

301 Hendersons Road, Hoon Hay

















PROPERTY DETAILS

ADDRESS:

301 Hendersons Road, Hoon Hay

LEGAL DESCRIPTION:

Lot 34 Deposited Plan 34028

RATEABLE VALUE:

\$550,000

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE:

1970-1979

PRICING:

By Negotiation

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 0275475232

LISTING:

https://www.officeroad.co.nz//property?property_id=1267048

PROPERTY DESCRIPTION

MODERN ELEGANCE IN HOON HAY

Nestled in the heart of Christchurch, welcome to 301 Hendersons Road, Hoon Hay. This charming home, harking from the 1970s, boasts a spacious land size of 613m2. The house itself, a comfortable 126m2 (approx), offers a haven of tranquility with its 3 double bedrooms, 1 bathroom, and 1 toilet.

A testament to modern living, this residence has undergone a recent full renovation, embracing elegance and functionality. The kitchen and bathroom have been transformed into spaces of contemporary artistry, ensuring a seamless fusion of style and practicality. The allure doesn't stop there - this low-maintenance gem guarantees enjoyment without the worries of upkeep. Ample off-street parking and a double detached garage provide the convenience you desire.

The symphony of open-plan living, dining, and kitchen areas create a harmonious flow, ideal for both daily living and entertaining. A tastefully renovated laundry complements the functionality of this home. Step outside and be greeted by a sundappled deck and inviting patio area - your personal oasis for outdoor gatherings and relaxation.

Embracing the essence of community living, this property enjoys proximity to the Nga Puna Wai sporting complex & Halswell centre for active pursuits. Shopping enthusiasts will appreciate the easy access to the city center for their retail therapy.

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz



















































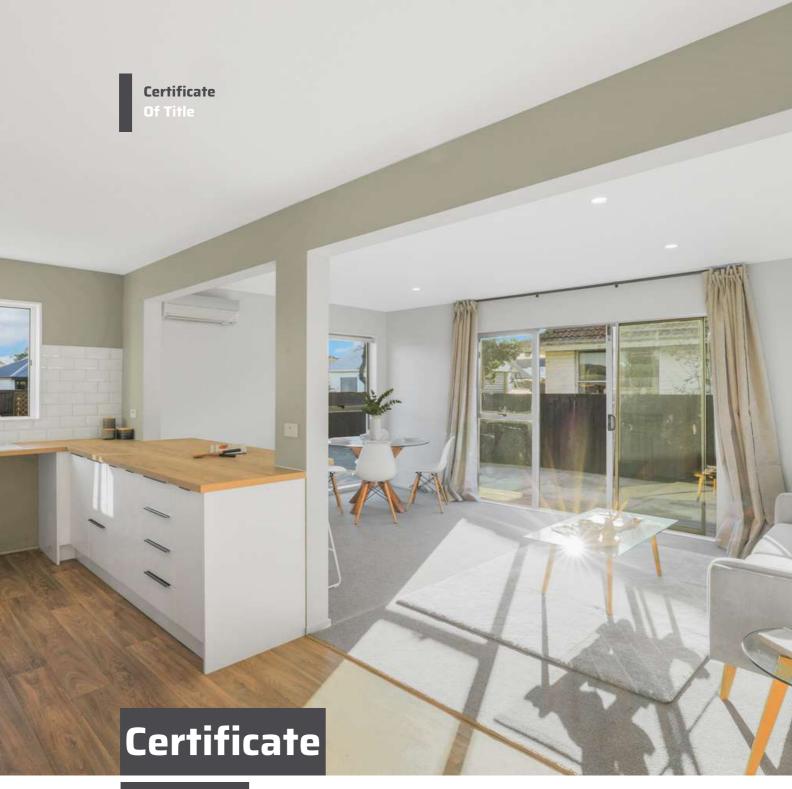












Of Title



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir Registrar-General of Land

