

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 90 Queen Street Dunedin

Prepared for: Kamal Naser Slaimankhel

Prepared on: 25-Mar-2026

Property Details:

Property ID	5029758
Address	90 Queen Street Dunedin
Parcels	SEC 73 BLK XIX SO 14194 TN OF DUNEDIN

Disclaimer:

Issued in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987

Should you require further clarification of any of the information listed in this report, please phone our Customer Services Agency on 03 477 4000.

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 25-Mar-2026

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice. The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) of title may record further information or obligations relating to the land.

Further information about this property may be available from other agencies such as the Otago Regional Council, Nova Gas, Telecom New Zealand (Chorus) or Delta Utility Services Limited.

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s44A(2)(a) Information identifying any special feature or characteristics of the land

District Plan Hazard Information

Refer to District Plan for Natural Hazards Information *section: s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use.*

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:

<https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database>

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996.

All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge.

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Drainage

Drainage plans on file are indicative only.
Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are shown in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **12th June 1997**.

No comment is made with regard to this property's compliance with the requirement for storm water separation after the date of inspection.

Public Sewer Sheets

WARNING. Please note that public sewer reticulation sheets are scaled in either Imperial feet or Metric metres. Please check with the Duty Drainage Inspector if in doubt.

Dunedin City Council Private Drainage plans incomplete

WARNING. The Dunedin City Council's private drainage records (plans) prior to 1 January 1993 may be incomplete or not clearly recorded. Owners therefore are advised to carry out work with due care to avoid damage to any private drain not detailed because of the lack of information filed in the Council's records.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

Water Supply

Urban water supply area – Connected

This property is connected to the Dunedin City Council’s urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

Terms and conditions of supply

All new and existing connections to the Dunedin City Council’s water supply network are subject to the terms and conditions of the Dunedin City Council Water Bylaw 2011. The bylaw is available to view at www.dunedin.govt.nz/water-bylaw.

Water pressure

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

Water reticulation maps

A copy of the water reticulation map of Dunedin City Council infrastructure in the vicinity of the subject property is attached. These show the location of the water main in the road. It may or may not show the water service to the property. It is recommended that the applicant check the property

s44A(2)(c) Information relating to any rates owing in relation to the land

Rates Details

Rates Assessment Details

Rate Account	2029758
Address	90 Queen Street Dunedin
Valuation Number	27180-47500
Latest Valuation Details	
Capital Value	\$1,080,000
Land Value	\$1,060,000
Value of Improvements	\$20,000
Area (Hectares)	0.1012HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$5,528.38
Rates Outstanding for Year	\$5,943.04

For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land

(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and

(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
Archived	/CCC	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
Refused		-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect
Lapsed		-	

NOTE: This is not a comprehensive list of all building consent statuses

[ABA-2005-309927](#) Building Consent - Renew Foul Sewer Drains

Lodgement Date	06-Oct-2005
Decision	Granted
Decision Date	10-Oct-2005
Current Status	CCC Issued
Previous Number	ABA53352
<i>(Applications before 2007)</i>	

[ABA-1996-336318](#) Building Consent - Stormwater Drainage to Street Channel, (John Stratton)

Lodgement Date	11-Jun-1996
Decision	Granted
Decision Date	13-Jun-1996
Current Status	CCC Issued
Previous Number	ABA962298
<i>(Applications before 2007)</i>	

[ABA-2012-252](#) Building Consent - New Bathroom/Laundry Fittings and Fixtures

Lodgement Date	24-Feb-2012
Decision	Granted
Decision Date	02-Mar-2012
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

Building and Drainage Permits

[H-1921-7243](#) AAB19210216

5169 - Repair Dwelling, No Plan (Cameron). The permit was lodged on 10-Mar-1921.

[H-1901-115842](#) AAD19011560

- Note: No Early Record of Drains. The permit was lodged on 01-Jan-1901.

[H-1912-123514](#) AAD19120189

A159 - Plumbing New Work, No Plan. The permit was lodged on 29-Apr-1912.

[H-1918-134291](#) AAD19180047

A12942 - Clear Drain, No Plan (Cameron). The permit was lodged on 22-Apr-1918.

[H-1927-143477](#) AAD19270110

C506 - Clear Drain, No Plan (Cameron). The permit was lodged on 15-Aug-1927.

[H-1934-150441](#) AAD19340066

C8941 - Plumbing and Drainage, (Cameron). The permit was lodged on 29-May-1934.

[H-1961-182297](#) AAD19610238

G4822 - Drainage Repairs, No Plan (Martin). The permit was lodged on 28-Aug-1961.

[H-1979-210527](#) AAD19790098

K681 - Replace Sanitary Fittings, No Plan (Mr Stratton). The permit was lodged on 16-Jul-1979.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

There are no Consent Notices recorded for this property. It is recommended that the applicant check the Record of Title for any notices or covenants that may affect the property.

Alcohol Licensing

There are no records of any Alcohol Licences for this property.

Health Licensing

There are no records of any Health Licences for this property.

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

No information.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in the 2GP, which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- Inner City Residential (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Archaeological Alert Layer
- Urban Biodiversity Mapped Area (adjoining)
 - Name: Town Belt
 - Plan ID: UBMA01

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

District Plan Map

The District Plan map is available [online here](#). Instructions on how to use the map are [available here](#).

You can also access the District Plan map and instructions by visiting the Dunedin City Council 2GP Website at:

<https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan>

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

No information.

Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.

Building Information

Drainage

Form 5 (building consent) copy

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas:

<https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

Planning

Resource Consents within 50m of 90 Queen Street Dunedin

[1639 R Sligo Terrace Dunedin](#)

[LUC-2018-670](#) Land Use Consent the establishment of public artworks (poems inscribed on existing street furniture). The outcome was Granted on 17/12/2018.

[5029529 8 Regent Road Dunedin](#)

[LUC-2013-360](#) Land Use Consent additional accommodation facilities at Toroa College (student hostel). The outcome was Granted on 26/09/2013.

[RMA-2003-366301](#) Resource Management Act (Historical Data) USE OF EXISTING HALL AS A COMMERCIAL RESIDENTIAL ACTIVITY DURING HOLIDAYS (Non-Notified - Non Complying). The outcome was Granted on 08/05/2003.

[RMA-2000-363743](#) Resource Management Act (Historical Data) TO ESTABLISH OPERATE AND MAINTAIN A STUDENT HOUSE FOR THE EXCLUSIVE USE OF TOROA INTERNATIONAL HOUSE RESIDENTS IN AN EXISTING DWELLING (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 08/03/2000.

[5029530 1 - 85 Queen Street Dunedin](#)

[LUC-2015-284](#) Land Use Consent global significant tree consent for Otago University. The outcome was Granted on 27/07/2015.

[LUC-2013-360](#) Land Use Consent additional accommodation facilities at Toroa College (student hostel). The outcome was Granted on 26/09/2013.

[RMA-2000-363743](#) Resource Management Act (Historical Data) TO ESTABLISH OPERATE AND MAINTAIN A STUDENT HOUSE FOR THE EXCLUSIVE USE OF TOROA INTERNATIONAL HOUSE RESIDENTS IN AN EXISTING DWELLING (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 08/03/2000.

[5029531 12A Regent Road Dunedin](#)

[LUC-2013-406](#) Land Use Consent establish two additional residential units. The outcome was Granted on 29/10/2013.

[5029532 83 Queen Street Dunedin](#)

[LUC-2015-284](#) Land Use Consent global significant tree consent for Otago University. The outcome was Granted on 27/07/2015.

