

# Matai Springs

Halswell



*Discover  
easy living.*







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# Made for you

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**Mataī Springs is a tranquil location in Halswell where ancient Matai trees once stood.**

Surrounded by local open green spaces, wetlands and streams, this is the perfect place for families to grow and explore. Walk the old Halswell Quarry or the Creamery Ponds – cycle to the nearby Port Hills.

Start afresh or invest for the future in this development that's perfectly sized for modern living.

## Highlights

With houses designed by Krush Architecture, this master-planned community offers buyers of all ages and stages options to match their lifestyle.

These light filled 2-4 bedroom homes are all about modern living with superb flows and family-friendly features.

Interiors feature stylish kitchens, fitted out with the latest tapware, whiteware and cabinetry. Modern touches are everywhere from ensuites to bedrooms with built-in or walk-in wardrobes.

## Features

As you'd expect from Fletcher Living, each home is built to the new Healthy Home Standards – so they are warm, dry and comfortable. Plus, each home has its own unique touches with widely varied exterior design and interior layouts using an extensive range of high quality materials and landscaping to create a sense of individuality.

Those exteriors make for easy maintenance, too – leaving you more time to enjoy your new neighbourhood.

- Healthy Homes Standards – warm and dry.
- Wide range of exterior cladding creating a

diverse streetscape.

- 10 Year Master Build Guarantee.
- 15 minutes to the city centre.
- Architecturally designed with low-maintenance, long lasting materials.
- Master-planned community where everything's considered.
- Playground nearby and greenspaces for safe family fun.
- Garaging, 1-2 spaces with every home.
- Local schools within walking distance.
- Short drive to the city and shops.



# It's all here.

## People are loving living life in Halswell.

With established amenities like Te Hāpua: The Halswell Centre, the parks and the walkways, Halswell has become a suburban magnet for people of all ages and it's only a short drive to the central city.

1.



### LOCAL FEATURES

1. Te Hāpua: Halswell Centre
2. Creamery Ponds
3. Halswell Quarry
4. New World
5. The Landing, Wigram

3.



### LOCAL FEATURES

6. Halswell Swimming Pool
7. Halswell Domain
8. The Old Vicarage
9. Kindercare Learning Centre

2.



4.



5.



6.









## Masterplan

### Stage 1

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom







# Add your touches. Bring your style.

We've chosen modern, neutral colours – giving you the freedom to add your personal touch.



## All Homes

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Throughout the Matai Springs development we've used a variety of cladding materials, roof pitches and designs to create a range of unique homes. Our homes all come with the landscaping complete, including some native varieties throughout the development.

- Digital Door Lock
- Heat pump
- Landscaping
- Timber decking or exposed aggregate patios
- Double glazing
- Garage Carpet
- Internal access garages
- F&P Stainless Steel appliances
- Meet or exceed Healthy Homes Standards i.e. warm, dry, well-insulated.





