

Property
Info Pack



Property Info Pack

86a Brynley Street, Hornby

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



196m²



611m²



3



2



2



2

PROPERTY DETAILS

ADDRESS:

86a Brynley Street, Hornby, Christchurch

LEGAL DESCRIPTION:

Lot 2 DP 372388

RATEABLE VALUE:

\$810,000

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

2007

PRICING:

Refer to Trademe for the latest price.

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 0274131640

LISTING:

<https://tinyurl.com/2n9rk85m>

3D VIRTUAL TOUR:

<https://tinyurl.com/2o8xcyne>

FULL DOCUMENTATION DOWNLOAD:

<https://filefling.co.nz/property/86abrynleyst0>

PROPERTY DESCRIPTION

BAGS ARE PACKED, VENDORS HEADING NORTH

Download Property Files: <https://filefling.co.nz/property/86abrynleyst0>

Deadline Sale: All offers to be presented no later than 5pm, June 8th, 2023 unless sold prior.

Built by Stonewood Homes in 2007 and nestled down a private, long driveway, this immaculate 196m² (approx.) three-bedroom home boasts an office, two bathrooms, a separate laundry, and ample, open-plan living and dining areas that are sure to impress even the most discerning buyer.

The spacious master bedroom is a true retreat, featuring an ensuite, elegant storage areas and French doors that open up to a charming outdoor patio area, perfect for relaxing with a book or enjoying a morning coffee. The kitchen is an entertainer's dream, with stainless steel coverings and an open-plan layout that flows seamlessly into the spacious dual living/dining areas that invite all-day sun. This home has been designed to perfection, offering the perfect balance between style and functionality.

During the chilly winter months, you'll stay cozy and warm thanks to the double glazing and heat pump. And during summer, the centralised indoor/outdoor cohesion creates multiple points of airflow, ensuring you can enjoy the convenience of a refreshing breeze. The property is fully fenced and sits on an easy-care 611m² freehold section, making it the perfect low-maintenance home for busy families or those who simply want to enjoy their weekends without the hassle of upkeep.

Conveniently located close to all that Wigram, Halswell, and Hornby have to offer, as well as being in zone for St Thomas' College, Villa Maria College, and Hornby High School, this home truly has it all.

We have been given strict instruction that the vendors are moving north and require a timely sale so don't miss out on the opportunity to own this remarkable home.

View the 3D tour, organise a private viewing or attend an open home today. This gem won't be on the market for long, so act fast and secure your dream home now!

Download Property Files: <https://filefling.co.nz/property/86abrynleyst0>

View the 3D walkthrough, watch the property video, attend an open home or contact me for a private viewing today!

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



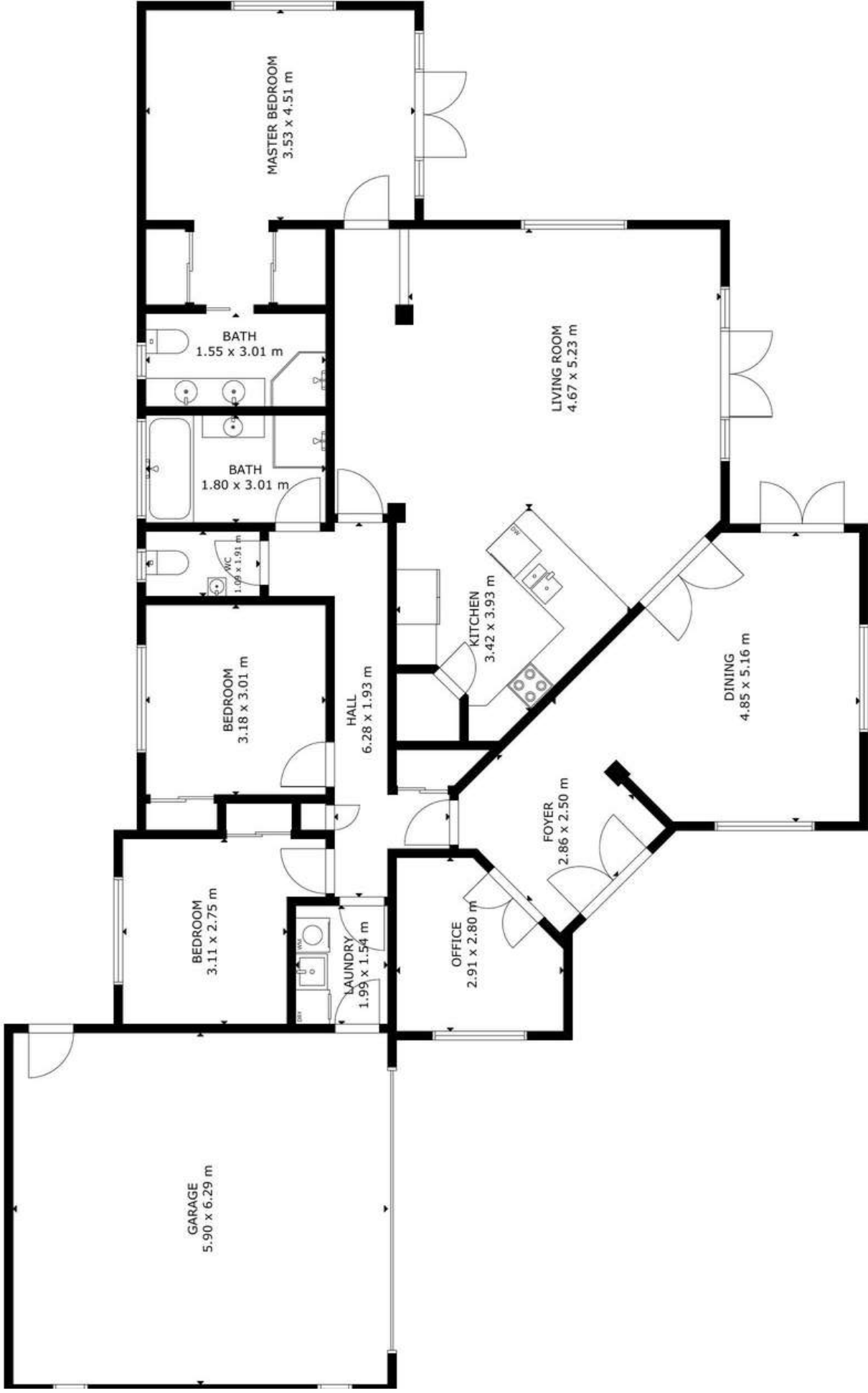
2D
Floor Plan



2D

Floor Plan

OFFICE ROAD
REAL ESTATE



86A BRYNLEY STREET, HORNBY, CHRISTCHURCH TOTAL APPROX FLOOR AREA = 196M2

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.



Certificate
Of Title



Certificate

Of Title

OFFICE ROAD
REAL ESTATE



**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 **292891**
Land Registration District **Canterbury**
Date Issued 19 December 2007

Prior References
CB14A/1102

Estate Fee Simple
Area 611 square metres more or less
Legal Description Lot 2 Deposited Plan 372388

