

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 147 Queen Street Dunedin

Prepared for: Kamal Naser Slaimankhel

Prepared on: 08-Apr-2026

Property Details:

Property ID	5030773
Address	147 Queen Street Dunedin
Parcels	PT SEC 65 BLK XXXII SO 14196 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 08-Apr-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

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 **15/01/1995**.

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

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.

Urban Stormwater Catchment

This property is located within an urban stormwater catchment that has been modelled in a study to determine the potential effects of land use and climate change that may occur over the next 50 years. This indicates that some areas of the catchment might be subject to a potential flooding risk or surface water ponding during particular rainfall events.

These effects are outlined in the Integrated Catchment Management Plans (ICMPs) that are available on the Council website. The ICMPs show the areas in the catchment that have been modelled which might be susceptible to a higher risk of flooding. The ICMPs contain maps that indicate a potential worst case scenario for a 1 in 100 year rainfall event. However, there are a series of maps also available that show modelling results from a range of other scenarios.

While the maps have been produced to help Council manage the reticulation networks, they are not sufficiently detailed to specifically account for individual properties which may be affected by local factors not included in the models.

For further information please contact 3 Waters Services at Dunedin City Council.

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	2030773
Address	147 Queen Street Dunedin
Valuation Number	27200-47800
Latest Valuation Details	
Capital Value	\$435,000
Land Value	\$200,000
Value of Improvements	\$235,000
Area (Hectares)	0.0908HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,405.25
Rates Outstanding for Year	\$3,660.70

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	-	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

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

[ABA-2003-300107](#) Building Consent - Repair Bedroom Floor

Lodgement Date 12-May-2003
Decision Granted
Decision Date 15-May-2003
Current Status **CCC Issued**
Previous Number ABA31210
(Applications before 2007)

[ABA-1993-320268](#) Building Consent - Drainage Alterations

Lodgement Date 07-Apr-1993
Decision Granted
Decision Date 22-Apr-1993
Current Status **CCC Issued**
Previous Number ABA931268
(Applications before 2007)

[ABA-1994-326342](#) Building Consent - Heater Wetback

Lodgement Date 20-May-1994
Decision Granted
Decision Date 24-May-1994
Current Status **CCC Issued**
Previous Number ABA941916
(Applications before 2007)

[ABA-1995-333095](#) Building Consent - Connect Stormwater to Council SW in Property

Lodgement Date 27-Sep-1995
Decision Granted
Decision Date 08-Jan-1996
Current Status **CCC Issued**
Previous Number ABA954558
(Applications before 2007)

[ABA-1996-336232](#) Building Consent - Drainage Alterations, No Plan

Lodgement Date 06-Jun-1996
Decision Granted
Decision Date 13-Jun-1996
Current Status **CCC Issued**
Previous Number ABA962207
(Applications before 2007)

[ABA-2008-1347](#) Building Consent - Change of Cladding to West Wall, Replace Rotten Timber Windows as Required

Lodgement Date 20-Jun-2008
Decision Granted
Decision Date 18-Jul-2008
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Building and Drainage Permits

[H-1919-6396](#) AAB19190205

4395 - Add to Dwelling, (Hey). The permit was lodged on 18-Jul-1919.

[H-1947-29842](#) AAB19470722

5165 - Retaining Wall, No Plan (Dick). The permit was lodged on 12-Sep-1947.

[H-1985-97597](#) AAB19850950

9466 - Install Heater, (Clover). The permit was lodged on 22-Aug-1985.

[H-1901-115853](#) AAD19011580

Connects to Boundary Drain-in-Common-A1, No Plan. The permit was lodged on 01-Jan-1901.

[H-1910-120570](#) AAD19100069

6815 - Plumbing & Drainage, (Robertson). The permit was lodged on 12-Aug-1910.

[H-1987-222182](#) AAD19870164

L-1607 - Unblock & Repair Drain, No Plan (Woolley). The permit was lodged on 17-Sep-1987.

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

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.

No Code Compliance Certificate copy

This property contains building consent application/s where a copy of the code compliance certificate (Form 7) 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.

Foul Sewer and Waste Water

Restrictions near Council infrastructure

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand (www.linz.govt.nz) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

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 147 Queen Street Dunedin
[5030775 143 Queen Street Dunedin](#)

[RMA-2003-367060](#) Resource Management Act (Historical Data) TREE FELL (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 26/11/2003.

[5030784 19 Warrender Street Dunedin](#)

[RMA-1995-358977](#) Resource Management Act (Historical Data) ERECT DWG - NO CAR PARKING (Non-Notified - Restricted Discretionary). The outcome was Granted on 09/11/1995.

[5030791 903 George Street Dunedin](#)

[LUC-1999-363438/A](#) Land Use Consent variation to change hours of operation and to allow liquor to be served on-site during those new hours. The outcome was s127 Upheld on 29/07/2008.

[POL-2008-44](#) Planning Other Legislation Planning Certificate for Liquor Licence. The outcome was Granted on 31/07/2008.

[RMA-1999-363438](#) Resource Management Act (Historical Data) TO CHANGE THE USE OF A TAKEAWAY BAR TO A RESTAURANT AND EXTEND HOURS OF OPERATION (Notified - Non Complying). The outcome was Granted on 15/12/2000.