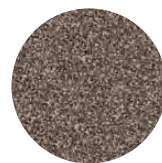
## Contemporary\*



**Walls/Skirtings:**  
Dulux Mt Aspiring



**Soffits/Ceiling/  
Doors/Architraves:**  
Dulux Mt Aspiring  
Half



**Carpet:** Godfrey Hirst,  
Cut Pile 100% Solution  
Dyed Nylon, Windsor  
Twist, 0260 Paua



**Vinyl Planks:**  
Godfrey Hirst,  
Olympus, 100  
Parchment



**Bathroom Tiles:**  
Stonebrook Luna  
Matt 600x600



**Kitchen Benchtop:**  
Prime Stone, 20mm  
Polished, Porters  
Pass



**Kitchen & Laundry  
Cabinetry:** Prime  
Melamine, Half Truffle,  
Velvet finish (main  
colour)



**Kitchen Cabinetry  
Accent:** Prime  
Melamine, Fumed Oak,  
Timberland finish



**Laundry Benchtop  
(& walk-in pantry if  
applicable):** Laminex  
Basalt, Natural finish,  
seamless square edge



**Kitchen Splashbacks:**  
Glass, backpainted Dulux  
Mt Aspiring or Crest White  
Gloss 75 x 300 tiles

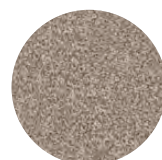
## Classic\*



**Walls/Skirtings:**  
Dulux White  
Exchange Quarter



**Soffits/Ceiling/  
Doors/Architraves:**  
Dulux Okarito



**Carpet:** Godfrey Hirst,  
Cut Pile 100% Solution  
Dyed Nylon, Windsor  
Twist, 0720 Mist



**Vinyl Planks:** Godfrey  
Hirst, Olympus, 300  
Autumn Oak



**Bathroom Tiles:**  
Pacific White,  
Lappato 600x600



**Kitchen Benchtop:**  
Prime Stone, 20mm  
Polished, Coronet  
Peak



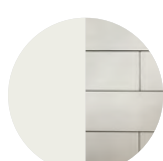
**Kitchen & Laundry  
Cabinetry:** Prime  
Melamine, White, Velvet  
finish (main colour)



**Kitchen Cabinetry  
Accent:** Prime  
Melamine, Classic Oak,  
Puregrain finish



**Laundry Benchtop  
(& walk-in pantry if  
applicable):** Prime  
Laminex, Snow Fabrini,  
Matt finish, seamless  
square edge



**Kitchen Splashbacks:**  
Glass, backpainted Dulux White  
Exchange Quarter or Crest  
White Gloss 75 x 300 tiles

**\*Some variations apply to these colour schemes and they should only be used as a guide, please refer to individual home specifications for all inclusions. Accent cabinetry is not included in all homes.**

All specifications are accurate at the time of publishing however are subject to change or substitution throughout the construction process. All attempts to show accurate colours and finishes have been made however due to printing and display variations these are to be used as an example only, please refer to the manufacturers samples for exact colour and finish examples.



