

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name 'RayWhite' in a bold, black, sans-serif font, set against a bright yellow rectangular background. The overall page design features a collage of geometric shapes, including large grey and dark grey triangles, and a photograph of a modern house with a glass-enclosed porch and outdoor seating.

**RayWhite**

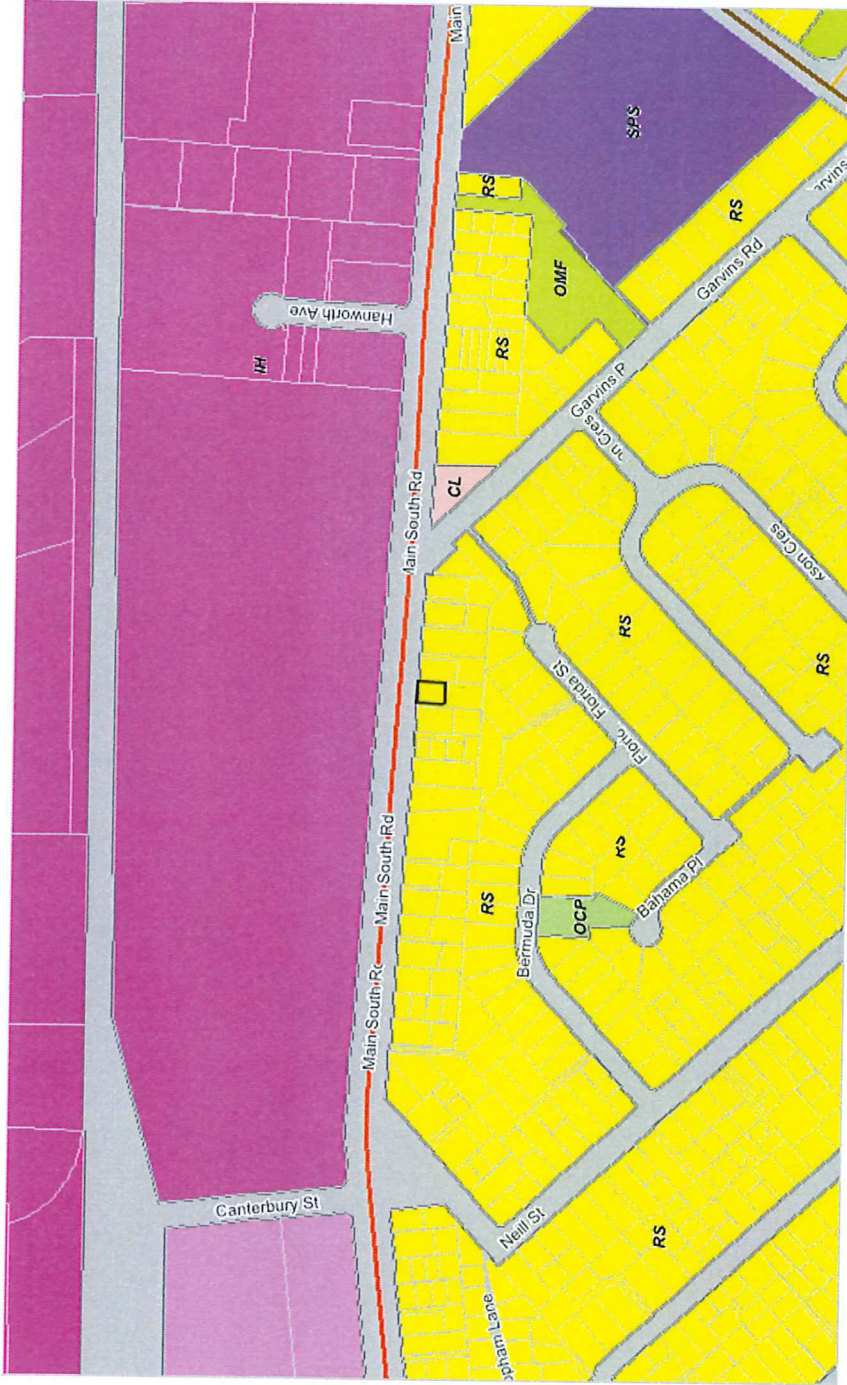
# PROPERTY INFORMATION

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This information has been supplied by the vendor or the vendor's agent. Accordingly Next Step Realty Limited Licensed (REAA 2008) is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability. All intending purchasers are advised to conduct their own due diligence investigation into the same. It is highly recommended that intended purchasers seek independent legal advice as part of due diligence. To the maximum extent permitted by law Next Step Realty Limited Licensed (REAA 2008) do not accept any responsibility to any person for the accuracy of the information herein. If you are not the intended recipient, you must not read, disseminate, distribute or copy this email or any attachments.