[POL-2001-349899](#) Planning Other Legislation PLANNING CERTIFICATE UNDER SALE OF LIQUOR ACT 1989 (Other). The outcome was Granted on 22/01/2001.

[5030792 989 George Street Dunedin](#)

[RMA-2003-366537](#) Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS FOR THE REDEVELOPMENT OF TWO EXISTING TEACHING SPACES. (Other). The outcome was Granted on 30/04/2003.

[5030793 989 George Street Dunedin](#)

[RMA-2003-366537](#) Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS FOR THE REDEVELOPMENT OF TWO EXISTING TEACHING SPACES. (Other). The outcome was Granted on 30/04/2003.

[5030831 152 Queen Street Dunedin](#)

[RMA-1995-357166](#) Resource Management Act (Historical Data) TWO LOT SUBDIVISION Ownr:F & K CAZEMIER (Non-Notified - Non Complying). The outcome was Granted on 21/03/1995.

[RMA-1994-357101](#) Resource Management Act (Historical Data) ERECT DWELLING ON SITE Ownr:F CAZEMIER / App: MR F CAZEMUIR 154 QUEEN ST (Non-Notified - Non Complying). The outcome was Granted on 09/01/1995.

[5030834 144 Queen Street Dunedin](#)

[RMA-1995-358545](#) Resource Management Act (Historical Data) Right of way over Town Belt in favour of CTs 269/235, 282/195, 76/54, 55/15, 5D/1212 and 2C/1400 (Other). The outcome was Granted on 14/12/1995.

[RMA-1995-351944](#) Resource Management Act (Historical Data) ERECT SHED Ownr:COURT (Non-Notified - Non Complying). The outcome was Granted on 01/08/1986.

[5030835 140 Queen Street Dunedin](#)

[LUC-2021-433](#) Land Use Consent the establishment of a new residential building containing two units with height in relation to boundary, setbacks, parking and access infringements. The outcome was Granted on 06/09/2021.

[5030836 138 Queen Street Dunedin](#)

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[POL-2021-41](#) Planning Other Legislation Right of Way over Part Section 13 Block XXXII Town of Dunedin in favour of Part Section 12 Block XXXII Town of Dunedin. The outcome was Granted on 19/08/2021.

[LUC-2020-537](#) Land Use Consent The extension of the existing dwelling with breaches of car parking and outdoor living space requirements. The outcome was Granted on 25/11/2020.

[RMA-1995-358545](#) Resource Management Act (Historical Data) Right of way over Town Belt in favour of CTs 269/235, 282/195, 76/54, 55/15, 5D/1212 and 2C/1400 (Other). The outcome was Granted on 14/12/1995.

[5030837 136 Queen Street Dunedin](#)

[LUC-2026-5](#) Land Use Consent No exclusive outdoor living space for PU6 to PU9 SUB-2025-206. The outcome was Granted on 19/01/2026.

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[LUC-2024-68](#) Land Use Consent The erection of a multi-unit development breaching height in relation to boundary, service areas, outdoor living space, density, location and screening of car parking and boundary setback performance standards and with an access breaching maximum width of vehicle crossings. The outcome was Granted on 16/04/2024.

[POL-2021-41](#) Planning Other Legislation Right of Way over Part Section 13 Block XXXII Town of Dunedin in favour of Part Section 12 Block XXXII Town of Dunedin. The outcome was Granted on 19/08/2021.

[LUC-2021-328](#) Land Use Consent the erection of four adjoining one-bedroom two storey units, and associated earthworks, at the rear of the existing dwelling. The outcome was Granted on 18/08/2021.

[5102888 150 Queen Street Dunedin](#)

[RMA-2001-365192](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR TECHNICAL NON-COMPLIANCE (Non-Notified - Non Complying). The outcome was Granted on 09/11/2001.

[RMA-2001-365191](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 09/11/2001.

[RMA-2001-365294](#) Resource Management Act (Historical Data) IN RESPECT 2 OF RESOURCE CONSENT A953192 TO ALLOW A CONSENT NOTICE TO BE CANCELLED (Non-Notified Controlled). The outcome was Granted on 06/12/2001.

[RMA-1995-358592](#) Resource Management Act (Historical Data) FLATS PLAN Hazard : CONSENT NOTICE (Non-Notified Controlled). The outcome was Granted on 23/11/1995.

[RMA-1995-358553](#) Resource Management Act (Historical Data) Certificate of Compliance (Other). The outcome was Granted on 06/07/1995.

[RMA-1995-358545](#) Resource Management Act (Historical Data) Right of way over Town Belt in favour of CTs 269/235, 282/195, 76/54, 55/15, 5D/1212 and 2C/1400 (Other). The outcome was Granted on 14/12/1995.

[5102889 150A Queen Street Dunedin](#)

[RMA-2001-365192](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR TECHNICAL NON-COMPLIANCE (Non-Notified - Non Complying). The outcome was Granted on 09/11/2001.

[RMA-2001-365191](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 09/11/2001.

[RMA-1995-358592](#) Resource Management Act (Historical Data) FLATS PLAN Hazard : CONSENT NOTICE (Non-Notified Controlled). The outcome was Granted on 23/11/1995.