[LUC-2013-360](#) Land Use Consent additional accommodation facilities at Toroa College (student hostel). The outcome was Granted on 26/09/2013.

[LUC-2009-25](#) Land Use Consent Removal of significant tree - T933. The outcome was Granted on 10/02/2009.

[5029753 82 Queen Street Dunedin](#)

[COC-2007-3/A](#) Certificate of Compliance Objection to a decision of the Dunedin City Council in response to a request for a certificate of compliance (s357A). Confirmed with applicant's consultant that proposed land use did breach rules in section 20 of District plan and therefore Certificate of Compliance could not be issued. No need for hearing.. The outcome was S357 Dismissed on 06/07/2015.

[COC-2007-3](#) Certificate of Compliance Certificate of compliance for the proposed addition to existing flats. The outcome was Declined on 07/06/2007.

[RMA-2004-368021](#) Resource Management Act (Historical Data) ADDITIONS CREATING TOTAL OF 25 HABITABLE ROOMS ON 825SQM (Notified - Non Complying). The outcome was Declined on 11/10/2004.

[5029756 88 Queen Street Dunedin](#)

[RMA-1996-359270](#) Resource Management Act (Historical Data) ADD TO DWG (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/01/1996.

[5029759 94 Queen Street Dunedin](#)

[LUC-2017-437](#) Land Use Consent land use consent to undertake earthworks and establish retaining walls that will breach maximum change in ground level thresholds and boundary proximity provisions. The outcome was Granted on 26/09/2017.

[5029760 98 Queen Street Dunedin](#)

[LUC-2017-415/A](#) Land Use Consent s127 change of conditions 1 & 4 for LUC-2017-415 to establish a new four bedroom unit with bulk and location and amenity open space breaches and associated earthworks, also authorisation of existing dwelling's height plane angle breach. The outcome was s127 Upheld on 01/05/2019.

[LUC-2017-415](#) Land Use Consent land use consent for the establishment of a new four bedroom unit with bulk and location and amenity open space breaches and associated earthworks, also authorisation of existing dwelling's height plane angle breach. The outcome was Granted on 02/10/2017.

[5029763 5 Cosy Dell Road Dunedin](#)

[RMA-1995-358829](#) Resource Management Act (Historical Data) ALTER DWG - BASEMENT AREA (Non-Notified - Non Complying). The outcome was Granted on 28/09/1995.

[5029764 96 Queen Street Dunedin](#)

[RMA-1996-359622](#) Resource Management Act (Historical Data) ERECT GARAGE (Non-Notified - Restricted Discretionary). This consent has since Lapsed.

[5103188 750 Queens Drive Dunedin](#)

[LUC-2006-370604/B](#) Land Use Consent s127 change of conditions to extend construction hours. The outcome was s127 Upheld on 15/11/2013.

[LUC-2006-370604/A](#) Land Use Consent alter condition 5 of RMA 2006 370604 (formerly RMA 2006 0840). The outcome was s127 Upheld on 10/12/2010.

[RMA-2006-370604](#) Resource Management Act (Historical Data) Leith Lindsay Flood Protection Scheme - Water Of Leith -Mid Leith Section. The outcome was Granted on 31/08/2007.

[RMA-2000-364180](#) Resource Management Act (Historical Data) TO REMOVE THE TREE ON THE SUBJECT SITE (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/07/2000.

[RMA-1990-350845](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying).

[5103266 1 Kyle Street Dunedin](#)

[LUC-2006-370604/B](#) Land Use Consent s127 change of conditions to extend construction hours. The outcome was s127 Upheld on 15/11/2013.

[LUC-2006-370604/A](#) Land Use Consent alter condition 5 of RMA 2006 370604 (formerly RMA 2006 0840). The outcome was s127 Upheld on 10/12/2010.

[RMA-2006-370604](#) Resource Management Act (Historical Data) Leith Lindsay Flood Protection Scheme - Water Of Leith -Mid Leith Section. The outcome was Granted on 31/08/2007.

[5104597 750 Queens Drive Dunedin](#)

[LUC-2006-370604/B](#) Land Use Consent s127 change of conditions to extend construction hours. The outcome was s127 Upheld on 15/11/2013.

[LUC-2006-370604/A](#) Land Use Consent alter condition 5 of RMA 2006 370604 (formerly RMA 2006 0840). The outcome was s127 Upheld on 10/12/2010.

[RMA-2006-370604](#) Resource Management Act (Historical Data) Leith Lindsay Flood Protection Scheme - Water Of Leith -Mid Leith Section. The outcome was Granted on 31/08/2007.

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1999-363384](#) Resource Management Act (Historical Data) TO REMOVE A SIGNIFICANT TREE FROM THE DUNEDIN BOTANICAL GARDENS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 27/09/1999.

[RMA-2000-364180](#) Resource Management Act (Historical Data) TO REMOVE THE TREE ON THE SUBJECT SITE (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/07/2000.

[RMA-2000-363798](#) Resource Management Act (Historical Data) TO ERECT A NEW BUILDING STRUCTURE AT THE BOTANIC GARDEN S ENTRY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 18/02/2000.

[RMA-1999-362887](#) Resource Management Act (Historical Data) REMOVAL OF MATURE EUROPEAN BEECH TREE FROM DUNEDIN BOTANIC GARDENS Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 22/04/1999.

[RMA-1998-361900](#) Resource Management Act (Historical Data) ERECT PHOTOGRAPHS AT VARIOUS SITES FOR DUNEDINBURGH EXHIBITION (Non-Notified - Non Complying). The outcome was Granted on 11/11/1998.

[RMA-2000-364215](#) Resource Management Act (Historical Data) USE OF BOTANICAL GARDENS BUILDING FOR POLYTECHNIC PURPOSES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/08/2000.

[RMA-1997-361427](#) Resource Management Act (Historical Data) EARTHWORKS IN EXCESS OF DP REQUIREMENTS AND RETAINING WALLS BELLEKNOWES GOLF CLUB Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/12/1997.

[RMA-1999-363100](#) Resource Management Act (Historical Data) POND & BRIDGE CONSTRUCTION AT BOTANIC GARDENS INVOLVING EARTHWORKS & STRUCTURES EXCEEDING 20M2 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 20/07/1999.

[RMA-1997-361390](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor CHQ Hazards Comments: (Other). The outcome was Granted on 15/10/1997.

[RMA-1998-362565](#) Resource Management Act (Historical Data) CONSTRUCTION OF SCULPTURAL ELEMENT AT BOTANIC GARDEN ENTRANCE WAY (Non-Notified - Restricted Discretionary). The outcome was Granted on 04/12/1998.

[RMA-1995-358752](#) Resource Management Act (Historical Data) CONTINUATION OF AFTER MATCH SOCIAL FACILITIES (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1990-354675](#) Resource Management Act (Historical Data) ER SKATEBOARD RAMP / App: DCC RECR.PLANNING BOX 5045 DUNEDIN (Notified - Non Complying). The outcome was Granted on 23/08/1990.

[RMA-1988-354563](#) Resource Management Act (Historical Data) DEMOLISH/RE-ERECT PART OF EXISTING CLUBHOUSE / App: LEITH BOWLING CLUB BOX 714 (Notified - Non Complying). The outcome was Granted on 30/09/1988.

[RMA-1965-353779](#) Resource Management Act (Historical Data) ADDITIONS TO PAVILION / App: ZINGARI-RICHMOND (Notified - Non Complying). The outcome was Granted on 04/05/1965.

[RMA-1986-351821](#) Resource Management Act (Historical Data) EXTEND SHELTERS Owner: LEITH BOWLING CLUB / App: LEITH BOWLING CLUB Designer: CHRISTIE (Non-Notified - Non Complying). The outcome was Granted on 20/01/1986.

