

Land Information Memorandum



Property address:

63 Aylesford Street

LIM number: H02930057

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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 31 January 2024
Date received 30 January 2024

Property details

Property address 63 Aylesford Street, St Albans, Christchurch
Valuation roll number 22320 01900
Valuation information Capital Value: \$580,000
Land Value: \$360,000
Improvements Value: \$220,000
Please note: these values are intended for Rating purposes
Legal description Lot 6 DP 8664
Existing owner

Council references

Rate account ID 73022288
LIM number H02930057
Property ID 1091624

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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.

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.

● Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at www.ccc.govt.nz/coastalhazards.

● Mayoral Flooding Taskforce

This property or parts of this property lie within the observed, reported or estimated flood extent of one or more of the flood events between February 2011 and April 2014. For more information please refer to <https://ccc.govt.nz/reports/> or phone council on 941-8999.

● Predicted 1 in 50 Year Flood Extent

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<https://ccc.govt.nz/floorlevelmap>) or phone 941 8999.

● Property Affected by Low Lying Area

This property is located in a flood plain or flood awareness area. Should development or subdivision be proposed for this property please contact the duty Building or Planning line on 941 8999 for development site levels.

● 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.

● 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.

Related Information

- In 1974 Council was informed of surface water ponding on the rear section of the property. No further correspondence held on file regarding this issue.
- There is attached a soil investigation report for this property.

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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 drainage works associated with this property has been partially plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and buildings/house outline is attached.
- The dwelling/building is shown to be served by a sewer drain and a stormwater drain.

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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.

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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 30/06/2024: \$3,095.34

	Instalment Amount	Date Due
Instalment 1	\$773.78	15/08/2023
Instalment 2	\$773.78	15/11/2023
Instalment 3	\$773.78	15/02/2024
Instalment 4	\$774.00	15/05/2024

Rates owing as at 31/01/2024: \$773.78

(b) Excess water charges

On 1 October 2022 the Council introduced a new targeted rate for residential households using excess water. As a result, residential property settlements must now ensure all water usage and outstanding debts are accurately accounted for.

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?

When a residential property is sold, an estimate read is used. We expect to make further changes to this process later in 2023. 4 business days are required to process a settlement request. To advise of a residential property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request

For more information about settlements, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us

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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.

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

(a) Consents

- BCN/1955/1170 Applied: 30/03/1955 Status: Completed
63 Aylesford Street St Albans
Permit issued 13/04/1955
ADDITIONS- Historical Reference PER55600315- No plans/information held on property file
- BCN/1960/1745 Applied: 22/03/1960 Status: Completed
63 Aylesford Street St Albans
Permit issued 07/06/1960
DETACHED ROOM- Historical Reference PER60100611- No plans/information held on property file
- BCN/1973/7469 Applied: 19/11/1973 Status: Completed
63 Aylesford Street St Albans
Permit issued 28/11/1973
ADDITIONS - BEDROOM AND ALTER LAUNDRY- Historical Reference PER73400647
- BCN/1975/3335 Applied: 19/06/1975 Status: Completed
63 Aylesford Street St Albans
Permit issued 09/07/1975
EXTENSION TO GARAGE- Historical Reference PER75600333
- BCN/1988/6692 Applied: 27/09/1988 Status: Completed
63 Aylesford Street St Albans
Permit granted 30/09/1988
Permit issued 03/10/1988
SPACE HEATER- Historical Reference PER88902353
- BCN/2008/4887 Applied: 25/07/2008 Status: Completed
63 Aylesford Street St Albans
Accepted for processing 25/07/2008
Building consent granted 25/07/2008
Building consent issued 25/07/2008
PIM Granted 25/07/2008
PIM Issued 25/07/2008
Code Compliance Certificate Granted 30/07/2008
Code Compliance Certificate Issued 30/07/2008
ETHOS FS 100 FREE STANDING WOOD BURNER CERT 02010- Historical Reference ABA10087685

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- BCN/2023/8381 Applied: 11/12/2023 Status: Completed
63 Aylesford Street St Albans
Exemption from building consent approved 30/01/2024
EQ Repairs - Re-level & Internal alterations

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related Information

- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.

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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.

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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).

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

(a)(i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

- **Development Constraint**

Council records show there is a specific condition on the use of this site: Specific Floor Level required

- **Qualifying Matter**

Property or part of property within the Water body Setback 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.

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for an Environmental Asset Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.

- **District Plan Zone**

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

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

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(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.

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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

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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**

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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 Monday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Monday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill EcoDrop.

(b) Other

• Floor Levels Information

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that 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 site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing 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 Papanui-Innes-Central Community Board.

• Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Innes 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

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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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**SOIL BEARING VERIFICATION REPORT –
63 AYLESFORD STREET, MAIREHAU
CHRISTCHURCH.**

**Ref: 23.388
26 November 2023**

Report Prepared For:



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1. INTRODUCTION

1.1 GENERAL

Limestone Engineers Ltd has been engaged in a soil bearing verification assessment for repairing/rebuilding an existing dwelling at 63 Aylesford Street, Mairehau, Christchurch. The assessment and recommendations are based on our engineering judgment, on-site observations, information, and reports provided to us.