[RMA-1995-358553](#) Resource Management Act (Historical Data) Certificate of Compliance (Other). The outcome was Granted on 06/07/1995.

[RMA-1995-358545](#) Resource Management Act (Historical Data) Right of way over Town Belt in favour of CTs 269/235, 282/195, 76/54, 55/15, 5D/1212 and 2C/1400 (Other). The outcome was Granted on 14/12/1995.

[5104596 989 George Street Dunedin](#)

[LUC-2014-46](#) Land Use Consent erect temporary signage for school fairs. The outcome was Granted on 27/02/2014.

[LUC-2013-369](#) Land Use Consent erect temporary signage for school fairs. The outcome was Granted on 18/09/2013.

[LUC-2010-294](#) Land Use Consent school fence over 2m in height. The outcome was Granted on 05/08/2010.

[OUT-2010-10](#) Outline Plan building works within the drip line of a significant tree and works involving a fence above 2m in height. The outcome was No Changes Requested on 05/08/2010.

[RMA-2003-366537](#) Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS FOR THE REDEVELOPMENT OF TWO EXISTING TEACHING SPACES. (Other). The outcome was Granted on 30/04/2003.

[5112022 148 Queen Street Dunedin](#)

[RMA-1995-358545](#) Resource Management Act (Historical Data) Right of way over Town Belt in favour of CTs 269/235, 282/195, 76/54, 55/15, 5D/1212 and 2C/1400 (Other). The outcome was Granted on 14/12/1995.

[5114074 146 Queen Street Dunedin](#)

[SUB-2020-211](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 16/03/2021.

[SUB-2020-211](#) Subdivision Consent a two stage subdivision involving a two lot subdivision and subsequent unit titling of the front lot containing two residential units. The outcome was Granted on 16/03/2021.

[SUB-2008-49/A](#) Subdivision Consent s125 extension of time. The outcome was s125 Granted on 07/06/2013.

[SUB-2008-49](#) Subdivision Consent Two-lot subdivision. This consent has since Lapsed.

[RMA-1995-358545](#) Resource Management Act (Historical Data) Right of way over Town Belt in favour of CTs 269/235, 282/195, 76/54, 55/15, 5D/1212 and 2C/1400 (Other). The outcome was Granted on 14/12/1995.

[5114075 146A Queen Street Dunedin](#)

[SUB-2020-211](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 16/03/2021.

[SUB-2020-211](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 16/03/2021.

[SUB-2020-211](#) Subdivision Consent a two stage subdivision involving a two lot subdivision and subsequent unit titling of the front lot containing two residential units. The outcome was Granted on 16/03/2021.

[LUC-2020-420](#) Land Use Consent the creation of an exceedance of the habitable room density requirements on Lot 2 SUB-2020-211, the separation of the existing 12-bedroom residential unit into two 6-bedroom residential units, and exceedance of the habitable room density requirements. The outcome was Granted on 16/03/2021.

[LUC-2017-379/B](#) Land Use Consent s357 objection to fees for LUC-2017-379/A. The outcome was S357 Upheld on 27/07/2020.

[LUC-2017-379/A](#) Land Use Consent s127 variation to conditions to accommodate redesigned parking area. The outcome was s127 Upheld on 28/04/2020.

[LUC-2017-379](#) Land Use Consent land use consent to undertake earthworks on the site and establish an over-width vehicle crossing including retaining structures within the front yard setback. The outcome was Granted on 18/12/2017.

[SUB-2008-49/A](#) Subdivision Consent s125 extension of time. The outcome was s125 Granted on 07/06/2013.

[SUB-2008-49](#) Subdivision Consent Two-lot subdivision. This consent has since Lapsed.

[RMA-1995-358545](#) Resource Management Act (Historical Data) Right of way over Town Belt in favour of CTs 269/235, 282/195, 76/54, 55/15, 5D/1212 and 2C/1400 (Other). The outcome was Granted on 14/12/1995.

[5132958 9 Warrender Street Dunedin](#)

[SUB-2020-3](#) Subdivision Consent subdivision consent for a three-lot subdivision, involving the reconfiguration of the existing three sites. The outcome was Granted on 31/08/2020.

[5156157 146A Queen Street Dunedin](#)

[SUB-2020-211](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 16/03/2021.

[SUB-2020-211](#) Subdivision Consent a two stage subdivision involving a two lot subdivision and subsequent unit titling of the front lot containing two residential units. The outcome was Granted on 16/03/2021.

[LUC-2020-420](#) Land Use Consent the creation of an exceedance of the habitable room density requirements on Lot 2 SUB-2020-211, the separation of the existing 12-bedroom residential unit into two 6-bedroom residential units, and exceedance of the habitable room density requirements. The outcome was Granted on 16/03/2021.

[LUC-2017-379/B](#) Land Use Consent s357 objection to fees for LUC-2017-379/A. The outcome was S357 Upheld on 27/07/2020.

[LUC-2017-379/A](#) Land Use Consent s127 variation to conditions to accommodate redesigned parking area. The outcome was s127 Upheld on 28/04/2020.

[LUC-2017-379](#) Land Use Consent land use consent to undertake earthworks on the site and establish an over-width vehicle crossing including retaining structures within the front yard setback. The outcome was Granted on 18/12/2017.