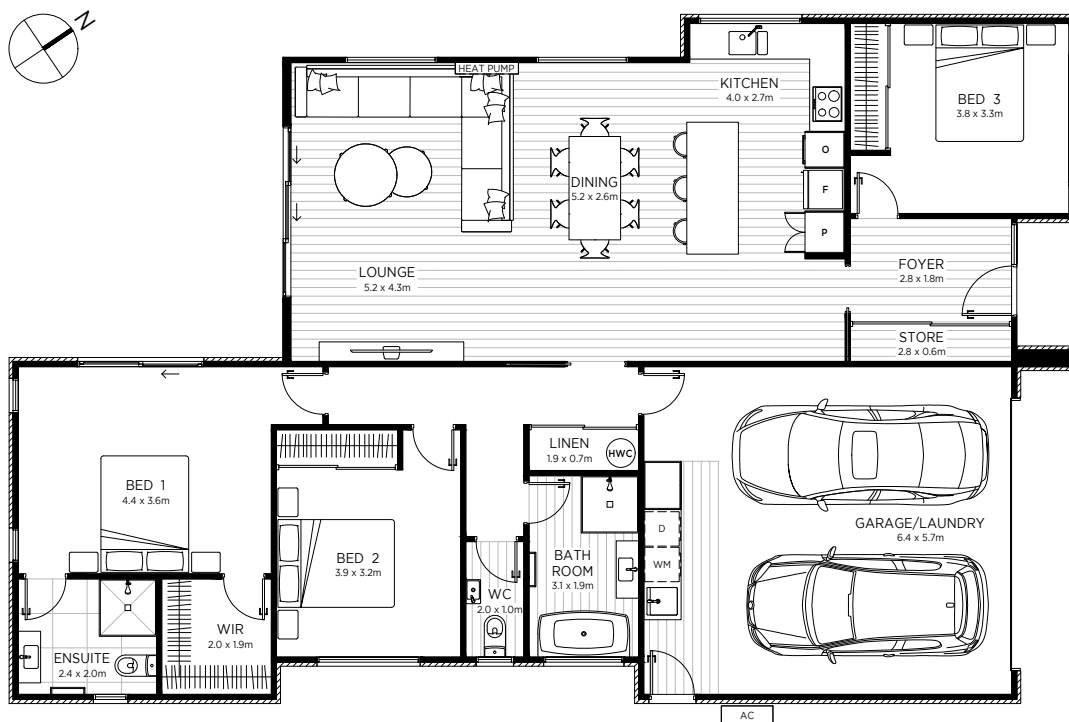
**Lot 37**

3 2 1 2

\$889,000

House 178m<sup>2</sup> / Land 431m<sup>2</sup>

## Floorplan



## Artists impression



### Features

- 3 bedrooms, 2 bathrooms
- Open plan kitchen and living
- Prime Stone bench top
- 10 Year Master Build Guarantee
- Double internal access carpeted garage
- Soft landscaping and fencing
- Fisher & Paykel appliances
- Meets or exceeds Healthy Homes Standards

The specifications, details, and information (including size and layout) set out on this floor plan are indicative only and may be subject to change. The internal area of each home is measured from the external face of the external walls.



## Lot 37

## Home Specifications

### Internal

- Three bedrooms, one main bathroom with master with tiled ensuite
- 100% solution dyed nylon carpet
- Higher stud - 2.55m
- Vinyl plank flooring
- Modern open plan kitchen, dining and living with Prime Stone bench top
- Fisher & Paykel appliances - 60cm inbuilt oven, induction cooktop, dishwasher and powerpack
- Tiled splashback
- Highwall heatpump
- Smoke detectors
- Electric hot water system
- Pre-finished wardrobes including shelving and rails
- Flush panel interior doors
- Heated towel rails and fitted mirrors in bathrooms
- Free standing bath
- Carpeted garage
- Contemporary colour scheme

### External

- Waffle Slab foundation
- Rockcote exterior with Horizontal Stria feature cladding
- Double glazed joinery
- Digital front door hardware
- Long run ColorCote roof, gutters, fascia and downpipes
- Timber deck
- Soft landscaping
- Secure boundary fencing
- Sectional garage door with automatic opener and remotes
- TV aerial
- 2 x exterior taps
- Clothesline
- Mailbox

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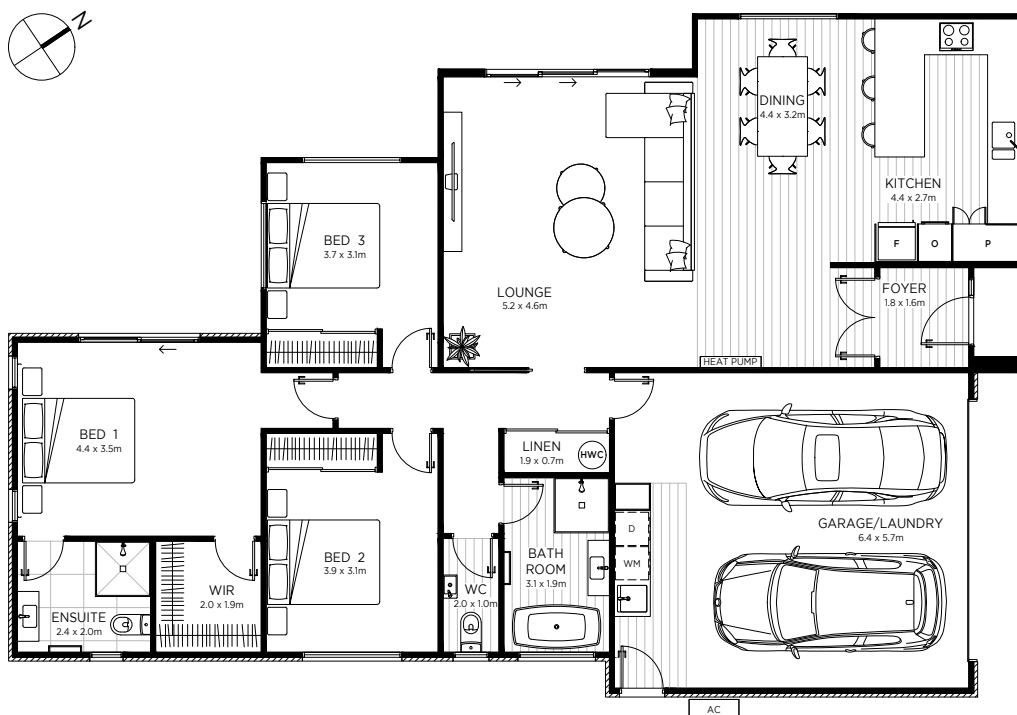