# Christchurch District Plan Property Search All Layers



## Map Legend

Land Use Zones	
Labels	
Zone Labels	
Zone	
CC	Commercial Core Zone
CL	Commercial Local Zone
CRP	Commercial Retail Park Zone
IG	Industrial General Zone
IH	Industrial Heavy Zone
OCP	Open Space Community Parks Zone
OMF	Open Space Metropolitan Facilities Zone
OWM	Open Space Water and Margins Zone
RMD	Residential Medium Density Zone
RS	Residential Suburban Zone
RSdT	Residential Suburban Density Transition Zone
SPS	Specific Purpose (School) Zone
	Transport Zone
Other Notations	
Road Hierarchy	
	Collector
	Major Arterial
	Minor Arterial
.....	Central City Local Distributor
.....	Central City Main Distributor

## 311 Main South Road Property Search Results

The information below is relevant to the selected property. Click on the blue text below for more details.

Land Use Zones	
Zone	
RS	Residential Suburban Zone
Other Notations	
	Airport Protection
	Christchurch International Airport Protection Surfaces

This property is on the following planning maps: [37](#)



Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

Yours sincerely

**Contaminated Sites Team**



# Property Statement from the Listed Land Use Register

Visit [ecan.govt.nz/HAIL](https://ecan.govt.nz/HAIL) for more information or  
contact Customer Services at [ecan.govt.nz/contact/](https://ecan.govt.nz/contact/) and quote ENQ318262

Date generated: 14 June 2022  
Land parcels: Lot 1 DP 77036



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

## Sites at a glance

 Sites within enquiry area

There are no sites associated with the area of enquiry.

## More detail about the sites

There are no sites associated with the area of enquiry.

## Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the



# Listed Land Use Register

What you need to know

## What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

## Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012. For information on the NES, contact your city or district council.

## How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)<sup>1</sup>. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

### We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

<sup>1</sup>The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://www.mfe.govt.nz), keyword search HAIL

## How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

## What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz). We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.





## ***My land is on the LLUR – what should I do now?***

**IMPORTANT!** Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on [www.ecan.govt.nz/HALL](http://www.ecan.govt.nz/HALL).



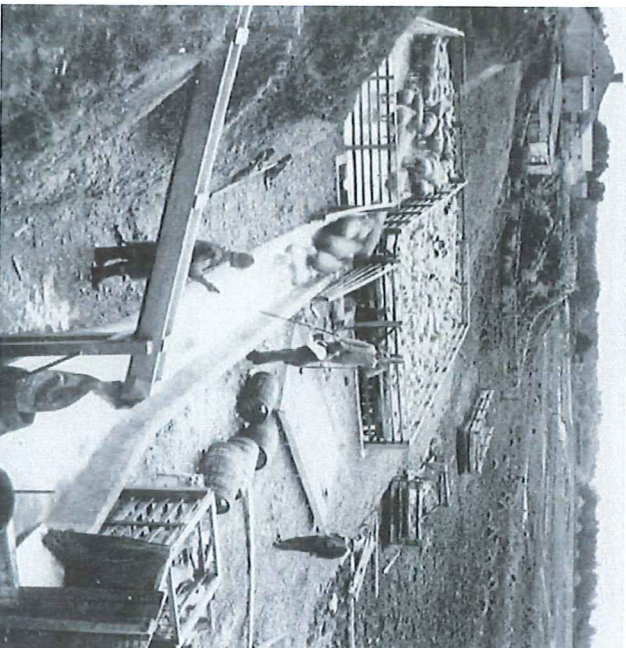
## ***I think my site category is incorrect – how can I change it?***

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HALL activities (eg. a preliminary site investigation), or if other HALL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HALL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HALL. This helps us to ensure that the same site is not re-identified in the future.

## **IMPORTANT!**

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HALL use in the past.



*Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)*

## **Contact us**

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

### **Contact Environment Canterbury:**

Email: [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



**Everything is connected**  
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balanced resource management.

[www.ecan.govt.nz](http://www.ecan.govt.nz)

E13/101



# Listed Land Use Register

## Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

**If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:**

### **Not investigated:**

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

**If analytical information from the collection of samples is available, the site can be registered in one of six ways:**

### **At or below background concentrations:**

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

### **Below guideline values for:**

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

**Managed for:**

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

**Partially investigated:**

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

**Significant adverse environmental effects:**

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

**Contaminated:**

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

**If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:**

**Verified non-HAIL:**

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment  
Canterbury for further information:

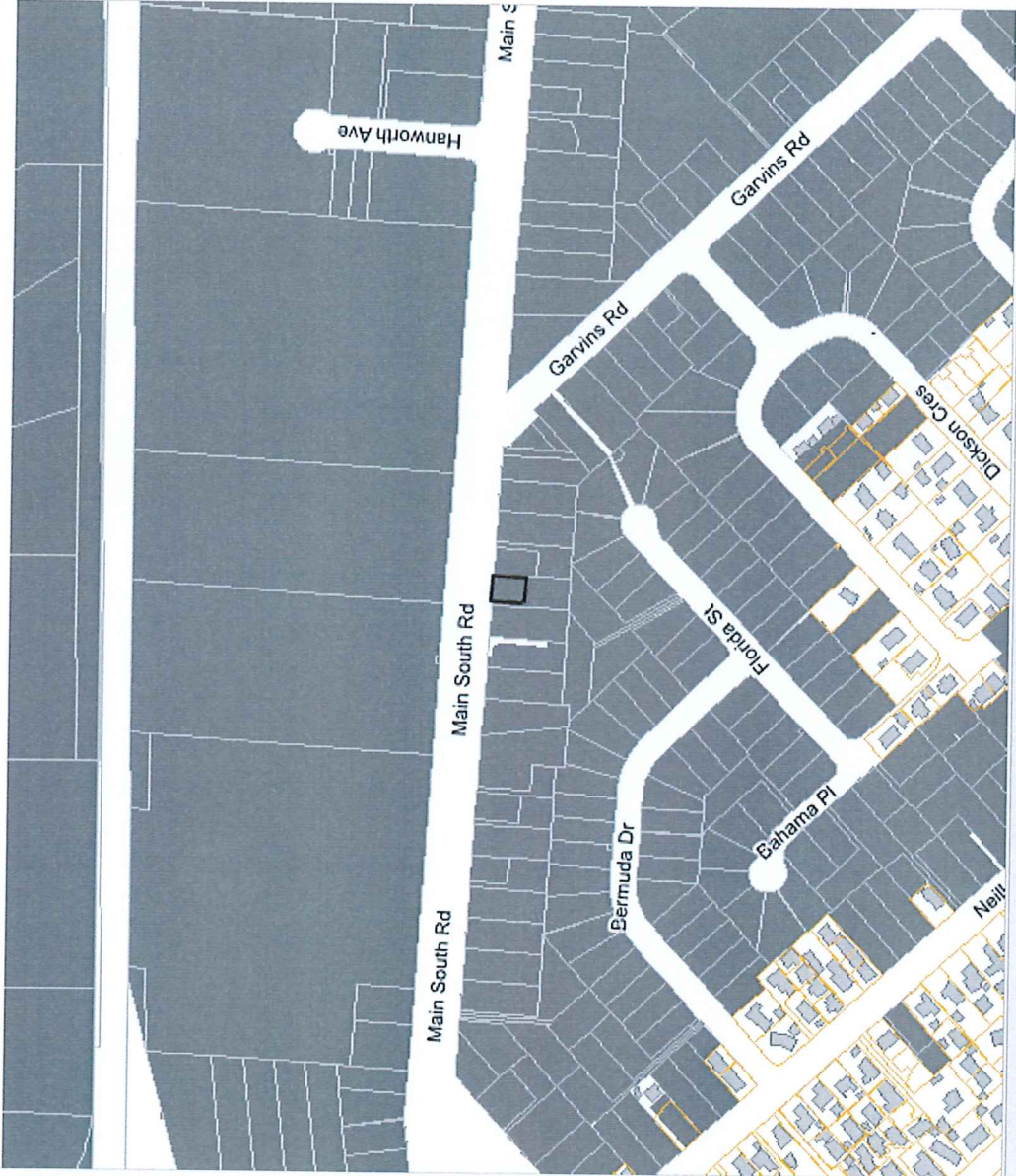
(03) 353 9007 or toll free  
on 0800 EC INFO (32 4636)  
email [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

 **Environment  
Canterbury  
Regional Council**  
*Kaunihera Taiao ki Waitaha*





# Floor Level Map



311 Main South Road Property Search Results

## Floor Level Assessment

### Map Legend

Flood Information

Map

Flood extent (200 year)