[SUB-2008-49/A](#) Subdivision Consent s125 extension of time. The outcome was s125 Granted on 07/06/2013.

[SUB-2008-49](#) Subdivision Consent Two-lot subdivision. This consent has since Lapsed.

[RMA-1995-358545](#) Resource Management Act (Historical Data) Right of way over Town Belt in favour of CTs 269/235, 282/195, 76/54, 55/15, 5D/1212 and 2C/1400 (Other). The outcome was Granted on 14/12/1995.

[5156158 146B Queen Street Dunedin](#)

[SUB-2020-211](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 16/03/2021.

[SUB-2020-211](#) Subdivision Consent a two stage subdivision involving a two lot subdivision and subsequent unit titling of the front lot containing two residential units. The outcome was Granted on 16/03/2021.

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[RMA-1995-358545](#) Resource Management Act (Historical Data) Right of way over Town Belt in favour of CTs 269/235, 282/195, 76/54, 55/15, 5D/1212 and 2C/1400 (Other). The outcome was Granted on 14/12/1995.

[5158722 136 Queen Street Dunedin](#)

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[5158723 1 - 136 Queen Street Dunedin](#)

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[LUC-2024-68](#) Land Use Consent The erection of a multi-unit development breaching height in relation to boundary, service areas, outdoor living space, density, location and screening of car parking and boundary setback performance standards and with an access breaching maximum width of vehicle crossings. The outcome was Granted on 16/04/2024.

[5158724 2 - 136 Queen Street Dunedin](#)

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[LUC-2024-68](#) Land Use Consent The erection of a multi-unit development breaching height in relation to boundary, service areas, outdoor living space, density, location and screening of car parking and boundary setback performance standards and with an access breaching maximum width of vehicle crossings. The outcome was Granted on 16/04/2024.

[5158725 3 - 136 Queen Street Dunedin](#)

[LUC-2026-5](#) Land Use Consent No exclusive outdoor living space for PU6 to PU9 SUB-2025-206. The outcome was Granted on 19/01/2026.

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[LUC-2021-328](#) Land Use Consent the erection of four adjoining one-bedroom two storey units, and associated earthworks, at the rear of the existing dwelling. The outcome was Granted on 18/08/2021.

[5158726 4 - 136 Queen Street Dunedin](#)

[LUC-2026-5](#) Land Use Consent No exclusive outdoor living space for PU6 to PU9 SUB-2025-206. The outcome was Granted on 19/01/2026.

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[LUC-2021-328](#) Land Use Consent the erection of four adjoining one-bedroom two storey units, and associated earthworks, at the rear of the existing dwelling. The outcome was Granted on 18/08/2021.

[5158727 5 - 136 Queen Street Dunedin](#)

[LUC-2026-5](#) Land Use Consent No exclusive outdoor living space for PU6 to PU9 SUB-2025-206. The outcome was Granted on 19/01/2026.

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[LUC-2021-328](#) Land Use Consent the erection of four adjoining one-bedroom two storey units, and associated earthworks, at the rear of the existing dwelling. The outcome was Granted on 18/08/2021.

[5158728 6 - 136 Queen Street Dunedin](#)

[LUC-2026-5](#) Land Use Consent No exclusive outdoor living space for PU6 to PU9 SUB-2025-206. The outcome was Granted on 19/01/2026.

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[LUC-2021-328](#) Land Use Consent the erection of four adjoining one-bedroom two storey units, and associated earthworks, at the rear of the existing dwelling. The outcome was Granted on 18/08/2021.

[5158729 7 - 136 Queen Street Dunedin](#)

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[LUC-2024-68](#) Land Use Consent The erection of a multi-unit development breaching height in relation to boundary, service areas, outdoor living space, density, location and screening of car parking and boundary setback performance standards and with an access breaching maximum width of vehicle crossings. The outcome was Granted on 16/04/2024.

[5158730 8 - 136 Queen Street Dunedin](#)

[POL-2026-1](#) Planning Other Legislation Reciprocal rights of way over Section 12 and Part Section 13 Block XXXII Town of Dunedin. The outcome was Granted on 19/01/2026.

[SUB-2025-206](#) Subdivision Consent Unit Title Subdivision of site subject to NES-CS.. The outcome was Granted on 19/01/2026.

[LUC-2024-68](#) Land Use Consent The erection of a multi-unit development breaching height in relation to boundary, service areas, outdoor living space, density, location and screening of car parking and boundary

setback performance standards and with an access breaching maximum width of vehicle crossings. The outcome was Granted on 16/04/2024.

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.

Transport

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

Encroachment on road reserve – privately owned vegetation over footpath

It appears that the vegetation at this property's frontage on 147 Queen Street is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Vehicle crossing - no vehicle access

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

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.

