef Yasser. From Egypt the couple eventually moved to Hamilton. They bring fine dining and café management skills to the area.

“I try to do things a little bit different,” said head chef Yasser. “Everything we make is homemade and we are very passionate about food.”

Coming from the Middle East he is also a whiz with herbs and spices that enhance any dish. “We try to cater for a wide variety of needs and have adopted medium range prices.”

The George Café initially opened to Speldhurst’s residents only, but soon it opened its doors to the wider public and offers Thursday, Friday and Saturday night dining.

The George café is much more than a café. It is also a restaurant. The restaurant serves a wide variety of European and Middle Eastern food, from pizzas, to burgers, but also Mexican dishes and Thai too. Its specials change on a daily basis, so there is always something new to try.

“Everything we make is homemade and we are very passionate about food.

The George also caters for large functions, such as Christmas dos and a recent Rotary club president change-over function was held there.

The restaurant can seat 100 and when serving only finger food can accommodate well over 140 people.

On Saturdays a private room is available with space for 70 diners.

Buffets, as well as menus a la carte are possible and now that they have a liquor licence they can match wine with food.



Yasser and Prentiss, Managers of The George Café at Speldhurst Country Estate offer a selection of dishes.

“We use local producers as much as possible for everything we use,” said Prentiss.

“There is plenty of parking here and we have already built up a regular clientele of locals as well as Speldhurst residents.”

■ For more information or bookings on The George Café and restaurant: ring 06 920 2055 or on the internet go to: thegeorgecafe.co.nz.



General Information & Amenities Contribution

Speldhurst Country Estate is located at 70 Kimberley Road, Levin and covers an area of approximately 120 acres. This Village will be completed over the next 10 to 15 years and will eventually have up to 550-600 homes built on this land. We are excited to be able to present this exciting Village to our local community and neighbouring regions and know that this way of life will be well appreciated by so many who choose to reside here.

Our Community Centre known as The George is now open and also our Show Home for viewing.

Once you have decided that this is where you would like to reside the following process is required:

- You will be given the Application for Occupation Right Agreement and this shows that you are interested. Once completed this Application will be sent to our solicitors in Auckland, Hesketh Henry.
- A deposit of \$5,000 is then payable to Covenant Trustee Services in Auckland who hold these funds until settlement date.
- You will then be given four legal documents to take to your own Solicitor to seek independent legal advice about them. They are:

- (a) Retirement Villages Code of Practice 2008;
- (b) The Code of Resident's Rights;
- (c) Disclosure Statement for Speldhurst Country Estate (Statement personalised to our Village); and
- (d) Occupation Right Agreement (Resident's own document).

Weekly Village outgoings fee is payable to cover such things as rates, insurance, lawns, gardens, rubbish collection and external window washing as well as administration and management fees and other incidentals. It also includes access to all Village facilities. This fee is currently \$122.50 per week.

The Amenities Contribution accrues progressively at the rate of 5% per annum to a maximum of 25% over five years of the capital sum. An Information Sheet setting out the schedule will be given to the purchaser at the time of settlement to disclose how this sum will be made up over the first five years and beyond.



Amenities Contribution (example only)

Price of Unit in which you have expressed an interest:

Price: \$550,000

Estimated Financial Return

Estimate for Unit- Amenities Contribution accruing progressively at the rate of 5% per annum to a maximum of 25% over five years of the capital sum.

AFTER	CAPITAL SUM (i)	LESS AMENITIES CONTRIBUTION (ii)	LESS REPAIRS (iii)	ESTIMATED TOTAL FINANCIAL RETURN (iv)
1 year (5%)	\$550,000	\$22,000	Nil	\$528,000
2 years (10%)	\$550,000	\$44,000	Nil	\$506,000
3 years (15%)	\$550,000	\$66,000	Nil	\$484,000
4 years (20%)	\$550,000	\$88,000	Nil	\$462,000
5 years (25%)	\$550,000	\$110,000	Nil	\$440,000
10 years	\$550,000	\$110,000	Nil	\$440,000

7.3 Notes:

- (i) The Capital Sum is subject to adjustment as described in paragraphs 5.4 of the Disclosure Statement and therefore may not be the figure stated.
- (ii) The Amenities Contribution has been calculated here for a full year. If the Resident leaves part way through a year, the Amenities Contribution will be on a monthly basis for the incomplete year. Where only part of a month elapses, a full month's charge is payable, except for the last month where the accrual shall be on a daily basis.
- (iii) Assumes no damage over and above fair wear and tear so repairs are nil.
- (iv) In calculating the estimated total estimated financial return, the Capital Sum is taken less the Amenities Contribution and repair costs. It is assumed the Resident will not owe any other money to the Village on termination. Any other amount owing plus default interest if applicable will also be deducted on termination.