Registered Owners
Michaela May Tunnicliffe

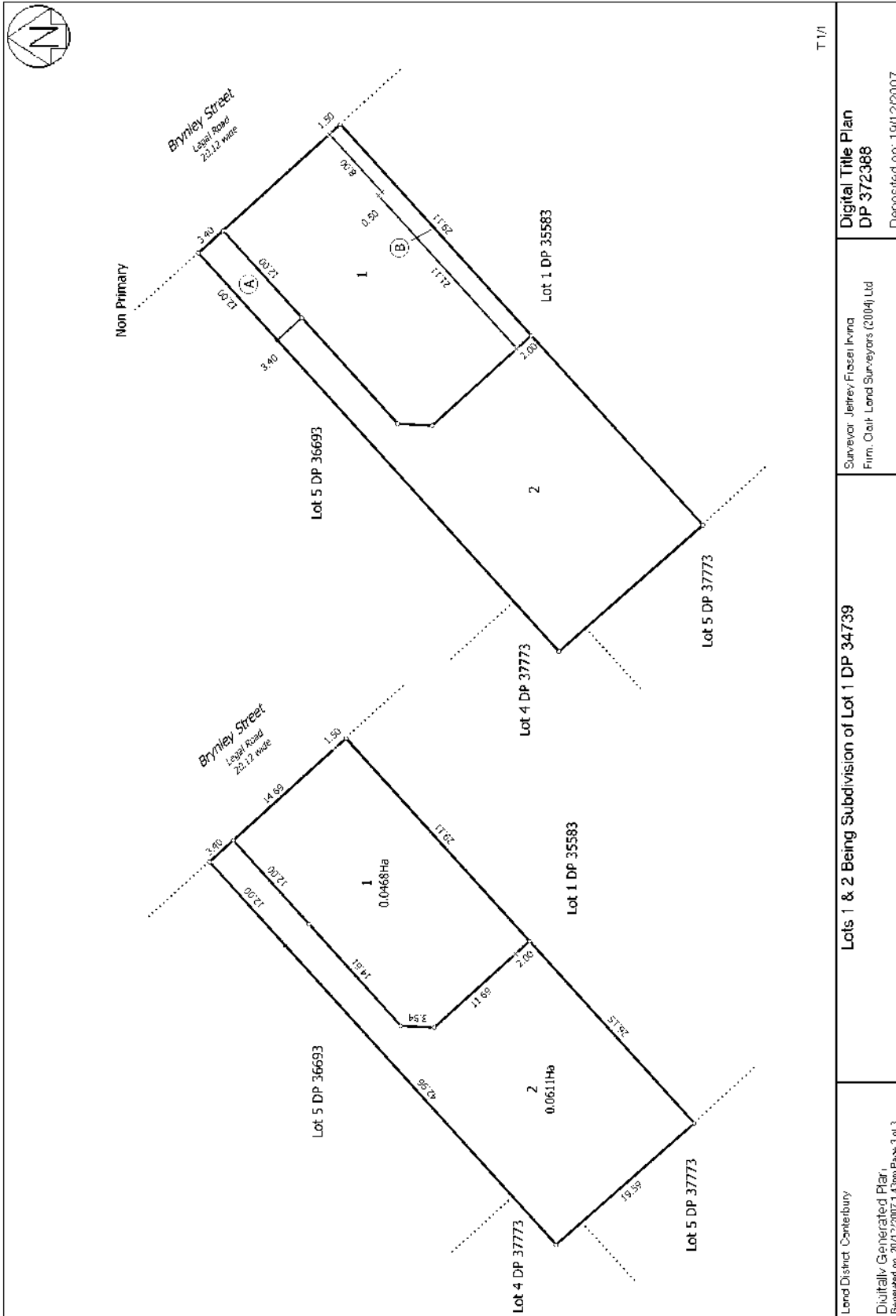
Interests

Subject to Section 206 Land Act 1924

Subject to a right of way and right to drain water over part marked A on DP 372388 created by Easement Instrument 7663557.3 - 19.12.2007 at 9:00 am

Appurtenant hereto is a right to drain sewage and water, right to convey electricity, telecommunications and computer media created by Easement Instrument 7663557.3 - 19.12.2007 at 9:00 am

The easements created by Easement Instrument 7663557.3 are subject to Section 243 (a) Resource Management Act 1991 11169813.2 Mortgage to Westpac New Zealand Limited - 25.7.2018 at 12:25 pm



T 1/1

Digital Title Plan
DP 372388

Surveyor: Jeffrey Fosseil Irving
Firm: Craik Land Surveyors (2004) Ltd
Deposited on: 19/12/2007

Lots 1 & 2 Being Subdivision of Lot 1 DP 34739

Land District: Canterbury
Digitally Generated Plan
Generated on: 20/12/2007 1:43pm Page 3 of 3

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management



personalised property management

16/05/2023

APPRAISAL OF RENTAL VALUE

86a Brynley Street, Hornby, Christchurch

Located in a popular Christchurch area this permanent materials large home is perfect for families.

Consisting of three double sized bedrooms all with built in robes, master bedroom with ensuite and two basins perfect for couples, a large family bathroom with separate bath and shower.

Gorgeous kitchen for entertaining with ample storage and attached to a separate dining and living all with large windows maximising the use of the sun and flowing out to the sun drenched well established yet easily maintained garden.

The bonus of a study which potentially could also be a single bedroom or extra storage.

Comfort and warmth assured with full insulation, double glazing and heat pump.

Situated on a large fully fenced section and room for cars with a double internal access garge and easy off street parking. Within walking distance to an abundance of local ammenties including Hornby Mall, Library, Fitness Centre, cafes and restuarants. Zoned for Hornby Highschool and St Thomas College. 10 minutes drive to the CBD and only 10 minutes to the Airport.

We believe for a 12 month fixed tenancy the property (unfurnished) will reach in the vicinity of...

\$620- \$650 Per Week

This rental appraisal is based on a varity of criteria including similar properties currently available, rental statistics for the area and our experience. Add and additional \$50 - \$100 per week if furnished to a high standard .

Current Compariable Listings:

- 1/16 Peebles Drive, 3 bed 1 bath single garage \$550 per week
- 55 Kittyhawk Ave, 3 bed 1 bath double garage \$650 per week
- 3 Rawnsley Tce, 3 bed 2 bath double garage \$640 per week

Birds Nest Property Management pride ourselves on our personalised and superior service to all owners and tenants. We offer very competitive management fees starting from 7.5%. Should you have any additional enquires to the above, or if we can assist you further in the management of this property, please don't hesitate to contact me.

Yours sincerely

Jennifer Bird PH: 027 512 6302 Director (NZ Skills Level 4 Qualified & REINZ accredited) Birds Nest Property Management



Council
Rates & Fees

Council

Rates & Fees

OFFICE ROAD
REAL ESTATE

Property Information

Rates Details

For the Rating Year 1 July 2022 to 30 June 2023

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	530,000	0.323296	\$1,713.47
Uniform Annual General Charge	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	530,000	0.077659	\$411.59
Land Drainage	Capital Value	530,000	0.047244	\$250.39
Sewerage	Capital Value	530,000	0.091404	\$484.44
Waste Minimisation	Per Unit	1	189.500000	\$189.50
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	530,000	0.000774	\$4.10
Heritage Arts Centre	Capital Value	530,000	0.000609	\$3.23
Total for Christchurch City Council				\$3,228.24

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	530,000	0.000362	\$1.92
WEC Class D	Capital Value	530,000	0.000515	\$2.73
General Rate	Capital Value	530,000	0.045965	\$243.61
Urban Transport:Chch	Capital Value	530,000	0.037546	\$198.99
WFPP Class A	Capital Value	530,000	0.000807	\$4.28
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	530,000	0.001286	\$6.82
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	530,000	0.000436	\$2.31
Total for Canterbury Regional Council				\$520.62

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$3,748.86

Receive your rates invoice by email

[Find out more](#)

How your valuation is assessed



Objecting to your valuation



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

**Proof
of Insurance**



Proof

Of Insurance

OFFICE ROAD
REAL ESTATE

Certificate of Insurance

For your House

86A Brynley Street
House insurance - Plus cover

Your policy number
P00002440234

Your cover renews on
25 July 2022

Your cover

House insurance - Plus cover

Insured	Michaela Tunncliffe
Situation	86A Brynley Street Hornby Christchurch 8042
Period of insurance	25 July 2022 to 25 July 2023
Built	2007
Type of building	Brick veneer
Who lives there?	Owner occupied
Insured for replacement value	Up to the sum insured of \$648,459.00
Includes EQCover of	\$172,500.00
Floor area	Main building 196 square metres
Discounts	Multi-policy discount No claims bonus discount Member discount
Interested party	Westpac New Zealand Limited - listed as your Mortgagee

Your excess

Your excess is \$400.00

Additional excesses

A \$5,000 excess applies in place of the excess that would otherwise apply to claims for natural disaster damage to any driveway, path, fence, swimming or spa pool.

An additional excess of \$1000 applies to all claims if your house has been unoccupied for more than 60 days.

What you need to tell us

We trust our customers to be honest and fair with us. In turn, you can trust that we'll treat you fairly when you need to claim. All you need to do is answer the questions we ask truthfully, accurately and completely and let us know immediately if any of your answers or details in this certificate change. Remember to answer for everyone who drives your vehicle, uses your property, or lives at the situation. If you don't keep us up to date, it could affect your claim or cover.

Go to info.trademeinsurance.co.nz/disclosure to answer or update your answers to the questions below.