Identifier CB13B/1430

Land Registration District Canterbury

Date Issued 28 February 1974

Prior References

CB7D/543

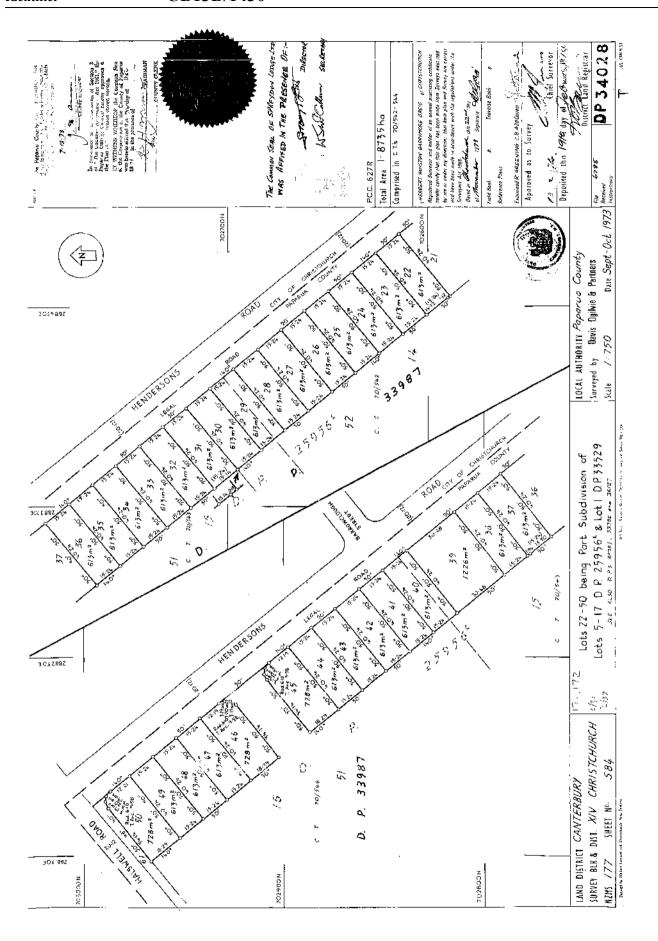
Estate Fee Simple

Area 613 square metres more or less
Legal Description Lot 34 Deposited Plan 34028

Registered Owners W2NZ Limited

Interests

Fencing Provision in Transfer 46482.1 - 12.8.1975 at 11.08 am





Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Tip: If you're having trouble finding a unit or flat, try the Alternative Search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

Property Information

Rates Details

For the Rating Year 1 July 2023 to 30 June 2024

Christchurch City Council

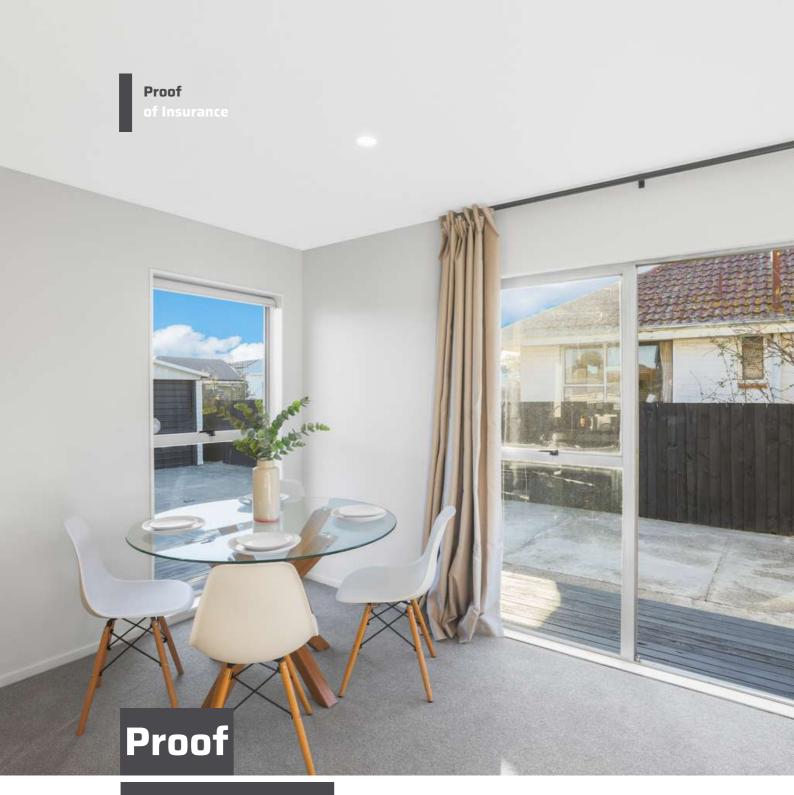
Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	550,000	0.211986	\$1,165.92
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	550,000	0.067836	\$373.10
Land Drainage	Capital Value	550,000	0.035731	\$196.52
Sewerage	Capital Value	550,000	0.075347	\$414.41
Waste Minimisation	Per Unit	1	184.750000	\$184.75
Active Travel Rate	Per Unit	1	20.00000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	550,000	0.001886	\$10.37
Heritage Arts Centre	Capital Value	550,000	0.000416	\$2.29
	·	otal for Christol	nurch City Council	\$2,526,88

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	550,000	0.000257	\$1.41
WEC Class D	Capital Value	550,000	0.000364	\$2.00
General Rate	Capital Value	550,000	0.035381	\$194.60
Urban Transport:Chch	Capital Value	550,000	0.030308	\$166.69
WFPP Class A	Capital Value	550,000	0.000565	\$3.11
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	550,000	0.000982	\$5.40
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	550,000	0.000419	\$2.30
	\$430.00			

TOTAL RATES

TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$2,956.88



Of Insurance





Crombie Lockwood (NZ) Limited

Level 2, PWC Building, 60 Cashel Street, West End Christchurch 8013
P O Box 3020 Christchurch 8140
P +64 3 335 3060 F +64 3 339 5290
www.crombielockwood.co.nz

Client Number232- OJJQPBrokerJulia Wills

Onesurance Landlord's

This schedule is to be read in conjunction with your policy. Please refer to the policy wording for the full terms, conditions and exclusions relating to this insurance.