7.4 Effect of Duration on Estimated Return

The estimated financial return is affected by the duration of the Occupation Right Agreement because the Amenities Contribution accrues on a monthly (or part monthly) basis from the commencement date of occupation of the unit, to a maximum charge equal of 25% of the capital sum. This maximum level of charge is reached on the expiry of five years after the commencement date of occupation.

7.5 Effect of Termination on Estimated Return

The estimated financial return is affected by a termination of the Occupation Right Agreement arising out of a breach of the agreement by the resident, or a decision of the resident to terminate the agreement voluntarily, in the following ways:

- (a) In the event of a breach, the resident may be required to pay default interest for the non-payment of moneys due under the agreement;
- (b) In the event of a voluntary termination during the cooling-off period (i.e. within 15 working days after signing the agreement), the resident will be entitled to the return of the capital sum, with interest, subject to an obligation to pay reasonable compensation to the Operator for services provided under the agreement, and to damage to the unit and any facilities of the unit in the Village;
- (c) In the event of a voluntary termination for delay in completing the unit within 6 months after the proposed date for completion of the unit, the resident will be entitled to a full refund of the capital sum and all other payments for which services and facilities were not provided, interest and actual and reasonable costs associated with voiding the agreement.

Summary of Key Facts

	Key term	Details for resident/unit
Fees payable by resident		
(1)	Maximum Amenities Contribution payable by resident for unit <i>Refer to Clause 5.5.3 of the Occupation Right Agreement (ORA)</i>	Maximum total as a percentage of capital sum: 25% Method of calculation - Per annum: 5% p.a. for first five years. On entry: NIL
(2)	Weekly fees payable by resident • How much? • Can these be increased by the operator? • If yes, how often? <i>Refer to Clause 8.2 of the ORA</i>	\$122.50 per week. Yes Annually – the reviewable date is 1st April each year.
(3)	Are there any other fees payable by the resident? <i>Refer to Clause 5.5.5 of the ORA</i>	2% of the Capital Sum (plus gst, if any) on the date of settlement of payments under a relicensing of the Unit to a new resident, as an administration fee.
Capital gains/losses		
(4)	Does the resident share in any capital gain on the sale of the unit?	No
(5)	Is the resident exposed to any capital loss on the sale of the unit?	No
Leaving the unit		
(6)	When does the resident stop paying weekly fees once they have left their unit? <i>Refer to Clause 8.2.6 of the ORA</i>	6 months from the date of termination of the ORA and vacation of the Unit, or the licencing of a new ORA for that Unit, whichever is earlier.
(7)	When does the resident or their estate receive the capital refund?	5 working days after the date on which the operator shall settle the payments under a Licence of the Unit to a new resident.
Transferring within the village		
(8)	Does the resident have priority over non-residents to transfer to another unit at the village? <i>Refer to Clause 11.1.9 of the ORA</i>	Yes
(9)	For the resident's new unit, is there a credit for any Amenities Contribution (or equivalent fees) paid by the resident for their earlier unit(s) at the village? <i>Refer to Clause 11.1.9 of the ORA</i>	If the Amenities Contribution has not fully accrued, then the resident will be required to pay a further Amenities Contribution in respect of replacement unit. A credit will be given for the accrued Amenities Contribution under the original ORA.
Care options at the village		
(10)	Is rest home, hospital, dementia or another specialist care available at the village?	Not as this stage. We have a resource consent for a 100 bed Care Facility, that will be developed in the future.
(11)	Does the resident have priority over non-residents to transfer to the care options outlined above?	N/A

Residents Testimonials

After travelling around New Zealand for four and a half years in our motor home it was time to settle down. We hadn't thought to buy into a Village, but a friend suggested we look at Speldhurst. As soon as we drove through the gate, we were excited. It already felt like home.

We still want to travel a bit and the security of the Village really appealed. We are comfortable to lock up and leave secure in the knowledge that our home is safe, and we will come home to tidy gardens and lawns.

Village life suits us too... being as social as we want to be and having plenty of activities to keep us busy when we are home.

We have lived at Speldhurst for about eighteen months now and have made firm friends among the residents. It has been one of the best decisions of our lives.

Yvonne and Graeme Carrick

I moved into Speldhurst almost one year ago. The main drawcards for me were having security, a super low maintenance new home and the swimming pool but in reality, it is so much more than that.