1. In the last seven years have you or any other person to be covered by this policy had a claim declined or a policy avoided? No
2. In the last seven years have you or any other person to be covered by this policy had insurance refused or cancelled by an insurance company or had any special terms applied (other than non-payment of premiums)? No
3. In the last seven years have you or any person to be covered by this policy committed, been charged with, or been convicted of any of the following: fraud, arson, burglary or theft, wilful damage, sexual offence or drug conviction (other than cannabis possession)? No
4. In the last three years have you or anyone to be covered by this policy suffered loss or damage to a house other than claims you've had with Tower? No

Your policy wording

You can find your policy wording at the link below:

info.trademeinsurance.co.nz/pw/tmi-house-plus-09-21.pdf

The legal details

This certificate shows what is covered during the period of insurance. The insured items are subject to the policy terms and conditions in your policy wording detailed above. Any details in this certificate take priority over the policy wording. **Please keep this copy for your records.**

Underwriter

This policy is underwritten by Tower Limited.

Privacy

Trade Me Insurance has set out how it holds, uses and stores your personal information in its privacy policy. You can find the policy here: trademeinsurance.co.nz/privacy-policy

Financial Strength Rating

Tower Limited has an A- (Excellent) Financial Strength Rating issued by A.M. Best Company. The rating scale is: A++, A+ (Superior), A, A- (Excellent), B++, B+ (Good), B, B- (Fair), C++, C+ (Marginal), C, C- (Weak), D (Poor), E (Under Regulatory Supervision), F (In Liquidation), S (Rating Suspended).

For the latest rating, together with an overview of the rating process and rating methodologies, go to ambest.com

The Fair Insurance Code

Tower adheres to the Insurance Council of New Zealand's "Fair Insurance Code".

Additional information is available from icnz.org.nz

**Additional
Documentation Link**



Additional

Documentation Link

OFFICE ROAD
REAL ESTATE

Land Information Memorandum



Property address:
86A Brynley Street

LIM number: 70209733
Page 1

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

Application details

Please supply to HARCOURTS GRENADIER
PO BOX 1625
CHRISTCHURCH 8140

Client reference SPARKS

Phone number

Fax number 379-2241

Date issued 5 June 2018

Date received 31 May 2018

Property details

Property address 86A Brynley Street

Valuation roll number 23433 26300

Valuation information Capital Value: \$530000
Land Value: \$148000
Improvements Value: \$382000
Please note: these values are intended for Rating purposes

Legal description Lot 2 DP 372388

Existing owner Grant Henry Sparks
Melanie Sparks
86A Brynley Street
Christchurch 8042

Council references

Debtor number 3172932

Rate account ID 73155876

LIM number 70209733

Property ID 1156611

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 11 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).

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. 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.

If there are no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that part of section 44A.

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.

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.

1 ECan Liquefaction Assessment

ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.

1 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/land/surveying/earthquakes/canterbury-earthquakes/information-for-canterbury-surveyors>

1 Softground

Council records show that site contains Soft Ground. Predominant Ground Material: Silt Reason for Assessment: Building Consent Should further buildings be proposed on this site, specific foundation design may be required.

Related information

- 1 There are attached hazard/special site characteristics supplementary sheet/s.
Ground Report - Eliot Sinclair - 19/4/2006

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 property is shown to be served by sewer and stormwater drains which are shared.
- | The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and house outline is attached.

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.

(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, Wastewater & Stormwater Bylaw (2014), 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 30/06/2018: \$ 3,008.17

	Instalment Amount	Date Due
Instalment 1	\$ 751.97	31/08/2017
Instalment 2	\$ 751.97	30/11/2017
Instalment 3	\$ 751.97	28/02/2018
Instalment 4	\$ 752.26	31/05/2018

Rates owing as at 05/06/2018: \$ 0.00

(b) Excess water charges

\$ 0.00

(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.

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 or visit www.ccc.govt.nz.

(a) Consents

- | BCN/2006/3731 Applied: 17/05/2006 Status: Completed
86A Brynley Street Hornby
Accepted for processing 17/05/2006
PIM Granted 13/06/2006
PIM Issued 20/06/2006
DWELLING WITH ATTACHED GARAGE- Historical Reference ABA10066108
- | BCN/2006/4124 Applied: 31/05/2006 Status: Completed
86A Brynley Street Hornby
Accepted for processing 31/05/2006
Building consent granted 13/09/2006
PIM Granted 13/09/2006
PIM Issued 13/09/2006
Building consent issued 04/10/2006
Code Compliance Certificate Granted 08/03/2007
Code Compliance Certificate Issued 08/03/2007
DWELLING WITH ATTACHED GARAGE- Historical Reference ABA10066494

(b) Certificates

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

(c) Notices

| Development Constraint Conditions

Council records show there is a specific condition on the use of this site: Specific Foundation Design Required

| Ministry of Business, Innovation & Employment Foundation Design

Some properties have experienced land damage and considerable settlement during the sequence of Canterbury earthquakes. While land in the green zone is still generally considered suitable for residential construction, houses in some areas will need more robust foundations or site foundation design where foundation repairs or rebuilding are required. Most properties have been assigned a technical category. Details of the MBIE guidance can be found at www.building.govt.nz/

(d) Orders

(e) Requisitions

Related information

Property address:
86A Brynley Street

LIM number: 70209733
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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
www.ccc.govt.nz

- | In the property file there is an Electrical Compliance Certificate relating to works that have been carried out on the current dwelling out at this address. If you require a copy of the certificate/s please order a property file through the Council website www.ccc.govt.nz or phone 03 941-8999.

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86A Brynley Street

LIM number: 70209733
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53 Hereford Street, PO Box 73015
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www.ccc.govt.nz

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 or visit www.ccc.govt.nz.

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 is not exhaustive and reference to the District Plan(s) is recommended. There have been Proposed Christchurch Replacement District Plan provisions notified. The Proposed Christchurch Replacement District Plan may include changes that affect this property. The Proposed Christchurch Replacement District Plan includes provisions relating to protected historic heritage and protected areas of ecological significance that have immediate legal effect. Decisions have also been made on some of the provisions in the Proposed Christchurch Replacement District Plan which also have legal effect, or may be operative or have to be treated as operative. Proposed Replacement District Plan provisions which are operative, or have to be treated as operative, supersede the relevant provisions in the Christchurch City Plan or the Banks Peninsula District Plan. Some decisions on provisions of the Christchurch Replacement District Plan may be subject to changes as a result of further decisions. To find out more about the Proposed Replacement District Plan and what this might mean for this property, please visit <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/districtplans> for more information.

(For planning queries, please phone (03) 941 8999 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) Operative Christchurch City Plan & Banks Peninsula District Plan

1. Special Amenity Area	No
2. Community Footprint	No
3. Opposite Important Open Space	No
4. Designations on Site	No
5. Road Widening Designations	No
6. Historic or Protection Building	No
7. Other Heritage Protection Items	No
8. Protected Trees	
Heritage/Notable Tree	No
Other; eg Category A, B, C Street Plantings; Subdivision trees	No
9. Noise Control	No
10. Coastal Protection	No
11. Landscape Protection	No

(ii) Proposed Christchurch Replacement District Plan/Christchurch District Plan

† Christchurch International Airport Protection Surfaces

Property or part of property within the Christchurch International Airport Protection Surfaces overlay which is operative.

