



Key information

Rent-to-buy Halfway Bush



Programme information

Progressive Home Ownership is a hand up into owning your first home, created for families struggling to save for a deposit. Applicants need to show a willingness to partner with Habitat through their homeownership journey.

- 1** Families apply, are interviewed, and agree to partner with Habitat for Humanity.
- 2** Homes are built, and selected families move in. The homes eventual purchase price is agreed.
- 3** Affordable rent is paid over the first five years. Rent, less Habitat's costs, begin to build up a deposit.
- 4** Habitat continues to support families through life's ups and downs.
- 5** After five years, families can purchase the home from Habitat, using their rent and value equity.

Eligibility Criteria

- First home buyer, young couple or small family.
- Ideally, a minimum household income of \$95,000 before tax per year. This can include tax credits, MSD support.
- Part of an existing KiwiSaver scheme.
- These are 3 Bedroom homes.

About the homes: Balmain Street

These thoughtfully designed homes offer warm, modern living in a safe, family-friendly neighbourhood. Built to a high standard with comfort, accessibility, and sustainability in mind, they provide a strong foundation for whānau looking to build stability and work towards home ownership through Habitat for Humanity's rent-to-buy programme.

- Six brand-new three-bedroom terraced townhouses located in Halfway Bush, Dunedin.
- One home specifically designed for a wheelchair user or someone with mobility needs, featuring level access and an accessible bathroom.
- High-quality finishes including tiled bathrooms and stone kitchen benchtops.
- Designed for thermal efficiency, with increased insulation, ventilation systems, and thermally broken joinery.
- Large covered patio areas, ideal for year-round outdoor living.
- Shared central communal garden and picnic area, supporting connection and community.
- Separate parking provided for each home.
- Situated directly across the road from the local school and reserve green space, creating a secure and welcoming environment for families.

Address: 28 Balmain St, Halfway Bush, Dunedin 9010, New Zealand

Local amenities: In-area schools: Halfway Bush school, Balmacewen Intermediate, Columba College, John McGlashan College, Kavanagh College, St Hildas Collegiate, Otago Girls' High School, Wakari School; Otago Boys High School; Otago Girls High School. Homes are located opposite Halfway Bush Park,



Units 1-3 Ground Floor Plan

Scale 1:75



KEYNOTES

2.02 External walls

140x45 SG8 H1.2 @600crs, dwangs
@800crs. R4.1 Earthwool 140mm batt
insulation

2.03 Internal walls

SG8 H1.2 90x45 @600crs, non-insulated,
unless specified otherwise

2.05 Decking

140x32 H3.2 pine decking fixed with 65x8G
SS deck screws

2.27 Intertency walls

GIB Intertency wall system GBTLAB 60c.
25mm GIB Barrierline, with 90x45 SG8 H1.2
@600crs framing on both sides. Dwangs
@800crs. 80mm min gap between framing.
Install R2.2 pink batts. Line both walls with
13mm GIB Noiseline to GIB system
specifications

2.31 Verandah posts

88x88mm H5 GL8 posts fixed with SS
Bowmac B197 brackets with 2/M12 SS bolts.
Paint white

2.35 Stairs

MDF stairs with carpet over. 280mm tread &
180mm riser. 40mmØ PQ pine handrail,
painted, mounted with brackets 900mm
above stair

3.02 Aluminium joinery

Thermally-broken aluminium joinery, double-
glazed with Low-E + argon, colour Gull Grey

3.08 GIB Weatherline RAB

GIB Weatherline 10mm RAB, installed to
manufacturer's specs over wall framing,
13mm GIB Noiseline to interior. GWTLE 30
system.

3.18 FC JH Axon grooved cladding

Fibre cement 9mm JH Axon 133mm grooved
cladding, installed with C-25 SS brads and
adhesive to manufacturer's spec over CLD
20mm cavity batten system over wall
underlay