## Lot 38

3 2 1 2

Enquiries over \$889,000  
House 175m<sup>2</sup> / Land 426m<sup>2</sup>

## Floorplan



## Artists impression



### Features

- 3 bedrooms, 2 bathrooms
- Open plan kitchen and living
- Prime Stone bench top
- 10 Year Master Build Guarantee
- Double internal access carpeted garage
- Soft landscaping and fencing
- Fisher & Paykel appliances
- Meets or exceeds Healthy Homes Standards

The specifications, details, and information (including size and layout) set out on this floor plan are indicative only and may be subject to change. The internal area of each home is measured from the external face of the external walls.

## Lot 38

## Home Specifications

### Internal

- Three bedrooms, one main bathroom with master with tiled ensuite
- Higher stud 2.55m
- 100% solution dyed nylon carpet
- Vinyl plank flooring
- Modern open plan kitchen, dining and living with Prime Stone bench top
- Fisher & Paykel appliances – 60cm inbuilt oven, induction cooktop, dishwasher and powerpack
- Tiled splashback
- Highwall heatpump
- Smoke detectors
- Electric hot water system
- Pre-finished wardrobes including shelving and rails
- Flush panel interior doors
- Heated towel rails and fitted mirrors in bathrooms
- Free standing bath
- Carpeted garage
- Classic colour scheme

### External

- Waffle Slab foundation
- Rockcote exterior with Hardiflex & batten feature cladding
- Double glazed joinery
- Digital front door hardware
- Long run ColorCote roof, gutters, fascia and downpipes
- Timber deck
- Soft landscaping
- Secure boundary fencing
- Sectional garage door with automatic opener and remotes
- TV aerial
- 2 x exterior taps
- Clothesline
- Mailbox

The specifications, details, and information (including size and layout) set out on this floor plan are indicative only and may be subject to change. The internal area of each home is measured from the external face of the external walls.