† District Plan Zone

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

(iii) Notice of Requirement for a Designation

(b) Resource consents

- I RMA/2006/2023 - Land Use Consent
86A Brynley Street Hornby
New dwelling with attached garage - Historical Reference RMA92006099
Status: Processing complete
Applied 25/08/2006
Decision issued 05/09/2006
Granted 05/09/2006

- I RMA/2006/642 - Subdivision Consent
Fee Simple Subdivision - 2 lots - granted 10/05/06 223 issued 15/08/07 DP 372388 224 Issued 27/11/07 - Historical Reference RMA92004664
Status: Processing complete
Applied 27/03/2006
Granted 10/05/2006
Decision issued 10/05/2006

Property address:
86A Brynley Street

LIM number: 70209733
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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
www.ccc.govt.nz

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

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 recycling is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road Refuse Station.
- | Your refuse is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road Refuse Station.
- | Your organics are collected Weekly on Thursday. Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

| **Community Board**

Property located in Halswell-Hornby-Riccarton Community Board

| **Electoral Ward**

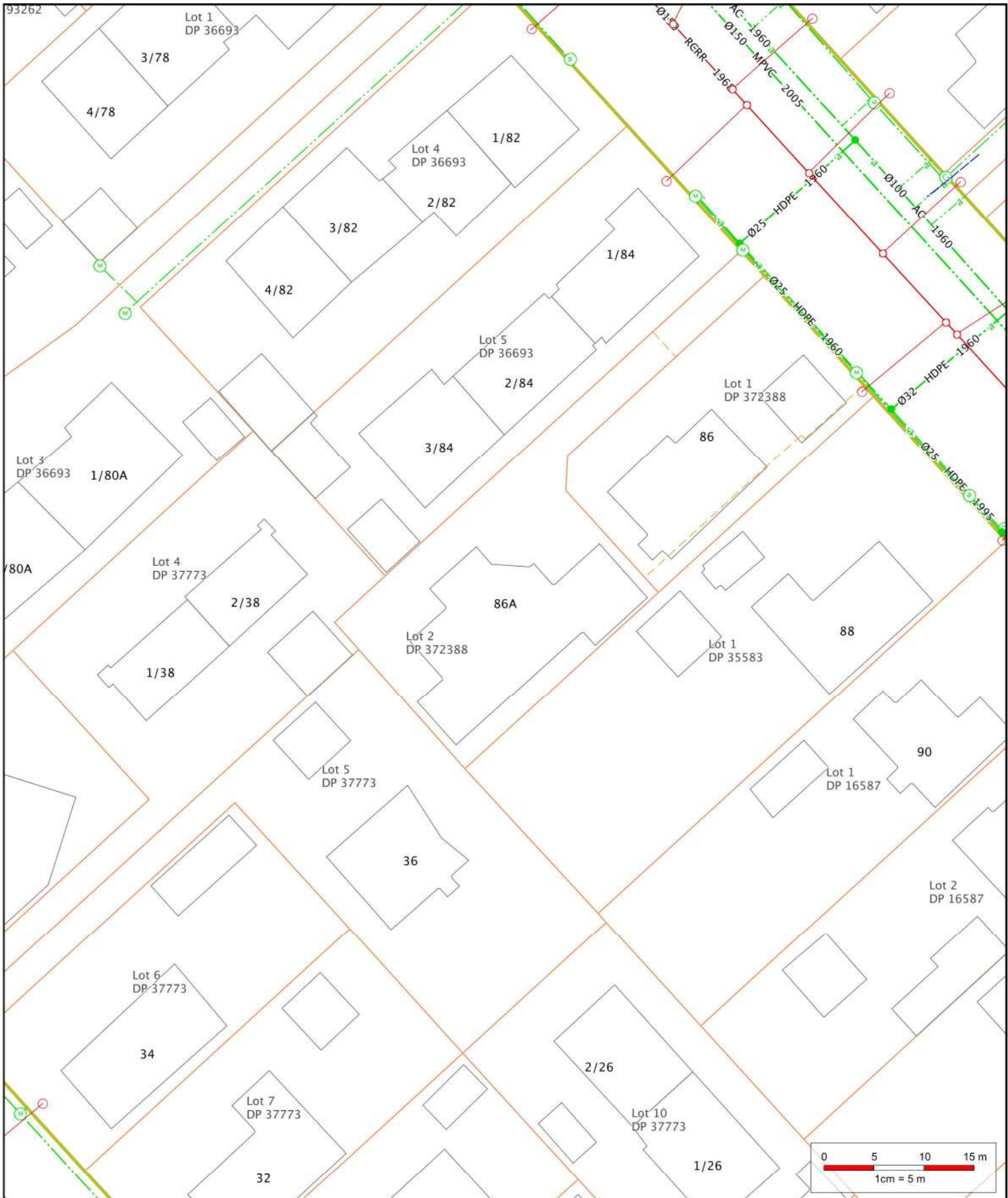
Property located in Hornby Electoral Ward

| **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**

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.











1 : 500 on A4
 Jun 5, 2018 7:58:40 AM



 ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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Private Drainage		Water Intake/Supply	Wastewater	Wastewater	Stormwater	Stormwater
Standard Infrastructure  Bio Gas  Condensate Trap  End Cap  Inlet  Outlet  Valve  Main  Cable	Water Intake/Supply  Connector  Bellows  Connector  Hydrant	 Inlet  Meter  Outlet  Pump  Restrictor  Valve  Air Release  Butterfly  Flow restriction  Gate  Pressure Activated  Sluice  Valve  Reservoir  Structure  Lateral  Main  Sub Main	 End Cap  Valve  Air Gap Separator  Vent  Eye  Eye (Vertical)  Outfall  Pump  Junction  Access  Flush Manhole  Inspection Point  Standard Manhole  Trap  Vented Manhole  Lateral  Pressure Main	 Lateral Fitting Local Pressure  CP Control Panel  BK Boundary Kit  Tank System  Site  Vacuum Chamber  Vacuum Breather Stormwater  Bend  Change  Eye  Flow Restriction  Inlet  Dome Sump  Double Sump  Gross Debris Trap	 Inlet  Inlet Headwall  Pipe End  Silt Trap  Single Sump  Soak Pit  Triple Sump  Junction  Standard Manhole  Outlet  Pump  Structure  Basin  Lateral  Main  Lateral Fitting  Double Sump	 Lateral Fitting  Single Sump  Soak Pit  Inspection point  Manhole All services  Pipe Protection  Abandoned  Proposed  Out of service Landbase  Easement



DRAINAGE PICKUP

CONNECTION NUMBER

Address: 86 BRYANLEY ST

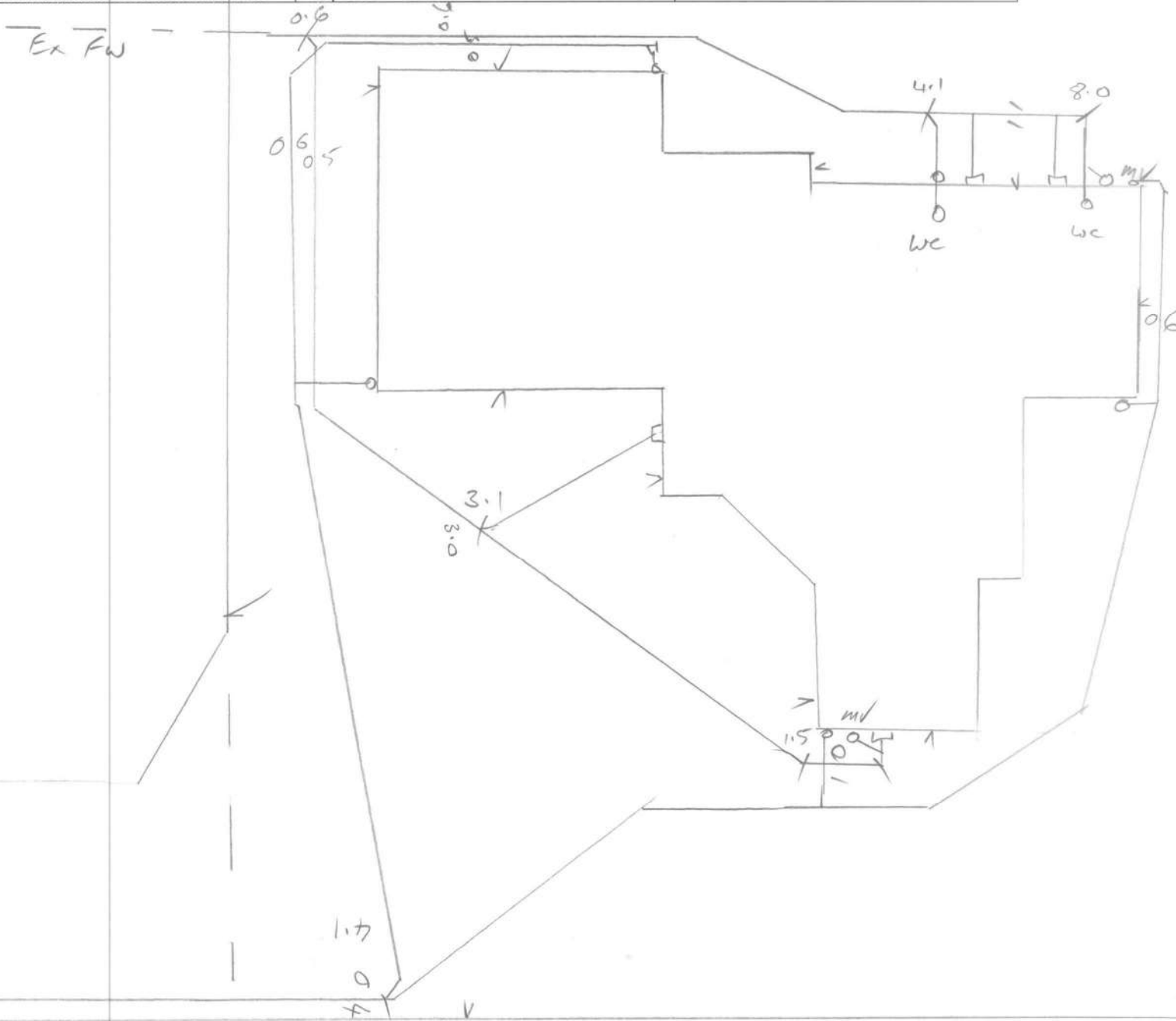
Owner:

Project No: 10066494

Drainlayer: EARL TELPOWAR

Date: 26-10-6

Inspector: FISH



14m3
BOUNDARY

MS

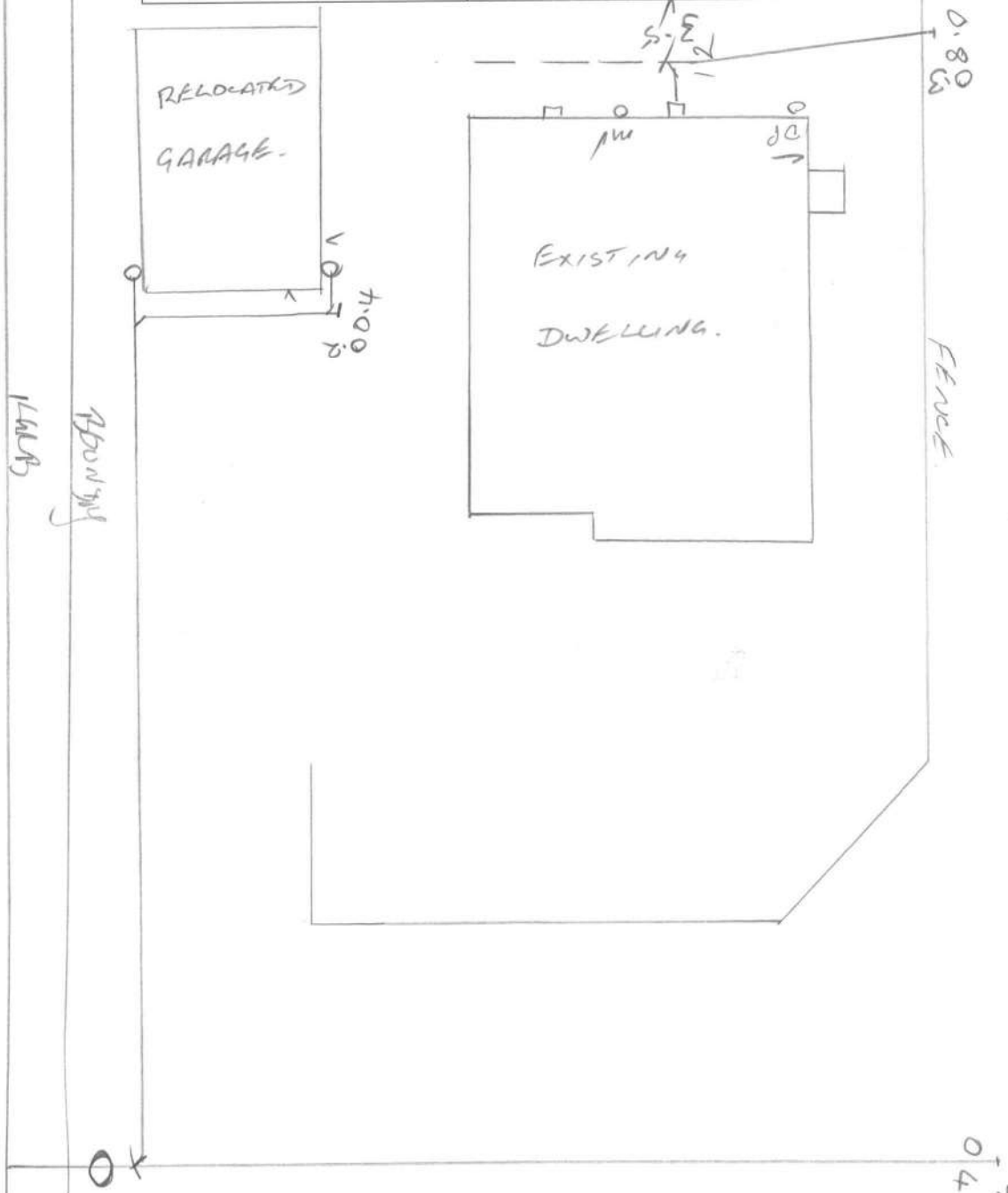


DRAINAGE PICKUP

CONNECTION NUMBER

Address: 86 BRYNLEY ST
Project No: 10064018
Date: 14-9-6

Owner:
Drainlayer: J. HOLMES
Inspector: FISH





Eliot Sinclair & Partners Limited

Consulting Surveyors • Consulting Engineers

Land Surveyors
Civil, Structural, Geotechnical
& Environmental Engineers
Land Development Consultants
Hydrographic Surveyors

Level 5
151 Kilmore Street
PO Box 4597
Christchurch, New Zealand
Telephone (03) 379-4014
Fax (03) 365-2449
Email esp@eliot Sinclair.co.nz
www.eliot Sinclair.co.nz

Our Ref: 266132

19 April 2006

COPY

Ms Kelly Murphy
86 Brynley Street
Hornby
CHRISTCHURCH

Dear Ms Murphy

Re: Foundation Report for House - 86 (Lot 2) Brynley Street, Hornby

Further to your instructions, we have investigated the ground conditions at the above site and are writing to confirm the foundation requirements for the proposed building.

Our investigations, carried out on 5 April 2006, consisted of two hand auger holes and four Scala Penetrometer tests. These tests indicate both the soil strata and the soil bearing capacity.

The test bores generally revealed 400mm of topsoil overlying various layers of silt and sandy silt to a depth of between 2.0m to 3.0m where the test bores were terminated. Please refer to the attached Site Investigation Records.

The inferred safe bearing pressures below 400mm depth were generally above 100kPa to the 1.3m depth of testing. These results indicate compact to firm bearing conditions.

Building plans indicate that a single storey timber framed house with a heavyweight roof, brick veneer and a concrete floor slab is proposed for the site.

For the above type of construction, foundations should comply with the provisions of NZS 3604:1999 '*Light Timber Framed Buildings*' and with the following requirements –

1. All foundations should extend through the topsoil layer into firm silt at approximately 400mm below ground level.
2. The 240mm wide perimeter foundation should be reinforced with two D16 rods, one top and one bottom, with D10 slab ties at 600mm centres extending at least 600mm into the floor slab.

Due to the compact and uniform nature of the ground conditions, we do not require to inspect the foundation construction. The inspection of the foundation construction should be carried out by the Council's Inspector, as normal. However, if any irregularities in ground conditions are encountered, then we should be contacted.

Directors:

Marion D. Sinclair BE BSc FNZIS MIPENZ (Civil & Geotechnical) CPEng IntPE Reg Surv
Bruce E. Sinclair BSc MNZIS Reg Surv
Maurice W. Perwick Dip Surv MNZIS Reg Surv MISA (H1)
Mark A. Allan BSc NZCLS MNZIS Reg Surv
John des C. Brouard BE MIPENZ Civil Eng

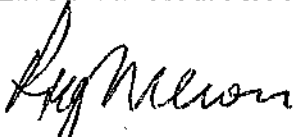
Associates:

Warren J. Haynes BSc Reg Surv MNZIS Reg Surv
Ken G. Burrows NZCD ANZIS
Richard H.J. Wilson BE MIPENZ Civil Eng
Alistair D. Cocks BSc NZCLS MNZIS Reg Surv

Page 2
19 April 2006

We enclose the 'Producer Statement-Design' and a copy of this report for the Council. The duplicate copy is enclosed for your records.

Yours faithfully
ELIOT SINCLAIR & PARTNERS LTD.



Richard Wilson
rhjw:mjb

Encl.

