

Land Information Memorandum



Property address:
25 Flemington Avenue

LIM number: H09320543

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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

Application details

Date issued 17 September 2025
Date received 5 September 2025

Property details

Property address 25 Flemington Avenue, North New Brighton, Christchurch
Valuation roll number 22792 50400
Valuation information Capital Value: \$360,000
Land Value: \$285,000
Improvements Value: \$75,000
Please note: these values are intended for Rating purposes
Legal description Lot 79 DP 3484
Existing owner HRX Group Limited
4B Expo Place
Christchurch 8062

Council references

Rate account ID 73034794
LIM number H09320543
Property ID 1050737

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. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

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.

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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.

Natural Hazards

(a) Coastal Hazards

- Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch District (2021), which indicates this area may be susceptible to coastal flooding. The 2021 report considers areas that might be at risk over the next 100 years and beyond as a result of sea level rise. To find out how your area might be affected go to www.ccc.govt.nz/coastalhazards.

(b) Earthquakes

- 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.

(c) Flooding

- Flood Assessment

Council is currently updating the flood map database. For information relating to flooding at this address please email floorlevels@ccc.govt.nz.

(d) Landslides

As at the date of this LIM, Council research found no information under this heading.

(e) Subsidence

- 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.

(f) Tsunamis

- Property located in Tsunami Risk Zone

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

(g) Volcanic and Geothermal Hazards

As at the date of this LIM, Council research found no information under this heading.

(h) Wind

As at the date of this LIM, Council research found no information under this heading.

(i) Any Other Natural Hazards

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As at the date of this LIM, Council research found no information under this heading.

(j) District Plan Natural Hazard Information

Please refer to *Section 8. Land use and conditions* of this report for District Plan related natural hazard information.

(k) Building Notices

Please refer to *Section 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings* of this report for Building Act notice information.

Other Special Features or Characteristics of the Land


As at the date of this LIM, Council research found no information under this heading.

Related Information

- The latest soil investigation report for this property is attached for your information

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

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral to this site.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

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 30/06/2026: \$2,411.02

	Instalment Amount	Date Due
Instalment 1	\$602.70	15/09/2025
Instalment 2	\$602.70	15/12/2025
Instalment 3	\$602.70	15/03/2026
Instalment 4	\$602.92	15/06/2026

Rates owing as at 17/09/2025: \$1,231.40

(b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us.

(c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.

A settlement statement of accounts will be provided on the expected settlement date advised.

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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.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

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

(a) Consents

- BCN/1984/7561 Applied: 30/10/1984 Status: Completed
25 Flemington Avenue North New Brighton
Permit issued 30/10/1984
DWELLING - Historical Reference PER84852840
- BCN/2025/127 Applied: 12/12/1984 Status: Completed
25 Flemington Avenue North New Brighton
Permit issued 12/12/1984
DRAINAGE - Historical Reference - PER84006603
- BCN/1987/7641 Applied: 14/12/1987 Status: Completed
25 Flemington Avenue North New Brighton
Permit issued 14/01/1988
GARAGE - Historical Reference PER87803196
- BCN/1990/5819 Applied: 20/07/1990 Status: Completed
25 Flemington Avenue North New Brighton
Permit granted 30/07/1990
Permit issued 08/08/1990
DWELLING ADDITIONS- BEDROOM - Historical Reference PER90102326
- BCN/2025/126 Applied: 06/11/1990 Status: Completed
25 Flemington Avenue North New Brighton
Permit issued 06/11/1990
DRAINAGE - Historical References - PER90155950

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- BCN/2000/248 Applied: 19/01/2000 Status: Completed
25 Flemington Avenue North New Brighton
Accepted for processing 19/01/2000
PIM Granted 26/01/2000
PIM Issued 26/01/2000
Building consent granted 03/02/2000
Building consent issued 10/02/2000
Code Compliance Certificate Granted 19/03/2008
Code Compliance Certificate Issued 19/03/2008
DWELLING ADDITION ENTRANCE & BEDROOM- Historical Reference ABA10001190
- BCN/2025/2829 Applied: 17/04/2025 Status: Completed
25 Flemington Avenue North New Brighton
Exemption from building consent approved 28/04/2025
EQ Repairs - Jack & Pack - Underpinning - Floor Level Compound - Wall Removal

(b) Certificates

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

(c) Notices

- 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.
- CDB75018675 27/02/2011 25 Flemington Avenue
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

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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.

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.

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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-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be 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

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility Area qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

- **RMA/2000/206 - Land Use Consent**

25 Flemington Avenue North New Brighton

Dwelling addition which exceeds 20 without a 2.4 metre step in plan and intrudes through the recession plane. -

Historical Reference RMA20000621

Status: Processing complete

Applied 19/01/2000

Granted 26/01/2000

Decision issued 27/01/2000

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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

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 Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

(b) Other

• Floor Levels Information

Council holds a variety of information on requirements for building or property development. This includes:

- required minimum finished floor levels, which 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 property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at 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 Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Coastal 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

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- **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.

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07 April 2025

Job No: 25-122

Helio Jacundino c/- Viking Builders

RE: SOIL BEARING PRESSURE VERIFICATION FOR FOUNDATION RELEVELLING AND MINOR RENOVATION AT 25 FLEMINGTON AVENUE, NORTH NEW BRIGHTON, CHRISTCHURCH.

We confirm that a shallow soil investigation was carried out by Cephas Rock Limited on 14 March 2025 at the above address and now report as follows.

Test Description:

The shallow soil investigation consisted of 2 dynamic cone penetrometer (DCP or also known as scala penetrometer) tests and 1 hand auger hole to determine the soil's ultimate bearing capacity. The test locations and results of the DCP tests are given on the attached test location plan.

Findings:

At all test locations the DCP test results showed penetration resistance of at least 2 DCP blows per 100mm penetration can be achieved at each test location from 400mm below NGL. This is equivalent to an inferred Ultimate Bearing Capacity (UBC) of 200 kPa.