[RMA-1987-354500](#) Resource Management Act (Historical Data) ERECT BUILDING TO HOUSE INDOOR BOWLING GREEN / App: LEITH BOWLING CLUB BOX 714 (Notified - Non Complying). The outcome was Granted on 11/11/1987.

[RMA-1986-354410](#) Resource Management Act (Historical Data) ERECT TELEVISION TRANSLATOR Ownr:DCC PARK & REC / App: BCNZ BOX 98 WELLINGTON (Notified - Non Complying). The outcome was Granted on 05/06/1986.

[RMA-1990-354725](#) Resource Management Act (Historical Data) ER WORKING MUSEUM / App: DCC RECREATION PLANN BOX 5045 DUNEDIN (Notified - Non Complying). The outcome was Granted on 04/02/1991.

[POL-2000-349853](#) Planning Other Legislation PLANNING CERT FOR CLUB LICENCE. The outcome was Granted on 19/09/2000.

[5111425 2 Arthur Street Dunedin](#)

[LUC-2006-370604/B](#) Land Use Consent s127 change of conditions to extend construction hours. The outcome was s127 Upheld on 15/11/2013.

[LUC-2006-370604/A](#) Land Use Consent alter condition 5 of RMA 2006 370604 (formerly RMA 2006 0840). The outcome was s127 Upheld on 10/12/2010.

[RMA-2006-370604](#) Resource Management Act (Historical Data) Leith Lindsay Flood Protection Scheme - Water Of Leith -Mid Leith Section. The outcome was Granted on 31/08/2007.

[5119947 8 Regent Road Dunedin](#)

[LUC-2013-360](#) Land Use Consent additional accommodation facilities at Toroa College (student hostel). The outcome was Granted on 26/09/2013.

[RMA-2003-366301](#) Resource Management Act (Historical Data) USE OF EXISTING HALL AS A COMMERCIAL RESIDENTIAL ACTIVITY DURING HOLIDAYS (Non-Notified - Non Complying). The outcome was Granted on 08/05/2003.

[RMA-2000-363743](#) Resource Management Act (Historical Data) TO ESTABLISH OPERATE AND MAINTAIN A STUDENT HOUSE FOR THE EXCLUSIVE USE OF TOROA INTERNATIONAL HOUSE RESIDENTS IN AN EXISTING DWELLING (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 08/03/2000.

[5119962 750 Queens Drive Dunedin](#)

[COC-2023-8](#) Certificate of Compliance Certificate of Compliance for upgrade of telecommunication facility at Prospect Park. The outcome was Issued on 08/02/2024.

[LUC-2015-465](#) Land Use Consent Establish urban nature information signs around Dunedin City. The outcome was Granted on 12/02/2016.

[LUC-2015-170](#) Land Use Consent erect a structure in urban landscape area. The outcome was Granted on 04/05/2015.

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1990-350845](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying).

[5119964 750 Queens Drive Dunedin](#)

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1990-350845](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying).

[5119965 1 Kyle Street Dunedin](#)

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1990-350845](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying).

[5119966 2 Arthur Street Dunedin](#)

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1990-350845](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying).

[5120384 84 Queen Street Dunedin](#)

[SUB-2013-101](#) Subdivision Consent subdivision creating 3 lots. The outcome was Granted on 29/01/2014.

[LUC-2013-214](#) Land Use Consent non-complying activity to authorise a breach of height plane, open amenity area and seventeen habitable rooms on the site. The outcome was Granted on 25/07/2013.

[5120385 6A Kyle Street Dunedin](#)

[LUC-2013-489](#) Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 29/01/2014.

[SUB-2013-101](#) Subdivision Consent subdivision creating 3 lots. The outcome was Granted on 29/01/2014.

[LUC-2013-214](#) Land Use Consent non-complying activity to authorise a breach of height plane, open amenity area and seventeen habitable rooms on the site. The outcome was Granted on 25/07/2013.

[5120386 6B Kyle Street Dunedin](#)

[LUC-2013-489](#) Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 29/01/2014.

[SUB-2013-101](#) Subdivision Consent subdivision creating 3 lots. The outcome was Granted on 29/01/2014.

[LUC-2013-214](#) Land Use Consent non-complying activity to authorise a breach of height plane, open amenity area and seventeen habitable rooms on the site. The outcome was Granted on 25/07/2013.

[5120888 8 Regent Road Dunedin](#)

[LUC-2015-284](#) Land Use Consent global significant tree consent for Otago University. The outcome was Granted on 27/07/2015.

[LUC-2013-360](#) Land Use Consent additional accommodation facilities at Toroa College (student hostel). The outcome was Granted on 26/09/2013.

[LUC-2008-208](#) Land Use Consent Demolition of building in North Dunedin Residential Townscape Precinct. The outcome was Granted on 29/05/2008.

[RMA-2003-366301](#) Resource Management Act (Historical Data) USE OF EXISTING HALL AS A COMMERCIAL RESIDENTIAL ACTIVITY DURING HOLIDAYS (Non-Notified - Non Complying). The outcome was Granted on 08/05/2003.

[RMA-2000-363743](#) Resource Management Act (Historical Data) TO ESTABLISH OPERATE AND MAINTAIN A STUDENT HOUSE FOR THE EXCLUSIVE USE OF TOROA INTERNATIONAL HOUSE RESIDENTS IN AN EXISTING DWELLING (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 08/03/2000.

[RMA-1993-355812](#) Resource Management Act (Historical Data) USE EXISTING HOUSE AS OFFICES Ownr:A SMITH / App: NZ LABOUR PARTY 487A GEORGE STREET (Non-Notified - Non Complying). The outcome was Granted on 02/09/1993.

[5126989 98A Queen Street Dunedin](#)

[LUC-2017-415/A](#) Land Use Consent s127 change of conditions 1 & 4 for LUC-2017-415 to establish a new four bedroom unit with bulk and location and amenity open space breaches and associated earthworks, also authorisation of existing dwelling's height plane angle breach. The outcome was s127 Upheld on 01/05/2019.

[LUC-2017-415](#) Land Use Consent land use consent for the establishment of a new four bedroom unit with bulk and location and amenity open space breaches and associated earthworks, also authorisation of existing dwelling's height plane angle breach. The outcome was Granted on 02/10/2017.

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner.

Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

3 Waters

Information Regarding Watercourses

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website www.dunedin.govt.nz.

Environmental Health

A substandard housing complaint was received in relation to this property on 17 March 2005. The complaint alleged dampness within the dwelling and possible sewage/drain issues. An Environmental Health Officer visited the premises on 18 March 2005 and a contractor was onsite at the time unblocking a drain. No further information is available with regards to the condition of the dwelling at the time of this visit or its current state present day.

Transport

DCC Transport has carried out a desktop inspection of this property and found the following:

No vehicle access.

This property appears to have no vehicle access, pedestrian access only.

Hedge at property frontage overhanging.

The hedges at this property's frontage is hanging over the road. Private vegetation is required to be maintained so that it does not interfere with road, for safety reasons. It is advised that the trees be trimmed in such a way that it allows sun to reach road, especially during winter. The Council may require this to be addressed in the future.

Private stormwater lateral.

Private stormwater laterals collect stormwater from private properties guttering and runs under the footpath to the kerb and channel on the roadside. The stormwater laterals are private pipes and are the responsibility of the landowner who they service, the repair and maintenance of these pipe's rests solely with the property owner. As the landowner you must maintain your stormwater lateral to ensure that it doesn't become a safety hazard for pedestrians or other road users.

