



halswell commons: stage 1a

a better way of living

As an Exemplar development Halswell Commons will deliver a lifestyle choice unlike any other in Christchurch - living opportunities that promote an active and socially inclusive community, environmentally driven, with a framework that aims to cultivate a strong sense of belonging.

Halswell Commons enables the community to take ownership of shared open spaces, orchard trees, edible plants and herbs for picking so that residents feel at home in surroundings that offer the possibility of working together.

Perimeter walkways onto reserves provide people with a front door to a shared greenspace, with a network of off road pathways for pedestrians and cyclists, and parking in lanes at the rear of properties.

The SouthWest Village, located adjacent to Halswell Commons, is to become the heart of retail and commercial development in the area. SouthWest Village will provide a vast array of local amenities to the entire Halswell district, ever increasing employment opportunities and a vibrant local hub of activity that grows alongside Halswell Commons.

Stage 1A

The second stage of Halswell Commons consists of 18 residential sites (Lots 17 to 34) adjacent to the first reserve area to be developed on site. Civil works are expected to be completed by June 2017 with titles issued around September 2017 (these dates may be subject to change due to unforeseen construction delays).

Within this stage the following mix of housing typologies are provided for:

- Nine detached dwelling sites (Lots 17, 22, 28-34)
- Three sets of duplex sites (Lots 18 & 19, 20 & 21 and 26 & 27)
- One set of three terraces (Lots 23-25)



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Masterplan



- Apartment (4)
- Stand Alone (134)
- Terrace (47)
- Duplex (72)





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Stage 1A - Site Plan



 **land for sale** (with resource consented dwellings)

 **homes for sale** (by preferred building companies)

 **under contract**

 **sold**



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Stage 1A Pricing

Lot	Size	Description	Price	
17	339m ²	Standalone dwelling consented	\$195,000	
18	195m ²	Duplex with Lot 19 consented	\$165,000	To be purchased with Lot 19
19	210m ²	Duplex with Lot 18 consented	\$165,000	To be purchased with Lot 18
20	212m ²	Duplex with Lot 21 consented		Under Contract
21	202m ²	Duplex with Lot 20 consented		Under Contract
22	431m ²	Standalone dwelling consented		Under Contract
23	209m ²	Duplex with Lot 24 consented		Home For Sale
24	217m ²	Duplex with Lot 23 consented		Home For Sale
25	182m ²	Terraced dwelling consented	\$160,000	To be purchased with Lot 26 & 27
26	168m ²	Terraced dwelling consented	\$155,000	To be purchased with Lot 25 & 27
27	239m ²	Terraced dwelling consented	\$180,000	To be purchased with Lot 25 & 26
28	413m ²	Standalone dwelling consented		Home For Sale
29	265m ²	Standalone dwelling consented		Under Contract
30	518m ²	Standalone dwelling consented		Under Contract
31	503m ²	Standalone dwelling consented		Under Contract
32	417m ²	Standalone dwelling consented	\$225,000	
33	555m ²	Standalone dwelling consented	\$245,000	
34	505m ²	Standalone dwelling consented		Home For Sale



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Resource Consent Matters

Resource consent has already been granted for dwellings on each site. The consent and dwelling designs can be viewed on the web link below.

www.halswellcommons.co.nz/downloads/Halswell_Commons_Stage_1A_House_Plans.pdf

The designs illustrate the outcomes anticipated by the Architectural Design Controls for the site and as such, along with the dwellings to be built in Stage 1, set the standard for future development in Halswell Commons.

In summary, the consent conditions address the following:

- As part of achieving the Exemplar outcomes all dwellings are required to achieve a Lifemark rating and a Homestar 6 rating. This has been promoted by the developer and Condition 1 requires the same.
- Conditions 2-5 relate to the design, scale and positioning of buildings.
- Condition 6 relates to the exterior finishes of buildings.
- Conditions 8-13 relate to the landscaping of sites.
- Condition 14 relates to the location of external plant and bins.
- Condition 26 subdivision consent identifies that three sites are to be set aside for Affordable Housing (Halswell Commons First Home Buyers Initiative) and sets out the process and criteria for the same. The sites identified for this purpose are Lots 20 and 21 (Duplex units) and Lot 29 (detached dwelling).

Considerations

Architectural Controls and Plan Approval

A set of Architectural Controls have been created for the development. As is standard practice in greenfield developments, plans need to be approved by the developer prior to construction. In the case of Stage 1A the consented house plans achieve the outcomes sought by the Architectural Controls which will simplify the plan approval process. These house plans can be viewed on the web link below:

www.halswellcommons.co.nz/downloads/Halswell_Commons_Architectural_Controls.pdf

Reserve and Cul-de-sac design

Consistent with the approach to the dwellings the landscape design for Halswell Commons is founded on achieving sustainable outcomes. In the case of Stage 1A the cul-de-sac leading to the lanes will include fruit trees, herbs and other edible plants. The adjacent reserve will include the first in a series of playgrounds. The planting plan can be viewed on the web link below:

www.halswellcommons.co.nz/downloads/Halswell_Commons_Stage_1_Cul_De_Sac.pdf



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Residents Society

To achieve a much higher level of amenity in the streets and reserves than other greenfield developments and to assist in creating a community of shared interests, a Residents Society has been established which all owners will become members of. In time the Residents Society will be responsible for the maintenance of the landscape areas and Council will contribute what they would otherwise spend on this maintenance to the Residents Society. This is understood to be a first in Christchurch in line with the Exemplar status of the development. The Residents Society documentation can be found on the community page of the website or the web link below:

www.halswellcommons.co.nz/downloads/Halswell_Commons_Residents_Society_Inc_RULES.pdf

Low Pressure Sewer

Like other new developments in this locality all sites are to be served by a Low Pressure Sewer system. Council will take over the ownership and operational requirements of the system. Please see the LPS brochure on the web link below:

www.halswellcommons.co.nz/downloads/LPS_Information.pdf

Covenants

Land covenants have been established to help protect the quality of the environment and people's investment.

www.halswellcommons.co.nz/downloads/Halswell_Commons_Stage_1A_Land_Covenants.pdf