Moreover, the DCP test results showed penetration resistance of at least 3 DCP blows per 100mm penetration can be achieved at each test location from 500mm below NGL. This is equivalent to an inferred Ultimate Bearing Capacity (UBC) of 276 kPa.

Conclusions:

A geotechnical ultimate bearing capacity of 200kPa and 276kPa are inferred to be achievable at approximately 400mm and 500mm depth below NGL, respectively.

Please note that the findings/conclusion provided above are based on a limited number of penetrometer tests and hand auger holes and the nature and continuity of subsoil conditions is inferred. It should be appreciated that actual conditions could vary from the test results.

Please do not hesitate to contact the undersigned should any further information be required.

Yours faithfully



Joshua Wong

Structural Engineer / Director

BEng(Hons) CPEng (NZ and Aus) IntPE(Aus) NER

APEC Engineer



Cephas Rock Limited
Structural Engineers

PO Box 37171, Christchurch 8425
Ph: 03-3385387, 0211031200
Email: admin@cephasrock.co.nz

PROJECT: Shallow Soil Test

ADDRESS: 25 Flemington Avenue, North New Brighton, Christchurch

JOB NO: 25-122

DRAWN BY: ML

DATE: 14/03/2025

CHECKED BY: JW

PAGE:

SK 01

n ⊗ - Test Location

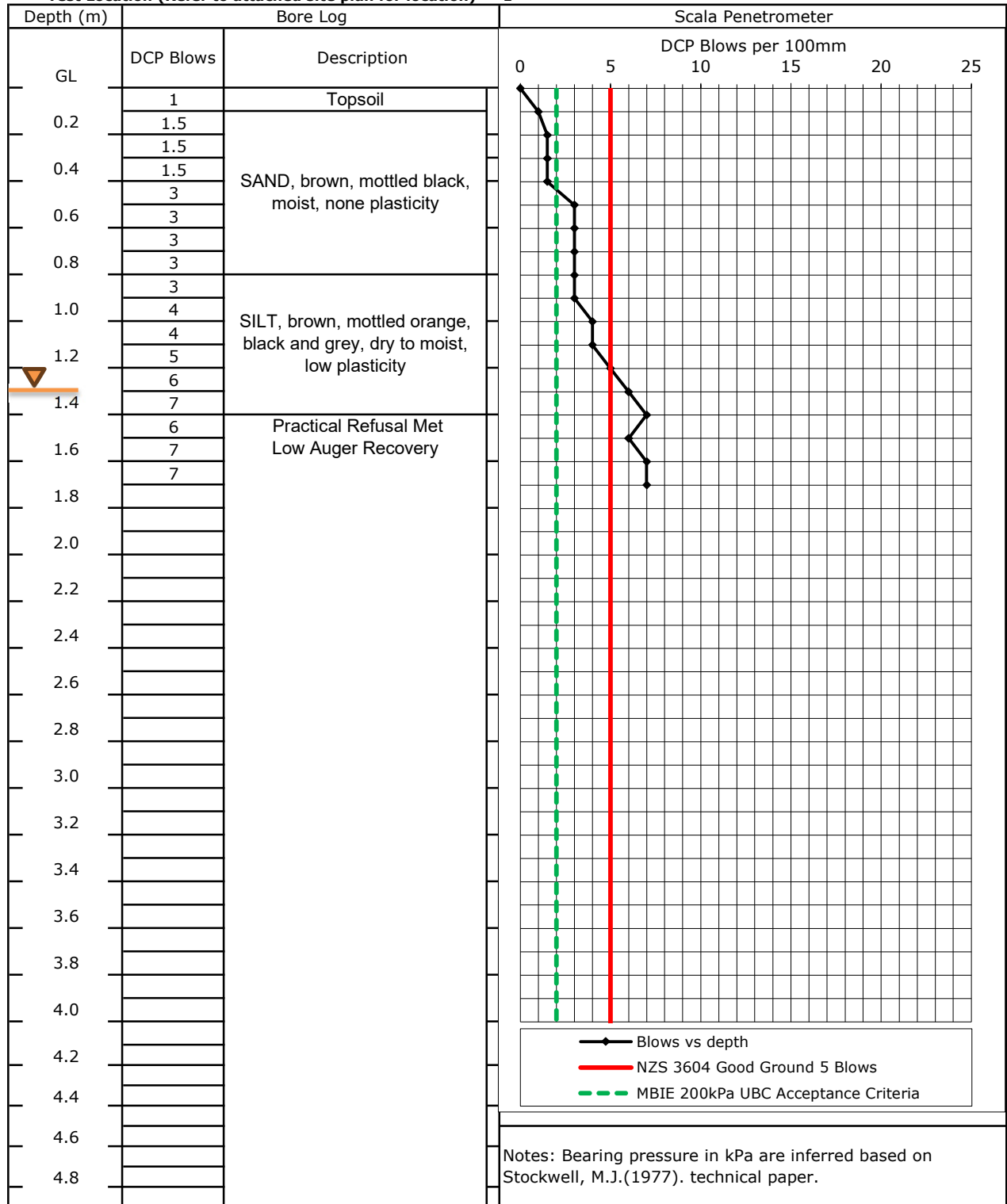


Test Location Plan
(N.T.S.)