A structural assessment of the dwelling was carried out along with a geotechnical investigation on-site, thus, this report shall be read in conjunction with our structural assessment report.

1.2 SCOPE OF WORK

Limestone Engineers Ltd has been engaged in a geotechnical assessment to repair an existing dwelling at 63 Aylesford Street, Mairehau, Christchurch. Our assessment aimed to evaluate the site's surface and subsurface conditions and provide geotechnical recommendations for the existing dwelling's foundation repair works.

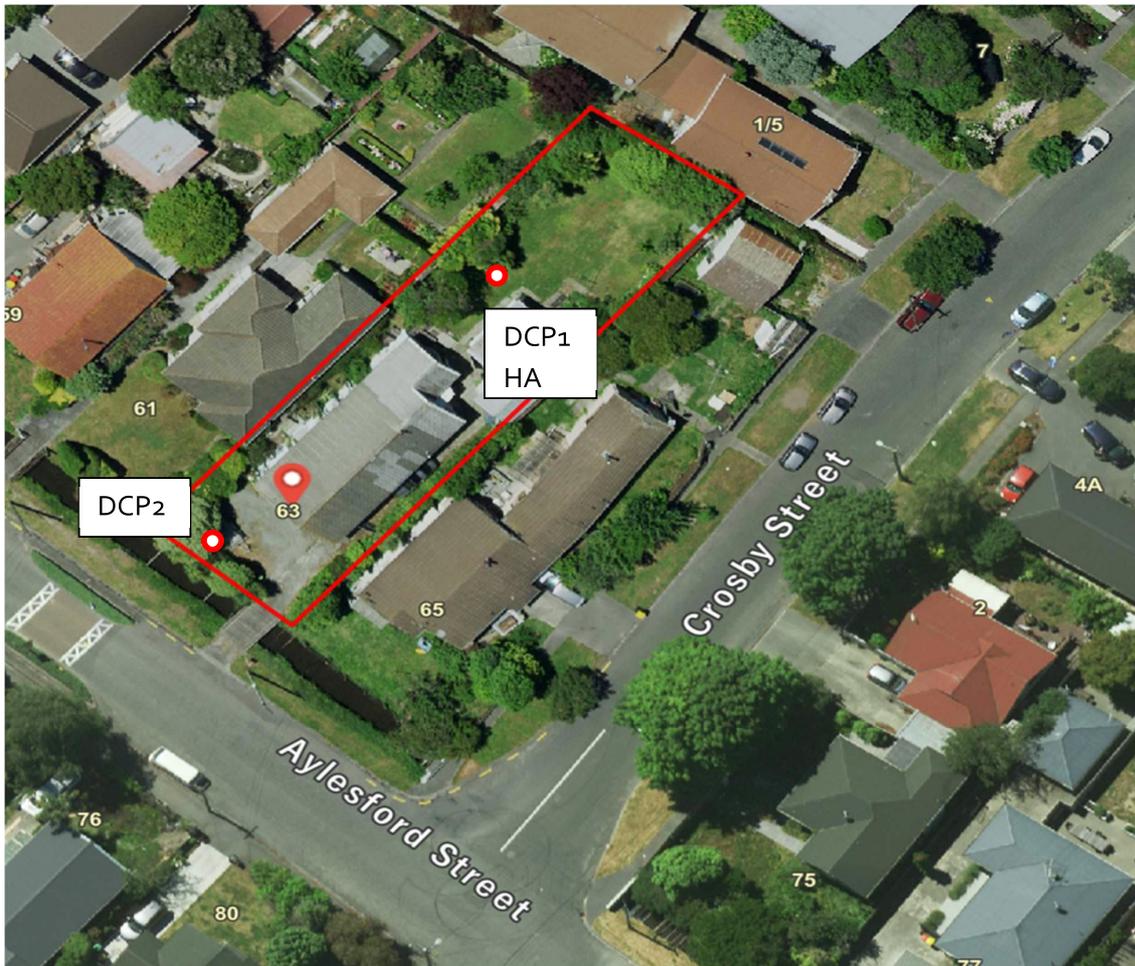
This report summarises our findings and recommendations and may be used to support a Building Consent exemption application to Christchurch City Council.

1.3 SITE DESCRIPTION

The site is legally described as Lot 6 DP 8664 and is located at 63 Aylesford Street, Mairehau. The site is a parcel of land with an approximate area of 812 m². The site has flat topography and had an existing building in the section at the investigation time.

2. FIELDWORK SUMMARY

A shallow ground investigation has been carried out by Limestone Engineers Limited on 26 November 2023, comprising of 2 Dynamic Cone Penetrometers (DCPs) and 1 Hand Augured holes (HA).