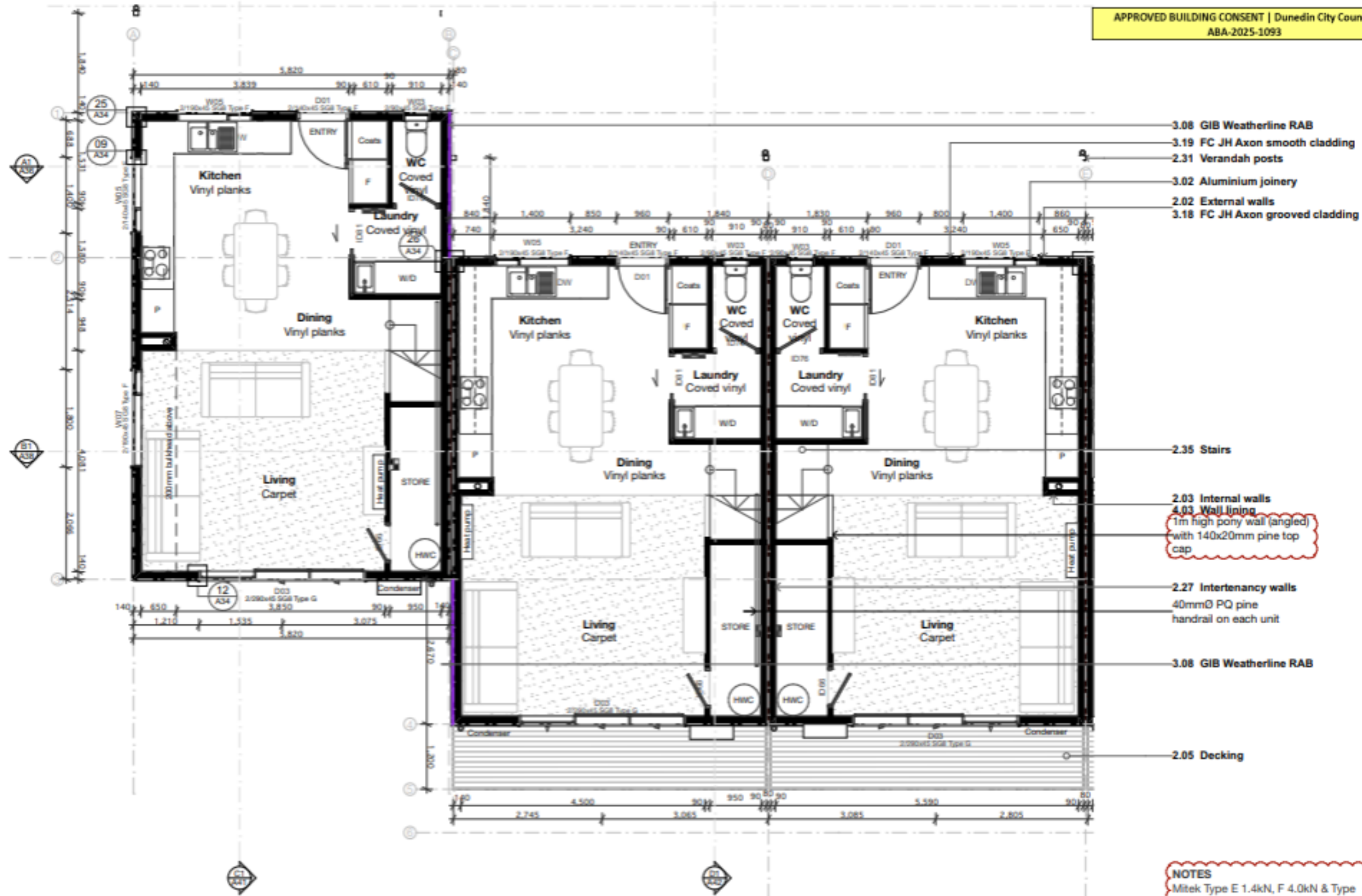
3.19 FC JH Axon smooth cladding

Fibre cement 9mm JH Axon smooth cladding,
installed with C-25 SS brads and adhesive to
manufacturer's spec over CLD 20mm cavity
batten system over wall underlay

4.03 Wall lining

10mm GIB Standard lining, unless specified
otherwise, fixed to manufacturer's specs.
Aqualine to wet areas

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Units 1-3 First Floor Plan

Scale 1:75



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KEYNOTES

2.02 External walls

140x45 SG8 H1.2 @600crs, dwangs
@800crs. R4.1 Earthwool 140mm batt
insulation

2.03 Internal walls

SG8 H1.2 90x45 @600crs, non-insulated,
unless specified otherwise

2.27 Intertenancy walls

GIB Intertenancy wall system GIBTLAB 60c.
25mm GIB Barrierline, with 90x45 SG8 H1.2
@600crs framing on both sides. Dwangs
@800crs. 80mm min gap between framing.
Install R2.2 pink batts. Line both walls with
13mm GIB Noiseline to GIB system
specifications

2.35 Stairs

MDF stairs with carpet over. 280mm tread &
180mm riser. 40mmØ PQ pine handrail,
painted, mounted with brackets 900mm
above stair

3.02 Aluminium joinery

Thermally-broken aluminium joinery, double-
glazed with Low-E + argon, colour Gull Grey

3.08 GIB Weatherline RAB

GIB Weatherline 10mm RAB, installed to
manufacturer's specs over wall framing.
13mm GIB Noiseline to interior. GWTLE 30
system.