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



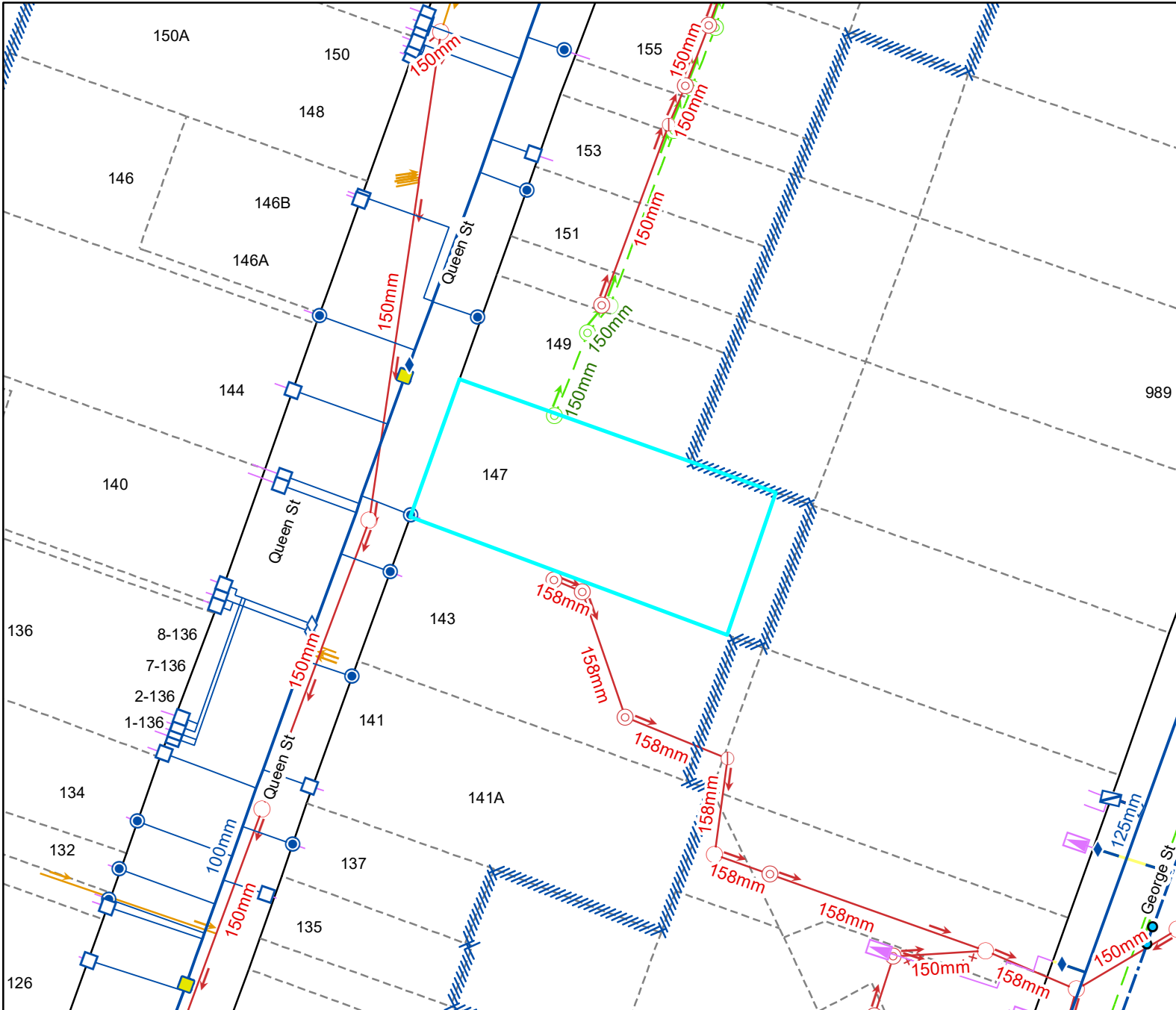
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information 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)



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.

Scale at A4:
1:750
30/03/2026
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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
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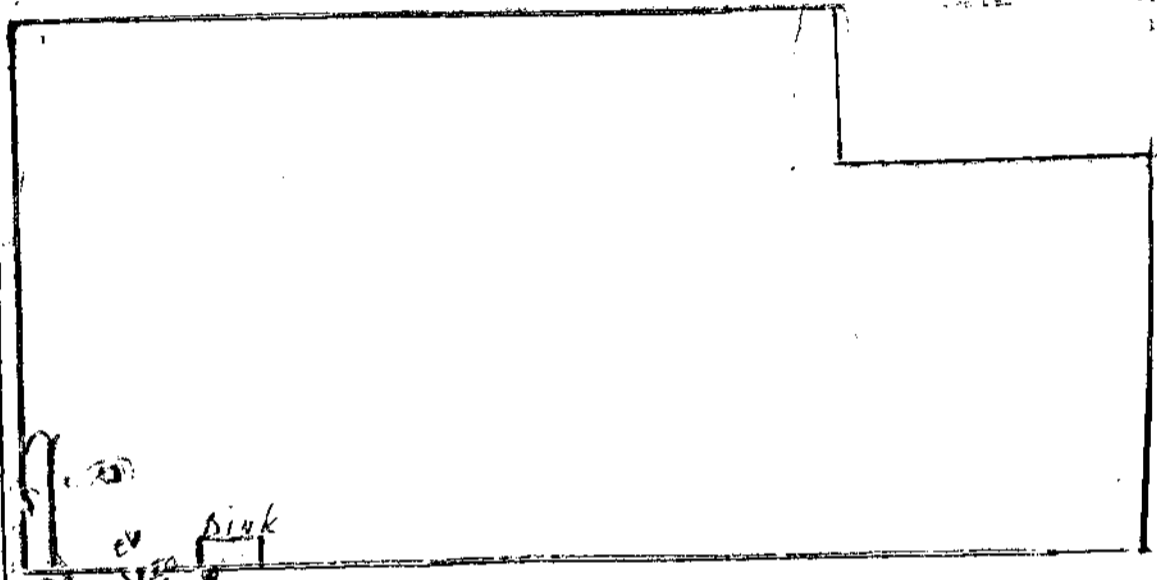
Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>