3. SITE-SPECIFIC INVESTIGATION

3.1 SITE SUBSURFACE CONDITIONS

Subsurface conditions based on those encountered within the hand augured hole are given below.

Table 1: Ground conditions summary table – inferred from Hand Auger 1.

Description	Depth to bottom of layer (mbgl)
Topsoil	0.2 m
Brown slight moist SILT	0.3-0.8 m
Dark brown moist fine sandy SILT	0.8-1.0 m

3.2 LAND CLASSIFICATION

The site is currently mapped as “Green Zone, Technical Category 3” as defined by the Ministry of Business, Innovation and Employment (MBIE) Residential Technical Categories. MBIE states that land damage from liquefaction is possible on TC3 land in future significant earthquakes. While TC3 land is considered suitable for residential construction, site-specific geotechnical investigation and specific engineering foundation design are required for house repairs and rebuilds.

3.3 GEOTECHNICAL ULTIMATE BEARING CAPACITY

With reference to the investigation data, a geotechnical Ultimate Bearing Capacity (UBC) of 100kPa can be assumed below 0.4m bgl. A strength reduction factor of $\phi = 0.5$ should be applied to the Ultimate Bearing Capacity to obtain the Dependable Bearing Capacity, which should be equal to or greater than the factored Ultimate Foundation Bearing Pressures.

3.4 GROUNDWATER

Groundwater was not encountered during this investigation.

4. CONCLUSIONS AND RECOMMENDATIONS

4.1 FOUNDATION REMEDIATION RECOMMENDATIONS

As per our structural assessment report, the building may require pile replacement. A structural engineer should design the size of the pile pads prior to any construction. An ultimate bearing capacity of 100 kPa is inferred to be achievable at approximately 0.4m below ground level for foundation design/relevelling purposes.

4.2 CONSTRUCTION MONITORING

A Geotechnical Engineer familiar with the findings of this report should be engaged to carry out observations during pad excavations to confirm soil and foundation conditions are consistent with those adopted within this report. Inspections will not be carried out before Council issues the required Building Consents, and unconsented works will not be inspected.

4.3 NOTES

Please note that the recommendations provided above are based on a limited number of tests, and the nature and continuity of subsoil conditions are inferred. Subsurface ground conditions may vary between any two inspected, tested and sampled locations. Subsurface ground conditions may also change or be modified as a result of anthropogenic events (e.g., construction, failure of subsurface infrastructure, site contamination) and natural events (e.g., flooding, earthquakes, landslides, significant weather events). The geotechnical advice provided in this report is based on data available at the time of reporting, best engineering practice, judgement and experience. Where the actual ground condition deviates from the assumed condition, further geotechnical testing and assessment may be warranted, including supervision and auditing of site works by a qualified geotechnical engineer. This report is only intended for repair/relevel strategy with the existing dwelling.

5. REFERENCES

- Canterbury Earthquake Recovery Authority, Christchurch City Council, Selwyn District Council and Waimakariri District Council: Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbit.com/>)
- Canterbury Geotechnical Database. Earthquake Commission (EQC) Liquefaction interpreted from aerial photography. (Data supplied by Tonkin and Taylor for Canterbury Earthquake Recovery Authority)
- Environment Canterbury (2023) My Land Zone <https://mylandzone.canterburymaps.govt.nz/#/>
- Ministry of Business, Innovation and Employment (MBIE) (2012). Repairing and Rebuilding Houses affected by the Canterbury Earthquakes (<http://www.dbh.govt.nz/guidance-on-repairs-afterearthquake>).
- New Zealand Geotechnical Society. (2005). Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes.
- Stockwell, M.J. (1977). Determination of allowable bearing pressure under small structures. New Zealand Engineering. 32(6). 132-135.

6. LIMITATIONS

This report has been prepared on behalf of and for the exclusive use of Garnet Developments Limited and its relevant building consent authority and is subject to and issued by the provisions of the contract between Limestone Engineers Ltd and Garnet Developments Limited. Limestone Engineers Ltd accepts no liability or responsibility whatsoever or in respect of any use or reliance upon this report by any third party.

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It is recommended that all other parties seek professional geotechnical advice to satisfy themselves as to its ongoing suitability for their intended use.