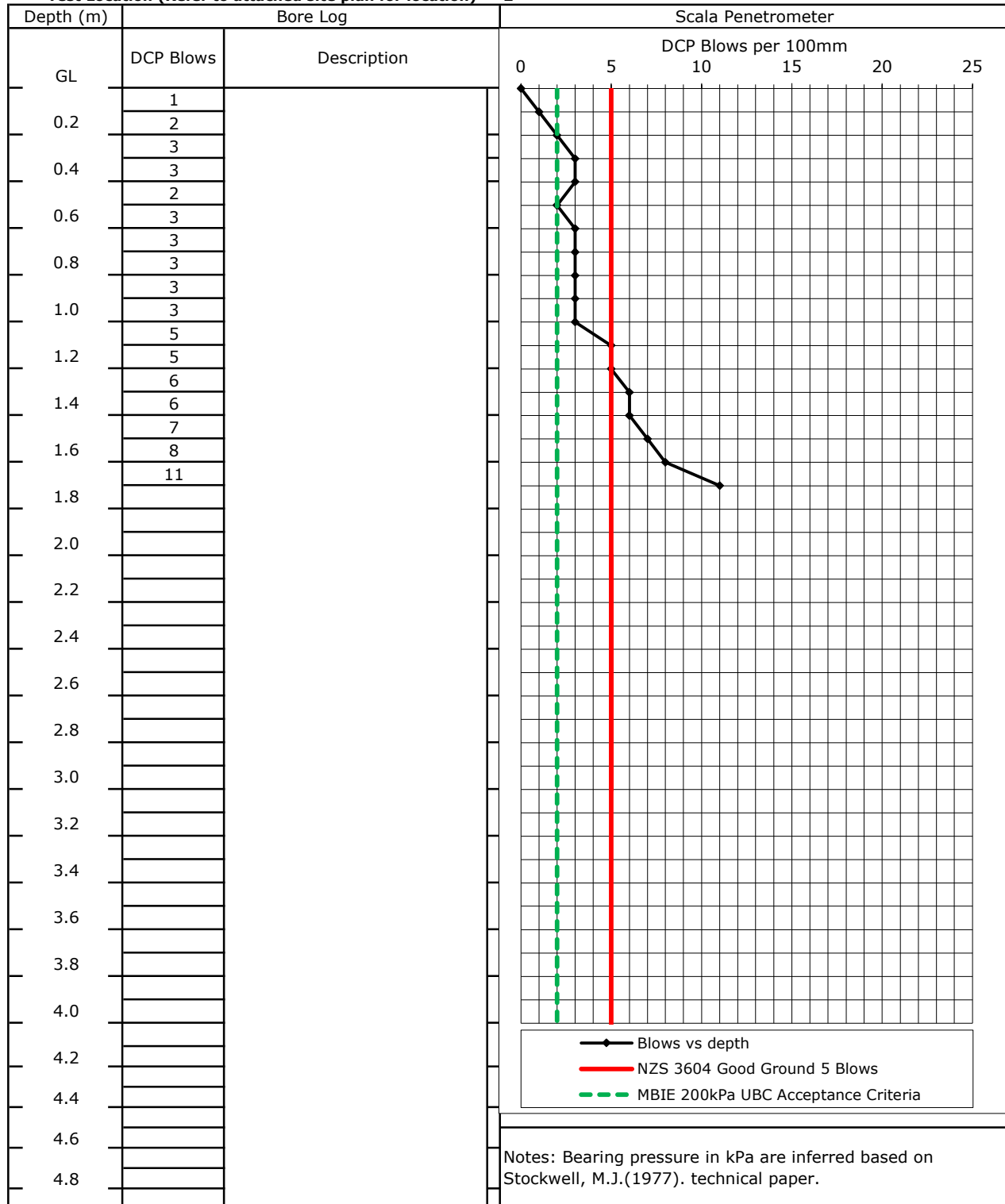
project	25 Flemington Avenue, North New Brighton, Christchurch	no.	1
ref	25-122	date	14/03/2025
by	ML	checked	Joshua Wong

Test Location (Refer to attached site plan for location) 1



project	25 Flemington Avenue, North New Brighton, Christchurch	no.	2
ref	25-122	date	14/03/2025
by	ML	checked	Joshua Wong

Test Location (Refer to attached site plan for location) 2



Property of interest address

- WwPrivateDrainFieldNo
- WwPump
- WwAccess
- Flush Manhole
- Flushing Point
- Trap
- Inspection Point
- Sealed Manhole
- Standard Manhole
- Vacuum Storage Manhole
- Vented Manhole
- WwValve
- WwVent
- WwAirGapSeparator
- WwLocalPressureBoundary
- WwLocalPressureControlPa
- WwLocalPressureTankSystem
- WwOutfall
- WwPipeRestrict
- WwFitting
- WwEye
- WwLateralFitting
- WwVacuumChamber
- WwVacuumBreather
- WwVacuumBreatherPip
- WwPipeFlowDirection
- WwPipeBlockageCount
- WwPipe
- WwPipe (non-gravity)
- WwLateral
- WwPipeProtection
- WwStructure
- WwStation
- WwHangingStationCatchme
- WwPipe (non CCC)
- Out of Service
- In Service
- Abandoned
- Removed
- Proposed
- SwPrivateDrainFieldNo
- SwValve
- SwPump
- SwFacilityDischargePoint
- SwAccess
- SwValve
- SwCheck
- SwDuck Bill
- SwFlap
- SwGate
- SwInline Check
- SwValve
- SwHeadwall
- SwInlet
- SwOutlet
- SwFlowRestriction
- SwGrill
- SwType
- SwInlet
- SwOutlet
- SwSwirlnet
- SwType
- SwSingle Sump
- SwDouble Sump
- SwTriple Sump
- SwInlet
- SwPipe End
- SwGross Debris Trap
- SwSilt Trap
- SwSwOutlet
- SwSwPipeRestrict
- SwSwifting
- SwType
- SwChange
- SwBend
- SwJunction
- SwEnd Cap
- SwEye
- SwSwPipeFlowDirection
- SwLateralFitting
- SwType
- SwSingle Sump
- SwDouble Sump
- SwInspection Point
- SwManhole
- SwLateral Fitting
- SwSoak Pit
- SwSwLateral
- SwStructure
- SwReservoir
- SwStation
- SwPipe (non CCC)
- SwIn Service
- SwAbandoned
- SwRemoved
- SwOut of Service
- SwUnknown
- SwWwLateral (non CCC)
- SwIn Service
- SwAbandoned
- SwRemoved
- SwOut of Service
- SwProposed
- SwBCConnector
- SwBGEndCap
- SwBGValve
- SwBGPipe



