



Key information

Rent-to-buy Dunedin



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

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-zone schools (Halfway Bush school, Balmacewen Intermediate, Columba College, John McGlashan College, Kavanagh College, St Hildas Collegiate, Otago Girls' High School, Liberton Christian School). Opposite Halfway Bush Park,



Carport over carparks
Concrete driveway
Concrete footpaths
Letterboxes
Concrete retaining ≤ 250mm high to paving edge
Verandahs above paving

Shade sail over picnic tables
Lawn
Tussocks, flaxes, grasses
900mm wide gates, latched only - no locks
Concrete retaining ≤ 350mm high to paving edge
Concrete retaining ≤ 500mm high to paving edge

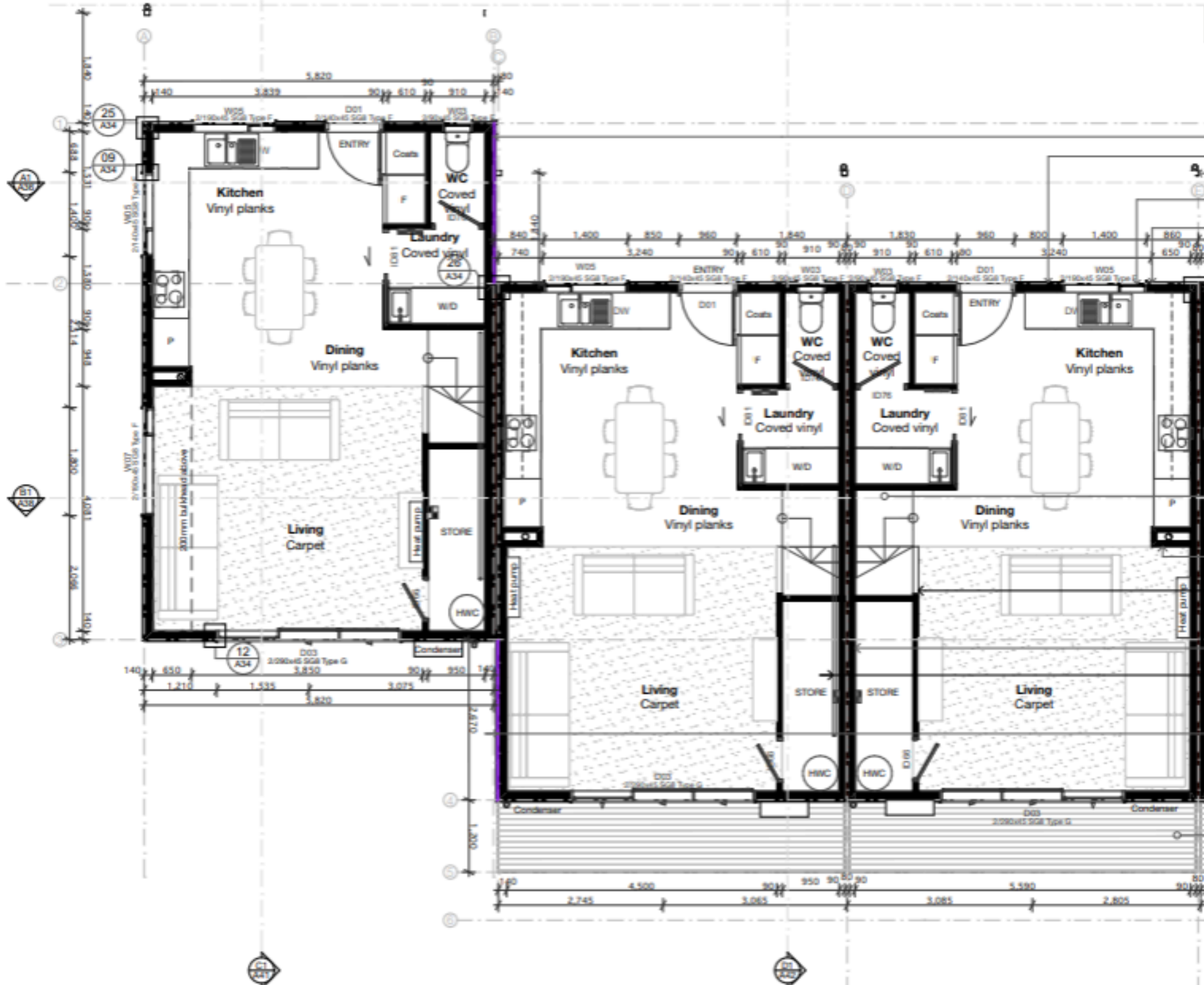
- 1.2m black PC aluminium fence
- 1.8m timber fence
- 1.6m timber fence
- Timber decking
- Concrete pavers or slabs
- Low level grasses & mulch
- Lawn
- Pebbles
- Concrete driveway/paving
- Tree 4-5m