7. CLOSURE

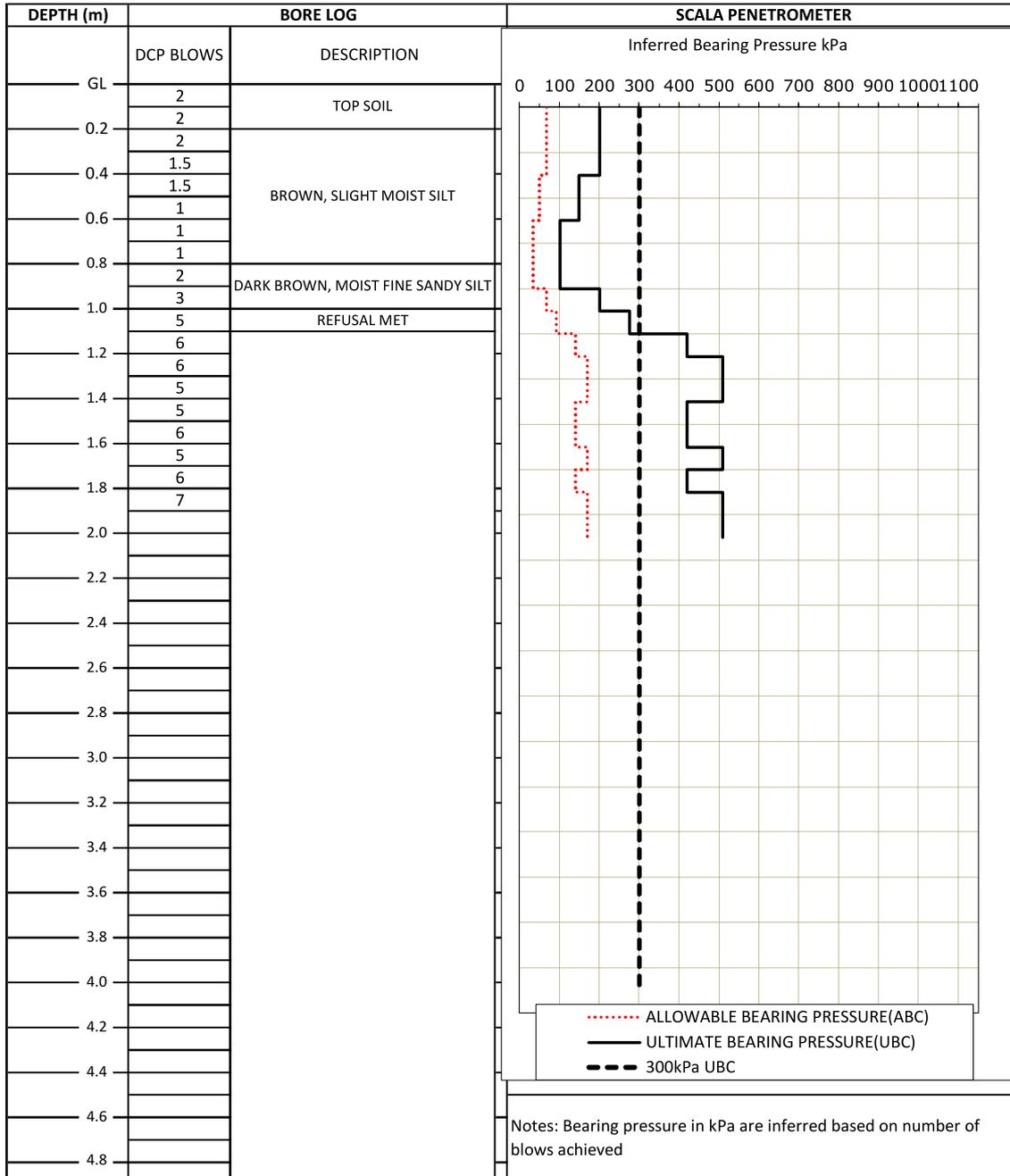
If you have any queries or require further clarification on any aspects of this report, please do not hesitate to contact the undersigned.

Action:	Name:	Signed:	Date:
Report Prepared:	Harvey Li BEng (Hons), EPMEngNZ <i>Structural Engineer</i>		26/11/2023
Report Reviewed:	Nero G <i>MEngSt(EQ) BScEng(Hons) MEngNZ</i>		26/11/2023
Approved:	S. Amirthalingham <i>B.Sc.Eng (Hons) CPEng, CMEngNZ</i> <i>Senior Structural Engineer</i>		26/11/2023

