

# wellbeing

**Collett's  
Corner**  
A place  
to thrive

  
OFFICE FOR  
HOLISTIC URBANISM

# A new way of doing things

Collett's Corner is a new way of approaching property development where people work together to conceive and invest in what is built in our towns and cities.

The building will be home to a combination of apartments, wellness centre, retail and hospitality. It is a place where community is built and strengthened.



**This is your chance to be a foundational part of Collett's Corner, as a tenant or resident.**  
**Do you have a wellbeing business? Are you a practitioner? Do you wish to live in a vibrant location geared towards collective living? If you answered yes, join us!**

**We are seeking interested parties:**

## Tenants

### Basement

- Wellness centre

### Ground floor

- Hospitality
- Retail
- Wellness centre

In the basement level a menu of services is envisioned: hot and cold baths, sauna and steam rooms and therapy rooms. Street level will combine a co-working/hospitality space, retail space, concierge, yoga, gym and consultation rooms. A range of options abound for tenants with a future focus on health and wellbeing.

## Residents

### Levels 1 and 2

- 18 studio apartments
- 8 one bedroom apartments
- 1 residents' roof terrace

The top two levels will be made up of 26 co-living inspired apartments. These will be a combination of owner occupied, long term rentals and short term stays. Some amenities will be shared, including a rooftop terrace where residents and guests can mingle, relax and take in breathtaking harbour views.



Opening in 2022

# The future of wellbeing

At the heart of the development is a holistic wellness centre offering an integrated approach to mental and physical health.

Supporting spaces include a hospitality/co-working venue and retail store at street level, plus 26 co-living inspired apartments on the upper two floors. The overall intention is for all parts to work together as a whole, to enhance wellbeing and support people to thrive.

This is a reflection of what the community asked for during the early development phase – and brings to life the central purpose of Collett's Corner: to build a community by building a building.



Roof top terrace for the residents and their guests. Reminiscent of the deck of a ship with 360° views.

Two levels of compact, beautifully designed apartments, offering simple living for those who enjoy life right at their doorstep.

Retail and restaurant complement the wellness centre, creating a welcoming place to visit with friends and whānau.

The wellness centre, where people can develop a regular practice to enhance their physical and mental health.



## Ground Floor

# A place to meet

### Drawing people in

The ground floor is the first point of welcome for those coming to Collett's Corner. Careful thought has gone into ensuring it is an attractive and meaningful place to visit, so that both people and businesses thrive here.

With excellent visibility and street frontage, spaces have been created for a retail tenant, a co-working restaurant and a range of consultation rooms.

The common thread is that all tenancies will be related to wellbeing. For example, spaces could include a whole foods or fair trade shop, a yoga studio or gym, therapy or consultation rooms to name just a few options.

We invite potential tenants to put forward their vision and they will be able to fit out each space to suit their needs. Spaces may be let individually, or there is the option to lease multiple spaces or the wellbeing centre in its entirety.

### Everyone's welcome

In addition to tenanted spaces, the ground floor will feature a concierge desk where visitors will enjoy a friendly welcome. The courtyard on this level will be a public space where members of the community are invited to meet, gather and strengthen their common bonds.





# A place to relax

## From good to great

The lower level of Collett's Corner will be a holistic wellness centre where people are encouraged to develop a daily practice to enhance their physical and mental health. With flexible spaces and natural light entering from the southern facade, the centre promises to be a place of calm and rejuvenation in the heart of the bustling township.

## What's your vision?

We are seeking a tenant who has experience in developing and running a wellbeing centre to submit their vision and a plan for how to use the space. From massage, float rooms and physical treatment rooms, to an outdoor pool or a tranquil garden, alongside professional treatment and consultation rooms. We look forward to seeing how this holistic space will come to life and will work with you to make it happen.

## Shared car programme

The lower level also includes parking for five shared vehicles. We invite any current car share businesses or those interested in setting up a programme to put forward a proposal for the use of these spaces. Let's move towards the future, together!