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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- 3.08 GIB Weatherline RAB
- 3.19 FC JH Axon smooth cladding
- 2.31 Verandah posts
- 3.02 Aluminium joinery
- 2.02 External walls
- 3.18 FC JH Axon grooved cladding

- 2.35 Stairs
- 2.03 Internal walls
- 4.03 Wall lining
1m high pony wall (angled) with 140x20mm pine top cap

- 2.27 Intertency walls
40mmØ PQ pine handrail on each unit
- 3.08 GIB Weatherline RAB
- 2.05 Decking

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



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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 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

2.35 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

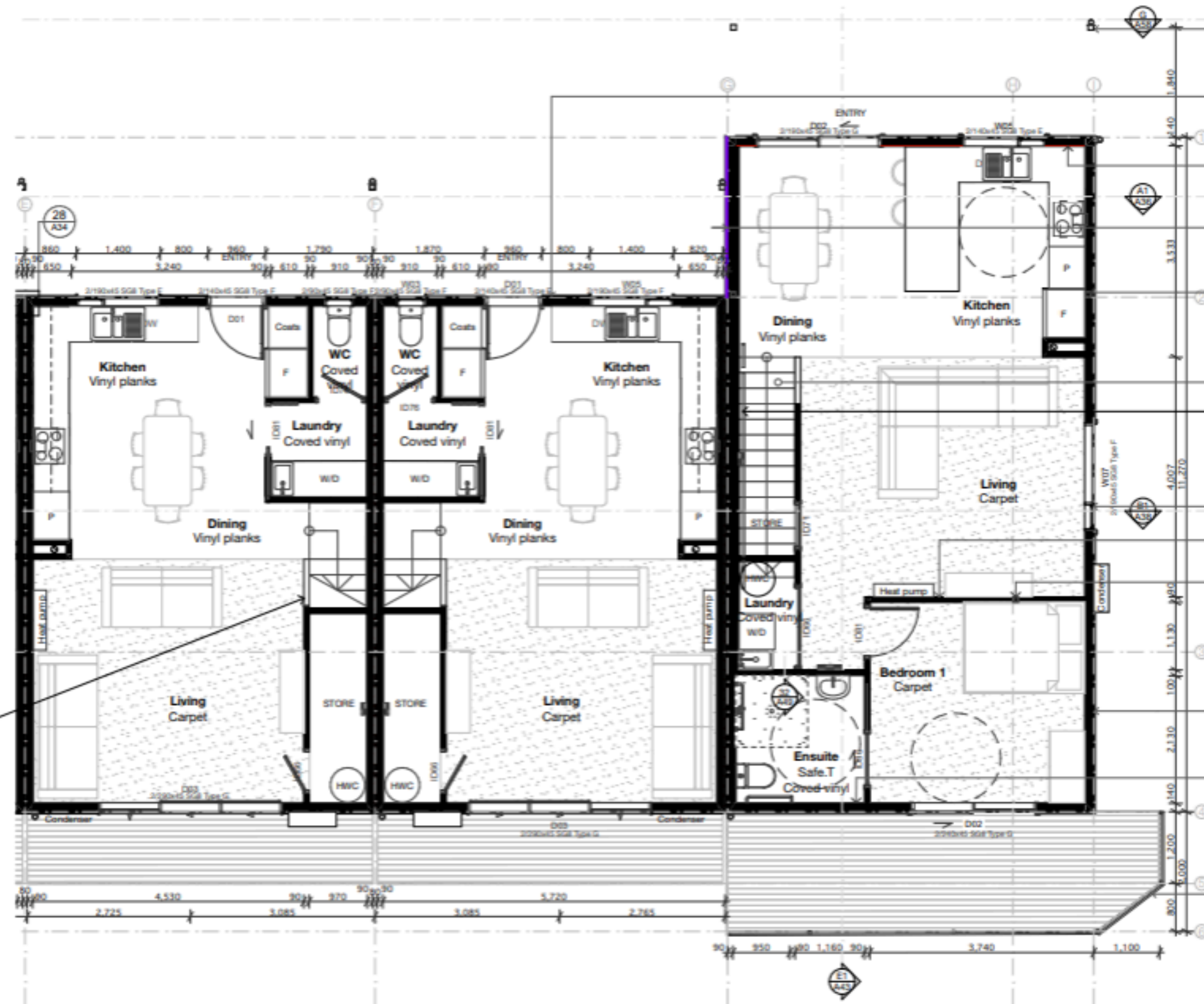


NOTES
Mitek Type F 4.0kN lintel fixings specified as alternative to NZS3604.