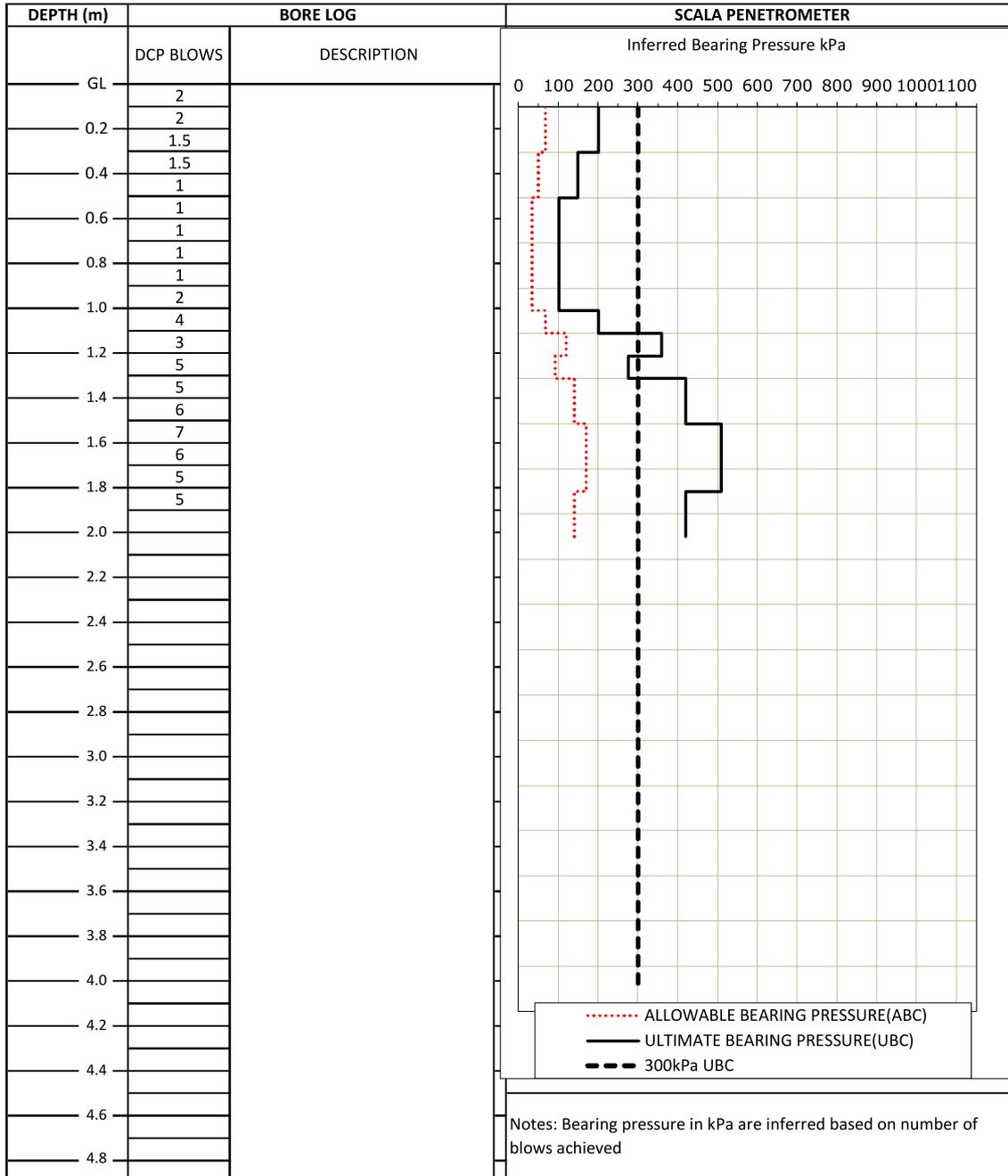
APPENDICES

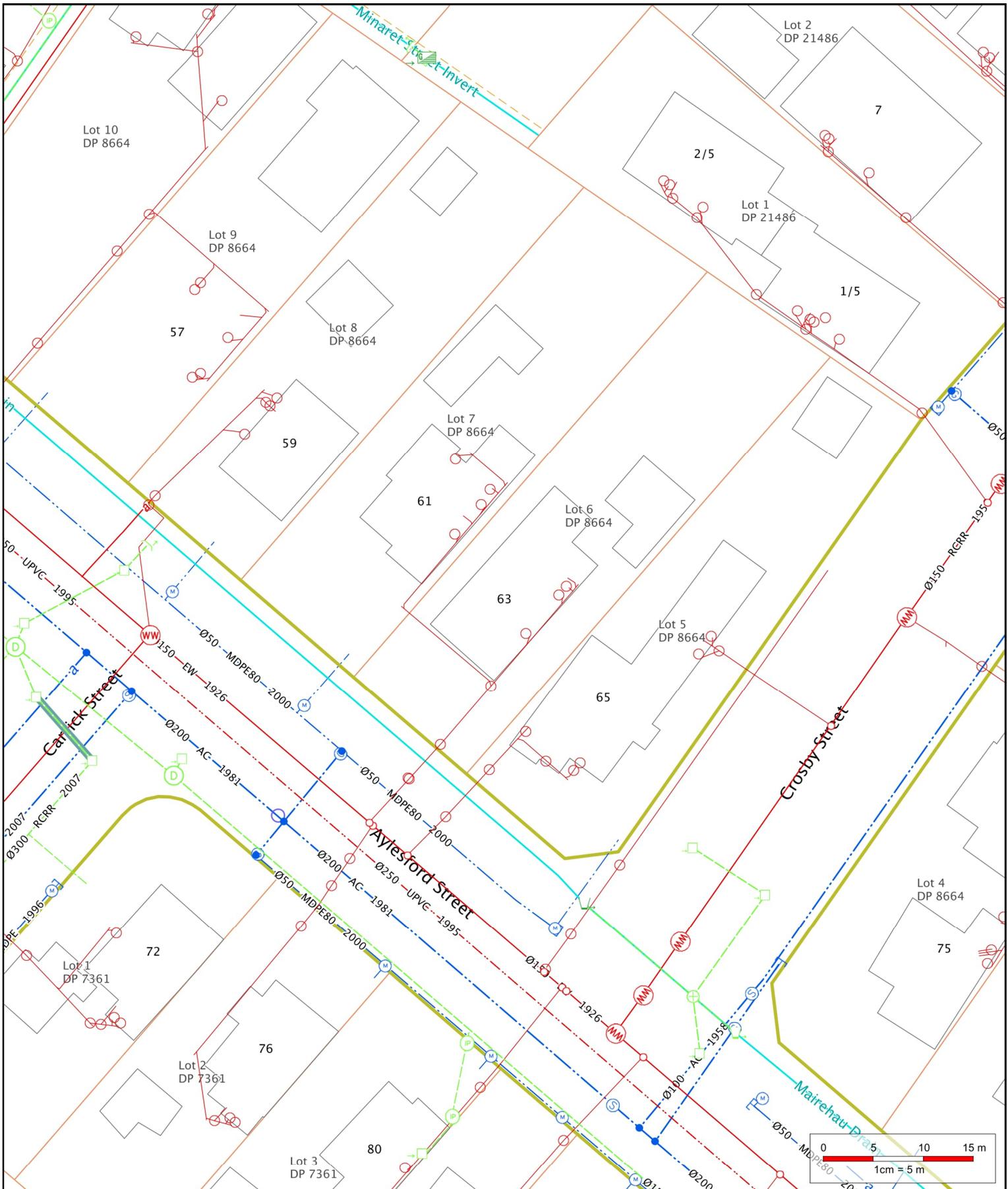
- a) Hand Auger & Scala Logs

PROJECT	63 Aylesford Street, Mairehau	NO.	1
REF	23-388	DATE	26/11/2023
BY	HL	CHECKED	AEN