## Basement



**A welcoming space where people are encouraged to develop a daily practice to enhance their physical and mental health.**





# A place to live

## Simply living

The top two levels of Collett's Corner are being sold as co-living inspired apartments. With shared laundry and a communal rooftop terrace, this 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. A small physical footprint, easy-care living and the lively village centre at your doorstep.

## Nest or invest

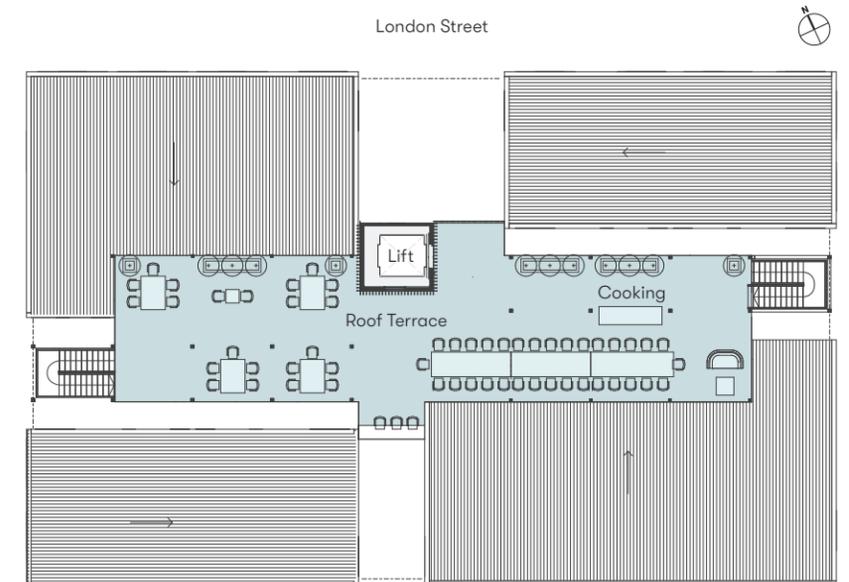
Level two will be owner occupied apartments, for those who seek to own their own contemporary home and live in the heart of Lyttelton.

Level one will be made up of tenanted apartments and a suite of short term stay apartments (Apartments 109-113), in the style of Air BnB or similar, bringing investors the opportunity to generate income in a highly sought after location.

Apartments 103-106 are for the global nomads, people who want to live in Lyttelton for 3-6 months and then rent their apartment on a short or medium term basis while they're away.

## Shared rooftop

- Kitchenette
- Tables for individuals or groups
- Planters
- Lift and stair access
- Total area 190m<sup>2</sup>



## Level 2

**Owner occupied apartments**  
9 studios 35m<sup>2</sup> each

4 one bedroom apartments  
46m<sup>2</sup> each

Shared laundry  
Lift and stair access



## Level 1

**Long term rentals**  
4 one bedroom apartments  
46m<sup>2</sup> each

**Medium term stay/rentals**  
4 studios 35m<sup>2</sup> each

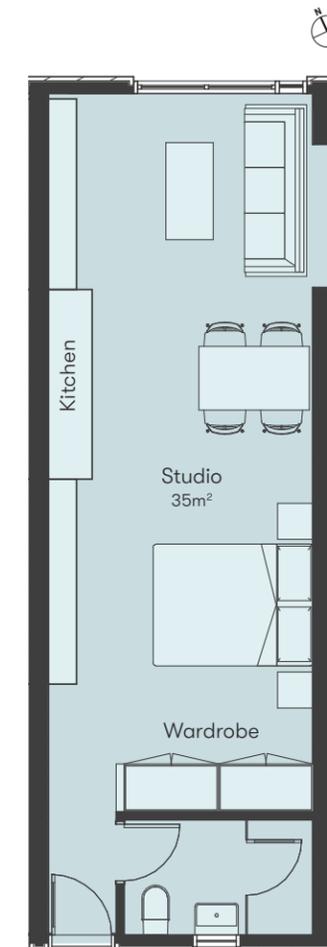
**Short term stays**  
5 studios 35m<sup>2</sup> each  
Lift and stair access