Flood Level Control Area (50 year)

Flood extent (50 year)

Assessment Incomplete

Flood Level Assessments

District Plan

Map

Specific Purpose Flat Land Recovery Zone

Flood Management Area

Waterway

Street Address	311 Main South Road
Within District Plan Flood Management Area (FMA)	No
Building Code Floor Level	Not assessed. Please contact CCC.
District Plan Floor Level	Not assessed. Please contact CCC.
Recommended Floor Level (not mandatory)	Not assessed. Please contact CCC.
Predicted 1 in 50 Year Flood Level	Not assessed. Please contact CCC.
Predicted 1 in 200 Year Flood Level	Not assessed. Please contact CCC.
Minimum Ground Level	34.46 m Christchurch Drainage Datum
Average Ground Level	34.6 m Christchurch Drainage Datum
Maximum Ground Level	34.78 m Christchurch Drainage Datum

Disclaimer

- i. All levels are provided in Christchurch Drainage Datum.
- ii. Please note that any Flood Level estimate(s) may differ from observed levels in previous or future events.
- iii. The FFL assessment is for flood limitation purposes only, and does not include consideration for other building consent aspects such as on-site drainage or service connections.
- iv. Any consent application lodged for this site will be assessed based on the most recent flood modelling information available at the time of lodgement, and the above level is subject to change if the flood modelling information for this area is updated.
- v. The content does not constitute a 'Minimum Floor Level Certificate' as defined in the Replacement District Plan (Rule 5.3.1.2). To request one, follow the instructions at (<https://www.ccc.govt.nz/assets/Uploads/P-022-Request-for-District-Plan-certification-Minimum-floor-level-PDF4.pdf>).

If you have any further floor level queries, contact the team at: [FloorLevels@ccc.govt.nz](mailto:FloorLevels@ccc.govt.nz).

For floor levels online, go to (<https://ccc.govt.nz/services/stormwater-and-drainage/flooding/floorlevelmap/>).





Hyde Posthuma &lt;hyde.posthuma@raywhite.com&gt;

---

**RE: 311 Main South Road - Floor levels - 16/06/2022**

1 message

---

**FloorLevels** <FloorLevels@ccc.govt.nz>

16 June 2022 at 15:29

To: Hyde Posthuma &lt;hyde.posthuma@raywhite.com&gt;

Hi Hyde

Please find below a finished floor level (FFL) and flood assessment for [311 Main South Road](#).

---

**Finished Floor Levels Requirements**

---

**NZ Building Code:**

Minimum finished floor level required for compliance with Clause E1 of the New Zealand Building Code based on providing protection from a 1 in 50 year flood event with sea level rise allowance(0.45m or 0.5m) and 400 mm freeboard.

This level may not be required for all structures and is for building code performance purposes only. Where a specific level is not required, compliance with the building code can be established using the solutions in E1/AS1.

The FFL requirement is currently: **No specific FFL is required.**

Please contact DutyBCO@ccc.govt.nz for more information.

-

**Christchurch District Plan:**

Property or parts of it in District Plan Flood Management Area: **No**

Property or parts of it in District Plan Fixed Minimum Floor Level Overlay: **No**

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**Predicted Flood Levels**

---

Predicted **1 in 50 year** water level: **No flooding predicted.**

This is the predicted maximum water level in a 1 in 50 year flood event. The prediction allows for sea level rise(0.45m or 0.5m) and an increase in rainfall intensities as a result of climate change. This level is based on the current flood hazard information and may be updated once new data becomes available.

Predicted **1 in 200 year** water level: **No flooding predicted.**

This is the predicted maximum water level in a 1 in 200 year flood event. The prediction allows for 1.0 m sea level rise and an increase in rainfall intensities as a result of climate change. This level is based on the current flood hazard information and maybe updated once new data becomes available.

### Estimated Ground Levels

---

Our LiDAR information (dated 2018-2019) indicates that the average ground elevation at the property is approximately **34.60** m RL, ranging between **34.46** m RL and **34.78** m RL.

### Disclaimer

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- i. All levels are provided in Christchurch Drainage Datum.
- ii. Please note that any Flood Level estimate(s) may differ from observed levels in previous or future events.
- iii. The FFL assessment is for flood limitation purposes only, and does not include consideration for other building consent aspects such as on-site drainage or service connections.
- iv. Any consent application lodged for this site will be assessed based on the most recent flood modelling information available at the time of lodgement, and the above level is subject to change if the flood modelling information for this area is updated.
- v. The content of this email does not constitute a 'Minimum Floor Level Certificate' as defined in the District Plan (Rule 5.4.1.2). To request one, follow the instructions at (<https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Forms/P-022-Request-for-District-Plan-certification-Minimum-floor-level-PDF4.pdf>).

