Collett's Corner

Apartments

A place to thrive

BAYLEYS

A place to call home

Live smart, live easy

Welcome to Collett's Corner – a new residential development that's about to redefine the way we live.

Inspired by the beauty of Lyttelton and its backdrop, Collett's Corner could not exist anywhere else. Location is central to the architectural concept with every element inspired by its environment. Just as it draws from its surroundings, Collett's Corner also gives back. This exclusive residence is set to become one of Lyttelton's iconic buildings and a place where community comes together.

At the heart of this development is a focus on wellbeing, promoting a healthy outlook for mind and body and offering shared spaces for rest, relaxation, interaction and connection.

Feel on top of the world with a communal rooftop terrace for residents and guests, where you can relax or entertain with panoramic views across the harbour and Port Hills.

Collett's Corner is a place where people can live independently as well as know their neighbours. Compact yet beautifully designed, each apartment offers everything you need and nothing you don't, in the heart of Lyttelton.

Your options include: studio, one or two bedroom apartments.

Wellbeing at heart

Collett's Corner is made up of four connected buildings linked at each level. Plentiful communal design elements include a courtyard, laneways, walkways and rooftop deck, bringing both spaces and people together.

Everyone's Welcome

At ground level you'll find a community concierge desk and public courtyard where members of the community are invited to meet, gather and strengthen their relationships.

Shared Car Programme

The lower level also includes parking for five shared vehicles. Let's move towards the future - a greener, more sustainable future, together. As an example - 'Zilch', a local car share programme.

Retail

The ground floor offers a lively mix of spaces designed to attract and connect a wide variety of people. It features open plan seating areas, a restaurant for locals to meet and eat around long tables and a boutique shop.

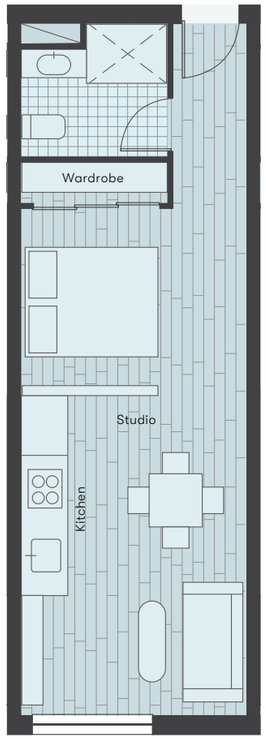
Wellbeing

Maintain personal fitness and health with the convenience of on-site wellbeing facilities, Ūkaipō. Fully fitted with state-of-the-art equipment and a modern and inviting space.

Studio Apartment

Level 1
3 studio apartments

Level 2
3 studio apartments



tile

timber laminate

Turnkey studio apartments represent a new way of living, where simplifying your life leads to a greater understanding of what is important in this world. Designed for practical easy living with natural light and harbour views, this streamlined lifestyle suits those looking to relax and appreciate a more simple way of life built around health and wellbeing.

Features

- Harbour views
- Typically 39sqm
- Lock up and leave
- Fully equipped with appliances
- Juliet balcony
- Combined bedroom and living space
- Built-in wardrobe
- Three colour scheme options
- Short and long term rental options
- Located on level 1 and 2
- Roof terrace access

Refer to architecture plans for window locations.

Square meterage and dimensions are preliminary only and all areas may be subject to change through the developed design process.

One Bedroom

Level 1
4 one bedroom apartments

Level 2
4 one bedroom apartments

tile

timber laminate

When you want a little more privacy, the one-bedroom turnkey apartment is ideal, with options on both the first and second floor, as well as harbour or Port Hill views. These corner apartments have windows on two sides and a Juliet balcony, to let in plenty of light and natural sea breezes for a sense of relaxation and calm.