PROJECT	63 Aylesford Street, Mairehau	NO.	2
REF	23-388	DATE	26/11/2023
BY	HL	CHECKED	AEN





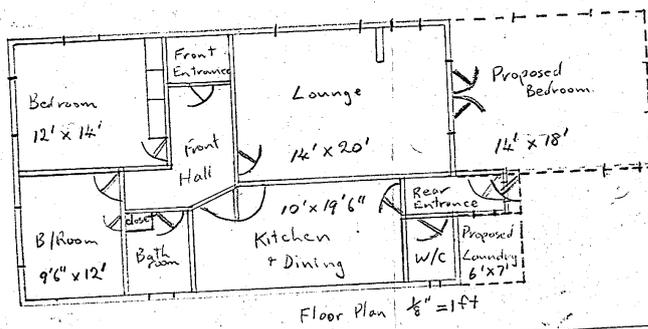
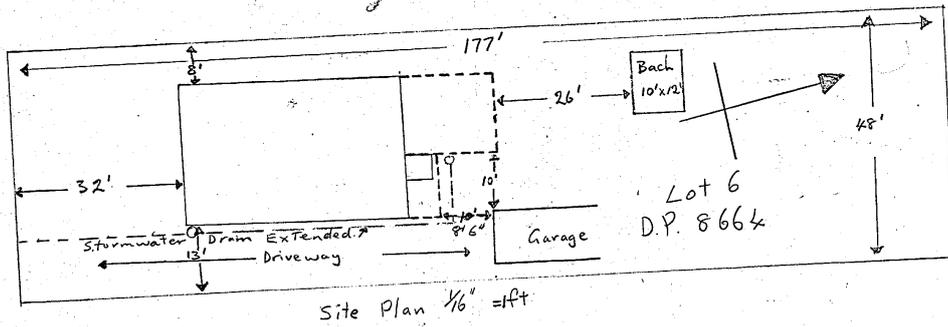
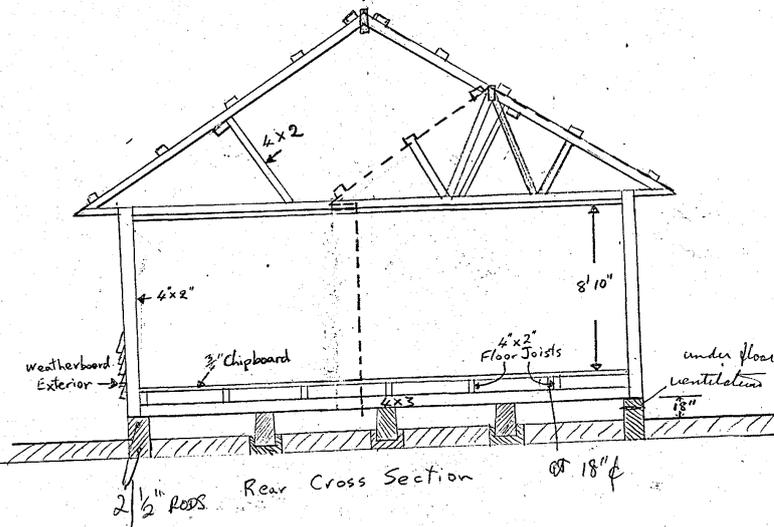