For further explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <http://www.dunedin.govt.nz/services/roads-and-footpaths> or contact Transport on 477 4000.

For properties abutting the state highway, Waka Kotahi NZ Transport Agency is the Road Controlling Authority.

Parks and Reserves

Description
Details

Next to Park or Reserve.

This property has been identified as being next to a park or reserve.

Please be aware that Council encourages appropriate public usage of the park/reserve and may develop the park/reserve in the future to facilitate use. You also need to be aware that there are many unapproved encroachments into parks/reserves, as well as many unapproved vehicle accesses into private property across parks/reserves land. In such situations it cannot be taken for granted that Council will automatically approve such an encroachment or access-way, and the owner may be asked to remove it. Because of this you should clarify where the boundary of this property is and your means of vehicle access into it.

Glossary of Terms and Abbreviations

The following are abbreviations and terms that may appear as a part of a LIM.

Consent, Permit, Licence & Complaint types

AAB	DCC Building permit
AAD	DCC Drainage permit
AAG	Green Island drainage permit
AAH	Hyde permit
AAK	St Kilda permit
AAM	Mosgiel permit
AAP	Port Chalmers permit
AAS	Silverpeaks permit
AAT	Maniototo permit
ABA	Application Building Act 1991
AMD	Amendment to a Building Consent
BC	Building Consent
BCC	Building Compliance Certificate - Sale and Supply of Alcohol Act
BCM	Building Complaint
CER	Certifier
COA	Certificate of Acceptance
DGL	Dangerous Goods Licensing
ENV	Health complaint
HTH	Health licence
LIQ	Alcohol licence
NTF	Notice to Fix
NTR	Notice to Rectify
PIM	Project Information Memorandum
POL	Planning Other Legislation
RMA	Resource Management Act - Resource consent
RMC	Resource consent complaint
WOF	Building Warrant of Fitness

Terms used in Permits & Consents

ALT	Alteration
ADD	Addition
BD D/C	Board drain in common
BLD	Building
BLDNG	Building
BT	Boundary trap
B/T	Boiler tube
CCC	Code Compliance Certificate
DAP	Drainage from adjacent property
DGE	Drainage
DIC	Drain in common
DR	Drainage
DWG	Dwelling
FS	Foul sewer
HEA	Heater
ICC	Interim Code Compliance

MH Manhole
PL Plumbing
PLB Plumbing
PTE Private
SIS Sewer in section
WC Water course
WT Water table
SW Stormwater

General terms

RDMS Records and Document Management System

Appendices



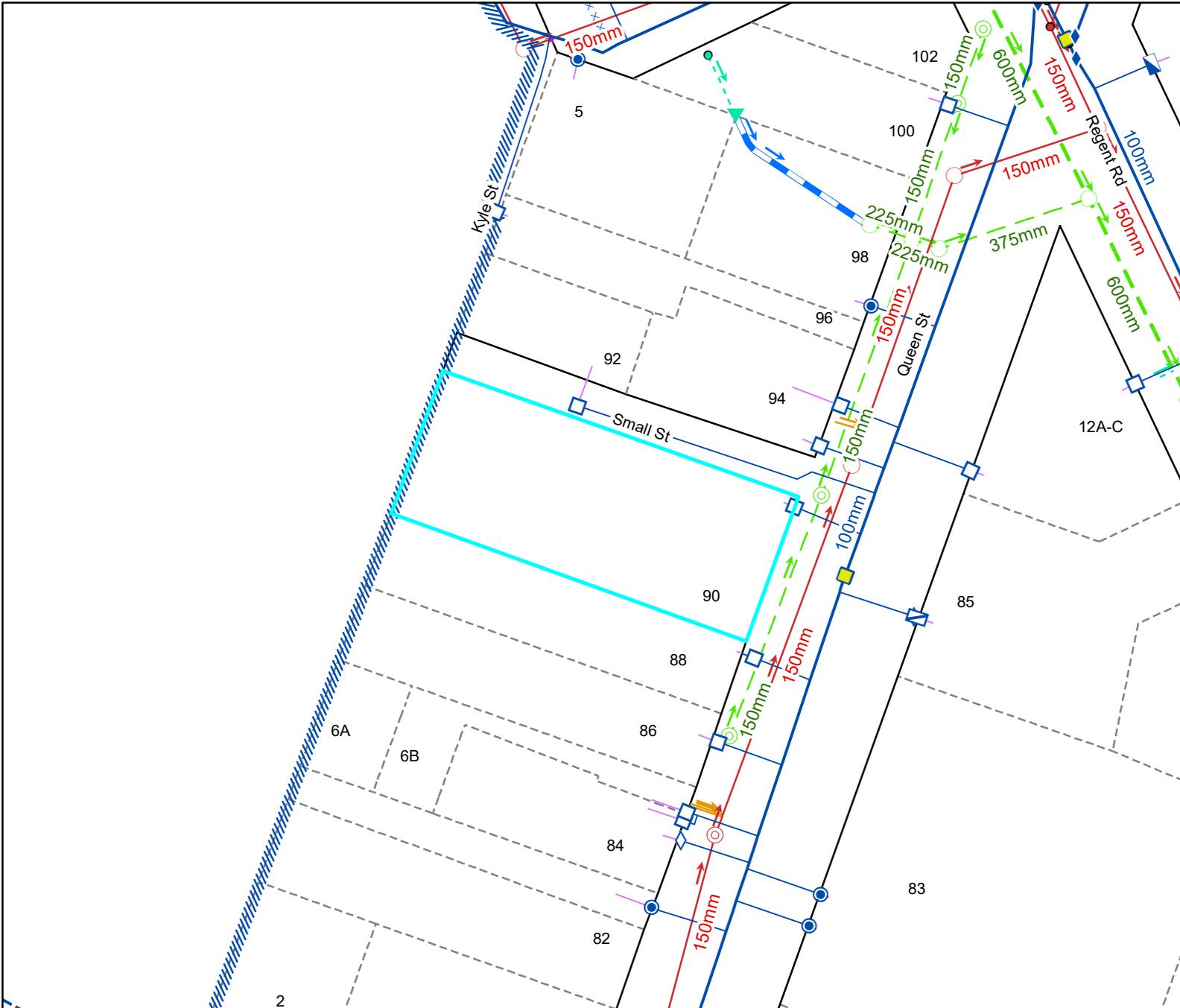
Photographic Map

Scale at A4:
1:750
18/03/2026
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PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

2018-2019 Urban. Copyright DCC/Aerial Surveys
Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013.
Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007,
copyright NZAM. Rural photography March
2006, copyright Terralink International Ltd.



Legend

Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		Water Fire Service Lateral
			Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

NOTE: Private water services have the same symbols as those above, however they are coloured pink.

Foul Sewerage

	Standard Manhole		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	Non-Return Valve		Foul Sewer Node
	Pump Station Domestic		Foul Drains in Common (public)
	Drop Manhole		Sewer
	Inspection Manhole		Trunk Sewer
	Inspection Opening		Vent Line
	Lamphole		Rising Main
	Outlet		Redundant Foul Sewer Pipe

NOTE: Private foul drains have the same symbols as those above, however they are coloured orange.

Stormwater

	SW Bubble-up Tank		Roading Bubble-Up Tank
	SW Drop Manhole		Roading Mudtank
	SW Insp Chamber and Grating Inlet		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lamphole		Piped WC
	SW Mudtank Inlet		Open WC
	SW Outlet		Culvert
	SW Pipe Inlet		Stormwater Mudtank Pipe
	SW Pressure Manhole		Redundant Stormwater Main
	SW Standard Manhole		SW Sump
	SW Stormwater Node		SW Pump Station

NOTE: Private stormwater drains have the same symbols as those above, however they are coloured light green.