The Insured W2NZ Ltd	Client No 232-0JJQP	Cover No 1984480-000-02
The Insurer Monument Insurance (NZ) Ltd as underwriting agent for:	% of Cover	Insurer Policy No
IAG New Zealand Ltd Vero Insurance New Zealand Ltd	80 20	PLX0K194-0 PLX0K194-0
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Period of Cover From 17/03/23 to 17/09/2023 at 4:00pm; Local Standard Time

Policy Wording Crombie Lockwood Onesurance Landlord's Insurance Policy LLDONE2

To obtain a copy of this policy wording please visit www.crombielockwood.co.nz/policy-documents and enter the following code in the search engine **LLONE0719** or call us to arrange a copy to be sent to you.

COVER OPTIONS

Landlord's Home CoverSelectedLandlord's Contents CoverNot Selected

LOCATION SUMMARY

Actual Insured Name W2NZ Ltd Insured's Date of Birth 20/06/1977

Home Location 301 Hendersons Road, Hoon Hay, Christchurch, 8025

Home Usage Tenants

Tenancy Occupancy Details

Is the home inspected internally and externally at least every 4 months by you or your property manager?

Who manages the property?

Does more than one tenancy agreement operate at the property?

No
Is any part of the property ordinarily available for periods of less than 28

days?

Interested Parties None Advised

HOME COVER SUMMARY

Type of Home House
Number of Self 1
Contained Units Insured

Year Built 1970

Construction Type Concrete block

Home Area Total Dwelling Area 90 (sgm)

Total Garage/Outbuilding Area 40 (sqm)

Total Decking Area 0 (sqm)

Total Floor Area 130 (sqm)

Basis of Cover on Home Repair or Rebuild to the Total Sum Insured as shown below.

Home Sum Insured \$550,000

Including the following policy limits:
Retaining Walls \$75,000
Recreational Features \$75.000

Special Features Total \$0

EQC Sum Insured \$300,000 **Total Sum Insured** \$550,000

This amount excludes GST which is payable in addition to the Total Sum Insured. You need to be satisfied this amount is sufficient to rebuild your home.

Special Features None advised

Special Features – Important Note:

The Special Features below are automatically covered provided the replacement cost is less than the amounts noted. There is no cover for any such item that has a higher replacement cost unless it is specifically shown above as a Special Feature.

Private utility plant and associated equipment e.g. wind or water mills, diesel \$10,000

generators

Bridge, culvert, permanent ford or dam \$15,000 Well or bore hole including pump, lining or casing \$25,000

The items below are not covered unless noted above as a Special Feature:

Cable car and associated equipment

Wharf, pier, landing or jetty

LIMITS YOU'VE CHOSEN

The following items are covered up to the limits noted below

Home Cover Only

Landscaping \$5,000

Increase Landscaping Limit to

OPTIONAL BENEFITS

Landlords Optional Benefits (Home Cover)

Breakage Extension (Excess on glass, bathroom fixtures and fittings etc.) \$250 Excess
Home Replacement Guarantee Not Taken

Valuation Type Valuation Date

Valuation Estimate

Methamphetamine Contamination \$30,000 Sustainability Upgrade Not Taken

Landlords Optional Benefits (Home and/or Contents Cover)

Hidden Gradual Damage \$5,000
Include Intentional Acts (an additional excess of \$500 applies per incident) Included
Loss of Rent \$50,000

Increase Loss of Rent limit to

Rent Protection Not Taken

Weekly Rental Amount

Landlords Optional Benefits - Important Note:

Hidden Gradual Damage & Intentional Acts optional benefits only apply to the Home or Contents if those covers are shown as selected above.

POLICY DISCOUNTS

Voluntary Excess - Home \$0
Multi Policy Discount Yes

EXCESSES

Home Cover

Standard \$550
Voluntary \$0

Total \$550

Excess on Methamphetamine claims \$2,500 Excess on Natural Disaster claims for parts of the home not covered by \$5,000 the Earthquake Commission Act 1993.

Refer to the Endorsements and/or Clauses and General Comments sections as there may be other imposed excesses applicable to this cover.

ENDORSEMENTS AND/OR CLAUSES

INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
Monument Insurance (NZ) Ltd as underwriting agent for:			
IAG New Zealand Ltd	80	AA-	SP
Vero Insurance New Zealand Ltd	20	AA-	SP

IAG and Vero have received the above financial strength rating from Standard and Poor's (Australia) Pty Ltd, an approved rating agency.

The Standard & Poor's financial strength rating scale is:

AAA	(Extremely Strong)	BBB	(Good)	CCC	(Very Weak)
AA	(Very Strong)	BB	(Marginal)	CC	(Extremely Weak)
Α	(Strong)	В	(Weak)	SD	(Selective Default)
	-			D	(Default)
				NR	(Not Rated)
				R	(Regulatory Supervision)

Note: The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website www.standardandpoors.com.

REFERRAL REMUNERATION

We sometimes pay a share of our remuneration to others who refer you to us. Remuneration is brokerage from insurers with whom your insurance is placed and/or fee income for our services.