Features

- Harbour or Port Hill views
- Two walls of windows
- Typically 50sqm
- Lock up and leave
- Fully equipped with appliances
- Separate bedroom
- Juliet balcony
- Built-in wardrobe
- Three colour scheme options
- Owner-occupied
- Short or long term rental options
- Located on level 1 and 2
- Roof terrace access

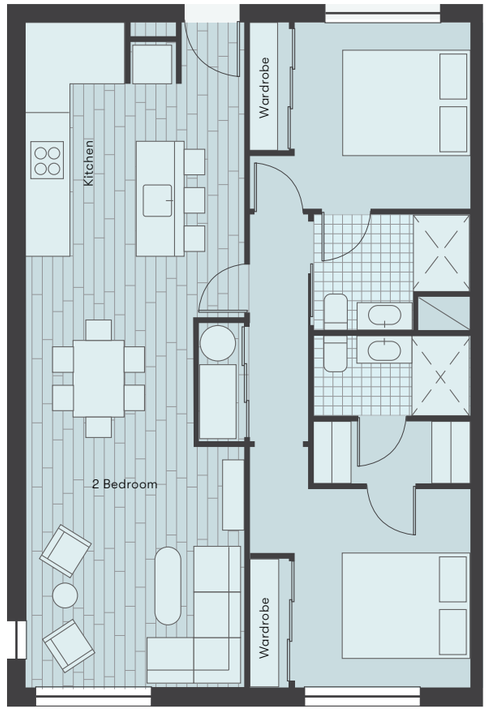
Refer to architecture plans for window locations.

Square meterage and dimensions are preliminary only and all areas may be subject to change through the developed design process.

Two bedrooms

Level 1
3 two bedroom apartments

Level 2
3 two bedroom apartments



carpet

tile

timber laminate

Move-in ready, the two bedroom, two bathroom apartment allows for additional flexibility in the constantly changing world. Choose from Port Hills or harbour views and first or second floor options. Natural light from two exterior aspects, and a Juliet balcony allow plenty of fresh sea breeze into your home.

Features

- Harbour or Port Hill views
- Two exterior walls of windows
- Typically 77sqm
- Lock up and leave
- Fully equipped with appliances
- Two bathrooms
- Juliet balcony
- Two built-in wardrobes
- Walk-in robe
- Three colour scheme options
- Short or long term rental options
- Located on level 1 and 2
- Roof terrace access

Refer to architecture plans for window locations.

Square meterage and dimensions are preliminary only and all areas may be subject to change through the developed design process.