3.18 FC JH Axon grooved cladding

Fibre cement 9mm JH Axon 133mm grooved
cladding, installed with C-25 SS brads and
adhesive to manufacturer's spec over CLD
20mm cavity batten system over wall
underlay

3.19 FC JH Axon smooth cladding

Fibre cement 9mm JH Axon smooth cladding,
installed with C-25 SS brads and adhesive to
manufacturer's spec over CLD 20mm cavity
batten system over wall underlay

4.03 Wall lining

10mm GIB Standard lining, unless specified
otherwise, fixed to manufacturer's specs.
Aqualine to wet areas

1m high pony wall with GIB
HandiBracs to each stud &
140x20mm pine top cap

3.08 GIB Weatherline RAB

3.19 FC JH Axon smooth
cladding

3.02 Aluminium joinery

300mm PC Spectrum
aluminium window shroud300mm PC aluminium
window shroud

2.27 Intertenancy walls

40mmØ PQ pine
handrail on each unitProprietary shower over
bath unit with acrylic
linings and safety glass2.03 Internal walls
4.03 Wall lining

2.35 Stairs

2.02 External walls
3.18 FC JH Axon grooved
cladding

NOTES

Mitek Type F 4.0kN lintel fixings
specified as alternative to NZS3604.

KEYNOTES

2.02 External walls
140x45 SG8 H1.2 @600crs, dwangs @800crs. R4.1 Earthwool 140mm batt insulation

2.03 Internal walls
SG8 H1.2 90x45 @600crs, non-insulated, unless specified otherwise

2.27 Intertenancy walls
GIB Intertenancy wall system GBTLAB 60c. 25mm GIB Barrierline, with 90x45 SG8 H1.2 @600crs framing on both sides. Dwangs @800crs. 80mm min gap between framing. Install R2.2 pink batts. Line both walls with 13mm GIB Noiseline to GIB system specifications

2.31 Verandah posts
88x88mm H5 GL8 posts fixed with SS Bowmac B197 brackets with 2/M12 SS bolts. Paint white

2.35 Stairs
MDF stairs with carpet over. 280mm tread & 180mm riser. 40mmØ PQ pine handrail, painted, mounted with brackets 900mm above stair

3.02 Aluminium joinery
Thermally-broken aluminium joinery, double-glazed with Low-E + argon, colour Gull Grey

3.08 GIB Weatherline RAB
GIB Weatherline 10mm RAB, installed to manufacturer's specs over wall framing. 13mm GIB Noiseline to interior. GWTLE 30 system.

3.18 FC JH Axon grooved cladding
Fibre cement 9mm JH Axon 133mm grooved cladding, installed with C-25 SS brads and adhesive to manufacturer's spec over CLD 20mm cavity batten system over wall underlay

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Fibre cement 9mm JH Axon smooth cladding, installed with C-25 SS brads and adhesive to manufacturer's spec over CLD 20mm cavity batten system over wall underlay

4.03 Wall lining
10mm GIB Standard lining, unless specified otherwise, fixed to manufacturer's specs. Aqualine to wet areas

5.12 Aluminium Balustrade
Urban Group Palladin face-fixed 1.2m balustrade, PC black. 100x25x3mm RHS posts fixed with 2/M12 SS bolts with 50x50x3mm washers