C.c.
Stonewood Homes Ltd.
PO Box 11-036
Sockburn
CHRISTCHURCH
Attention: Paul Hoogervorst

Christchurch City Council
Environmental Services Unit
P O Box 237
CHRISTCHURCH



Eliot Sinclair & Partners Limited
 Consulting Surveyors • Consulting Engineers

Level 5, 151 Kimore Street, Christchurch
 PO Box 4597, Christchurch N.Z.
 Ph. (03) 379-4014 Fax. (03) 365-2449

Job Number
266132
 Date Tested
5-Apr-2006
 Page 1 of 2

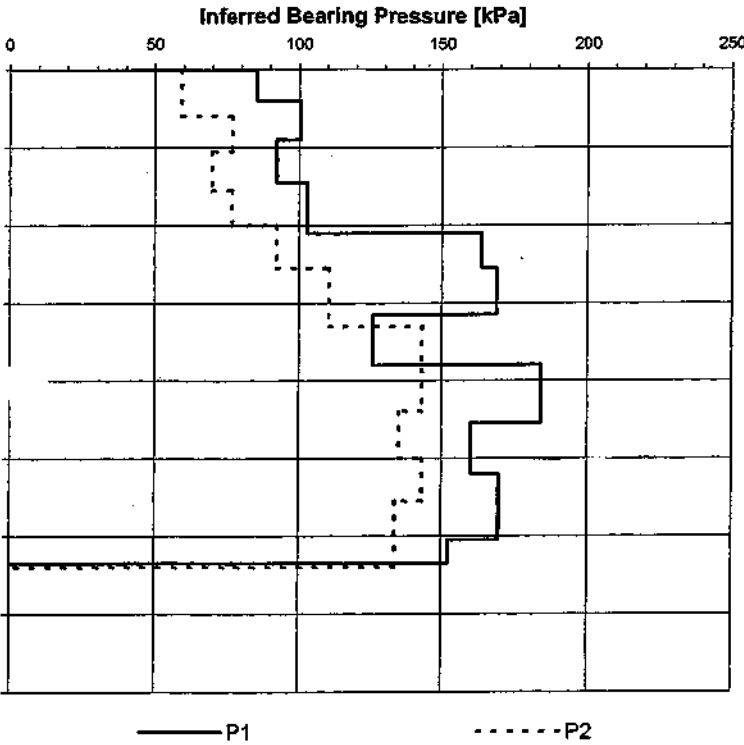
SITE INVESTIGATION RECORD

D.P.
 Lot
 Project No.

Client **Kelly Murphy**

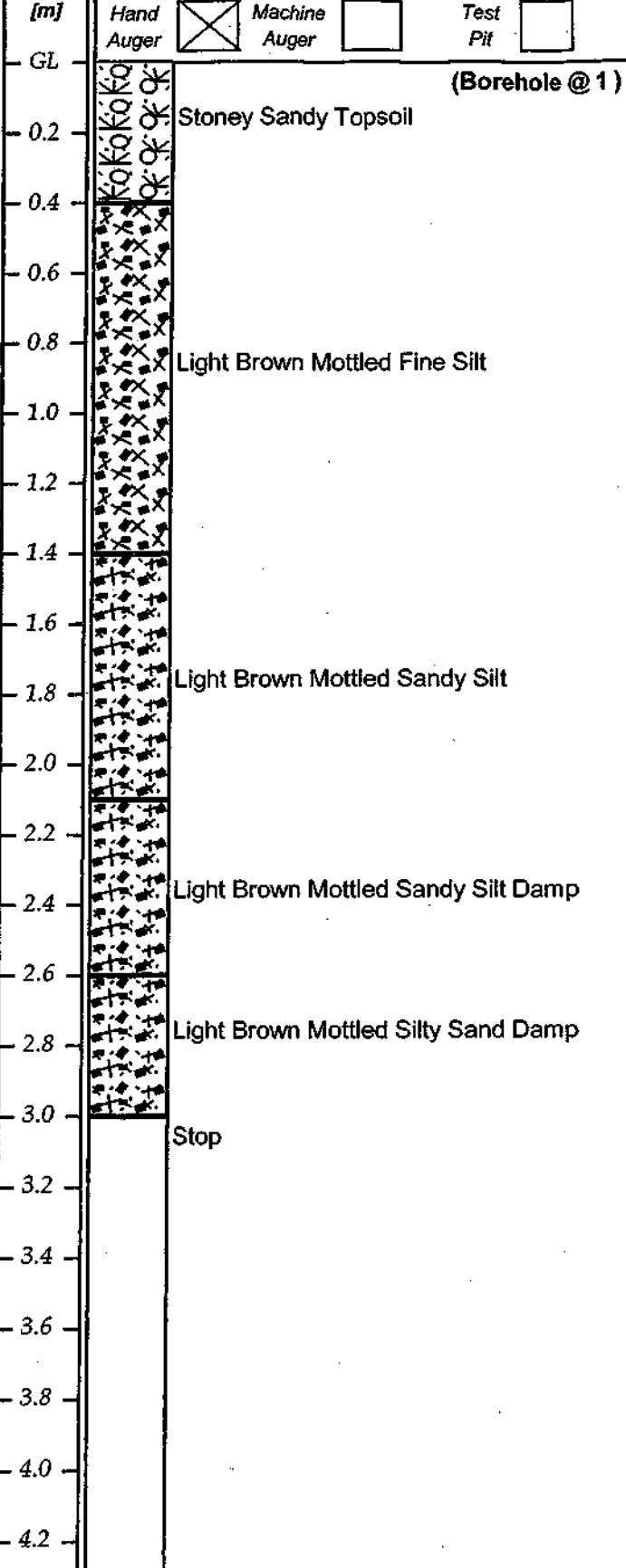
Site **86 Brynley Street, Hornby**

SCALA PENETROMETER TESTS

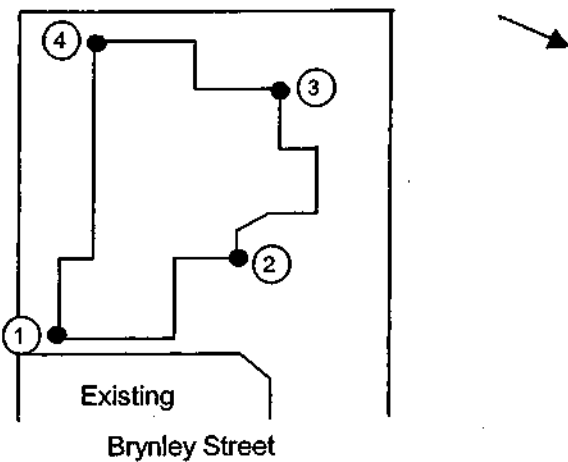


DEPTH

BORE LOGS



SITE PLAN (Not to Scale)



COMMENTS

Topsoil layer 400mm thick overlying firm silt.
 Standard foundations for NZS 3604 buildings but with perimeter foundation excavated 400mm deep out to firm silt.

Civil Engineer *Rhys Wilson* Date: 19/4/06



Eliot Sinclair & Partners Limited
 Consulting Surveyors • Consulting Engineers

Level 5, 151 Kilmore Street, Christchurch
 PO Box 4597, Christchurch N.Z.
 Ph. (03) 379-4014 Fax. (03) 365-2449

Job Number
266132
 Date Tested
5-Apr-2006
 Page 2 of 2

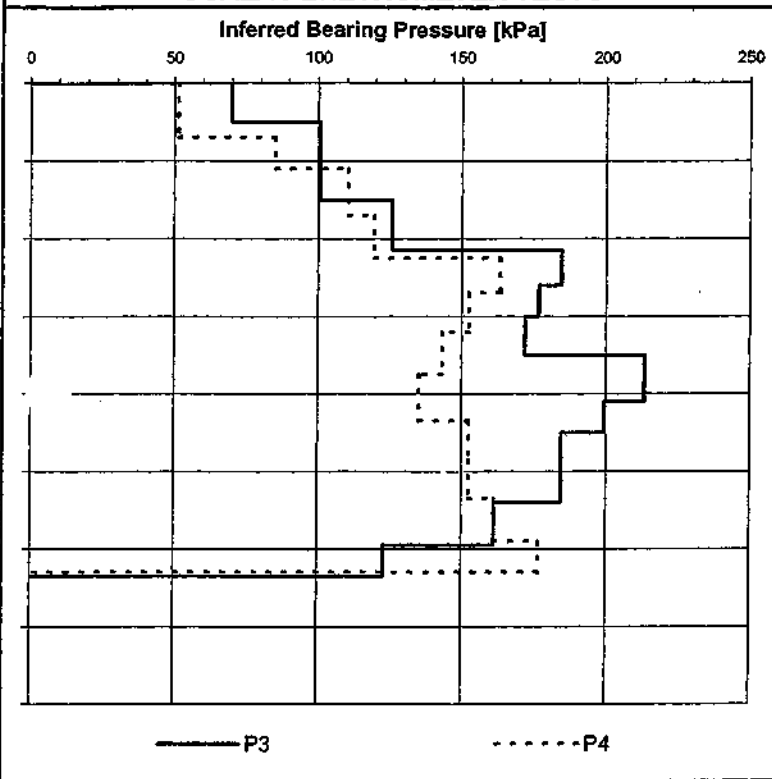
SITE INVESTIGATION RECORD

D.P.
 Lot
 Project No.