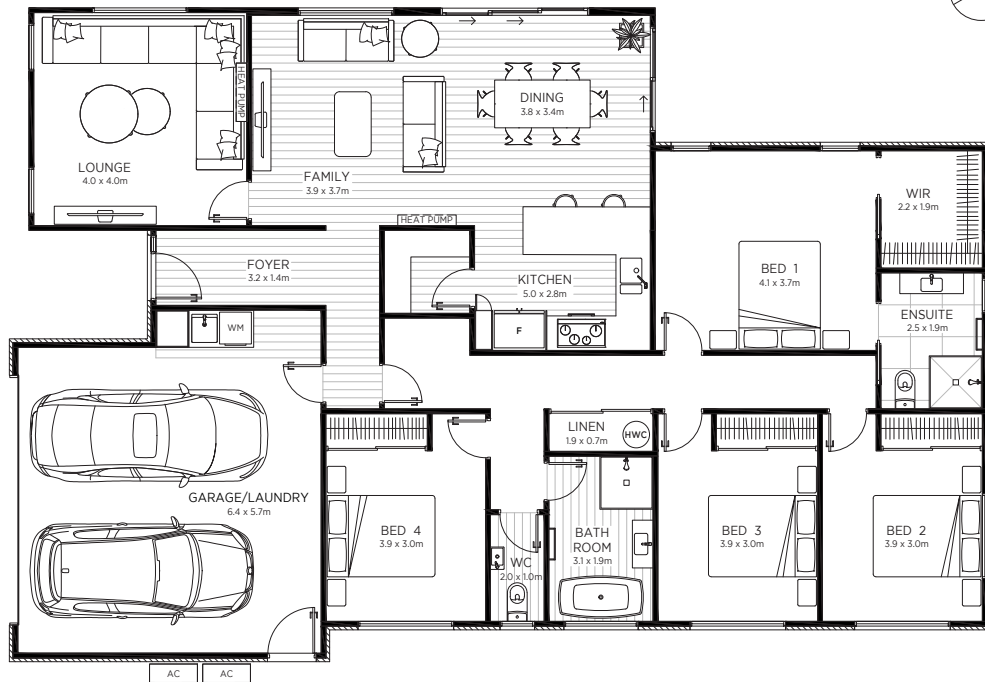


**Lot 26**

4 2 2 2

Enquiries over \$999,000  
House 198m<sup>2</sup> / Land 478m<sup>2</sup>

## Floorplan



## Artists impression



### Features

- 4 bedrooms, 2 bathrooms
- Open plan living and kitchen with walk-in pantry
- Prime Stone bench top
- 10 Year Master Build Guarantee
- Double internal access carpeted garage
- Soft landscaping and fencing
- Fisher & Paykel appliances
- Meets or exceeds Healthy Homes Standards

The specifications, details, and information (including size and layout) set out on this floor plan are indicative only and may be subject to change. The internal area of each home is measured from the external face of the external walls.

## Lot 26

## Home Specifications

### Internal

- Four bedrooms, one main bathroom and master with tiled ensuite and walk-in wardrobe
- Modern open plan living, kitchen with walk in pantry
- Prime Stone main bench top, laminate in pantry
- Laundry in garage
- 100% solution dyed nylon carpet
- Vinyl plank flooring
- Fisher & Paykel appliances – 90cm induction cooktop, 60cm inbuilt oven, dishwasher and powerpack
- Tiled splashback
- Highwall heatpump x 2
- Smoke detectors
- Electric hot water system
- Pre-finished wardrobes including shelving and rails
- Flush panel interior doors
- Heated towel rails and fitted mirrors in bathrooms
- Freestanding bath
- Carpeted garage
- Plumbing for fridge
- Higher stud height (2.55m)
- Classic interior scheme

### External

- Waffle Slab foundation
- Rockcote exterior with vertical foreverbeech feature cladding
- Double glazed joinery
- Digital front door hardware
- Long run ColorCote roof, gutters, fascia and downpipes
- Timber decking
- Soft landscaping
- Secure boundary fencing
- Sectional garage door with automatic opener and remotes
- TV aerial
- 2 x exterior taps
- Clothesline
- Mailbox

The specifications, details, and information (including size and layout) set out on this floor plan are indicative only and may be subject to change. The internal area of each home is measured from the external face of the external walls.



## FAQ

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### CAN I BUY AN INVESTMENT PROPERTY?

Yes, you can. Homes at Matai Springs are very low-maintenance and provide an attractive option for tenants looking to enjoy an easy lifestyle. We have independent rental assessments available now - talk to one of our New Home Consultants for more information.

### ARE THESE HOMES FREEHOLD TITLE?

Yes, homes in stage one are all on individual freehold titles with no Body Corporate.

### WHAT ARE THE RATES?

Rates will not be confirmed until the homes are completed. Christchurch City Council's estimation is available [here; ccc.govt.nz/services/rates-and-valuations/this-years-rates/](http://ccc.govt.nz/services/rates-and-valuations/this-years-rates/)

### WHEN ARE HOMES DUE FOR COMPLETION?

The first Stage 1 homes are due for completion in mid-2022.

### WHAT GUARANTEES DO YOU OFFER?

We offer a 10 Year Master Build Guarantee on these homes, as well as the assurance of being backed by Fletcher Building, one of NZ's largest companies.

### HOW MUCH IS THE DEPOSIT?

You can secure your new home with just a 10% part payment on confirmation of the contract, with the remainder due on settlement - no progress payments.

### CAN I CHANGE THE DESIGN OF THE HOME?

Home design and interiors are not able to be modified or altered.