General

	DCC Water & Waste Structure		Parcel		Road/Rail
	Railway Centreline		Hydro		Motorway Parcels
			Strata		Easment (where recorded)

Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>



Council Water & Drainage Services

Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

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1:750
18/03/2026
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

HOUSE CONNECTION PLAN.

APPLICATION NO. **C8941**

DATE _____

SCALE $\frac{1}{8}$ in. to a foot.

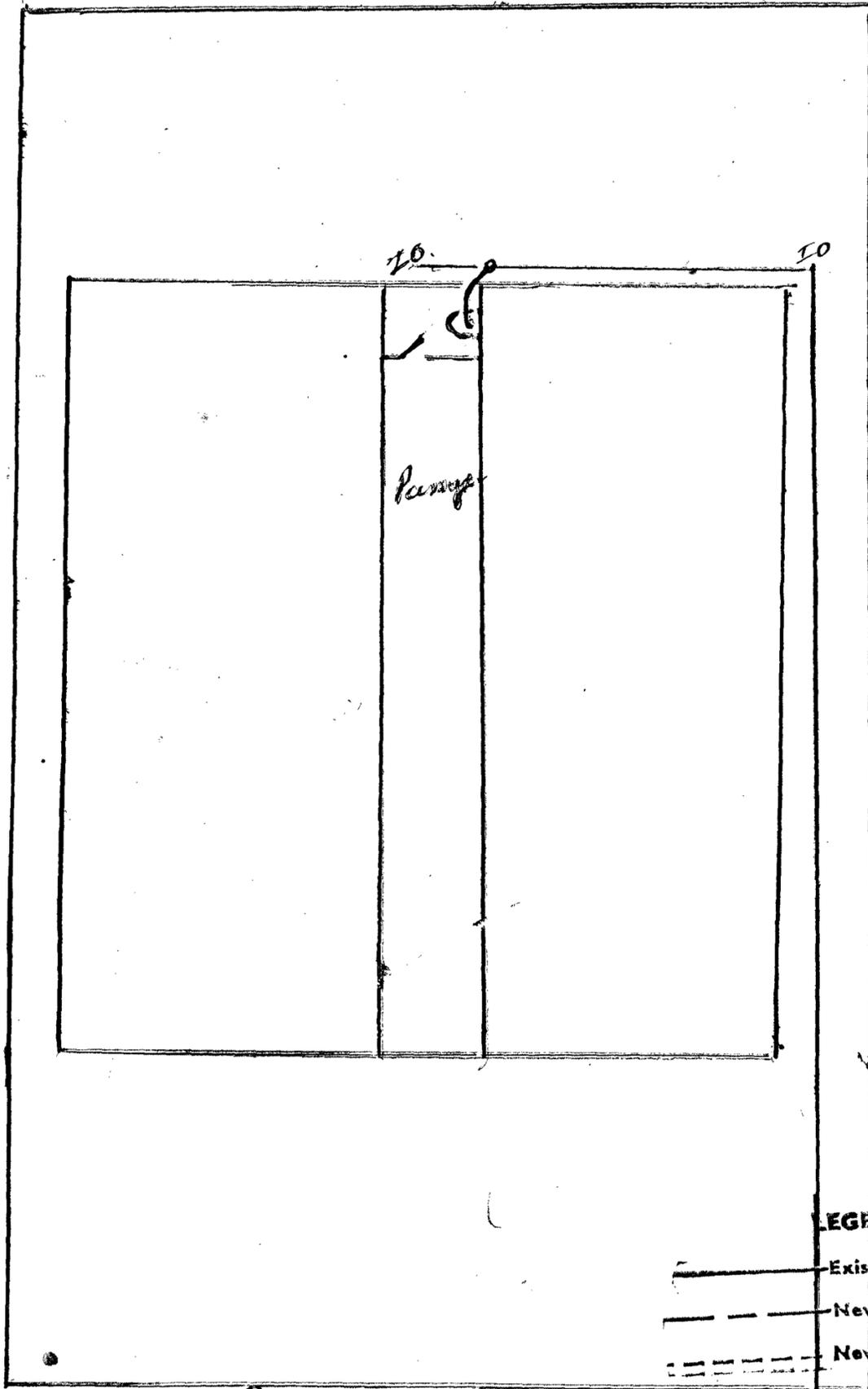
NEW SEWERAGE DRAINS: RED

STORMWATER: DOTTED BLACK

OLD DRAINS: FULL BLACK



Binding Margin to be left Blank



Owner K Cameron Block 19
 Street 90 Leven St Section PT 73
 Locality Dunedin Allotment _____

Signature of Drainer A Burk

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON. P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	CCC No:	ABA 962298	Reference No:	5029758
---------------	----------	---------	------------	---------------	---------

(Insert a cross in each applicable box. Attach relevant documents).

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>STRATTON, JOHN REYNOLDS 23 FALKLAND STREET DUNEDIN 9001</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage Noof an intendedstages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail:</p> <p>S/W DRGE TO CHANNEL</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5029758 Valuation Roll No: 27180 47500</p> <p>Street Address: 90 QUEEN STREET, DUNEDIN 9001</p> <p>Legal Description: SO 14194 SEC 73 BLK XIX TN OF DUNEDIN</p>	

This is:

- A final code compliance issued in respect of all of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: ~~16/07/1998~~
20-6-96

BUILDING CONSENT



Section 35, Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

50 THE OCTAGON, BOX 5045, DUNEDIN, NEW ZEALAND. TELEPHONE: (03) 477-4000 FACSIMILE: (03) 474-3594

Telephone No:	474-3525	Consent No:	ABA 962298	Reference No:	5029758
---------------	----------	-------------	------------	---------------	---------

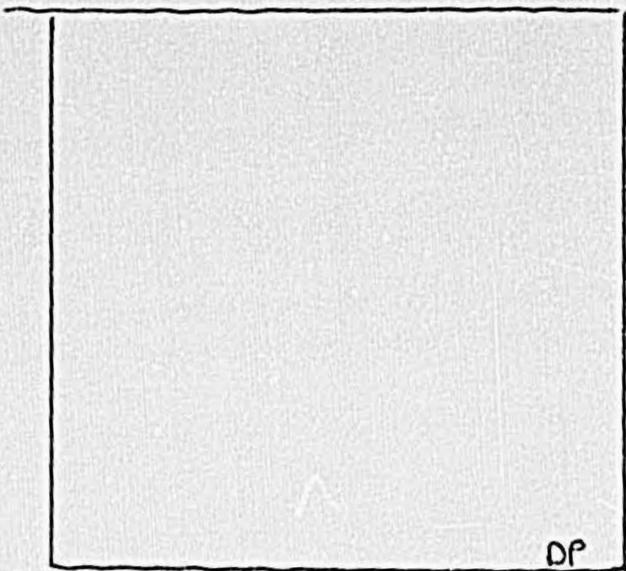
(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: STRATTON, JOHN REYNOLDS	All <input checked="" type="checkbox"/>
Mailing Address: 23 FALKLAND ST, DUNEDIN	Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 90 QUEEN STREET	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: SW DRGE TO CHANNEL
Property Number: 5029758	Intended Life:
Valuation Roll No: 27180 47500	Indefinite, not less than 50 years <input type="checkbox"/>
Legal Description: SEC 73 BLK XIX TN OF DUNEDIN	Specified as years <input type="checkbox"/>
	Demolition <input type="checkbox"/>
	Estimated Value: \$750
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplitting of this building consent, in accordance with the tax invoice are:	Name: <i>[Signature]</i>
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 13/06/1996

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No....."