It's nice to feel welcomed home when I return from work trips and enjoy social time with like-minded people. Neighbours are fabulous, and so helpful when Albert, my ginga moggy, needs feeding when home alone, mail collected etc. It's taken Albert a year to feel comfortable sitting outside when his dog pals walk past, and he has plenty of hide-outs inside when he doesn't want to be seen!

I work full-time and I am very happy pottering about here at the weekends. My Paraparaumu friends enjoy visiting and we make good use of the restaurant.

I've chosen to do my own garden but it is always awesome to come home to fresh mulch on the garden and a few weeds miraculously disappeared! The management, garden and maintenance teams are very helpful, and nothing is a bother to them.

My children live overseas, and they loved the idea of me moving here. I am looking forward to their visits home in 2020 so they can see for themselves.

I am looking forward to many happy, worry-free years ahead living in this fast-developing haven.

Denise Minogue

I first discovered Speldhurst when I came with friends to see their new home. I had no intention of leaving Waikanae, but that day I knew I had to live here and immediately signed up! Now every day when I open the curtains, I feel I am in Paradise! What makes this estate so special are the residents! My neighbours are wonderful - so friendly and helpful!

Wayne and Debra have been amazing to deal with! What special people they are! I feel very blessed to be living in Speldhurst! There is a very real sense of peace here.

Jill Smith

I have been here about 6 months; I came from Foxton. Originally I didn't want to live in Levin but as my sister and her husband were shifting in I wanted to see where they were going to live and I thought by crikey I like this place and within two days I had signed up. Everything is new, I love my house, the residents, the Village, all of the facilities and activities they offer. I have no complaints whatsoever.

Rod Brown

We drove into Speldhurst on a whim in July, when we were on our way from Taupo to Wellington. Debra was away, but we were offered the key to the show home and enjoyed being able to take our time to look around it. When we came out, two residents were talking together, so my husband asked if they would give us some information. Instead, one of them took us on a tour and then showed us his home. That kindness really impressed us. On the way home, we called in again and met Debra, who was very welcoming and who answered all our questions. When we saw "our" villa and its beautiful setting, we immediately made the decision to sign on. We have not regretted it for a second.

Tricia and Gerard McMullan

Jan and I heard about Speldhurst by word of mouth. When we drove in the gate the first time I thought we had made a mistake because the layout, tall established trees and the variety of homes made me think we had missed the 'retirement village' - and we had looked at plenty from Auckland to Tauranga to Mt. Maunganui, Waikanae, Paraparaumu etc. It truly is a Country Estate.

We have been in residence 8 weeks now and are loving it. Management made it easy to sort out colours, tiles, carpet, make some plan changes etc and, compared to many other corporate retirement villages the choices and options were a factor that encouraged us.

It was a move from busy bustling Auckland but the people in Levin and the residents we've met and the activities we are starting to enjoy has confirmed Speldhurst was an excellent choice.

Garry & Jan Coley

Our move to Speldhurst was after evaluating a number of various options and inspecting in particular several retirement villages. Once we had had the opportunity however of viewing Speldhurst and the facilities it had to offer, our decision to move there was a 'no-brainer'.

Its standout features from our perspective were its wonderful setting; spacious environment and quality of its facilities; while representing by a country mile the best value for money of all alternatives.

We were also impressed / motivated by the fact that the complex was not only privately owned but managed on a day to day basis by the owners who in doing so always demonstrated such a positive, co-operative and friendly disposition and who were clearly very efficient in everything they did.

After having now been residents for near two years, we often say what a great decision we made and how successfully our move has fulfilled our expectations.

We can in conclusion only congratulate Wayne Bishop on his vision in developing Speldhurst, and together with his family, on the grand job they do in its management.

Ian and Christine Taylor

We researched Levin and Palmerston North extensively over several years seeking retirement options. We visited Speldhurst several times including the Show Home. We respect what Mr and Mrs Bishop have achieved, we like their forward thinking AND have never heard anything but complimentary remarks from 'inmates' and others closely associated with the development.

Ken & Judy Gurney

Photos Around the Village



Bowling Green



The Clinic



The Chapel



Croquet Lawn



Guy House



Riding for the Disabled



Our Homes

Coming Soon ...



Ivy Suites Serviced Apartments

150 one & two bedroom apartment suites with its own recreational facilities together with meals, laundry and housekeeping services available.

Speldhurst COUNTRY
LIFESTYLE VILLAGE ESTATE

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