ph: 03 941 8999 web: ccc.govt.nz

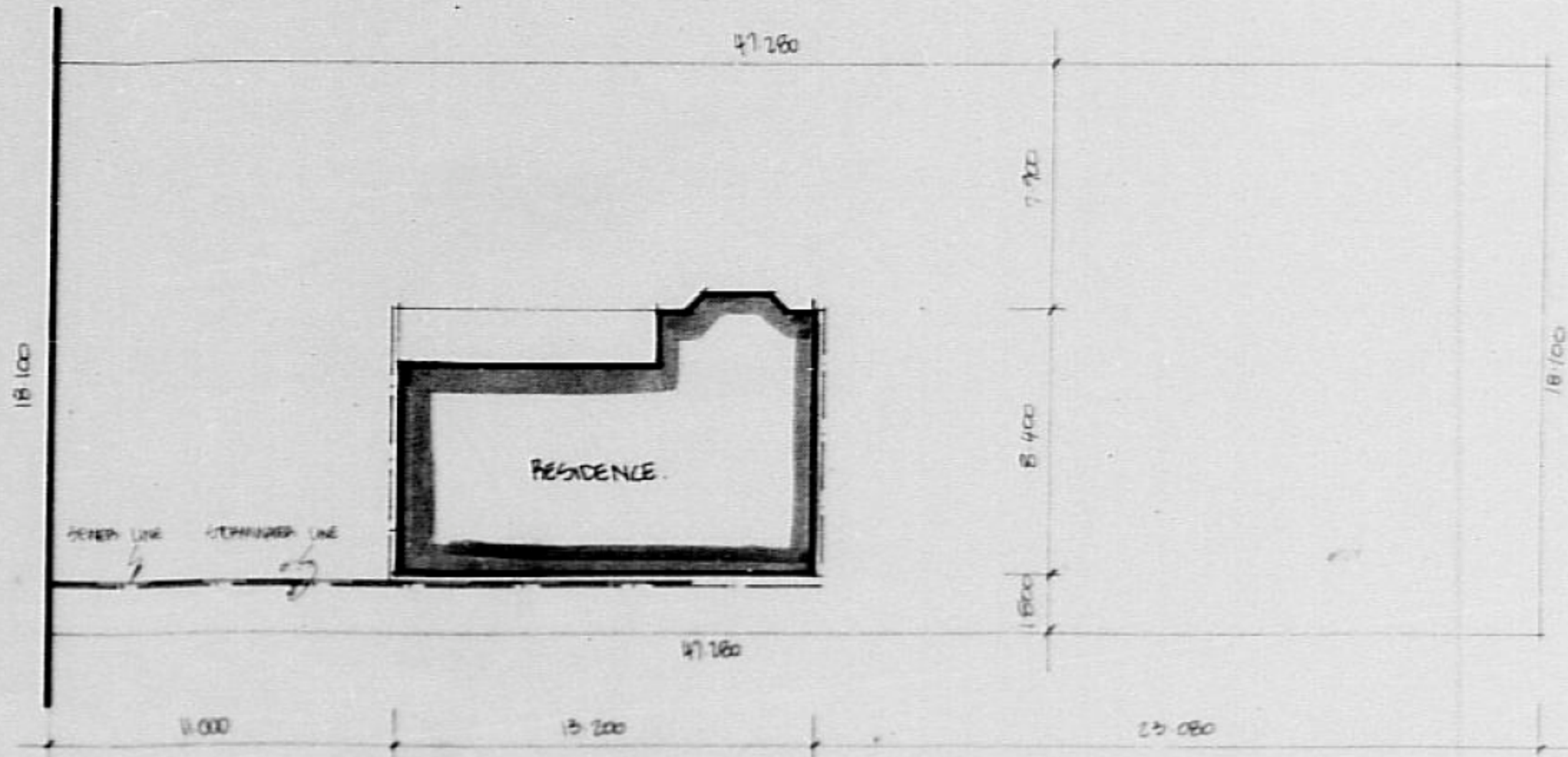
Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.

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N
Date: 17/09/2025 9:26 AM
Scale: 1: 500 on A4