If you have any further floor level queries, contact the team at: [FloorLevels@ccc.govt.nz](mailto:FloorLevels@ccc.govt.nz).

For floor levels online, go to (<https://ccc.govt.nz/services/stormwater-and-drainage/flooding/floorlevelmap/>).

Kind regards

**Jessica Aldridge**  
**Planning Engineer (Contractor)**  
Asset Planning - StormW & Waterways

She/her



[Jessica.Aldridge@ccc.govt.nz](mailto:Jessica.Aldridge@ccc.govt.nz)





Te Hononga Civic Offices, [53 Hereford Street, Christchurch](#)



PO Box 73014, Christchurch 8154



[ccc.govt.nz](http://ccc.govt.nz)

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**From:** Hyde Posthuma <[hyde.posthuma@raywhite.com](mailto:hyde.posthuma@raywhite.com)>  
**Sent:** Wednesday, 15 June 2022 10:26 am  
**To:** FloorLevels <[FloorLevels@ccc.govt.nz](mailto:FloorLevels@ccc.govt.nz)>  
**Subject:** [311 Main South Road](#), Hornby

Kia Ora,

I'd like to request more information regarding the floor levels of [311 Main South Road](#) please,

Thanks,

Hyde

--

**Hyde Posthuma**

Licensee Salesperson | Ray White Barrington

Next Step Realty Limited Licensed (REAA 2008)



M [021 181 8225](tel:0211818225) T [03 33 22 080](tel:033322080)

W<https://raywhite.co.nz/hyde-posthuma/130588/>

ABarrington Mall, [256 Barrington Street, Christchurch](#)



# 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

Property address	311 MAIN SOUTH ROAD, HORNBY, CHRISTCHURCH
Legal description	Lot 1 DP 77036
Property area (hectares)	0.0370
Valuation number	23434 26300
Differential category	Residential

Rating valuation as valued on 1/8/2019  
*Used to calculate your rates from 1 July 2020 until 30 June 2023.*  
*Note: If your valuation is adjusted mid-year this may not adjust your rates until the following 1 July.*

Land value	\$143,000
+ Value of improvements	\$197,000
<b>= Capital value</b>	<b>\$340,000</b>

## Rates information

Rate account number	73073512
Current rating year	2021/2022
Current year rates instalments	Instalment 1: \$601.07 Instalment 2: \$601.07 Instalment 3: \$601.07 Instalment 4: \$601.30
Current year's rates	\$2,404.51

**Up-to-date valuations:** Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Receive your rates invoice by email

[Find out more](#)

How your valuation is assessed



Objecting to your valuation



Changing your valuation



Due dates for instalments



[Expand all](#) | [Collapse all](#)

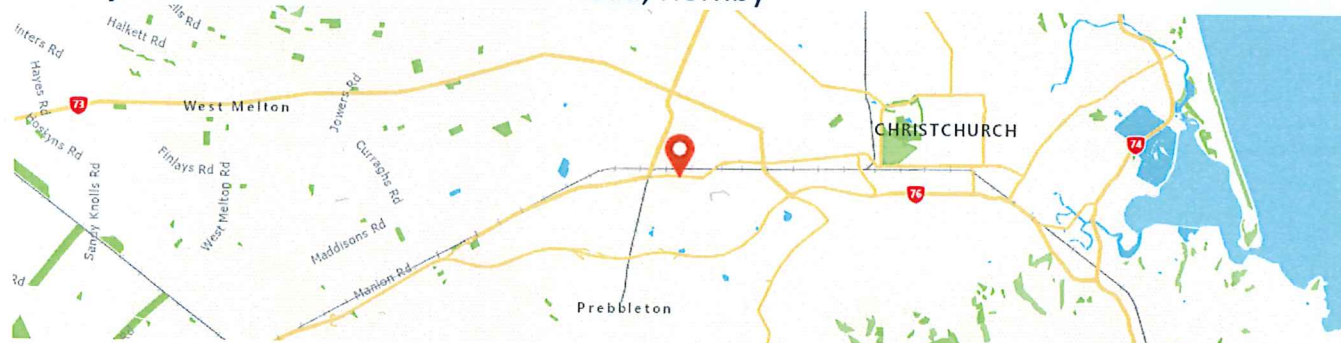




# Property Search

➤ All about a property and its environment

**Physical Address:** 311 Main South Road, Hornby



**Document Date:** 15/06/2022 10:16:40 AM





Property Rating Unit Boundary

## Photo Date

Aerial Photo Date(s):