5029758



DP

SU
discharge
to channel
b/w side
steps

Small St

90 Queen St (DN) ✓ 1:100

96/2298

(1 copy)

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



**DUNEDIN CITY
COUNCIL**

Kaunihera-a-rohe o Otepoti

Telephone No:	477-4000	CCC No:	ABA 53352	Reference No:	5029758
---------------	----------	---------	-----------	---------------	---------

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Owner: STRATTON, JUDITH MARY 9 HARLEY RD TAKAPUNA AUCKLAND 1309	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: RENEW FOUL SEWER DRAINS Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
PROJECT LOCATION	
Street Address: 90 QUEEN STREET, DUNEDIN 9001	
LEGAL DESCRIPTION	
Building Name: Property Number: 5029758 Valuation Roll No: 27180 47500 Building Use: Year Constructed: Legal Description: SEC 73 BLK XIX TN OF DUNEDIN (SO 14194)	

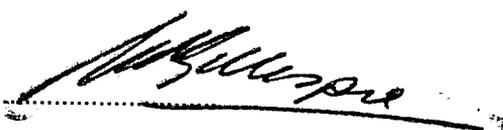
The building consent authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

Compliance Schedule attached.

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

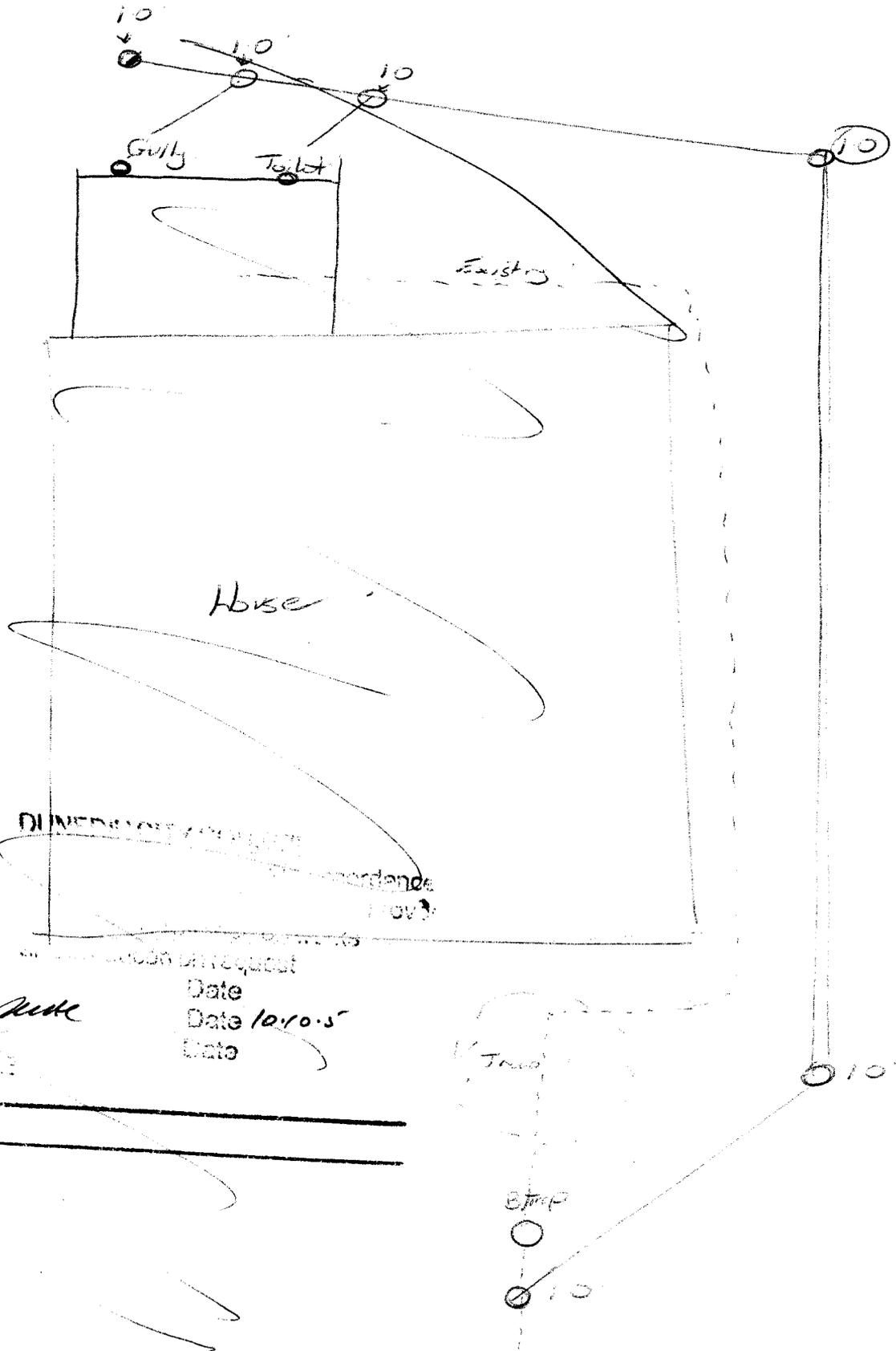
Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 17/02/2006