0 2.5 5 10 15 20 Metres

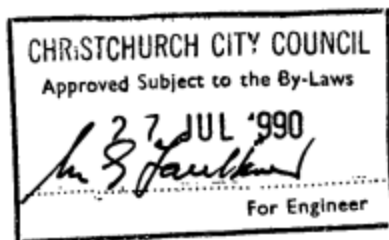
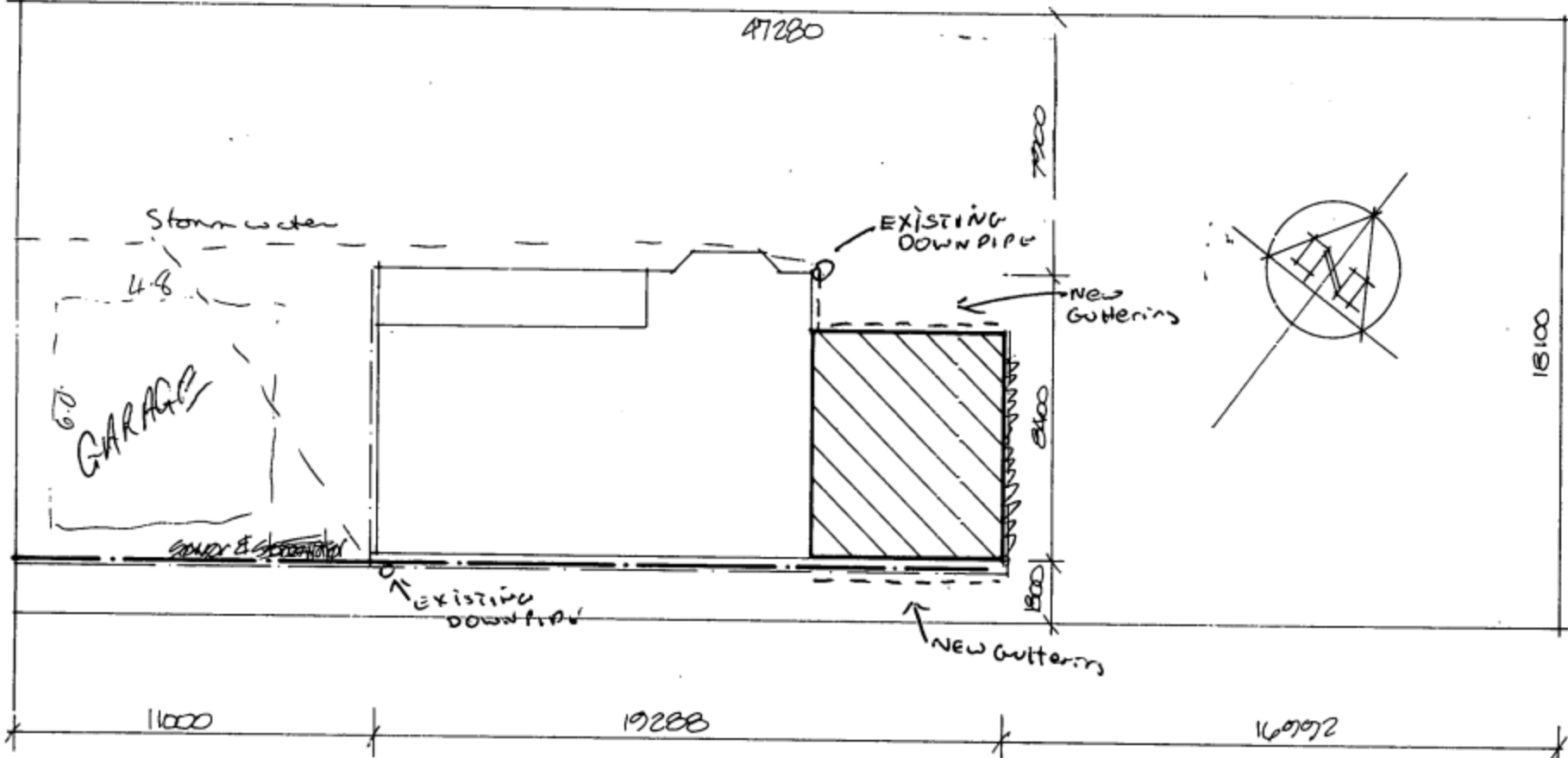
FLEMINGTON AVENUE



site plan 1:200

FLEMINGTON AVENUE

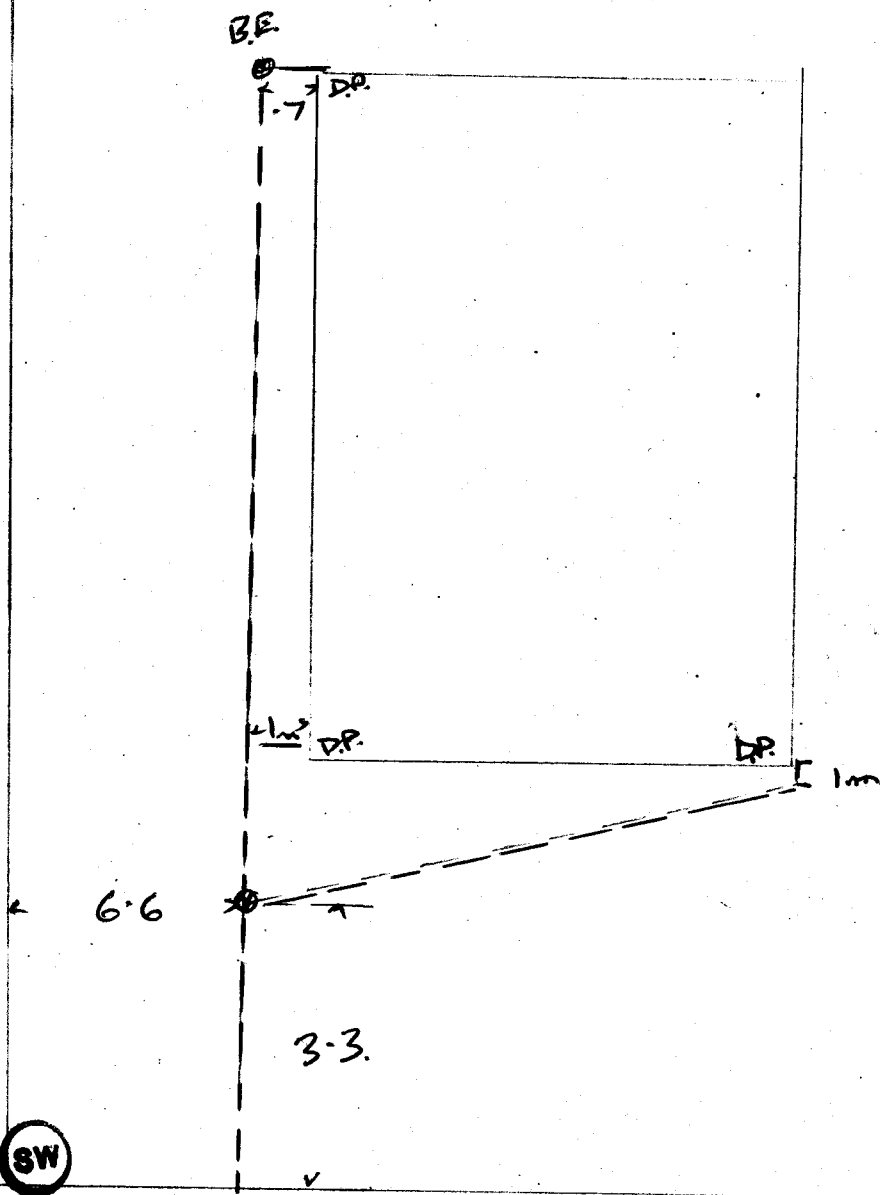
47280



SITE PLAN MR & MRS A. WRIGHT
25 FLEMINGTON AVE



25 Flemington Ave



ADDRESS

25 Flemington Ave

LEGAL DESCRIPTION

LOT 78 DP 3484

DRAINAGE PERMIT NO

6603

DRAINLAYERS NAME

T. Holling

SITE PLAN .
STORMWATER PIPING LAYOUT

FILE 6603 BU/40/ 721 / 25.

