

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 entire page is framed by a geometric design of overlapping triangles in shades of grey and white. In the upper right, a photograph of a modern house with a white exterior and large glass windows is visible, showing a glimpse of an outdoor deck with a wooden chair and potted plants.

RayWhite

ADDITIONAL INFORMATION

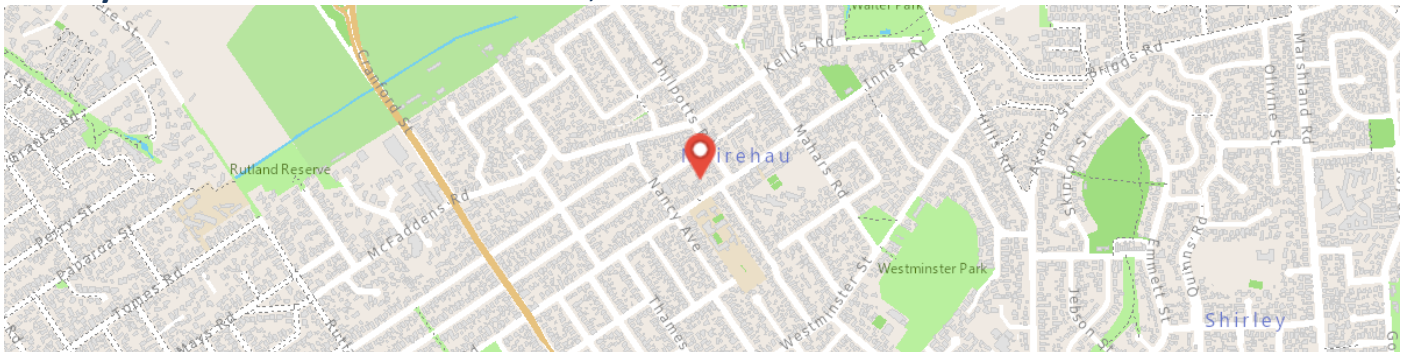
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Property Search

— All about a property and its environment

Physical Address: 281A Innes Road, St Albans



Document Date: 1/10/2026 11:55:49 AM



Property Rating Unit Boundary

Photo Date

Aerial Photo Date(s):

Property Information

Street Address: 281A Innes Road

Locality: St Albans

Appellation: Lot 4 DP 476751

Rating Area (ha): 0.06155923

Valuation Number: 2229101702

Land Value: \$440000

Capital Value: \$1000000

Local Council: Christchurch City Council

Property Details

Titles:

- 659475

Land Parcels:

- Lot 4 DP 476751

Rating Units:

- Valuation Number:

Property Information from the local, regional and national government.

<https://propertysearch.canterburymaps.govt.nz/>

Street Address:
Locality:
Legal Description:
Data Source:
Rating Hectares:
Capital Value: \$
Land Value: \$

EQC Claims:

Land Zoning

Technical Category:

- TC2 (Christchurch)

District Plan:

- Residential Suburban

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

Schools

Schools Nearby (3km):

- Banks Avenue School
- Christchurch Adventist School
- Elmwood Normal School
- Ferndale School (Christchurch)
- Glenmoor School
- Heaton Normal Intermediate
- Jean Seabrook Memorial School
- Kingslea School
- Mairehau High School
- Mairehau School
- Northcote School (Christchurch)
- Our Lady of Fatima School (Chch)
- Papanui High School
- Papanui School
- Paparoa Street School
- Rangi Ruru Girls' School
- Selwyn House School
- Shirley Boys' High School
- Shirley Intermediate
- Shirley School
- St Albans Catholic School (Christchurch)
- St Albans School
- St Andrew's College (Christchurch)
- St Bedes College
- St Joseph's School (Papanui)
- St Margaret's College

- St Paul's School (Dallington)
- Waimairi School
- St Mary's School (Christchurch)
- Richmond School (Christchurch)

School Zones:

- Christchurch Adventist School
- Middleton Grange School (Years 11 - 13)
- Emmanuel Christian School
- Mairehau School
- Marian College
- Discovery One School
- Mairehau High 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>



Christchurch District Plan Property Search All Layers



281A Innes 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

Natural Hazard Overlays

Flood Hazard

Flood Management Area

Liquefaction Hazard

Liquefaction Management Area (LMA)

Map Legend

- Land Use Zones
- Labels
- Zone Labels
- Zone
- OCP

Open Space Community Parks Zone
- OMF

Open Space Metropolitan Facilities Zone
- ON

Open Space Natural Zone
- OWM

Open Space Water and Margins Zone
- RNN

Residential New Neighbourhood Zone
- RS

Residential Suburban Zone
- RuUF

Rural Urban Fringe Zone
- SPS

Specific Purpose (School) Zone
- Transport Zone
- CCZ

City centre zone
- MRZ

Medium Density Residential Zone
- NCZ

Neighbourhood Centre Zone

Designations and Heritage Orders

Designation

Designation

Other Notations

Residential Character

CA

Character Area Overlay

Road Hierarchy

CollectorMajor Arterial

This property is on the following planning maps: [25](#)

The Property Search function is a tool to assist with navigating to particular properties or areas. The data used in the Property Search tool has been derived from the planning maps. All due care has been taken by the Christchurch City Council to ensure the information is accurate and reflects the information on the planning maps. However, the information and maps shown through the Property Search function are not the planning maps themselves. Users are recommended to refer also to the planning maps. The Property Search function page provides a direct link to the planning maps at the bottom of the information relevant to the property.