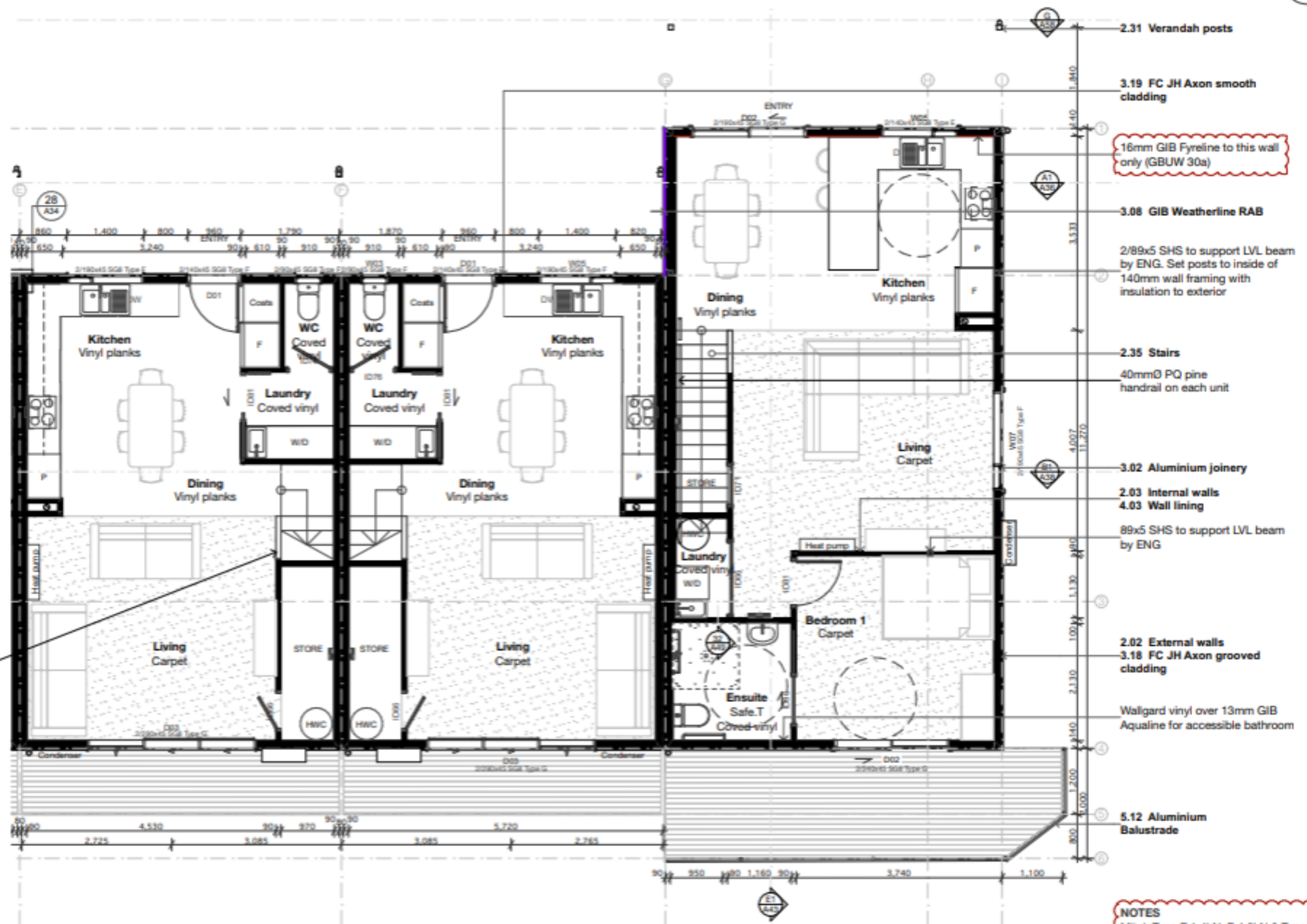
1m high pony wall (angled) with 140x20mm pine top cap

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28 Balmain Street

Units 4-6 Ground Floor Plan

Scale 1:75



NOTES
Mitek Type E 1.4kN, F 4.0kN & Type G 7.5kN Intel fixings specified as alternative to NZS3604.

Units 4-6 First Floor Plan

Scale 1:75



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KEYNOTES

2.02 External walls

140x45 SG8 H1.2 @600crs, dwangs
@800crs. R4.1 Earthwool 140mm batt
insulation

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Install R2.2 pink batts. Line both walls with
13mm GIB Noiseline to GIB system
specifications

2.35 Stairs

MDF stairs with carpet over. 280mm tread &
180mm riser. 40mmØ PQ pine handrail,
painted, mounted with brackets 900mm
above stair

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Thermally-broken aluminium joinery, double-
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3.18 FC JH Axon grooved cladding