Queen Street

J. J. Knox
12/16/10
05

LEGEND

- Existing Drains
- - - - - New Foul Drains
- - - - - New Stormwater Drains



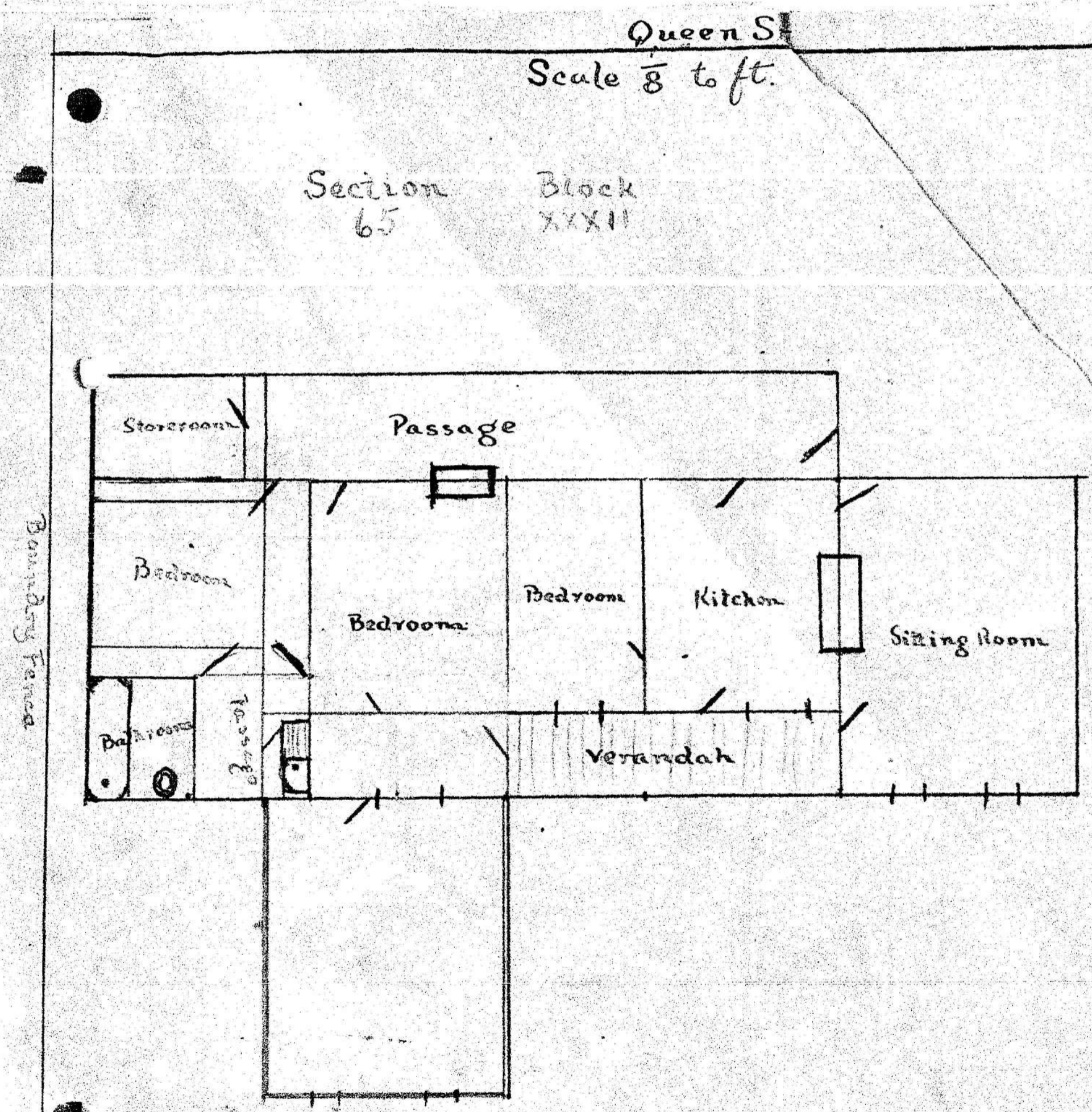
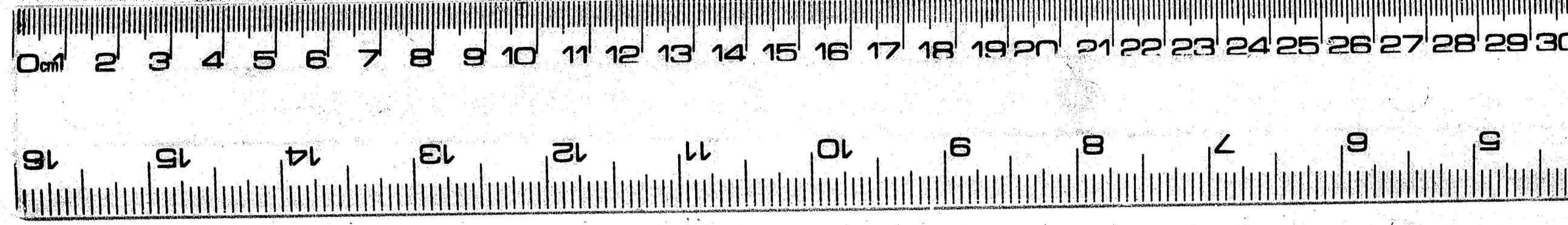
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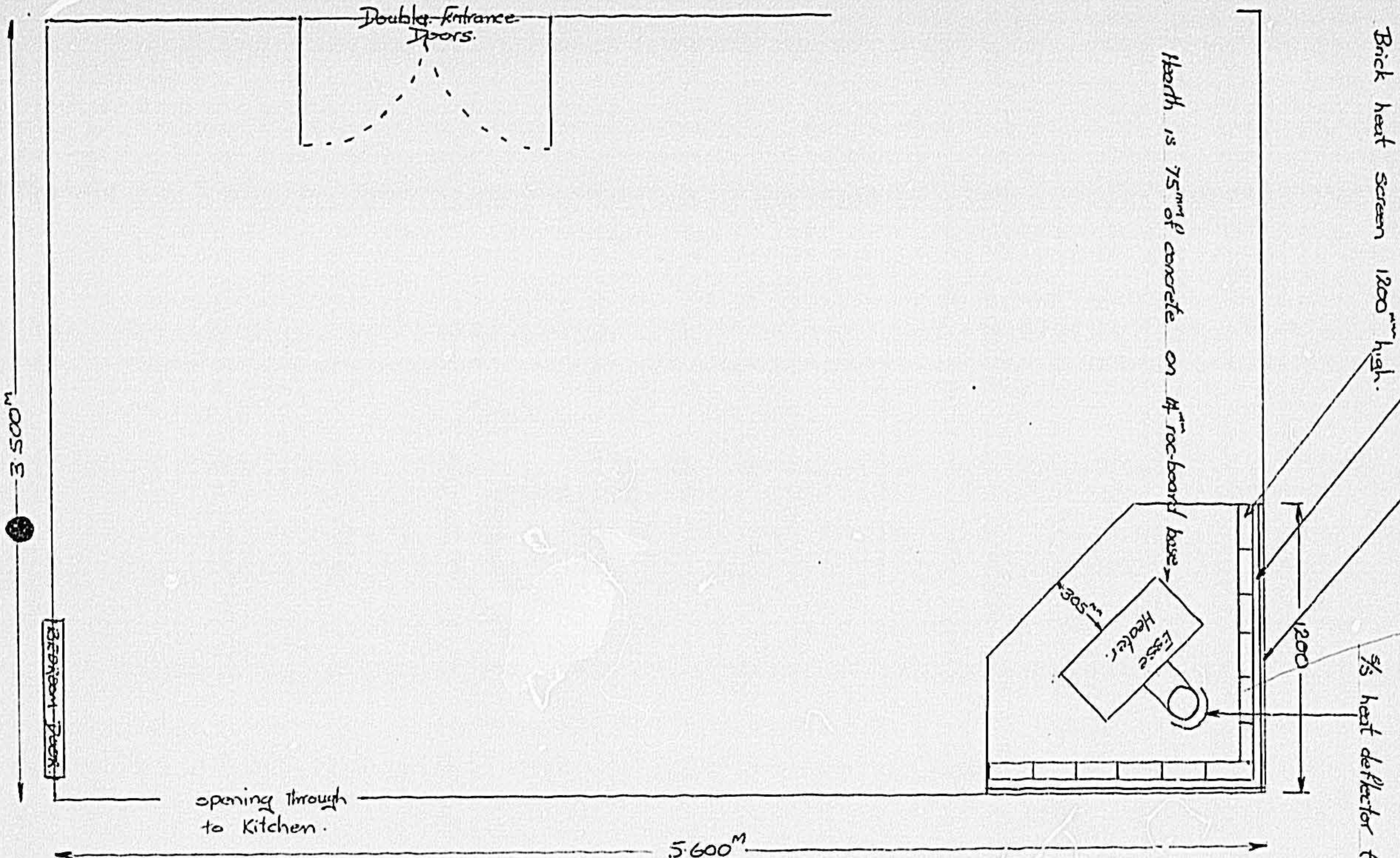
460 Queen Street
A/C P/I

Photo



4398

ALWAYS RETURN THIS PORTION WITH YOUR PAYMENT



CITY PLANNING DEPARTMENT
 Pursuant to the provisions of the District Scheme, these Plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