Units 4-6 Ground Floor Plan



- 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 GLB 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. GWTL 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
- 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



- 2.31 Verandah posts
- 3.19 FC JH Axon smooth cladding
- 16mm GIB Fyreline to this wall only (GBUW 30a)
- 3.08 GIB Weatherline RAB
- 2/89x5 SHS to support LVL beam by ENG. Set posts to inside of 140mm wall framing with insulation to exterior
- 2.35 Stairs
- 40mmØ PQ pine handrail on each unit
- 3.02 Aluminium joinery
- 2.03 Internal walls
- 4.03 Wall lining
- 89x5 SHS to support LVL beam by ENG
- 2.02 External walls
- 3.18 FC JH Axon grooved cladding
- Wallgard vinyl over 13mm GIB Aqualine for accessible bathroom
- 5.12 Aluminium Balustrade

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

NOTES
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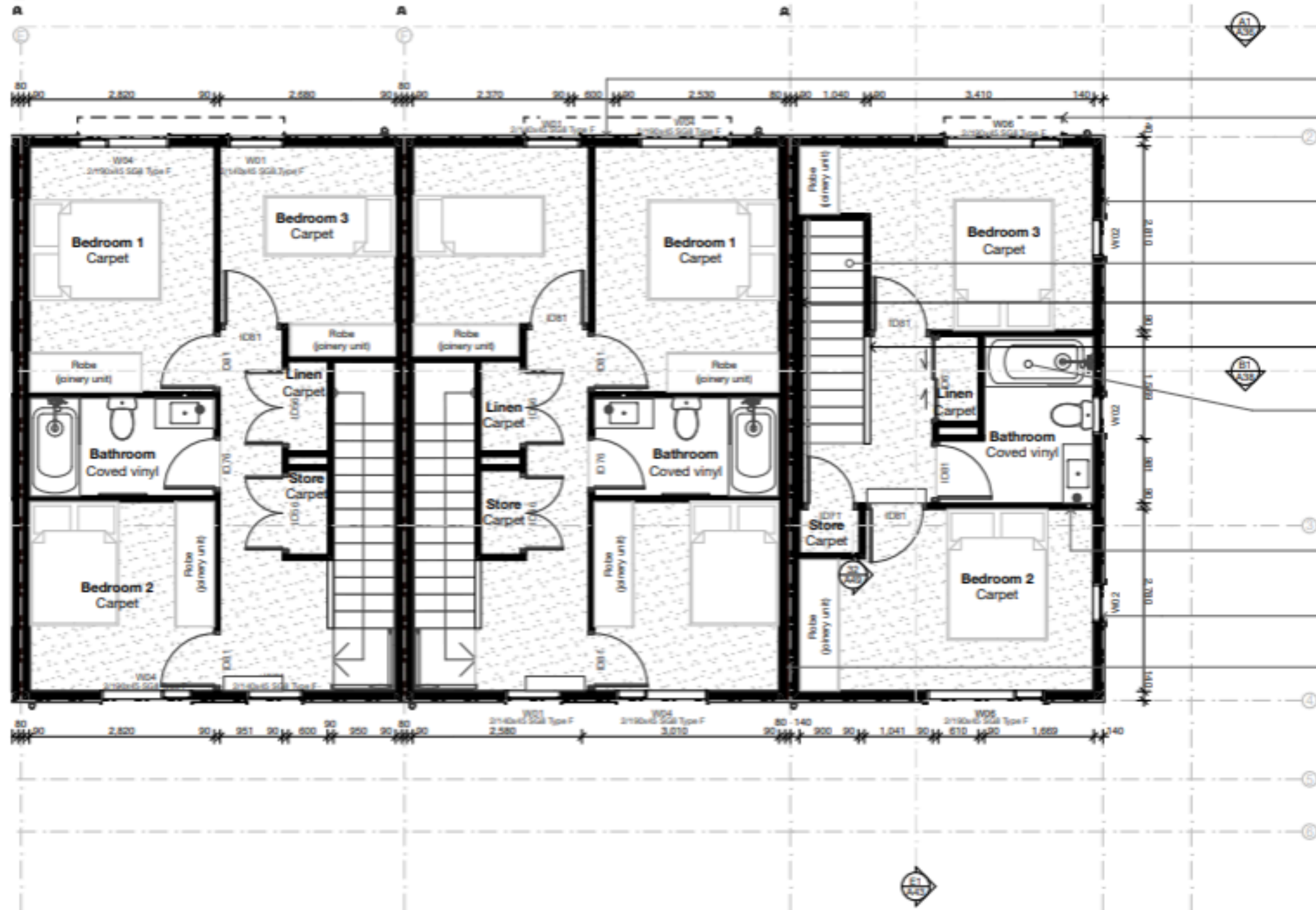


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KEYNOTES

- 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 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
- 2.35 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
- 3.18 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.



Habitat for Humanity Southern Region

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