53352 ---



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

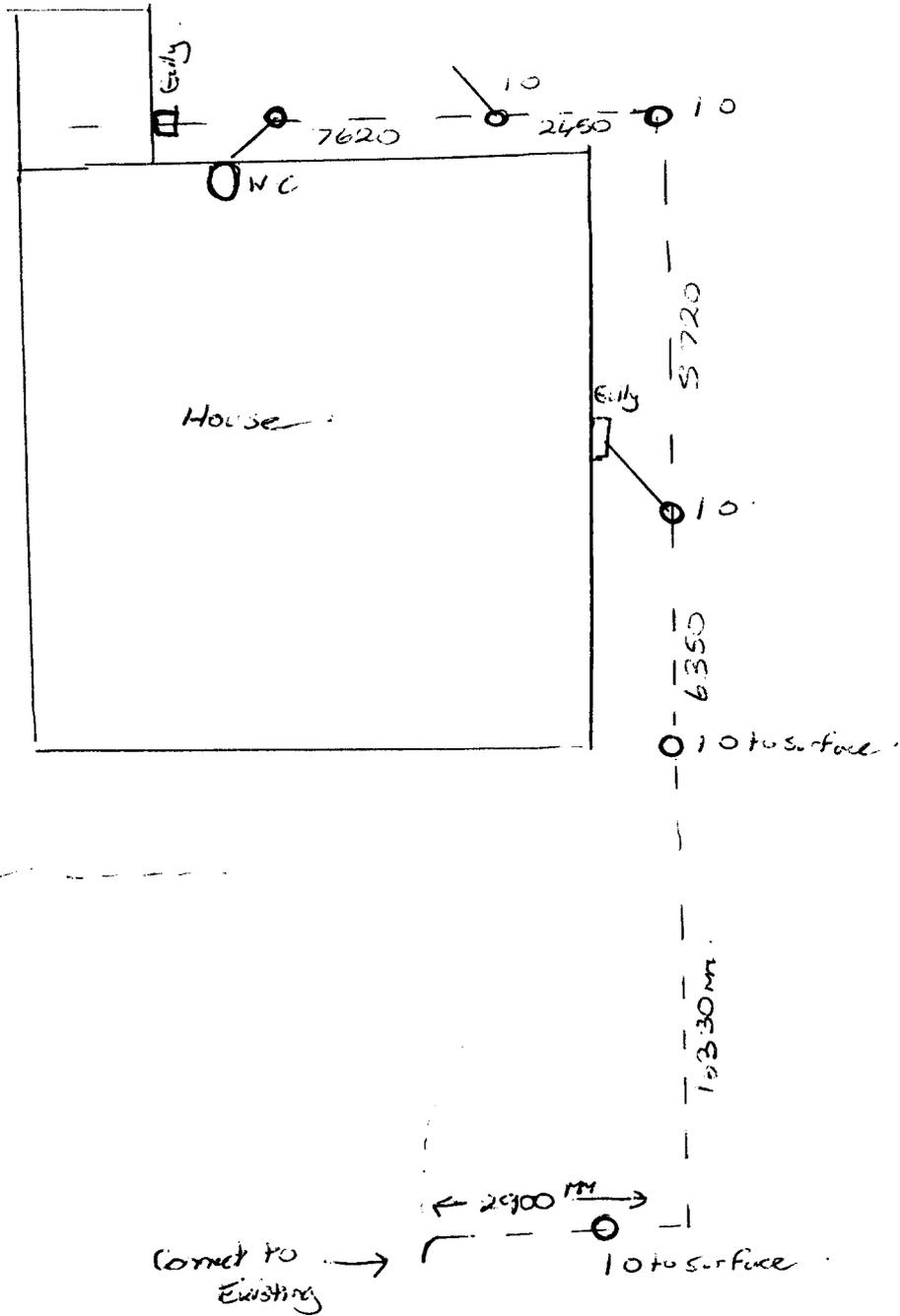
Station

Mike

Date
Date 10/10/05
Date

90 Grant St. (Rear of lot 50)

(90 Queen St New Fk)



As built drainage plan.

ABA 53352

Drainlayer Andy Reeves.



CODE COMPLIANCE CERTIFICATE

DCCBCA F4-07 v2.0

Section 95, Building Act 2004

CCC NO:	ABA-2012-252	Telephone No:	03 477 4000
APPLICANT		PROJECT	
<p>J R Stratton and J M Stratton C/O Ray Webster 50 Hargest Crescent Dunedin 9012</p>		<p>Work Type: Alterations/Repairs</p> <p>Intended Use/Description of Work: New Bathroom/Laundry Fittings and Fixtures</p> <p>Intended Life: Indefinite, not less than 50 years.</p>	
PROJECT LOCATION		<p>This CCC also applies to the following Amended Consents: N/A</p>	
90 Queen Street Dunedin			
LEGAL DESCRIPTION			
<p>Legal Description: SEC 73 BLK XIX SO 14194 TN OF DUNEDIN</p> <p>Valuation Roll No: 27180-47500</p> <p>Building Name: N/A</p>			

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

Compliance Schedule attached

Signed for and on behalf of the Council:

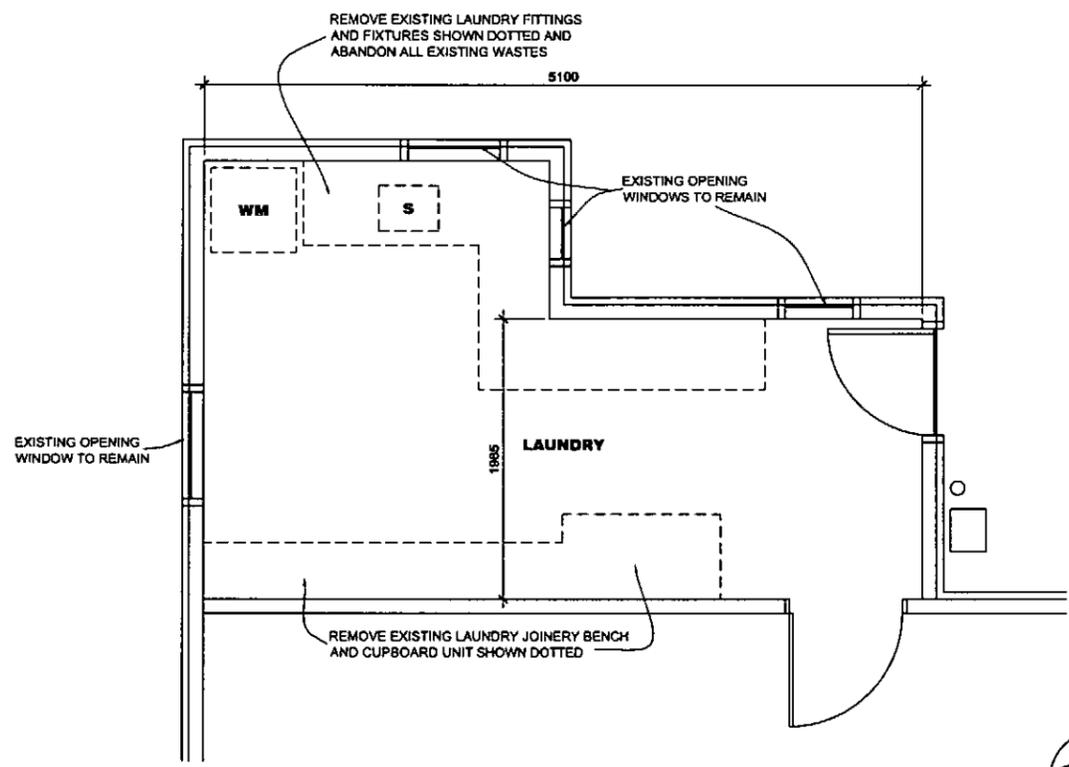
TEAM LEADER INSPECTIONS

Date: 2 August 2012

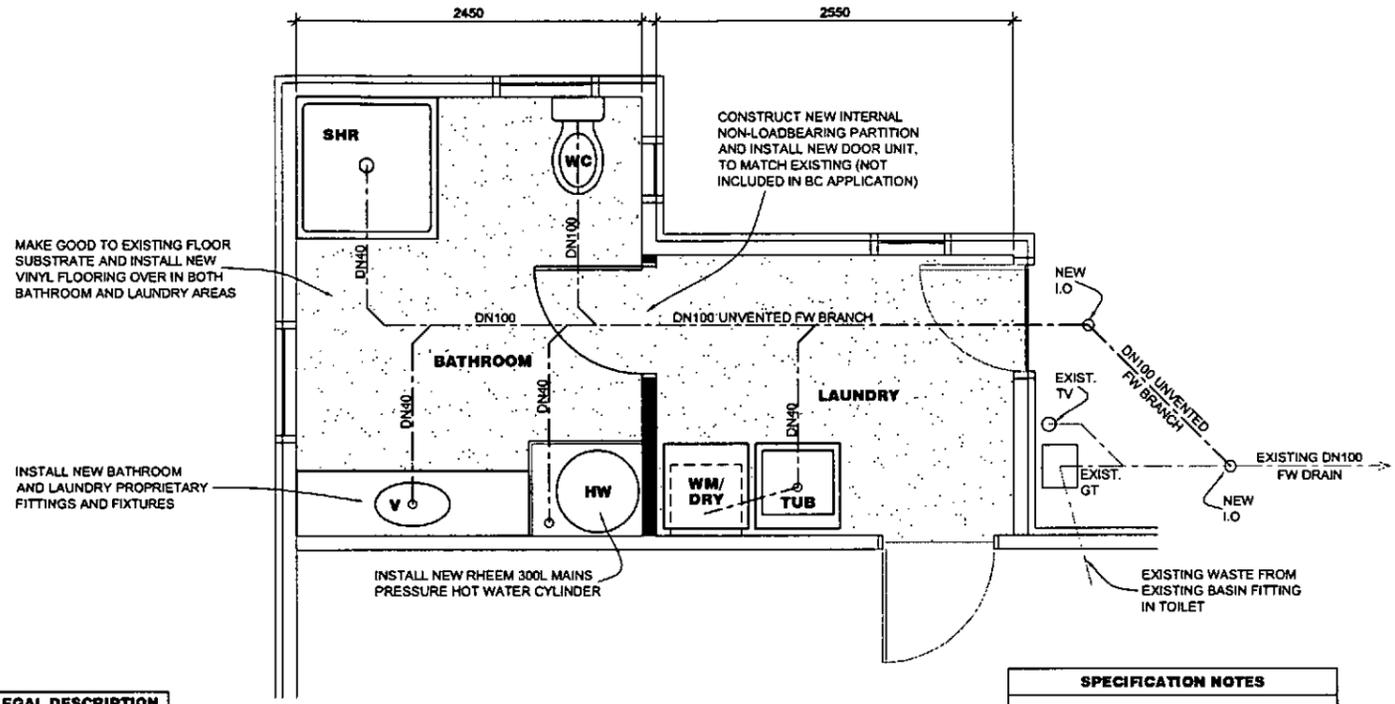
Glazing
 Shall comply with NZS
 4223.1999 Parts 1 to 3