Christchurch City Council accepts no liability for any error, omission, or inaccuracy of the information or from any use of or reliance on the information provided through the Property Search function.

-  Minor Arterial
-  Central City Local Distributor
-  Central City Main Distributor

Scheduled Activity

-  Scheduled Activity

Waterway

-  Downstream Waterway (except Mona Vale)
-  Downstream Waterway (Mona Vale)
-  Environmental Asset Waterway
-  Upstream Waterway

Urban Intensification Area

-  Urban Intensification Area

Residential Overlays

-  Residential Suburban Density Transition Overlay

Qualifying Matters

District Plan Waterway

-  Downstream Waterway (except Mona Vale)
-  Downstream Waterway (Mona Vale)
-  Environmental Asset Waterway

Electrical Transmission Corridors

-  Electricity Transmission Corridors and Infrastructure

Natural Hazard Overlays

Flood Hazard

-  Flood Management Area
-  Flood Ponding Management Area
-  High Flood Hazard Management Area

Liquefaction Hazard

 Liquefaction Management Area (LMA)

Natural and Cultural Heritage

Natural Landscape

 Significant Feature

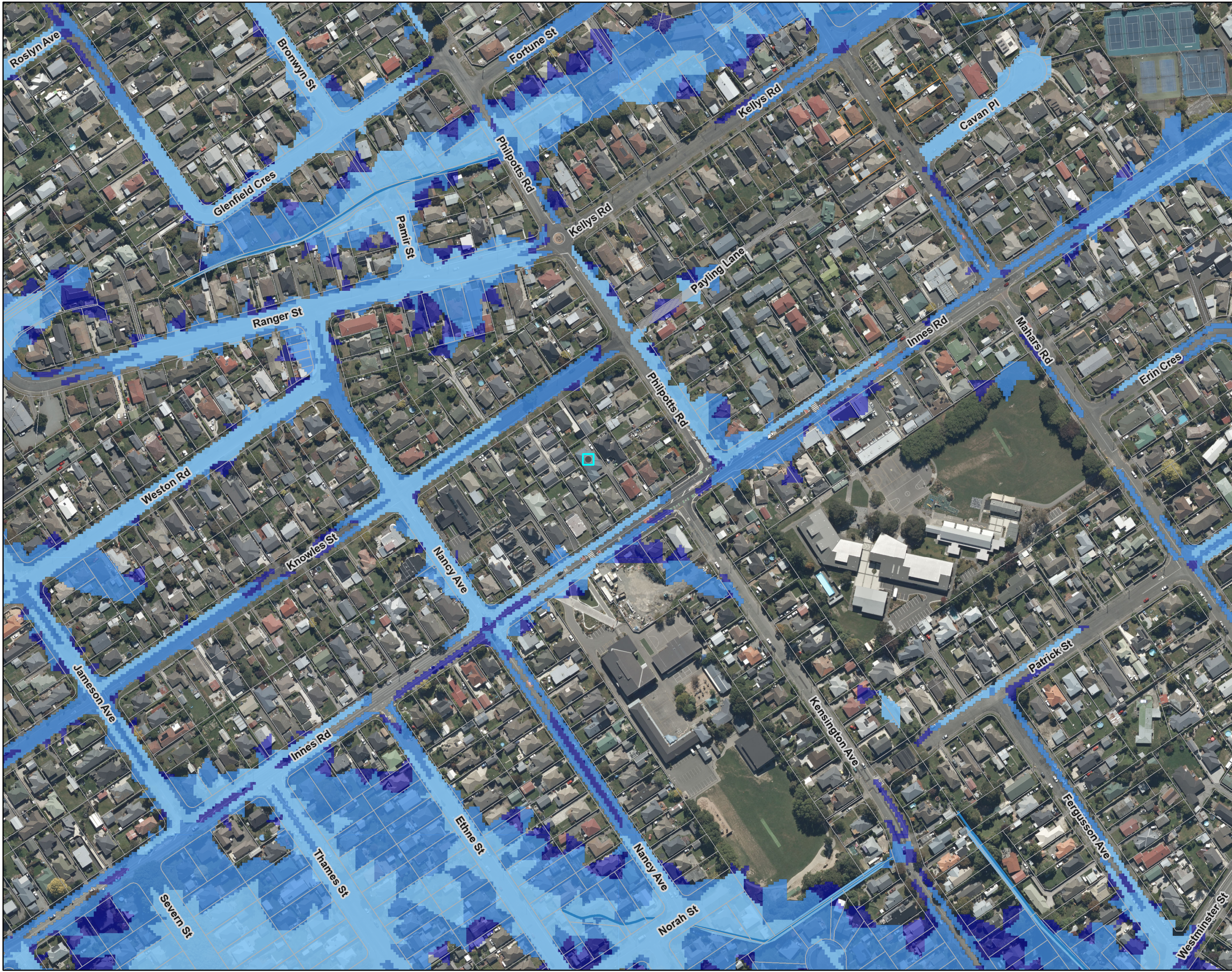
Ngai Tahu Cultural Significance

 Ngā Wai Coast ID 78

 Ngā Wai Coast ID 96

Protected Vegetation

 Significant Street Tree



- ArcGIS Web Map
- Floor Level Assessments
 - Parcel Outline
 - Waterway
 - Flood Extent 10 Year
 - Flood Extent 50 Year
 - Flood Extent 200 Year
 - RatingUnit