FAIR INSURANCE CODE 2020

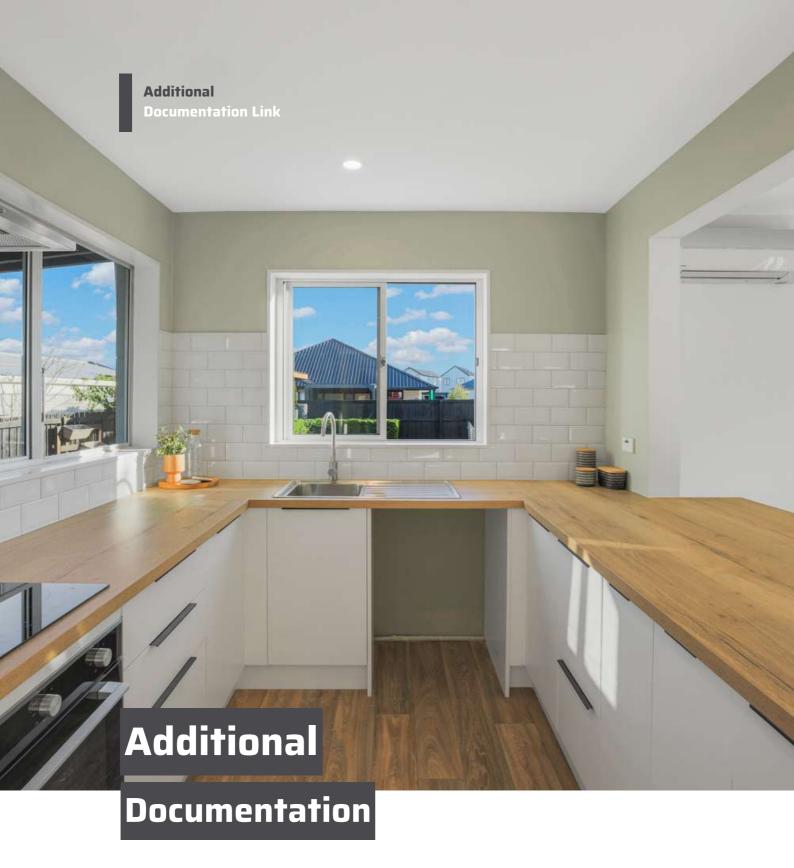
If you have a personal insurance policy or are a small to medium (SME) business and your insurance policy is underwritten by a member of the Insurance Council of New Zealand (ICNZ), a new version of the Fair Insurance Code will apply from 1st April 2020.

A list of ICNZ members and a copy of the Fair Insurance Code 2020 can be found at www.icnz.org.nz.

The insurance cover that has been arranged for you is based on the information you provided. Because that information is material to the insurer providing your insurance, you must advise any changes or any information that could affect the insurer's acceptance of your insurance. If you don't disclose or you misrepresent any material information your insurance could be invalidated and any claim may not be paid.

While your duty of disclosure applies before you take out an insurance policy or when you renew a policy, you should also advise us of any material change or circumstance if something comes to light during the period of your insurance. Examples of such disclosures could include structural alterations to a building, un-occupancy of insured premises, the installation of new equipment; a change in business operations or many other such changes.

Your duty of disclosure is crucial in maintaining your insurance protection. If you are unsure about any aspect of it please contact us for guidance.



OFFICE ROAD

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GPS Co-ordinates			Zd_		Steel fra	me			Unreinforced masonry
Contact Name	S°	E•			Tilt-up co	oncrete			Reinforced masonry
Contact Phone					Concrete	frame			Confined masonry
					RC frame	e with ma	sonry infill	\Box	Other:
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(m²)		rear built			Other res	idential			
No of residential Units		• .	-					_	Industrial
-		•			Public as	sembly			Government-
Photo Taken	Yes	No			School				Heritage Listed
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Property address:

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301 Hendersons Road

LIM number: H01173070

Christchurch City Council

53 Hereford Street, PO Box 73015 Christchurch 8154, New Zealand Tel 64 3 941 8999 Fax 64 3 941 8984



Application details

Date issued 15 March 2023

Date received 9 March 2023

Property details

Property address 301 Hendersons Road, Hoon Hay, Christchurch

Valuation roll number 22970 62800

Valuation information Capital Value: \$360,000

Land Value: \$190,000

Improvements Value: \$170,000

Please note: these values are intended for Rating purposes

Legal description Lot 34 DP 34028

Existing owner MHW Holdings Limited

98 Whincops Road Christchurch 8025

Council references

 Rate account ID
 73004884

 LIM number
 H01173070

 Property ID
 1034256



Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

Property address:

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301 Hendersons Road

LIM number: H01173070

Christchurch City Council

53 Hereford Street, PO Box 73015 Christchurch 8154, New Zealand Tel 64 3 941 8999

Fax 64 3 941 8984

www.ccc.govt.nz



A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Liquefaction Assessment

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.



2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related Information

- The dwelling/building is shown to be served by a sewer drain.
- Records of private stormwater pipes have only been systematically recorded by the Council since approximately 1980. Attached is the approved site plan showing proposed stormwater drains for this property.