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 ph: 941-8300 fax: 941-8385
 Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.
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Private Drainage		Water Intake/Supply	Wastewater	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  Vaive  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  Main  Pressure Main	 Lateral Fitting  Local Pressure  Control Panel  Boundary Kit  Tank System  Site  Vacuum Chamber  Vacuum Breaker Stormwater  Bend  Change  Eye  Flow Restriction  Inlet  Dome Sump  Double Sump  Gross Debris Trap	 Inlet  Inlet Headwall  Pipe End  Eye  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

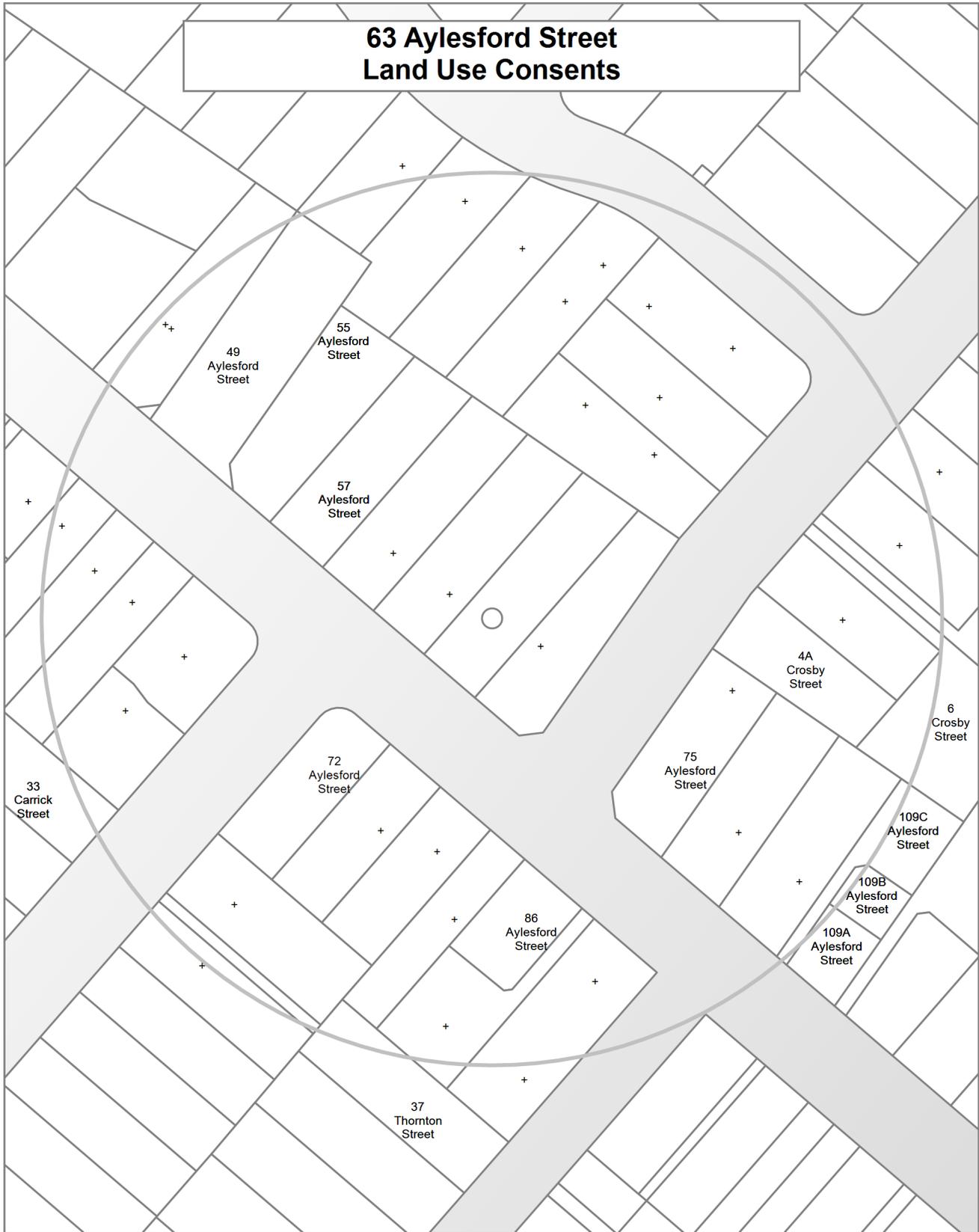
Proposed Extensions to 63 Oylesford St.
For R. L. Swaine.