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENT

2012 - 252



EXISTING PART FLOOR PLAN
 SCALE 1:50 @ A3



PROPOSED DRAINAGE PLAN
 SCALE 1:50 @ A3

LEGAL DESCRIPTION
 SEC 73 BLK XIX SO 14194
 TN OF DUNEDIN



WARNING SYSTEMS

SMOKE ALARMS:
 PDL 50 SERIES, DIRECT WIRED OR WITH 9V BATTERY (MIN. REQUIRED) WITHIN 3m OF BEDROOM DOORWAYS

SPECIFICATION NOTES

THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT REQUIREMENTS OF THE BUILDING ACT 2004, THE N.Z.B.C., AND THE TERRITORIAL AUTHORITY REQUIREMENTS

ALL MATERIALS, SIZES, AND WORKMANSHIP SHALL COMPLY WITH N.Z.S.3804, THE N.Z.B.C. AND ANY OTHER APPROVED DOCUMENTS RELEVANT TO THE WORK AT HAND

PLUMBING AND DRAINAGE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL HEALTH AUTHORITY REQUIREMENTS, AS/NZS 3500.2, AND RELEVANT SECTIONS OF THE N.Z.B.C.

DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request

Building
 Drainage
 Health

Date
 Date 1/3/2012
 Date

NOTE

PLUMBING/DRAINAGE WORK ONLY

NO.	REVISION	NO.	REVISION	SCALE	AS SHOWN	REVISION NO.
					21-02-2012	A1
					PROJECT NO.	1875
					OF	1

18 February 2022



ENCROACHING VEGETATION – 90 Queen Street

A recent inspection reveals that some of the vegetation from your property is growing over the property boundary and encroaching into the road corridor.

To keep the area safe and clear for pedestrians and vehicles, we would like you to have this vegetation trimmed back to meet the clearances shown in the diagram overleaf. Please complete this work within 28 days of the date and advise us upon completion. If you are unable to do the work in this timeframe, please contact us as soon as possible.

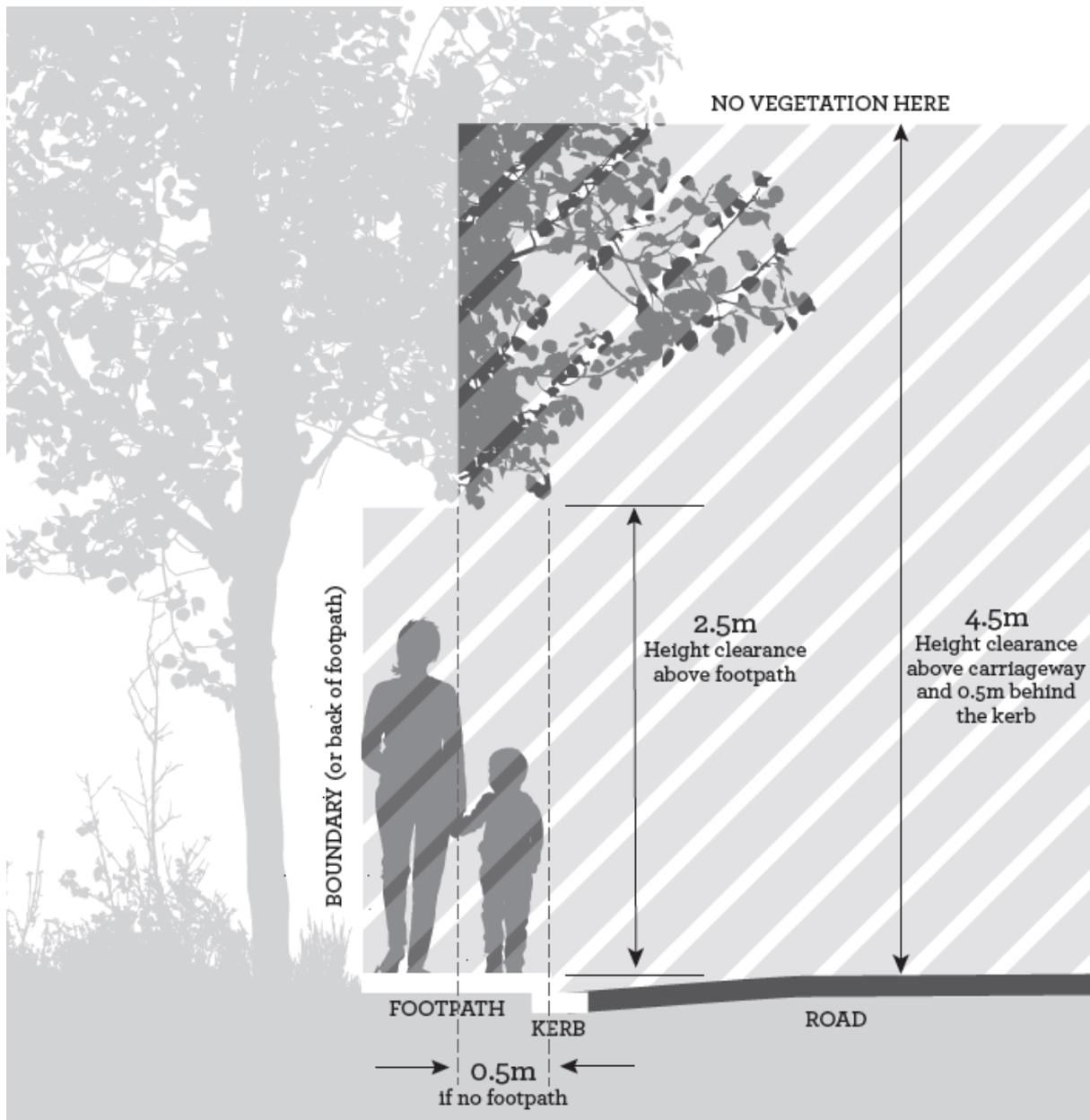
If you have any questions or concerns about this issue, please call the undersigned on 03 477 4000.

Yours faithfully



Gemma Huang
GRADUATE ENGINEER (VEGETATION)
TRANSPORT
DUNEDIN CITY COUNCIL

Vegetation Free Envelope



Vegetation free envelope:

- 4.5m above carriageway (and 0.5m behind kerb)
- 2.5m above footpath, full width.