Client **Kelly Murphy**

Site **86 Brynley Street, Hornby**

SCALA PENETROMETER TESTS

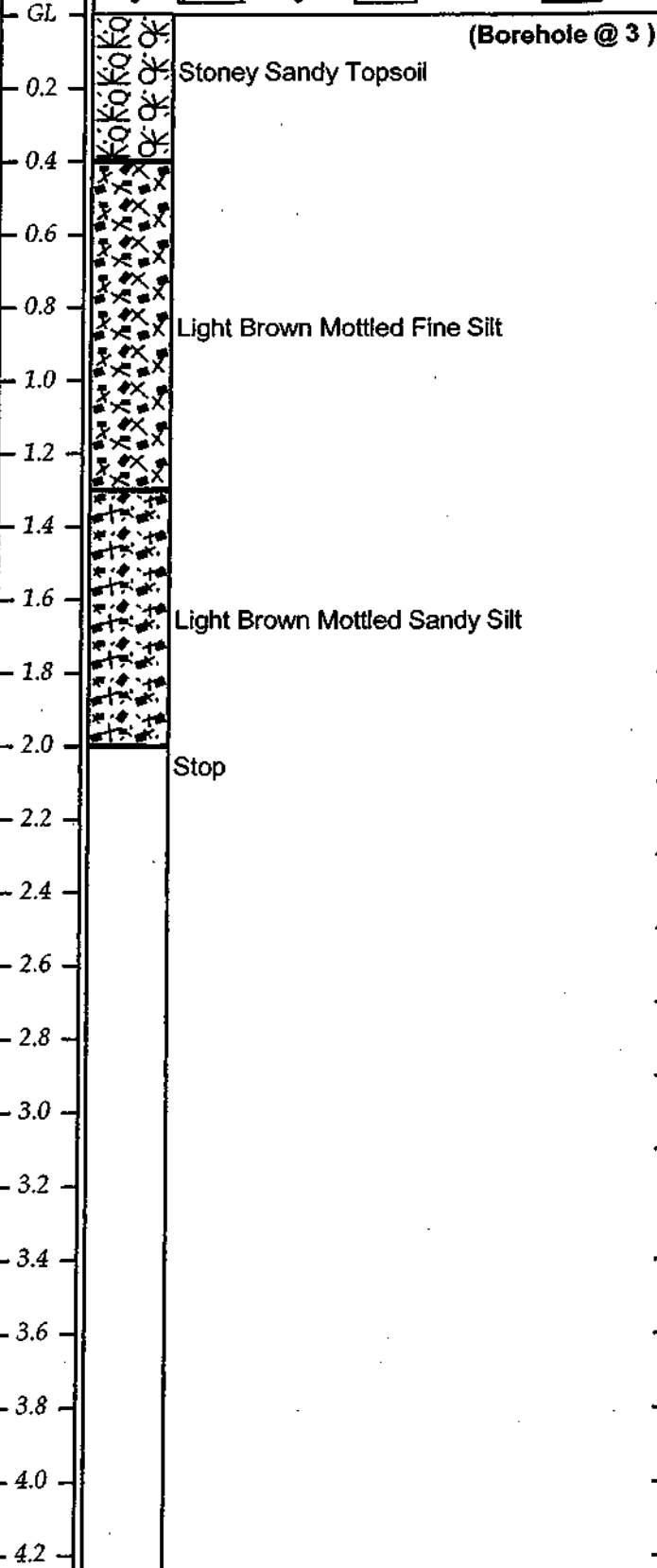


DEPTH

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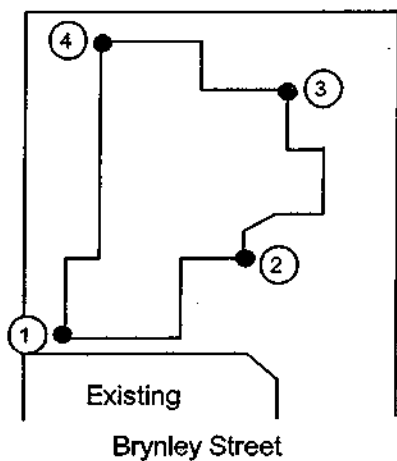
BORE LOGS

Hand Auger Machine Auger Test Pit



SITE PLAN (Not to Scale)

North



COMMENTS

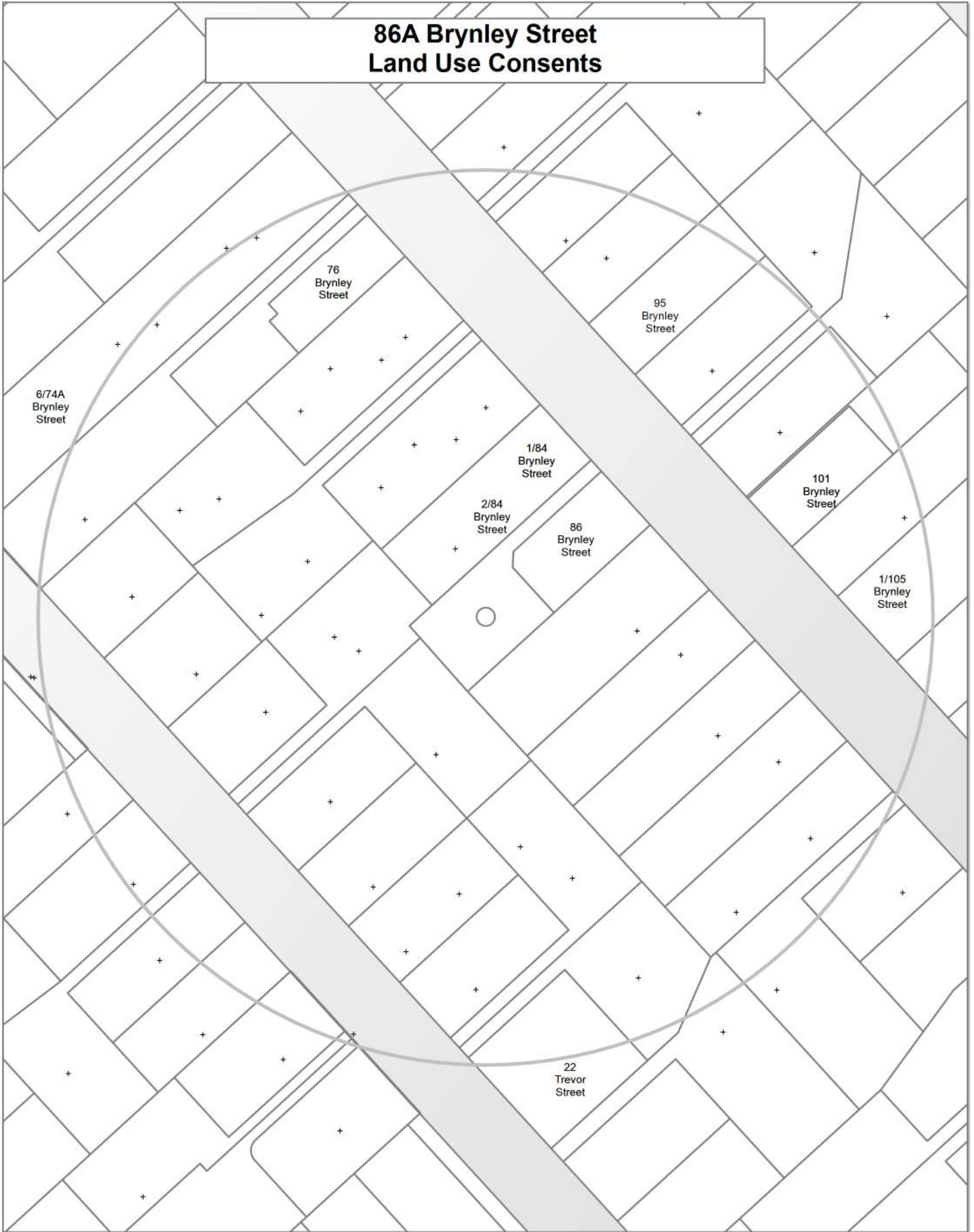
Civil Engineer

[Signature]