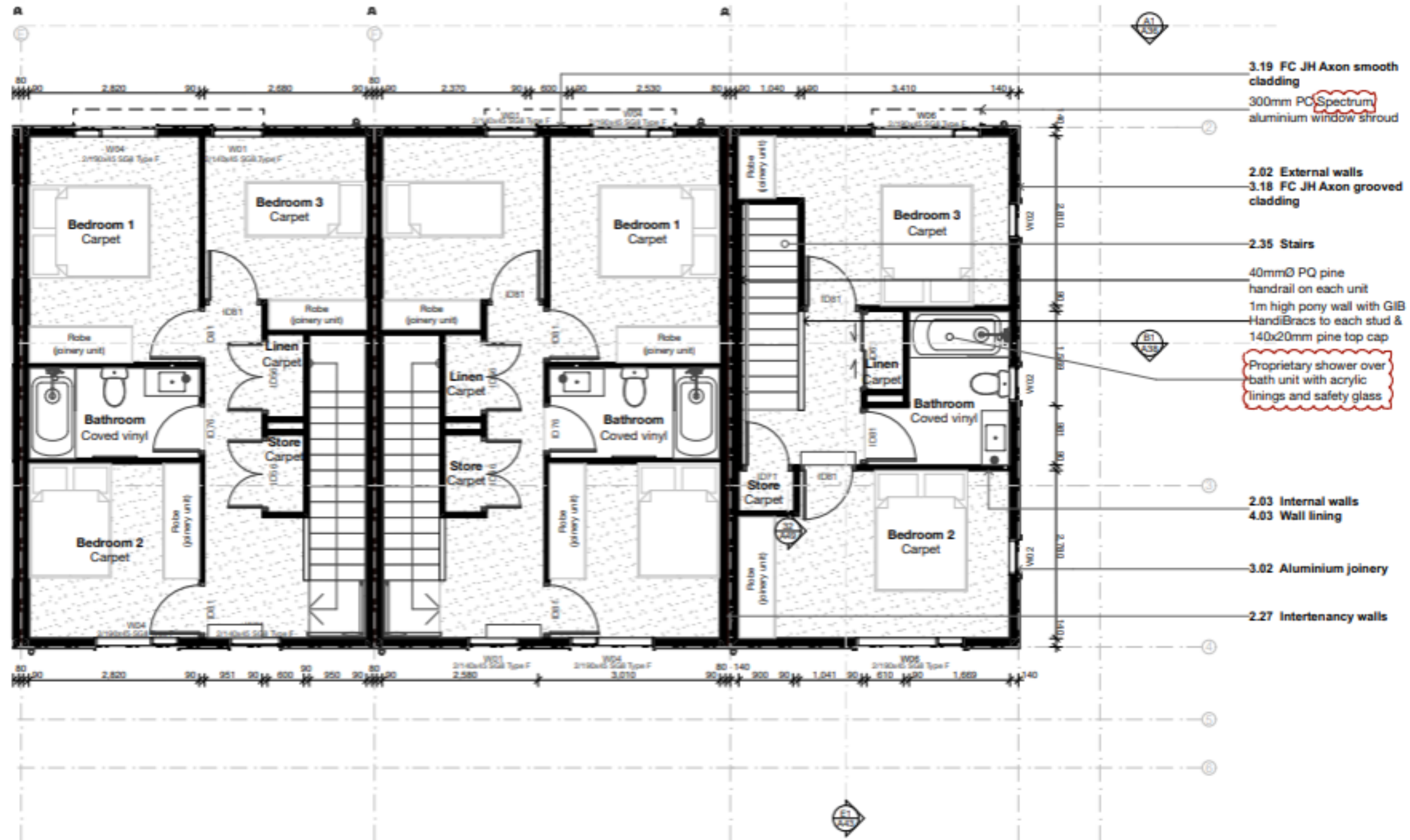
Fibre cement 9mm JH Axon 133mm grooved
cladding, installed with C-25 SS brads and
adhesive to manufacturer's spec over CLD
20mm cavity batten system over wall
underlay

3.19 FC JH Axon smooth cladding

Fibre cement 9mm JH Axon smooth cladding,
installed with C-25 SS brads and adhesive to
manufacturer's spec over CLD 20mm cavity
batten system over wall underlay

4.03 Wall lining

10mm GIB Standard lining, unless specified
otherwise, fixed to manufacturer's specs.
Aqualine to wet areas



3.19 FC JH Axon smooth
cladding

300mm PC Spectrum
aluminium window shroud

2.02 External walls

3.18 FC JH Axon grooved
cladding

2.35 Stairs

40mmØ PQ pine

handrail on each unit

1m high pony wall with GIB
HandiBracs to each stud &
140x20mm pine top cap

Proprietary shower over
bath unit with acrylic
linings and safety glass

2.03 Internal walls

4.03 Wall lining

3.02 Aluminium joinery

2.27 Intertency walls

NOTES

Mitek Type F 4.0kN lintel fixings
specified as alternative to
NZS3604.



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