PROPOSED EXTENSION.

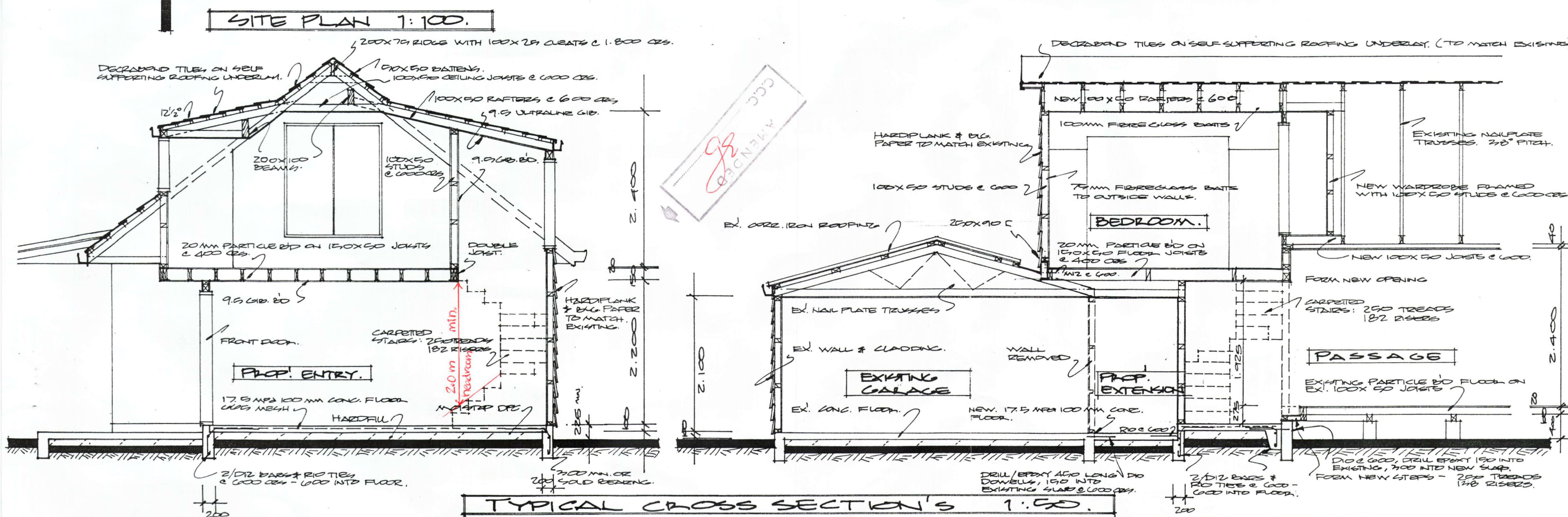
FOR: ALLAN & LINDA WRIGHT.
AT: 25 FLEXINGTON AVENUE.

PLAN NO
7705

SHEET NO
2 of 2

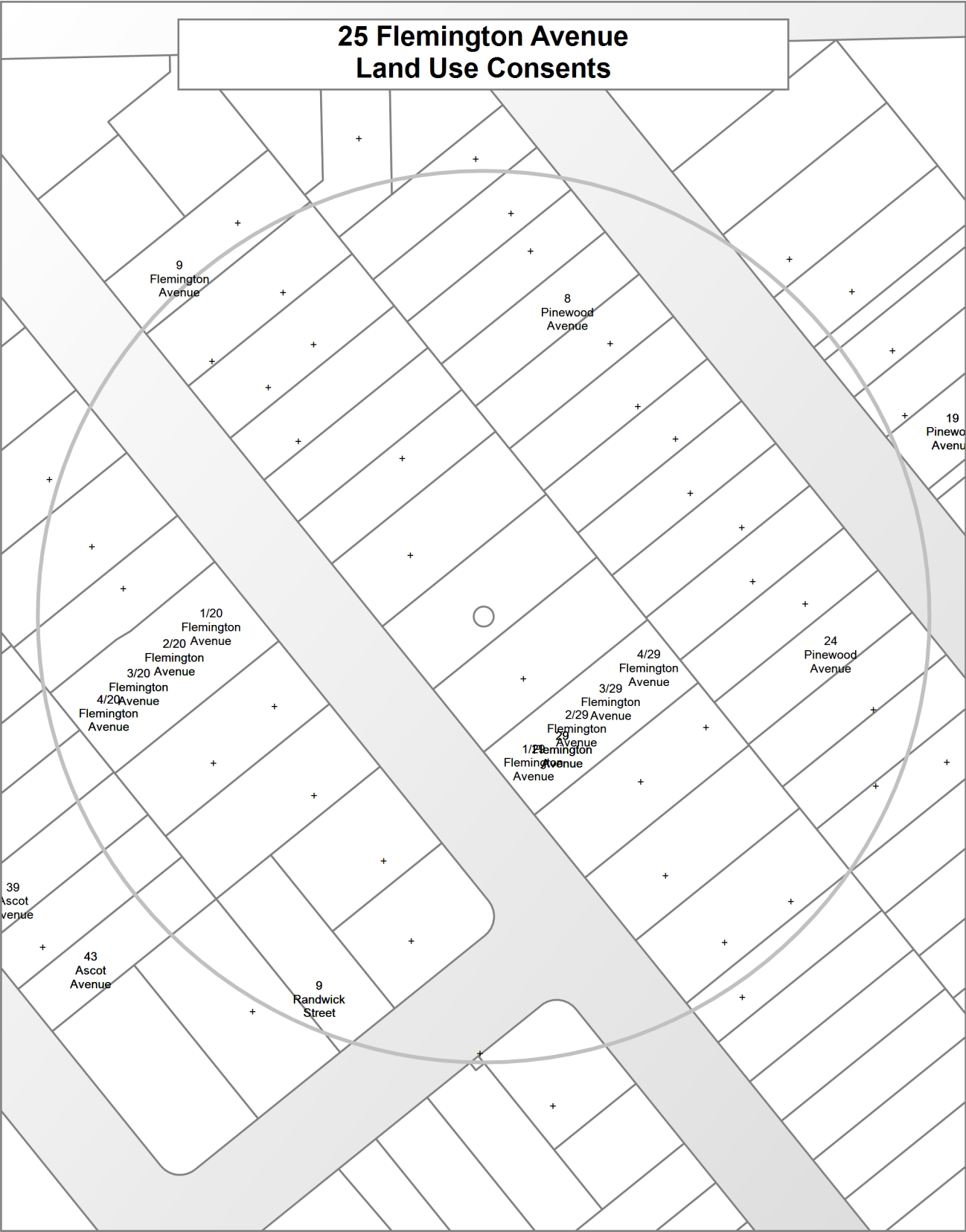
DENNIS NEILL
and Associates Ltd
ARCHITECTURAL DESIGNERS