A place to relax

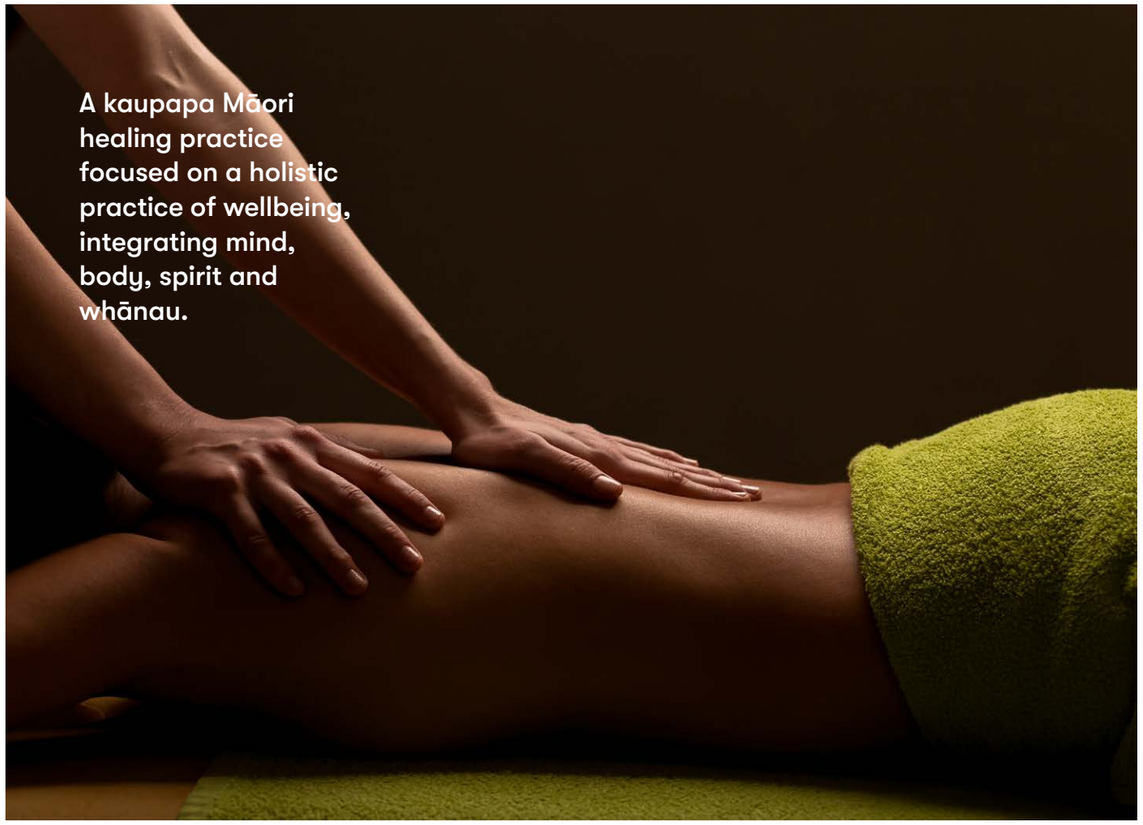
Ūkaipō Wellbeing Sanctuary

At the heart of the development is Ūkaipō, a holistic wellbeing sanctuary offering a carefully curated range of traditional and contemporary healing modalities. Ūkaipō means Mother, origin, source of sustenance; to return to one's real home. The vision for this atea (space) is to return people to their truest sense of self. Its offerings and accompanying surrounds will give the community a place where the best in mental, physical, spiritual, emotional and family wellbeing can be found.

Features

- Centre for wellbeing purea (cleansing baths, sauna, steam room, treatment facilities, massage rooms, movement studio and gym)
- Five car parks for shared car scheme and one accessible carpark
- Bicycle parking for residents
- Waste and recycling station
- Mechanical plant

Basement Level



A place to meet

Ūkaipō Wellbeing Sanctuary

The ground floor offers a lively mix of spaces designed to attract and connect a wide variety of people.

In addition to wellbeing tenancies, it features open-plan seating areas, a restaurant for locals to meet and eat around long communal tables, a boutique shop with a focus on wellbeing and a concierge desk. A shared courtyard and public laneways act as bumpspaces where people can meet and mix.

Features

- A mix of wellbeing, retail and hospitality spaces, plus concierge desk
- Spacious laneways and courtyard invite people into the building
- Public access to both street frontages
- Secure night access with gated entry / swipe key

Ground Floor and Courtyard

A place to live

The first and second floors are comprised of twenty apartments designed based on co-living principles. They have shared amenities such as laundry, and a rooftop deck where residents and their guests can socialise and enjoy stunning views of the hills, township and harbour.

The apartments will be privately owned and we encourarge co-living and owner occupied spaces. Level 1 is allowed for both short and long term rental, while level 2 is only allowed for long term rental. The apartments are named after local, native medicinal plants.

Features - Level 1 and 2

- 3 studios - typically 39m2 each per floor
- 4 one bedroom apartments - typically 50m2 each per floor
- 3 two bedroom apartments - typically 77m2 each per floor
- Generous walkway with planters and seating
- Shared laundry
- Lift and stair access

Kitchen

Versatile kitchens are designed to allow freedom of living without compromising on space within the apartments. Kitchens are fitted with modern appliances including fridge, ceramic cooktop and dishwasher, ready for you to move in and enjoy. Custom-built cabinetry, prime laminate benchtop, glass splashbacks and timber laminate flooring complete the package.

Bathroom

Well-appointed bathrooms with a sense of tiled luxury are provided for all apartments. Features and finishes include tiled floors, custom-designed vanities, ceramic benchtop basin, Adesso Mila toilet suite, tiled showers and frameless shower door. The studio and one-bedroom apartments feature standalone bathrooms, while the two-bedroom units have two ensuite bathrooms – one for each bedroom – ensuring complete privacy and comfort.

