



APPLEWOOD ORCHARD

THE RARITY OF SPACE WITHIN THE CITY

6,932 m² PRIVATE ESTATE CANVAS, 121 GARDINERS ROAD, HAREWOOD CHRISTCHURCH

The Rarity of Space

Applewood Orchard presents a rare opportunity to acquire approximately 6,932 m² of land within Christchurch, offering the scale and privacy to create a substantial private residence while remaining closely connected to the city.



THE SITE IS THE CANVAS

Scale, Privacy & Possibility | 121 Gardiners Road, Harewood Christchurch

Land • Privacy • Freedom

A HOUSE OF YOUR OWN MAKING

There is no house to inherit. No architecture to compromise.

No previous vision to accommodate.

Set within the established northern reaches of Christchurch,
this private holding offers a rare opportunity to create a
residence entirely around your own way of living.

THE VISION IS YOURS



PRIVATE, YET CONNECTED

Tucked quietly beyond its generous 16-metre entrance, Applewood Orchard offers genuine privacy without sacrificing connection.

Willowbank Wildlife Reserve, Clearwater Golf Club, leading schools and the city's established culinary and cultural scene.

The space to breathe that conventional inner-city sections rarely provide

THE PERFECT SCALE

Enough land to create a true private estate; close enough to effortlessly enjoy the energy of the city.

Large, private holdings within the city are becoming increasingly difficult to find. As they are divided and developed, opportunities of this nature become rarer still.

Some forms of space cannot be recreated once they are gone



THE VALUE OF RARITY

Private, Yet Connected | 121 Gardiners Road, Harewood Christchurch

NEW ZEALAND, AS A BASE

For the internationally mobile family considering New Zealand, Christchurch offers an exceptional balance of connection, lifestyle and space. Leading independent schools, international connectivity and the natural beauty of the South Island combine with a city known for its ease, openness and quality of life.

Applewood Orchard offers the rare opportunity to establish a substantial private estate within this distinctive setting — a place from which to live, travel, work and raise a family, with the South Island beyond the city as an extension of home.

CHRISTCHURCH

Christchurch offers a rare balance between city and landscape. A sophisticated cultural and culinary scene, contemporary architecture and established green spaces sit comfortably alongside an easy, unhurried pace of life. For families, it is a city where education, recreation, nature and everyday convenience come together — with leading schools, the university, the airport and the wider South Island all within easy reach.

Here, a private estate can offer both seclusion and connection: a sense of space and permanence, without giving up the advantages of the city.

A BLUEPRINT FOR THE NEXT GENERATION

Christchurch offers an unusually strong concentration of established independent schools and respected academic institutions, making it an attractive setting for families planning for the next generation.

Within easy reach are:

Christ's College & St Andrew's College

Two of New Zealand's best-known independent schools, with long-established traditions and strong academic foundations.

St Margaret's College & Rangi Ruru Girls' School

Leading independent schools offering highly regarded education for young women.

University of Canterbury

A major New Zealand university providing a strong pathway to tertiary study, research and professional opportunity.

For a family establishing a long-term base in Christchurch, the combination of education, lifestyle and space creates an environment in which the next generation can grow with opportunity close to home.

AN EXCEPTIONAL LIFESTYLE

Here, the wider landscape becomes an extension of your estate.

Mornings can begin on nearby golf courses, afternoons can unfold among the Port Hills, and evenings can take you into Christchurch's established culinary and cultural scene.

With the international airport close at hand and the wider South Island within easy reach, Applewood Orchard offers a rare combination of privacy, accessibility and lifestyle — a private setting connected to everything that makes Christchurch and Canterbury distinctive.

A CITY TO LIVE IN



A PLACE WITH MEMORY

Applewood Orchard carries the character of its history. Mature apple and walnut trees, established gardens and open lawns create a landscape that would take generations to replicate.

New architecture does not begin on an empty site, but within a place already shaped by time.

A memorable arrival

Sweeping lawns and private gardens

A landscape enriched by time

A HOME FOR GENERATIONS

More than a residence, this is space for family life to unfold.

For summer afternoons beneath the trees, long lunches, celebrations and memories made over generations.

As the landscape matures, so does the story of the family within it.

Not simply a home to own

A place to leave behind



A LIFE ROOTED IN PLACE

A Life Rooted in Place | 121 Gardiners Road, Harewood Christchurch

CREATE SOMETHING YOUR OWN

Begin with the land. Shape your architecture around its favourable solar orientation, mature trees, established privacy, and beautiful landscape. Nothing is predetermined.

The rarest property is not necessarily the largest. It is the one that brings together a combination of qualities that would be impossible to replicate elsewhere.

An architectural vision:
Conceptual rendering of a private estate at 121 Gardiners Road



THE ARCHITECTURAL CANVAS



Imagine What Could Be | 121 Gardiners Road, Harewood Christchurch



SITE SPECIFICATION

A clear foundation for your architectural vision

The key site fundamentals are established, providing a clear foundation for the next stage of an architectural project.

Site & Zoning

- **Positioning:** Secluded, quiet rear-site positioning offering exceptional privacy from Gardiners Road.
- **Zoning:** Residential New Neighbourhood.
- **Tree Protection:** No protected trees are registered on the property, allowing greater freedom for landscape and architectural design.
- **Acoustics:** Positioned entirely outside the Airport Noise Contour overlay.
- **Topography:** A level 6,932 m² canvas for a considered architectural vision.

Engineering & Readiness

- **Geotechnical:** TC1 ground classification, supporting conventional NZS 3604 foundation design and a straightforward building platform.
- **Flood Risk:** Situated outside the Flood-Fill Management Area.
- **Title Credit:** One full Household Unit Equivalent (HUE) credited to the title.

Infrastructure & Utilities

- **Water:** Existing well water available, with city water supply accessible at the property entrance.

Existing Assets

- **Existing Structures:** Original orchard packing shed and dedicated well shed retained on site.
- **Temporary Structures:** A 50 m² transportable building is currently situated on the property and may be available by separate negotiation, subject to prior sale.