3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.



4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2023: \$2,681.43

	Instalment Amount	Date Due
Instalment 1	\$670.28	15/08/2022
Instalment 2	\$670.28	15/11/2022
Instalment 3	\$670.28	15/02/2023
Instalment 4	\$670.59	15/05/2023

Rates owing as at 15/03/2023: \$137.91

(b) Excess water charges

From January 2023 excess water use charges will apply based on water meter readings. Check to see how this property may be affected. https://www.ccc.govt.nz/services/water-and-drainage/water-supply/water-reporter/.

For water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(c) Final water meter reading required?

No Reading Required

To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.



5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

 BCN/1975/720 Applied: 18/02/1975 Status: Completed 301 Hendersons Road Hoon Hay Permit granted 20/03/1975
 Permit issued 20/03/1975

DWELLING- Historical Reference PER74019076

BCN/1978/6032 Applied: 05/12/1978 Status: Completed 301 Hendersons Road Hoon Hay Permit granted 12/12/1978
 Permit issued 12/12/1978
 GARAGE- Historical Reference PER78023357

BCN/2008/4178 Applied: 26/06/2008 Status: Completed

301 Hendersons Road Hoon Hay Accepted for processing 26/06/2008 Building consent granted 30/03/2009 Building consent issued 30/03/2009 PIM Granted 30/03/2009

PIM Issued 30/03/2009

Code Compliance Certificate Granted 14/07/2011 Code Compliance Certificate Issued 14/07/2011

REMOVE PART INTERNAL WALL AND PROVIDE BEAM SUPPORTED WITH A CENTRE POST- Historical Reference ABA10086993

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

Property address:

301 Hendersons Road

LIM number: H01173070

Christchurch City Council

53 Hereford Street, PO Box 73015 Christchurch 8154, New Zealand Tel 64 3 941 8999 Fax 64 3 941 8984



- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75073780 04/03/2011 301 Hendersons Road
 Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Property address:

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301 Hendersons Road

LIM number: H01173070

Christchurch City Council

53 Hereford Street, PO Box 73015 Christchurch 8154, New Zealand Tel 64 3 941 8999 Fax 64 3 941 8984

ax 04 3 341 0304



6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

Property address:

301 Hendersons Road

LIM number: H01173070

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Christchurch City Council

53 Hereford Street, PO Box 73015 Christchurch 8154, New Zealand Tel 64 3 941 8999 Fax 64 3 941 8984



7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.



8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: https://ccc.govt.nz/the-council/plans-strategiespolicies-and-bylaws/plans/christchurch-district-plan/.

There maybe some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

Regional plan or bylaw

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a)(i)Christchurch City Plan & Banks Peninsula District Plan

(ii)Christchurch District Plan

Liquefaction Management Area (LMA)

Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.

Outline Development Plan

Property or part of property is within an Outline Development Plan area which is affected by specific provisions that are operative.

District Plan Zone

Property or part of property within the Residential Suburban Zone which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

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9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

Property address: 301 Hendersons Road

LIM number: H01173070

Christchurch City Council

53 Hereford Street, PO Box 73015 Christchurch 8154, New Zealand Tel 64 3 941 8999 Fax 64 3 941 8984

www.ccc.govt.nz



10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

• None recorded for this property



11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- Your organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.

(b) Other

Floor Levels Information

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at https://ccc.govt.nz/floorlevelmap/, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: https://ccc.govt.nz/providing-guest-accommodation/.

Community Board

Property located in Halswell-Hornby-Riccarton Community Board.

Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential quests to do so in advance. More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/

Electoral Ward

Property located in Halswell Electoral Ward

Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

Spatial Query Report

Property address:

Christchurch City Council

301 Hendersons Road

53 Hereford Street, PO Box 73015 Christchurch 8154, New Zealand Tel 64 3 941 8999

Fax 64 3 941 8984

Land Information Memorandum



A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

Property address:

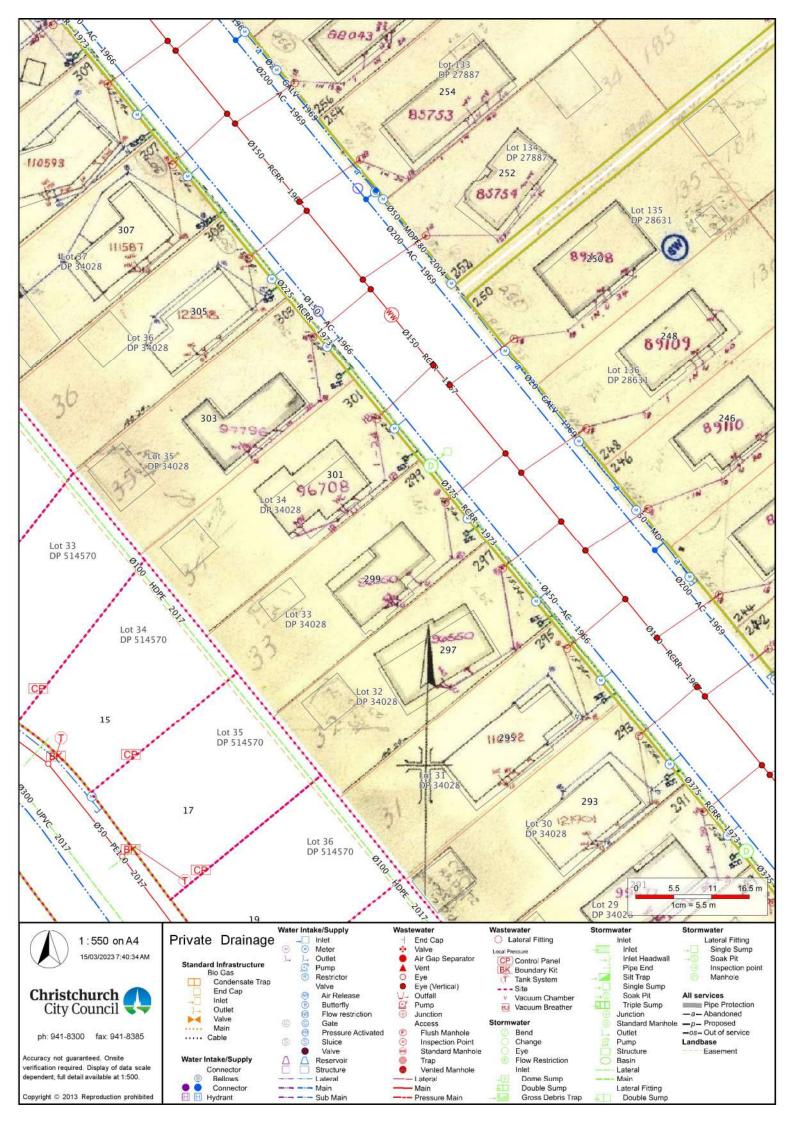
Page 16

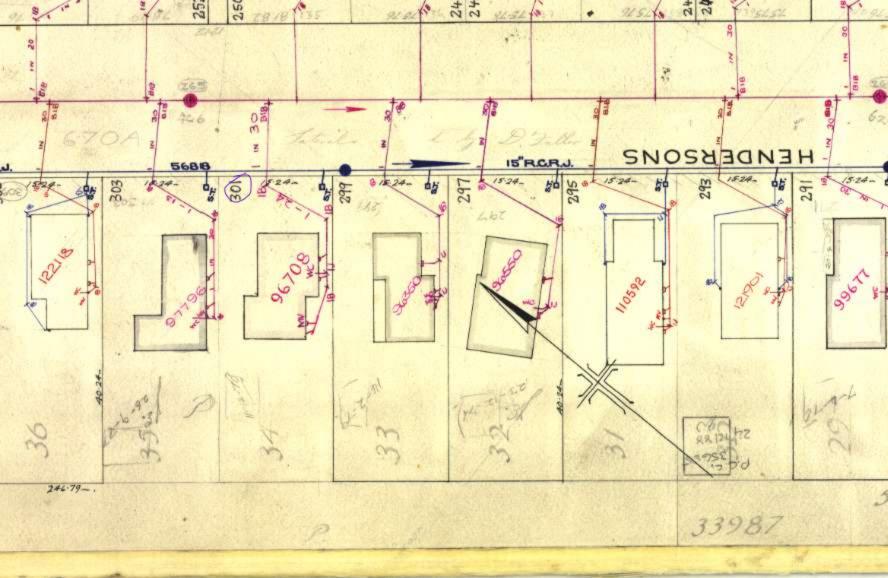
301 Hendersons Road

LIM number: H01173070

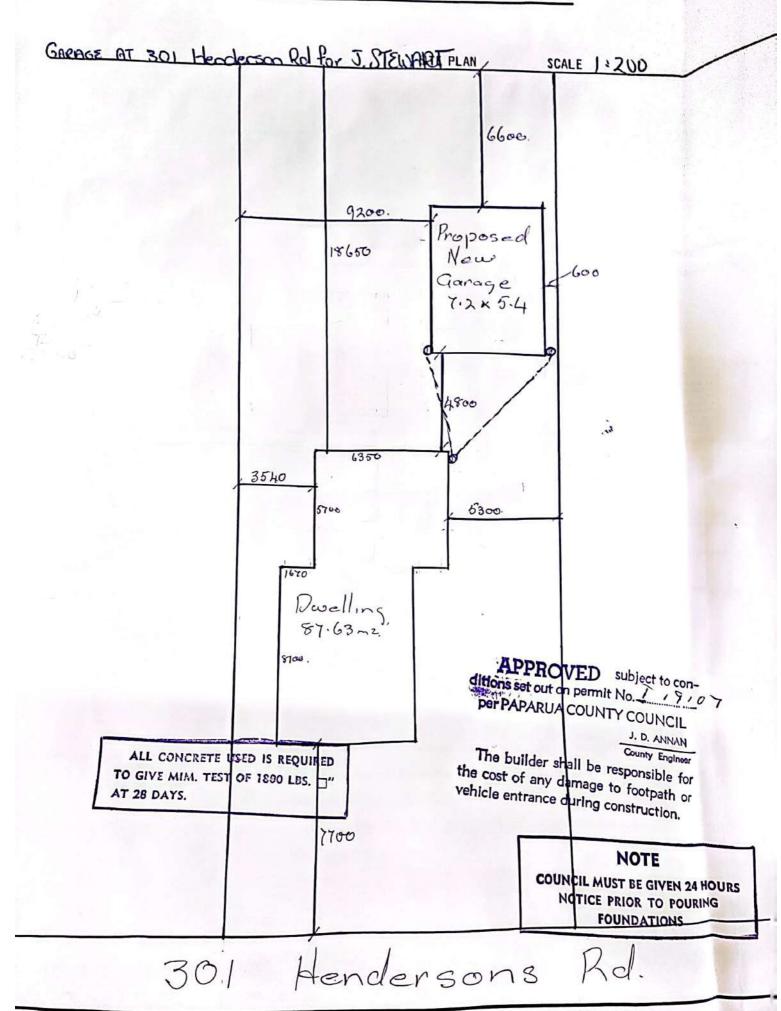
Christchurch City Council

53 Hereford Street, PO Box 73015 Christchurch 8154, New Zealand Tel 64 3 941 8999 Fax 64 3 941 8984

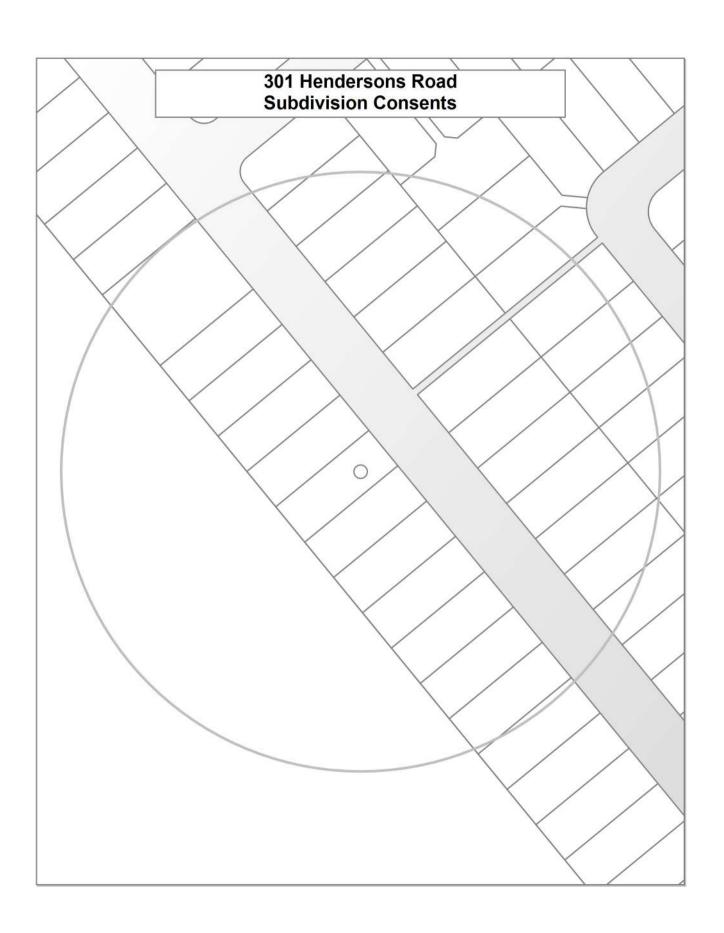




VERSATILE GARAGES







Land Use Resource Consents within 100 metres of 301 Hendersons Road

Note:This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

1 Wimbledon Lane

RMA/2018/1015

Fee Simple Subdivision - Seven Lots and Land Use

Withdrawn

Applied 26/04/2018

RMA/2019/1995

Construction of 2 Units with attached Garages

Processing complete

Applied 30/08/2019

Amended decision issued - s133A 29/11/2019

Amended decision issued - s133A 29/11/2019

Decision issued 25/11/2019

Decision issued 25/11/2019

Granted 25/11/2019

Granted 25/11/2019

Granted 25/11/2019

Decision issued 25/11/2019

Amended decision issued - s133A 29/11/2019

10 Brancion Street

RMA/2018/1015

Fee Simple Subdivision - Seven Lots and Land Use

Withdrawn

Applied 26/04/2018

RMA/2019/1995

Construction of 2 Units with attached Garages

Processing complete

Applied 30/08/2019

Amended decision issued - s133A 29/11/2019

Decision issued 25/11/2019

Granted 25/11/2019

Granted 25/11/2019

Decision issued 25/11/2019

Amended decision issued - s133A 29/11/2019

11 Brancion Street

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

RMA/2018/3135

Right of Way Approval

Processing complete

Applied 19/12/2018

Certificate issued 30/04/2019

Decision issued 21/02/2019

Granted 21/02/2019

11 Nevermore Place

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

12 Brancion Street

RMA/2018/1015

Fee Simple Subdivision - Seven Lots and Land Use

Withdrawn

Applied 26/04/2018

RMA/2019/1995

Construction of 2 Units with attached Garages

Processing complete

Applied 30/08/2019

Amended decision issued - s133A 29/11/2019

Decision issued 25/11/2019

Granted 25/11/2019

Granted 25/11/2019

Decision issued 25/11/2019

Amended decision issued - s133A 29/11/2019

12 Nevermore Place

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

13 Brancion Street

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

14 Brancion Street

RMA/2018/1015

Fee Simple Subdivision - Seven Lots and Land Use

Withdrawn

Applied 26/04/2018

RMA/2019/1995

Construction of 2 Units with attached Garages

Processing complete

Applied 30/08/2019

Granted 25/11/2019

Decision issued 25/11/2019

Amended decision issued - s133A 29/11/2019