First Floor

Second Floor

A place to gather

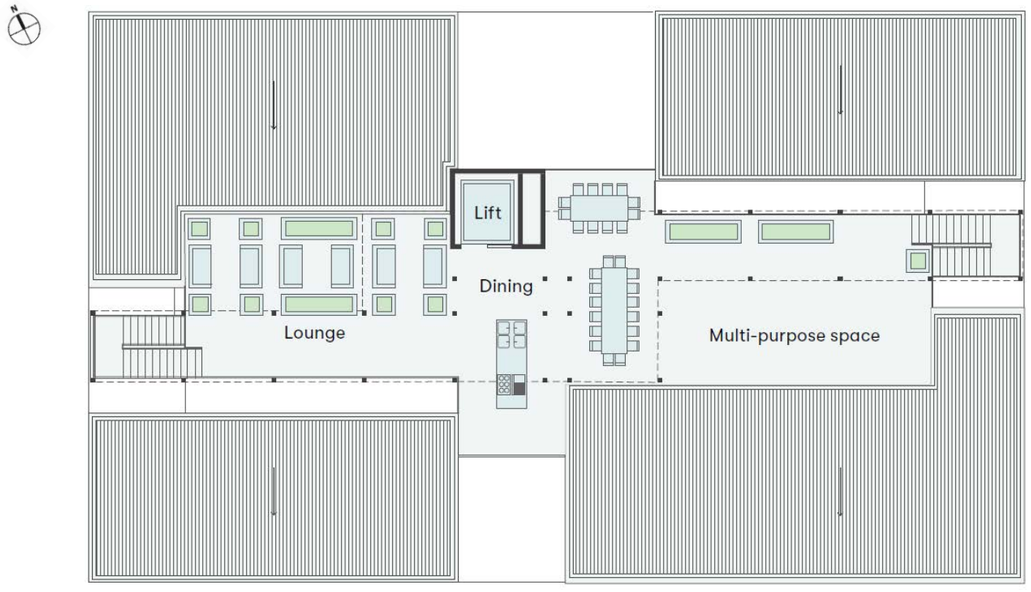
Increase your appetite for dining at home with stunning views of Lyttelton Harbour as a backdrop. The rooftop terrace offers an all day destination to be enjoyed by residents and their guests. At night, this is a serene, urban environment for people to enjoy.

Features

- Kitchenette
- Tables for individuals or groups
- Lounge chairs
- Planters
- Multi-purpose space for events
- Lift and stair access
- Total area 213m2

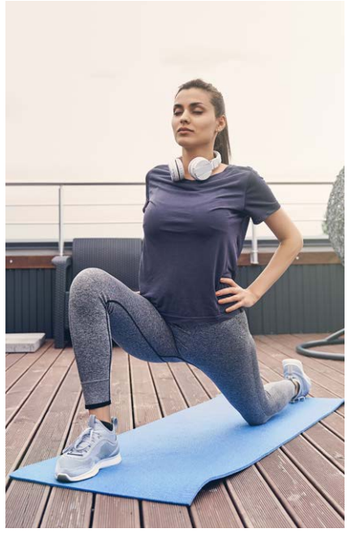
Rooftop Terrace

Port Hills Views ▲



Harbour Views ▼

Early artist impression.



Colour palette

Exterior Colours

The colour of Collett's Corner is inspired by the sea and volcanic rock from the surrounding environment. The facade will have a range of colours picking up on the various shades of blue/green of the sea.

Exterior cladding Kingspan powder coated aluminium. Each building has a different pattern, while the colour palette remains consistent.

The railings, window frames and detailing will pick up on the rusty red/brown colours of the volcanic rock that make up the Banks Peninsula.

Interior Colours 1 - Ray of Light

Bringing the outdoors inside, this colour palette is inspired by the rays of sunlight caught in beads of dew.

All interior paint colours are from the Resene Collection.

Sandcastle

Mission Brown

Eighth Spanish White

Spanish White

Paint Colour per Wall

Studio

One bedroom

Two bedroom

General

Feature walls
Mission Brown

Primary walls
Eighth Spanish White

Secondary walls
Sandcastle

Ceiling
Eighth Spanish White

Interior doors
Spanish White

Blinds
Block-out Roller
Sand-Fancy

Floorscape
Laminate
Timber, Classic
Oak Light

Carpet NZ wool loop pile, Braided
River Ashburton
(2 Bedroom Apartments)

Bathroom

Tiles floor and shower, Glazed Porcelain, Firenzi Blanco

Counter Top
Prime Laminate, Calacutta D'Oro

Cabinetry, Melamine Woodgrain, Fumed Oak

Walls / Ceiling
Eighth Spanish White

Kitchen

Counter Top
Prime Laminate, Calacutta D'Oro

Cabinetry
Melamine Woodgrain, Fumed Oak

Glass Splashback over Sandcastle

Interior Colours 2 - Forest Light

Bringing the outdoors inside, this colour palette is inspired by the dappled light coming through a native New Zealand forest.

All interior paint colours are from the Resene Collection.