# Studio

- Level 1**  
Studios 103-106  
medium-term stay/rentals
- Studio 109-113  
short-term stays
- Level 2**  
Owner occupied

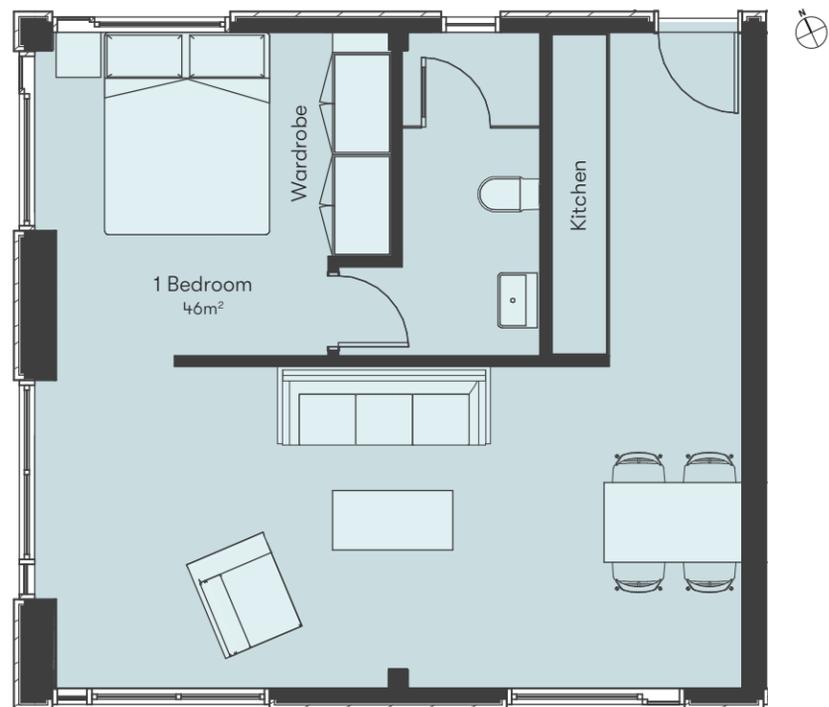


The apartments will be ready for you to move in. They are finished with appliances, light fixtures, kitchen and bath cabinets as well as a built in wardrobe. There will be floor to ceiling windows with a Juliet balcony in every apartment. Each apartment's windows vary. Please refer to the overall plans for details.





# One bedroom



All one bedroom apartments will have the same high level of finish as the studios. Encompassing a larger area, these will include a separate bedroom and feature additional windows. Please refer to the plans for exact window layouts.

**Lyttelton is a great place to live, work and stay. It's got so much character and the community is strong.**

# A place to invest



## A special place

Lyttelton is a bustling, vibrant township with a character like no other. Set on the stunning harbour of Whakaraupō/Lyttelton, the township combines the grit of a live shipping port with the flair of its many creative inhabitants. Noted for its beautiful natural setting, and eclectic mix of cafés, shops, bars and restaurants, Lyttelton is a place loved by residents and visitors alike.

## Centrally located

As any investor or business owner/operator knows, success hinges on being in the right place. Collett's Corner is located on a prominent site at one end of the main commercial street. It is the main building people will see whether coming down the hill from Sumner or up from Norwich Quay on Oxford Street. With excellent street frontage and the township literally at your door, it is a location that will set up both tenants and investors for success.

## Amenities aplenty

Also located within Lyttelton are a range of useful amenities including full grocery store, public library, parks and playgrounds, nature reserves and public transport. With the rest of Christchurch just a short 15 minute drive through the tunnel, Collett's Corner keeps visitors, residents and business operators connected with the wider city.

## Disclaimer

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Collett's Corner is a building for the next age, an age where we work together to create places of belonging, looking after one another and the planet as we do so.



Collett's Corner is located at the east end of Lyttelton's main commercial street.

**Get in touch  
to find out more**

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