63 Oylesford St.



SHREVEPORT CITY COUNCIL
Approved Subject to the By-Laws
75 NOV 1973
For City Engineer

63 Aylesford Street Land Use Consents



**63 Aylesford Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 63 Aylesford Street

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

109A Aylesford Street

RMA/2021/2014

New dwelling and associated earthworks

Processing complete

Applied 30/06/2021

Decision issued 26/08/2021

Granted 26/08/2021

RMA/2021/3500

Construct a new dwelling at the rear of the site, retaining the two existing dwellings with associated earthworks and landscaping

Processing complete

Applied 18/10/2021

Decision issued 19/11/2021

Granted 19/11/2021

109B Aylesford Street

RMA/2021/2014

New dwelling and associated earthworks

Processing complete

Applied 30/06/2021

Decision issued 26/08/2021

Granted 26/08/2021

RMA/2021/3500

Construct a new dwelling at the rear of the site, retaining the two existing dwellings with associated earthworks and landscaping

Processing complete

Applied 18/10/2021

Decision issued 19/11/2021

Granted 19/11/2021

109C Aylesford Street

RMA/2021/2014

New dwelling and associated earthworks

Processing complete

Applied 30/06/2021

Decision issued 26/08/2021

Granted 26/08/2021

RMA/2021/3500

Construct a new dwelling at the rear of the site, retaining the two existing dwellings with associated earthworks and landscaping

Processing complete

Applied 18/10/2021

Decision issued 19/11/2021

Granted 19/11/2021

33 Carrick Street

RMA/1993/255

Consent to erect a garage sited 1.5m from road boundary. Consent from B and a I McCutcheon, 35 Carrick st; D N and K a Clyde, #32; and T R and R J Condon, #31. held up due to req consent from #36 11/8/93. - Historical Reference RES9216086

Processing complete

Applied 19/07/1993

Decision issued 11/08/1993

Granted 11/08/1993

RMA/1993/324

Erect a garage sited 1.5m from road boundary. Consents from D Shannon, 36 Carrick st; B and AJ mccutcheon, 35 Carrick st; NG and KA Gyde, 32 Carrick st; Tr and RJ Condon, 31 Carrick St - Historical Reference RES9216448

Processing complete

Applied 19/07/1993

Decision issued 17/09/1993

Granted 17/09/1993

37 Thornton Street

RMA/2008/2074

New garage within street-scene setback - Historical Reference RMA92012968

Processing complete

Applied 10/10/2008

Decision issued 08/04/2009

Granted 08/04/2009

49 Aylesford Street

RMA/1979/352

Consent to erect an accessory building of 85.5m² in lieu of 65m² for one accessory building total accessory buildings on site exceed 100m². Neighbours consent - Historical Reference RES9213261

Processing complete

Applied 07/06/1979

Decision issued 21/06/1979

Granted 21/06/1979

4A Crosby Street

RMA/2007/2380

Dwelling and attached garage with a living room window within 3m boundary setback - Historical Reference RMA92009703

Processing complete

Applied 29/08/2007

Decision issued 26/09/2007

Granted 26/09/2007

55 Aylesford Street

RMA/1970/246

Dispensation for an extension for a garage and bird Aviary in front of a house. - Historical Reference RES955006

Processing complete

Applied 30/06/1970

Decision issued 30/06/1970

Granted 30/06/1970

RMA/2014/2119

Replace Vehicle Access Bridges - Historical Reference RMA92026800

Processing complete

Applied 18/08/2014

Decision issued 29/10/2014

Granted 29/10/2014

RMA/2016/1897

Dwelling with Detached Garage

Processing complete

Applied 12/07/2016

Decision issued 10/10/2016

Granted 10/10/2016

57 Aylesford Street

RMA/2014/2119

Replace Vehicle Access Bridges - Historical Reference RMA92026800

Processing complete

Applied 18/08/2014

Decision issued 29/10/2014

Granted 29/10/2014

RMA/2017/3150

Minimum Floor Level Certificate

Processing complete

Applied 13/12/2017

Certificate issued 15/12/2017

RMA/2018/1310

To construct a detached garage and vehicle access

Processing complete

Applied 01/06/2018

Decision issued 03/08/2018

Granted 03/08/2018

RMA/2018/1379

Minimum Floor Level Certificate

Processing complete

Applied 11/06/2018

Certificate issued 11/06/2018

RMA/2018/828

Construct double garage and veranda

Not accepted for processing

Applied 06/04/2018

Not accepted for processing 20/04/2018

6 Crosby Street

RMA/2003/3144

Garage addition within required set back distance from the waterway (7m required). - Historical Reference RMA20015492

Processing complete

Applied 02/12/2003

Decision issued 16/12/2003

Granted 16/12/2003

72 Aylesford Street

RMA/2014/781

Dwelling Foundation Repair - Historical Reference RMA92025410

Withdrawn

Applied 03/04/2014

75 Aylesford Street

RMA/1973/187

Consent to resite the existing dwelling and erect 2 self contained flats with garages 2 objections - Historical Reference RES9213262

Processing complete

Applied 11/12/1973

Decision issued 21/03/1974

Declined 21/03/1974

86 Aylesford Street

RMA/1976/230

Consent to erect a new dwelling attached to an existing garage sited on the boundary, which will be attached to a proposed carport, attached to the the exi - Historical Reference RES9213263

Processing complete

Applied 02/09/1976

Decision issued 06/09/1976

Granted 06/09/1976

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