General

Feature walls
Green Meets Blue

Primary walls
Eighth
Canterbury Clay

Secondary walls
Jet Stream

Ceiling
Eighth
Canterbury Clay

Interior doors
Santa Fe

Blinds
Block-out Roller
Sand-Fancy

Floorscape
Laminate
Midnight
Oak Brown

Carpet NZ wool
loop pile, Armure
Portico
(2 Bedroom
Apartments)

Jet Stream

Green Meets Blue

Eighth Canterbury Clay

Santa Fe

Bathroom

Tiles floor and
shower, Glazed
Porcelain,
Quantum
Linseed

Vanity top
Prime Laminate
Wicked
Soft-Matt

Vanity
Cabinetry Prime
Melamine
Premium Oak
Woodgrain

Walls / Ceiling

Kitchen

Counter Top
Prime Laminate
Wicked
Soft-Matt

Cabinetry
Bestwood
Melamine
Brulee Velvet

Glass
Splashback over
Jet Stream

Paint Colour per Wall

Studio

One bedroom

Two bedroom

Interior Colours 3 - Shoreline

Enjoy the calming colours of the beach and ocean, with this palette inspired by the colours of the New Zealand shoreline.

All interior paint colours are from the Resene Collection.

General

Feature walls
Takaka

Primary walls
Spring Wood

Secondary walls
Comfort Zone

Ceiling
Spring Wood

Interior doors
Cashmere

Blinds
Block-out Roller
Sand-Fancy

Floorscape
Laminate
Bleached
White Teak

Carpet NZ wool
loop pile, Armure
Portico
(2 Bedroom
Apartments)

Comfort Zone

Takaka

Spring Wood

Cashmere

Bathroom

Tiles Glazed
Procelain,
Firenzi Grigio

Vanity top
Prime Laminate
Devious
Soft-Matt

Vanity
Cabinetry Prime
Melamine Nordic
Ash Velvet

Walls / Ceiling,
Spring Wood

Kitchen

Counter Top
Prime Laminate
Portofino Suede

Cabinetry
Bestwood
Melamine Indian
Ink Embossed

Glass
Splashback over
Comfort Zone

Paint Colour per Wall

Studio

One bedroom

Two bedroom

Te Whakaraupō - Lyttelton Harbour

Adventure awaits

Active quality of life close to city centre.

Collett's Corner

Purau Bay

Timeball Station

Diamond Harbour Ferry

Diamond Harbour

Ōhinehou - Lyttelton

Church Bay

Charteris Bay

Quail Island

Norman Kirk Memorial Pool

Learn2Sail Lyttelton

Te Ana Marina

Football Field

Naval Point Club

Magazine Bay

Nature's prescriptions

Searching for whole body health?

Social prescriptions – non-medical treatments where patients are encouraged to spend time in local nature spaces – based on hundreds of studies showing the endless benefits to people's psychological well-being and increased social engagement. Within a 5 minute walk, residents of Collett's Corner can be at the waterfront or at the start of one of many walking tracks.

A Blue Prescription

The power of water has been known since ancient times. If you do have access to blue space, it can make you happier, reduce your stress levels, improve your quality of life and make you more sociable and altruistic, intuitively being close to water can induce feelings of calm. People tend to be more physically active in environments where there is access to water, and you're more likely to meet people there, either on an impromptu basis or for organised activities.

Researchers think that the soft visual stimuli of water – the patterns of light falling on it– holds our attention without any conscious effort and allows recovery from cognitive fatigue, providing scope for reflection. This idea, called Attention Restoration Theory, argues that fascination in the natural environment – in this context, the curiosity and wonder that water sparks – is a critical environmental cue in the process of psychological restoration.

Targeting health problems via blue prescriptions is not a new one. Sea bathing and the fresh sea air was prescribed by doctors in the 19th century to treat a range of health concerns. Recent studies where blue care interventions, such as a beach activity, swimming, sailing, fishing or canoeing, were used to treat individuals with specific mental health problems – including PTSD, addiction and depression – and people with physical disabilities found that blue care interventions delivered direct benefits for health, especially mental health and social well-being.

Source: Blue care, a systematic review of blue space interventions for health and wellbeing: is published in Health Promotion International, Volume 35, Issue 1, February 2020

A Green Prescription

Recent studies suggest that regular exposure to green space delivers long-lasting and deep impacts to both physical and mental health along with significant social benefits. People living with higher levels of green space exposure are more likely to report good overall health according to data from 20 countries including the UK, the US, Spain, France, Germany, Australia and Japan. Green space was defined as open, undeveloped land with natural vegetation, which included urban parks. Experts analysed how the health of people with little access to green spaces compared to that of people with the highest amounts of exposure.
Key findings: reduced risk of type II diabetes, cardiovascular disease, premature death and increased sleep duration. One of the really interesting things researchers found is that exposure to greenspace significantly reduces people's levels of salivary cortisol a physiological marker of stress.