CHRISTCHURCH CITY COUNCIL
gc
 CONSENT DOCUMENT
 31 JAN 2000
 All building work shall comply with the
 New Zealand Building Code new stand-
 ing any inconsistencies where they
 occur in the drawings and specifications.

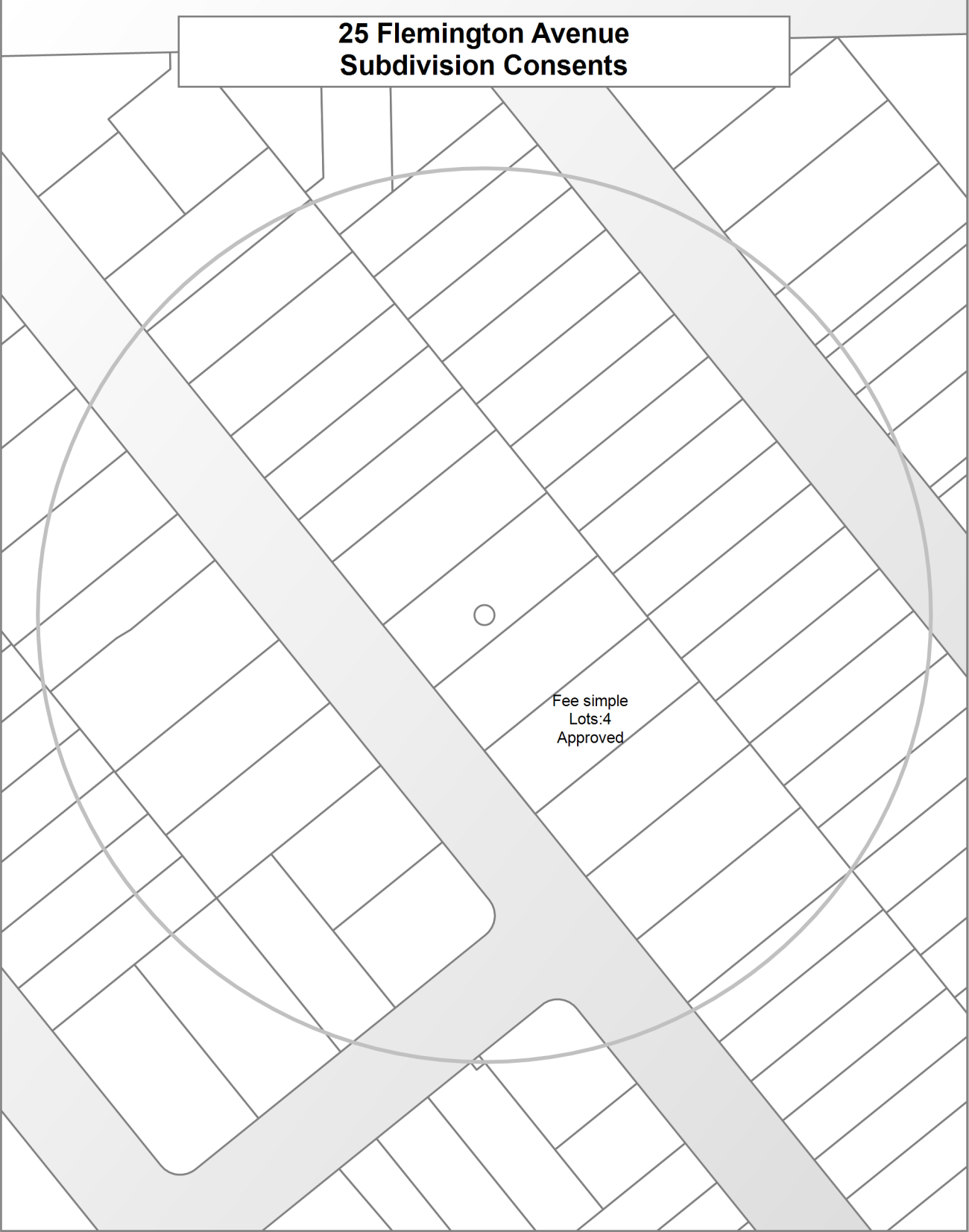


EXISTING RESIDENCE : CR. 139.03 m².
 PORCH. EXTENSION CR. 8.48 m².
 FF. 19.64 m² } 28.12 m².
 EX. GARAGE : 28.80 m² }
 GARAGE EXTENSION : 7.89 m². } 36.69 m².
 VERANDA : 17.94 m².
 LAND : 850 m².
 SITE COVERAGE : 198.14 m² IE. 23.17 %.