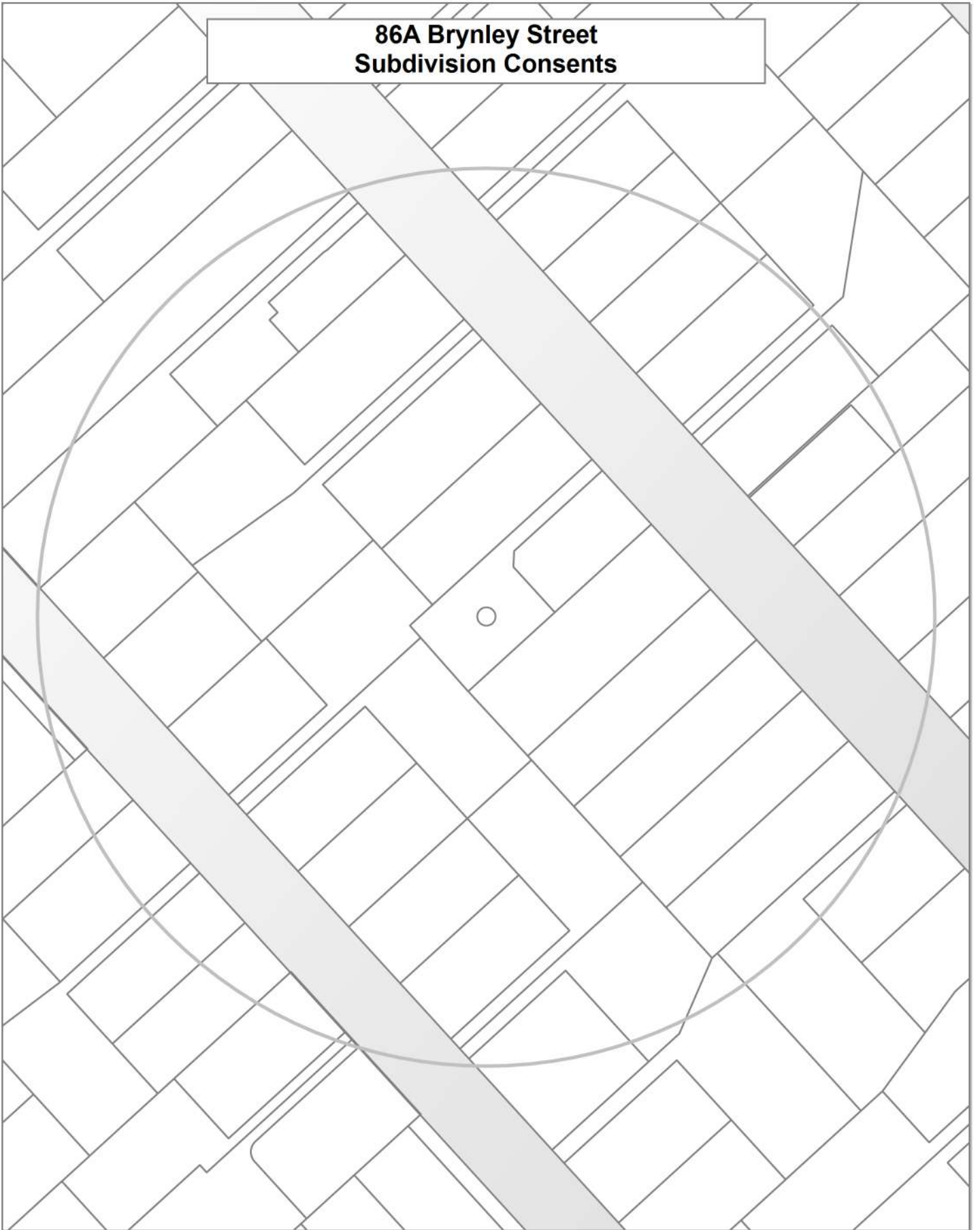
Date:

19/4/06

86A Brynley Street Land Use Consents



**86A Brynley Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 86A Brynley Street

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

1/105 Brynley Street

RMA/2012/216

CONSTRUCT FOUR OVERSIZED ELDERLY PERSON'S UNITS - Historical Reference RMA92019544

Processing complete

Applied 10/02/2012

Decision issued 16/03/2012

Granted 16/03/2012

1/84 Brynley Street

RMA/1980/766

Consent to reduce size yard minimum setback requirement to 5.3m - Historical Reference RES953805

Processing complete

Applied 11/11/1980

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1988/907

Consent to erect a conservatory 4040mm from the front boundary - flat 1 - Historical Reference RES953806

Processing complete

Applied 11/02/1988

Decision issued 19/02/1988

Granted 19/02/1988

101 Brynley Street

RMA/1999/1955

A two Lot subdivision which does not meet Lot size, Lot width, or access width under the Transitional Paparua Plan. also does not meet Lot size - Historical Reference RES990543

Processing complete

Applied 26/02/1999

Decision issued 14/05/1999

Granted 14/05/1999

RMA/1999/2508

Application to relocate an existing garage from an adjoining site to the front of the existing property at 101 Brynley St. - Historical Reference RES991255

Processing complete

Applied 03/05/1999

Decision issued 14/06/1999

Granted 14/06/1999

2/84 Brynley Street

RMA/1997/999

Application to exceed site coverage to approximately 45% and intrude the outdoor space requirements in terms of both the Transitional and Proposed Plans - flat 2 - Historical Reference RES971057

Processing complete

Applied 28/04/1997

Decision issued 18/06/1997

Granted 18/06/1997

22 Trevor Street

RMA/2003/2110

Application to erect a garage - Historical Reference RMA20014423

Processing complete

Applied 15/08/2003

Decision issued 26/09/2003

Granted 26/09/2003

6/74A Brynley Street

RMA/1997/2506

Application to erect a conservatory on unit 6/7 where site coverage will exceed 35% by 1.8%. - Historical Reference RES972880

Processing complete

Applied 09/10/1997

Decision issued 06/11/1997

Granted 06/11/1997

76 Brynley Street

RMA/2015/1908

New Dwelling with Attached Garage and Detached Garage for Existing House - Historical Reference RMA92030197

Processing complete

Applied 14/07/2015

Decision issued 09/09/2015

Granted 09/09/2015

RMA/2015/2424

Right of Way - Historical Reference RMA92030757

Withdrawn

Applied 01/09/2015

86 Brynley Street

RMA/2006/350

Application to relocate an existing double garage from the southern side of the dwelling to the front yard of the property - Historical Reference RMA20022241

Processing complete

Applied 27/02/2006

Decision issued 08/03/2006

Granted 06/03/2006

95 Brynley Street

RMA/2016/2378

Discharge of Encumbrance - Family Flat

Processing complete

Applied 26/08/2016

Encumbrance unable to be discharged 08/09/2016

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

ADDITIONAL DOCUMENTATION LINK

The following link will contain all documentation related to the property which may include (but not always):

- Listed land use register (LLUR)
- Flood management area (FMA)
- Land information memorandum (LIM)
- Council property files
- Council rates & fees
- Certificate of title
- Building inspection report
- Proof of insurance
- EQC documentation
- Rental appraisal
- 2D floor plan
- Any other documents the agent deems necessary

DOCUMENTATION LINK:

<https://filefling.co.nz/property/86abrynleyst0>

ABOUT ME



15 YEARS IN SALES.



15 YEARS RUNNING
BUSINESSES



55+ 5 STAR
REVIEWS

MY STORY

With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.

Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.

Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

Kind regards,



Morgan Perry
Licensed Salesperson
Office Road Real Estate



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.

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