Study co-author Prof Andy Jones, from UEA, said: "We often reach for medication when we're unwell but exposure to health-promoting environments is increasingly recognised as both preventing and helping treat disease. Our study shows that the size of these benefits can be enough to have a meaningful clinical impact."

Source: A systematic review and meta-analysis of greenspace exposure and health outcomes' is published in the journal Environmental Research on 6 July 2019.

What is co-living?

A new kind of living – co-living is an innovative way of living for people who value community.

The central idea behind co-living is to live with purpose by building an ecosystem of support and collaboration. For Collett's Corner, co-living means people will live separately in their own apartments, but enjoy some shared facilities such as laundry and the roof-top terrace.
These shared facilities mean residents will have a lower ecological footprint as well as more opportunities to meet and engage with other like-minded people.

We have designed our residential apartments on co-living principles because at its core, Collett's Corner is a place of connection and community. We aim to create a more equitable and sustainable future, one that supports wellbeing, strengthens relationships and respects our environment.

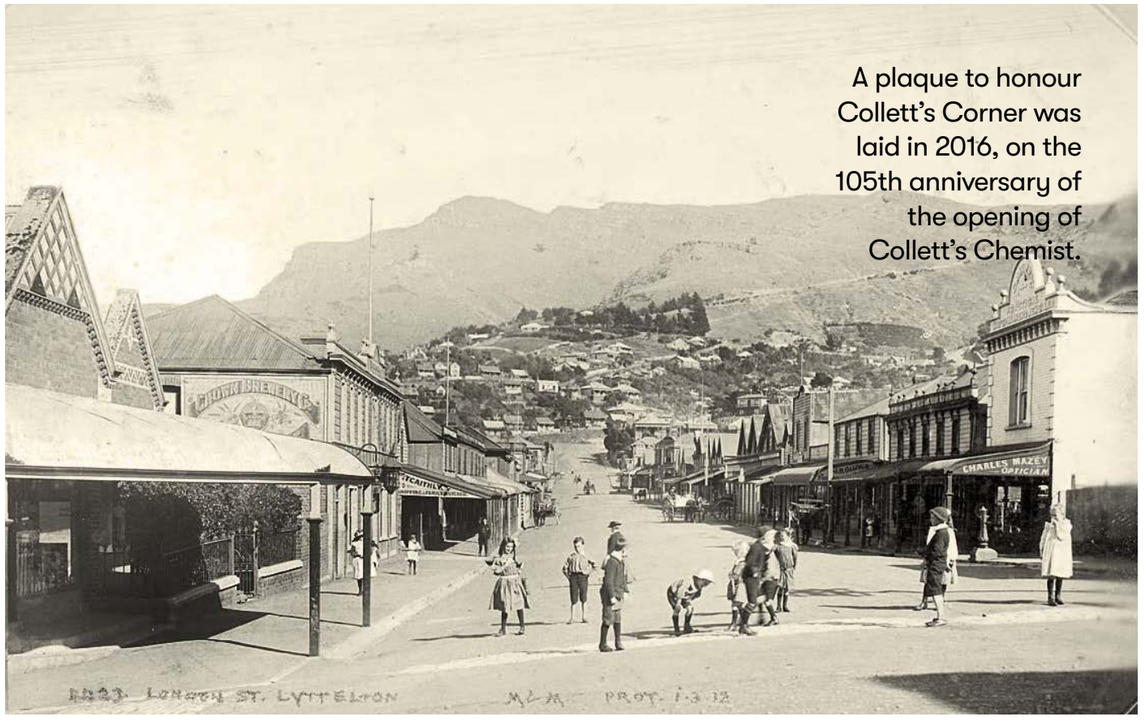
While an apartment at Collett's Corner will provide more opportunities for meeting people and growing connections, there is no requirement to live communally.

Ōhinehou Lyttelton

Whakaraupō/Lyttelton Harbour is a taonga (treasure) to those who live, work and play in its waters, on its beaches and along its ridges.