Amended decision issued - s133A 29/11/2019

Decision issued 25/11/2019

Granted 25/11/2019

14 Nevermore Place

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

15 Brancion Street

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

16 Brancion Street

RMA/2018/1015

Fee Simple Subdivision - Seven Lots and Land Use

Withdrawn

Applied 26/04/2018

RMA/2019/1995

Construction of 2 Units with attached Garages

Processing complete

Applied 30/08/2019

Granted 25/11/2019

Decision issued 25/11/2019

Amended decision issued - s133A 29/11/2019

Decision issued 25/11/2019

Granted 25/11/2019

Amended decision issued - s133A 29/11/2019

RMA/2021/109

Construct dwelling with attached double garage

Processing complete

Applied 22/01/2021

Decision issued 18/02/2021

Granted 18/02/2021

Granted 18/02/2021

Decision issued 18/02/2021

16 Nevermore Place

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

17 Brancion Street

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Decision issued 20/10/2016

Granted 19/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

19 Brancion Street

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

19 Franco Road

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 16/09/2022

Conditions changed/cancelled - s127 13/06/2019

Granted 19/10/2016

Decision issued 20/10/2016

Decision issued 20/10/2016

Granted 19/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

21 Brancion Street

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

21 Franco Road

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Granted 19/10/2016

Decision issued 20/10/2016

Conditions changed/cancelled - s127 16/09/2022

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Decision issued 20/10/2016

Granted 19/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

23 Brancion Street

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

23 Franco Road

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Granted 19/10/2016

Granted 19/10/2016

Conditions changed/cancelled - s127 16/09/2022

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Decision issued 20/10/2016

Granted 19/10/2016

Decision issued 20/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

25 Brancion Street

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

25 Franco Road

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Decision issued 20/10/2016

Granted 19/10/2016

Granted 19/10/2016

Granted 19/10/2016

Decision issued 20/10/2016

Conditions changed/cancelled - s127 16/09/2022

Conditions changed/cancelled - s127 13/06/2019

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