25 Flemington Avenue
Land Use Consents



**25 Flemington Avenue
Subdivision Consents**



Fee simple
Lots:4
Approved

25 Flemington Avenue
Private occupation of public land



Land Use Resource Consents within 100 metres of 25 Flemington Avenue

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

1/20 Flemington Avenue

RMA/2007/2095

4 EPH units with various non compliances - Historical Reference RMA92009401

Processing complete

Applied 27/07/2007

Decision issued 28/08/2007

Granted 28/08/2007

1/29 Flemington Avenue

RMA/2024/2218

Construct Four (4) OPH residential units

Processing complete

Applied 31/07/2024

Decision issued 17/09/2024

Granted 17/09/2024

19 Pinewood Avenue

RMA/2019/1038

Construction of Two Units with attached Garages

Not accepted for processing

Applied 14/05/2019

Not accepted for processing 22/05/2019

RMA/2019/1182

Construction of Two Units with attached Garages

Not accepted for processing

Applied 30/05/2019

Not accepted for processing 14/06/2019

RMA/2019/1869

Construction of Two Units with attached Garages

Processing complete

Applied 20/08/2019

Decision issued 18/09/2019

Granted 18/09/2019

2/20 Flemington Avenue

RMA/2007/2095

4 EPH units with various non compliances - Historical Reference RMA92009401

Processing complete

Applied 27/07/2007

Decision issued 28/08/2007

Granted 28/08/2007

RMA/2017/1851

Discharge of Encumbrance - EPH Unit Conversion

Processing complete

Applied 07/08/2017

Encumbrance discharged 31/08/2017

2/29 Flemington Avenue

RMA/2024/2218

Construct Four (4) OPH residential units

Processing complete

Applied 31/07/2024

Decision issued 17/09/2024

Granted 17/09/2024

24 Pinewood Avenue

RMA/1999/2429

To erect a dwelling and attached garage which fails to comply with the 3m living area window setback. - Historical Reference RES991156

Processing complete

Applied 23/04/1999

Decision issued 07/05/1999

Granted 07/05/1999

29 Flemington Avenue

RMA/2024/2218

Construct Four (4) OPH residential units

Processing complete

Applied 31/07/2024

Decision issued 17/09/2024

Granted 17/09/2024

RMA/2025/389

Change the use of four Older Person's Housing units into a Multi-Unit Residential Complex

Processing complete

Applied 14/02/2025

Decision issued 19/03/2025

Granted 19/03/2025

RMA/2025/524

Subdivision - Fee Simple - Four lots and associated land use

s223 Certificate issued

Applied 27/02/2025

s223 Certificate issued 29/08/2025

Decision issued 29/04/2025

Granted 29/04/2025

3/20 Flemington Avenue

RMA/2007/2095

4 EPH units with various non compliances - Historical Reference RMA92009401

Processing complete

Applied 27/07/2007

Decision issued 28/08/2007

Granted 28/08/2007

RMA/2017/1192

Discharge of Encumbrance - EPH Unit Conversion

Processing complete

Applied 26/05/2017

Encumbrance discharged 21/06/2017

3/29 Flemington Avenue

RMA/2024/2218

Construct Four (4) OPH residential units

Processing complete

Applied 31/07/2024

Decision issued 17/09/2024

Granted 17/09/2024

39 Ascot Avenue

RMA/1983/611

Build additional floor onto dwelling sited 1.5m from boundary. - Historical Reference RES9215556

Processing complete

Applied 19/05/1983

Decision issued 20/06/1983

Granted 20/06/1983

4/20 Flemington Avenue

RMA/2007/2095

4 EPH units with various non compliances - Historical Reference RMA92009401

Processing complete

Applied 27/07/2007

Decision issued 28/08/2007

Granted 28/08/2007

RMA/2017/1192

Discharge of Encumbrance - EPH Unit Conversion

Processing complete

Applied 26/05/2017

Encumbrance discharged 21/06/2017

4/29 Flemington Avenue

RMA/2024/2218

Construct Four (4) OPH residential units

Processing complete

Applied 31/07/2024

Decision issued 17/09/2024

Granted 17/09/2024

43 Ascot Avenue

RMA/1983/612

Build a garage 1.8m from front boundary. - Historical Reference RES9215558

Processing complete

Applied 06/12/1983

Decision issued 12/02/1984

Granted 12/02/1984

RMA/1984/789

Additions to rear of dwelling sited less than 2.7m from the side boundary. - Historical Reference RES9215560

Processing complete

Applied 16/02/1984

Decision issued 15/03/1984

Granted 15/03/1984

8 Pinewood Avenue

RMA/1990/396

Reduce the required garage setback from 6m to 3.2m - Historical Reference RES9208214

Processing complete

Applied 06/11/1990

Decision issued 16/11/1990

Granted 16/11/1990

9 Flemington Avenue

RMA/1993/621

To erect a carport less than 5.5m from the road boundary have a second vehicle crossing on a site < 18m in width and have < 55m² of outdoor living area. - Historical Reference RES9219212

Processing complete

Applied 16/09/1993

Granted 14/10/1993

Decision issued 14/10/1993

9 Randwick Street

RMA/1992/1060

To erect a games room intruding the recession plane and exceeding 9m in length within 1.8m of the boundary. - Historical Reference RES9220883

Processing complete

Applied 06/10/1992

Decision issued 19/10/1992

Granted 19/10/1992

RMA/1997/2256

To erect dwelling additions and intrude into the 1.8m internal boundary setback and 4.5m Road boundary setback. -
Historical Reference RES972575

Processing complete

Applied 16/09/1997

Decision issued 07/11/1997

Granted 07/11/1997

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