Te Wai Pounamu the South Island of Aoteroa New Zealand is seen by Ngāti Wheke as Te Waka o Aoraki. Whakaraupō - and the wider Banks Peninsula - was created as Tūterakiwhānoa (Aoraki's relation who came in search of him and his brothers) raked rubble from their crashed waka into a heap to clear what is now the Canterbury Plains. Generations later the harbour was given its name of Whakaraupō – the reed-filled harbour – by the great explorer Tamatea-PōkaiWhenua. The name Ōhinehou or Lyttelton refers to a young girl (hine) who longed to be with the Patupaiarehe (fairies) who loved the harbour.

Whakaraupō was first settled by Waitaha and Ngāti Māmoe, with Ngāi Tahu assuming mana whenua of the area in the 18th century through both conquest and intermarriage.
The earliest Pākehā in and around Banks Peninsula were whalers, sealers and flax traders, with the most significant contact between Māori and European beginning with the whalers in the 1830's. In the 1840's Pākehā settlers arrived in Whakaraupō Harbour to establish communities and lease land for farms. In 1849 the Port Cooper Deed was signed and Pākehā settlement expanded throughout the harbour. In 1850 the Canterbury Associations First Four Ships landed in what is now Lyttelton, with their passengers climbing up the Bridle Path over the Port Hills to establish the settlement of Christchurch.



A plaque to honour Collett's Corner was laid in 2016, on the 105th anniversary of the opening of Collett's Chemist.

Collett's history

In 1911 Collett's Chemist opened on the corner of London Street and Oxford Streets in Lyttelton. With a nod to its rich past, the building has retained the name Collett's Corner.

To many local people, Collett's Corner is part of Lyttelton's heritage. Although looking very different now, it is a special place for the Lyttelton community and a fitting tribute to the Collett family.

David Collett qualified as a pharmacist in 1908 and opened the chemist shop, concocting many of his own remedies at the pharmacy - Collett's Cough elixir being a fine example.

One of his sons, JB "Bruce" Collett, qualified as a pharmacist in 1944 and joined the business before taking over in 1949. In 1954 the original building was demolished and a new structure was erected on the site which included the chemist shop on the corner and three other shops. Bruce retired in 1990 as a pharmacist and also sold the pharmacy.

Bruce Collett along with his brothers and sisters and his own children were all born in Lyttelton and were educated at the Lyttelton Main School. Bruce became Mayor of Lyttelton in 1958 which is a position he held for 18 years. Bruce passed away at the age of 92 in 2012 and Barbara passed away at 2014. Their children and grandchildren are still living in Canterbury.

Given the history, it seems fitting that we are now creating a wellbeing centre for whole body health on the original Collett's Corner site.

Living local

Flat-white? Pinot Noir? Tapas? It's all within easy reach.
Located in the heart of Lyttleton, with a short 15 minute drive Christchurch CBD and 30 minutes' drive to the airport. Lyttelton is a place of stunning views, rugged natural beauty, community-minded locals well-known for great cafes and boutique shops to explore.

The Shroom Room
An owner-operated small restaurant and bar, focusing on diversity and sustainability with a small and constantly changing menu.

Harbour Co-op
A community-owned co-operative, Harbour Co-op supports local, organic, fair trade and wholefoods producers.

Lyttelton Coffee Co-op
The dark horse of Christchurch coffee roasting and supply, also showcasing local artwork, music gigs, weekly life drawing and spin classes.

Transport
A highly connected world lies just outside your door with a local bus and ferry helping you get around seamlessly.

SUPER Restaurant
Tapas bar and restaurant with a reputation as one of the most popular eateries in town. SUPER is exactly what its name suggests.

Civil and Naval
Cosy, cool and equally approachable. The emphasis is on simple, well executed and affordable European dishes.

Library
Escape to another world with Lyttelton's very own library containing 1000's of books, newspapers and magazines.

Pharmacy
The local pharmacy since the 1850s with everything you need to keep your body running smoothly. Also includes a post-office.

Wunderbar
The weirdest, coolest little bar and live music venue in New Zealand. Loved by the best people and bands (U2 included).

Soulstyle
Soulstyle Organic Hair Salon offers a full range of professional cuts, colours, styles and treatments, using products that are organic.

LAF | Lyttelton Arts Factory
Lyttelton's latest performing arts venue - where practitioners can devise, rehearse and present original works in one place.

Community Garden
The communal garden creates a place for people to share knowledge, learning to grow food and minimise waste.