## Property Information

**Street Address:** 311 Main South Road

**Locality:** Hornby

**Appellation:** Lot 1 DP 77036

**Rating Area (ha):** 0.03694292

**Valuation Number:** 2343426300

**Land Value:** \$143000

**Capital Value:** \$340000

**Local Council:** Christchurch City Council

## Property Details

**Titles:**

- CB44B/231

**Land Parcels:**

- Lot 1 DP 77036

**Rating Units:**

- Valuation Number: 2343426300

Property Information from the local, regional and national government.  
<https://propertysearch.canterburymaps.govt.nz/>

Street Address: 311 Main South Road

Locality: Hornby

Legal Description:

Data Source: Christchurch City Council

Rating Hectares: 0.04

Capital Value: \$340,000

Land Value: \$143,000

<https://www.ccc.govt.nz/services/rates-and-valuations/rates-and-valuation-search>

**EQC Claims:**

- CLM/2012/043235
- CLM/2010/025693

## Land Zoning

**Technical Category:**

- TC1 (Christchurch)

**District Plan:**

- Residential Suburban

Source Data: <https://districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html>

## Schools

**Schools Nearby (3km):**

- Avonhead School
- Branston Intermediate
- Gilberthorpe School
- Hornby High School
- Hornby Primary School
- Our Lady of Victories
- Riccarton High School
- Riccarton School
- Russley School
- Sockburn School
- South Hornby School
- St Bernadette's School (Hornby)
- St Thomas of Canterbury College
- Villa Maria College

**School Zones:**

- Aidanfield Christian School
- Christchurch Adventist School
- St Thomas of Canterbury College
- Middleton Grange School (Years 11 - 13)
- Hornby High School Years 7-8
- Hornby High School Years 9-15

- Discovery One School
- South Hornby School

## Transport

### **Bus Stops within 200 m:**

Schedule Information: <http://rtt.metroinfo.org.nz/rtt/public/Schedule.aspx>

### **Bus Routes within 200 m:**

Terms and Conditions:

<https://apps.canterburymaps.govt.nz/canterburyMaps/TermsandConditions.pdf>



(<https://ecan.govt.nz>)



(<https://ecan.govt.nz/info/contact>)

## Solid Fuel Burners

## Search

311 Main South Road, Hornby, Christchurch



(Having trouble finding your address?)

## Address

➤ 311 Main South Road, Hornby, Christchurch






## OVERVIEW ()

## FINDING YOUR ADDRESS ()

**BURNER REGISTER ()**

## Register

The information in this database is forwarded on. It is not up to date or complete. Please do not make replacement or purchase decisions based on this data alone. Check your LIM or contact your district or city council. [Show disclaimer.](#)

Address			Zone	
Burner Type	Permit Date	Permit No.	Expires	
311 Main South Road, Hornby, Christchurch				
Woodsman Matai ECR MK III	Sep 13, 2011	BCN/2011/7709	2031	
Contact Us about this burner ()				
311 MAIN SOUTH ROAD HORNBY 8004				
Woodburner (Other)	Jun 8, 1998	CON 98004342	2017	
Contact Us about this burner ()				

The information in this database is forwarded on. It is not up to date or complete. Please do not make replacement or purchase decisions based on this data alone. Check your LIM or contact your district or city council. Show disclaimer.

If any of these details are incorrect or you wish to provide more detail please click the contact us button against your burner.

Alternatively if you have any other questions, you can call us on 0800 324 636.

[Generate burner statement](#)

A burner statement is a summary of information Environment Canterbury holds on its Solid Burner Database about burner installation and use.

Environment Canterbury © 2022

What is an accessible website? ([//ecan.govt.nz/info/accessibility/](http://ecan.govt.nz/info/accessibility/)) Privacy ([//ecan.govt.nz/info/privacy/](http://ecan.govt.nz/info/privacy/))

Contact ([//ecan.govt.nz/info/privacy/](http://ecan.govt.nz/info/privacy/)) Copyright Information ([//ecan.govt.nz/info/copyright/](http://ecan.govt.nz/info/copyright/))

([//www.govt.nz/](http://www.govt.nz/))