27 Franco Road

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

Granted 19/10/2016

Decision issued 20/10/2016

Conditions changed/cancelled - s127 16/09/2022

Conditions changed/cancelled - s127 13/06/2019

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

311 Hendersons Road

RMA/1990/368

Reduce the rear required setback of 6m to 3m from the rear boundary for proposed rest home - Historical Reference RES9207774

Processing complete

Applied 24/09/1990

Decision issued 03/10/1990

Granted 03/10/1990

RMA/1991/428

Extension to rest home exceeding site coverage - Historical Reference RES9207776

Processing complete

Applied 07/02/1991

Decision issued 25/02/1992

Granted 25/02/1992

RMA/1994/945

An addition to the rest home which results in 40% site coverage being exceeded by 2.38% - Historical Reference RES94101978

Processing complete

Applied 26/08/1994

Decision issued 06/09/1994

Granted 06/09/1994

RMA/1998/2715

Application for internal alterations to an existing resthome, to provide internal access to laundry facilities in an existing garage non complying setback; carparking, open space, separation, parking and loading, scale of activity, site size, - Historical Reference RES983103

Processing complete

Applied 18/11/1998

Decision issued 26/01/1999

Granted 26/01/1999

RMA/2017/165

Building to accommodate relocated toilets, showers and offices

Processing complete

Applied 30/01/2017

Decision issued 01/03/2017

Granted 01/03/2017

9 Brancion Street

RMA/2016/1628

Halswell Commons - Exemplar Subdivision & Landuse Application

Withdrawn

Applied 17/06/2016

RMA/2016/2908

Five future development lots (super lots)

Processing complete

Applied 17/10/2016

Conditions changed/cancelled - s127 13/06/2019

Conditions changed/cancelled - s127 16/09/2022

Decision issued 20/10/2016

Granted 19/10/2016

RMA/2016/699

Fee simple subdivison - 18 lots and land use - Historical Reference RMA92032792

Withdrawn

Applied 21/03/2016

RMA/2017/2346

Cancellation of Amalgamation RMA/2016/2904/B

Withdrawn

Applied 22/09/2017

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term "subdivision consents" in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied



A BIT ABOUT ANDY

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property – from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

WARNING:

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

OBTAINING ADVICE:

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OFFICE ROAD REAL ESTATE

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