Shared journey

Over 350 everyday people came together last year to make Collett's Corner New Zealand's first community minded, equity crowdfunded commercial property development.

One of the key purposes of Collett's Corner is to own things together. It's essential to know that we are not crowdfunding because we want the general public to pay for a private enterprise. Quite the opposite. We are offering shares – sourcing crowd ownership – so that many people from all walks of life can own this building and benefit from its investment returns.

We are working together to build the buildings we want in our towns and cities, and then sharing the return they generate widely.

When you participate, you are not giving your money away. You're buying shares in a building that will contribute both economically and socially to the community it sits within. Your share ownership remains with you until you choose to sell or gift them to someone else.

Collett's Corner is more than a building. It's a way to distribute wealth more fairly and begin to close the inequality gap that divides our society. So instead of a few people making a lot, many people can make a little. We are crowdfunding so that people like you can be part of the change.

The equity crowdfunding campaign closes on 29 October 2020. After that you can register your interest to purchase shares, should other shareholders consider selling theirs.

For more information, visit www.collettscorner.nz/investors

What we've achieved

Land Purchase *Oct 2013*
Comia Young purchased the site.

Listening Phase *July - Dec 2017*
Workshops, surveys and interviews to gather ideas from the local Lyttelton community.

Scoping Phase *Jan - May 2018*
Community feedback on options, feasibility report completed and open design competition initiated.

Concept Design *June - Sep 2018*
Open design competition voted on by the public.

Preliminary design *Oct 2018-Feb 2019*
Design team assembled, business plan created, early investment raised, integrated feedback from community and Council sought, associated design changes made, drawing for resource consent and resident and tenant brochures completed.

Equity Crowdfund #1 *Feb - March 2019*
Raised $503,800 from 345 everyday people across Aotearoa. Find out more on our website: www.collettscorner.nz/investors

Resource Consent and Pre-Construction *March 2019 - March 2020*
Resource consent granted, bank funding indicative terms agreed, contractor and architect engaged, cost plan updated and design team consultants identified in preparation for next phase.

Covid-19 Pause *April - July 2020*

Where we're headed

Equity Crowdfund #2 *Aug - Oct 2020*
Kiwis can purchase shares in Collett's Corner Ltd, which will own the ground floor and basement. Visit www.collettscorner.nz/investors to find out more.

Pre-construction *Nov 2020 - Dec 2021*
- Complete drawings and plans for construction.
- Obtain building consent.
- Pre-sell apartments and lease commercial space.
- Secure construction loan from the bank and/or peer to peer lending.

Construction *Jan 2022 - May 2023*
- Complete base build and fit out.
- Apartment construction completed.

Opening *June 2023*
- Residents take ownership of apartments and move in.
- Building tenants move into leased space.
- Celebration!

Settling In *June 2023 - 2026*
- Build a community around Ūkaipō and wellbeing through hosted events.

Project Team

Core Team

Camia Young
Founder, Director and Project Steward

Raf Manji
Director appointed by Shareholders

Grant MacKinnon
Development Steward

Mark Wells
Contractor Steward

Design and Build

Foley Group - Architect
Rob Campbell
Rob d'Auvergne

Armitage Williams Construction
Ben Harrow
Nic Todd
Jimmy Percival

Construction Workshop
Keeley Pomeroy

Engineers and Planners

Novo Group - Planning
Jeremy Phillips
Lisa Williams
Emily McDonald
Rhys Chesterman

Engeo - Geotech
Greg Martin

Structex - Structural Engineers
Will Lomax
Adam Walker

Legal and Accounting

Parry Field - Property Advice
Kris Morrison
Steven Moe

Fairground - Accounting
Anthony Rohan
Renee Pinnell

JLL - Valuation
David Hargreaves
Mike O'Connor

Pitcaithly Body Corporate
John Pitcaithly

Interest in purchasing? Contact us

Discover a remarkable life in the spectacular heart of Lyttelton, boasting a rich history, diverse culture and a style all of its own.

A world full of colour and life lies just outside your doorstep at Collett's Corner. Contact our sales team today.

Bayleys Team

Angela Webb
Residential Sales Specialist
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Justin Haley
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Cooper Stewart
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Contact Angela Webb to receive the complete information pack.

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ARMITAGE WILLIAMS CONSTRUCTION

BAYLEYS

OFFICE FOR HOLISTIC URBANISM

Collett's Corner