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.

Block 6 - within Stage 1B

Block 6, as part of stage 1B, is a future development site that will accommodate 17 residential units. It is situated between the linear reserve which will include garden allotments, community meeting areas, and areas for play and the first of the Living Streets which includes fruit trees, edible plants, and areas for rest and visitor parking.

Civil works are expected to be completed by August 2017 with tiles issued in October 2017 (these dates may be subject to change due to unforeseen construction delays).
halswell commons: block 6 - stage 1b

a better way of living

Block 6 - Stage 1B - Site Plan and Living Streets

land for sale (ready for your own design)
under contract
sold
### Stage 1B Pricing

<table>
<thead>
<tr>
<th>Lot</th>
<th>Size</th>
<th>Description</th>
<th>*Price (incl. GST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>61</td>
<td>759m²</td>
<td>5 Terraces (5 sites)</td>
<td>$785,000 UNDER CONTRACT</td>
</tr>
<tr>
<td>63-64</td>
<td>1434m²</td>
<td>2 x Duplex and 3 x Standalone (5 sites)</td>
<td>$960,000</td>
</tr>
<tr>
<td>65-66</td>
<td>2357m²</td>
<td>2 x Duplex and 5 x standalone (7 sites)</td>
<td>$1,400,000</td>
</tr>
</tbody>
</table>

*Price is on the basis that the development contributions for the number of sites specified is paid by the developer.
Resource Consent Matters

Through the combined land use and subdivision consent obtained for this stage a framework has been established (please refer to condition 22) for the ultimate development of Block 6 along with the other development blocks to follow.

The key features are as follows:

- A landscaping regime is required to be adopted (condition 22.1)
- Architectural Guidelines have been established for future house designs (condition 22.2(b))
- The mix of different housing typologies has been established (condition 22.2(c))
- Vehicle access to sites is required to be from the internal access lane (conditions 22.2(c) and (d))
- Within Block 6 there is a requirement for five of the residential units to be built to satisfy the affordability criteria specified by conditions 22.2(1) and (2). These are to be delivered within Lot 61 and accordingly Lots 63-66 will not be subject to this requirement.
- Purchasers are required to obtain resource consent for the further subdivision of each block and the dwellings to be erected within site. Any application will need to be consistent with the abovementioned framework.

Considerations

Architectural Controls and Plan Approval

A set of Architectural Controls have been created for the development. As is standard practice in greenfield developments, house plans need to be approved by the developer prior to construction. The guidelines can be viewed on the web link below:

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

Covenants

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

http://www.halswellcommons.co.nz/downloads/Halswell_Commons_Stage_1B_Land_Covenants.pdf