### DO YOU HAVE RENTAL APPRAISALS AVAILABLE?

Yes, our New Home Consultants can provide you with copies of this information.

### DO HOMES INCLUDE LANDSCAPING?

Our homes include driveways, paths, decks (where applicable) and planting, please refer to individual plans for more details.

### DO HOMES INCLUDE WINDOW FURNISHING?

Window furnishing is not included, however we work with a range of companies that will be able to assist with installing these once settlement is complete.

### WHICH SCHOOLS ARE IN ZONE?

Matai Springs is nearby many schools such as Seven Oaks and Knights Stream School. Search on [educationcounts.govt.nz/](http://educationcounts.govt.nz/) for a full list.

### DO HOMES INCLUDE GARAGES?

All homes in Stage 1 include either a single or double internal access garage, many with additional off-street parking.

### DO HOMES MEET THE HEALTHY HOMES STANDARDS?

Yes, all homes meet the recent standards for ensuring anyone living here will have a warm, dry and healthy home.

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## FLETCHER LIVING HAVE A PROVEN HISTORY OF DELIVERING HIGH QUALITY HOMES IN CANTERBURY.



### Faringdon

Located in Rolleston, we have completed over one-hundred stand-alone homes in the very popular Faringdon subdivision with plenty of happy home owners now living in great value family homes.



### Atlas Quarter

Atlas Quarter was completed in 2018 in the city centre and totaled 110 apartment and terrace homes. Modern and spacious, this development became a highly sought after location with stunning views to the Port Hills and Southern Alps.



### One Central

One Central is our largest development in Christchurch. With over 250 homes already sold and more under construction. We are proud to be creating a vibrant community in the heart of the city.

# The Fletcher Living Advantage



## **MORE TIME FOR YOU**

**Built with care and attention to detail.**

Our homes are low-maintenance, easy to care for and come with modern appliances from trusted brands.

We'll even complete the landscaping for you, so you can spend less time working on your home and more time on the things you enjoy.

## **MODERN, COMFORTABLE HOMES**

**Feel at home the moment you walk through the door.**

Packed full of quality features and modern appliances, our light-filled homes provide a welcoming sense of space. Double-glazed, well-insulated, warm and dry, we pride ourselves on creating comfortable, healthy homes that New Zealanders love to live in.

## **DESIGNS INSPIRED BY LIFE**

**We design for modern living.**

Our architecturally designed homes vary from compact, urban apartments to spacious family homes, reflecting the unique needs of our buyers.

We consider how homes are lived in and create layouts that are versatile and adaptable. On-trend interior colours and finishes provide a blank canvas for you to add your own unique style.

## **A COMMUNITY YOU'LL BE PROUD OF**

**We carefully choose locations with access to amenities and services.**

We're passionate about creating neighbourhoods that have a classic Kiwi identity and strong sense of community. We achieve this by incorporating the right balance of walkways, parks and playgrounds as well as considering access to the wider amenities that support our neighbourhoods like transport, schools and shopping.

## **BUY WITH CONFIDENCE**

**A team of experts, here to help.**

Our New Home Consultants are knowledgeable experts who will walk you through our sales process, keeping you well informed along the way. Behind each home is a highly experienced team who has been involved from design through to your handover. We've been trusted homebuilders in New Zealand since 1909 so when we say we're here for you, we mean it.



Details of the development and information contained in this brochure is provided for guidance only as it has been prepared prior to completion of construction. The developer reserves the right to make changes to the information contained in this brochure, without notice, including but not limited to specifications (including size and layout); details; fittings and finishes and pricing. The internal area of each home is measured from the external face of the external walls. Photography and artists impressions depicting the development, the surrounding environment and views are not actual images or photographs of the development but are intended as a guide only. While every reasonable effort has been made to ensure that the information contained in this brochure correctly illustrates the development proposed at the time of creation, no responsibility will be taken for any differences on completion of the development, or for inaccuracies, errors or omissions. This brochure contains selective information, and prospective purchasers should seek independent advice and verification and not rely solely on the information provided in this brochure to make a purchase decision. The information contained in this brochure does not form part of any contract.