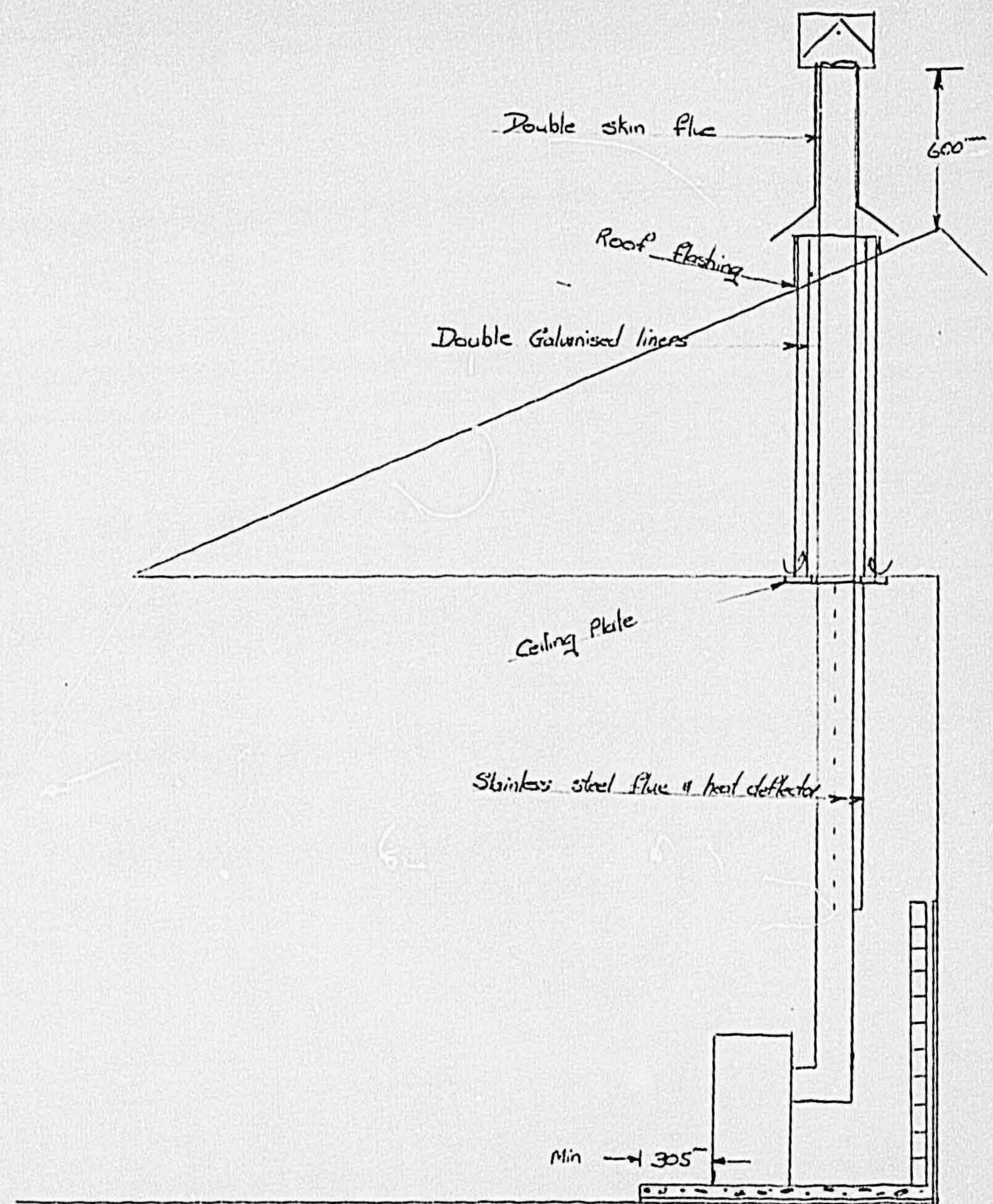
Signed *[Signature]* 12/8/85
 for City Planning Officer

R.C.

DUNEDIN CITY CORPORATION
 COPY OF APPROVED PLAN
 OR SPECIFICATION
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE 14.8.85
[Signature] CITY ENGINEER

9466

M^{rs} M. Claver, 147 Queen St, Dunedin.
 Purpose = To instal Esse space-heater



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CODE COMPLIANCE CERTIFICATE No.: 93/1268

Section 43(3), Building Act 1991

ISSUED BY **DUNEDIN CITY COUNCIL**

BUILDING CONSENT No.: **93/1268**

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

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No. of an intended of:	stages	SHUM MR	
		147 QUEEN ST	
		DUNEDIN	
New or relocated building	<input type="checkbox"/>	LEGAL DESCRIPTION	
Alteration	<input type="checkbox"/>		
Intended use(s) (in detail):		Property Number:	307731
DRNGE ALT		Valuation Roll Number:	2720047800
Intended Life:		Lot:	DP:
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Section:	PT65
Specified as years		Block:	32
Demolition	<input type="checkbox"/>	Survey District:	

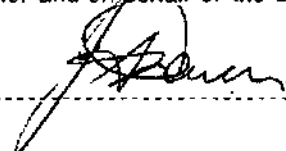
This is:

- A final code compliance certificate 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 certificate, in accordance with the attached details, are: \$ **0.00**

Receipt No.:

Signed for and on behalf of the Council:

Name: 

Position: _____ Date: 24 / 06 / 94

BUILDING CONSENT No.: 93/1268

Project Information Memorandum No.:

ISSUED BY Section 35, Building Act 1991
DUNEDIN CITY COUNCIL

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

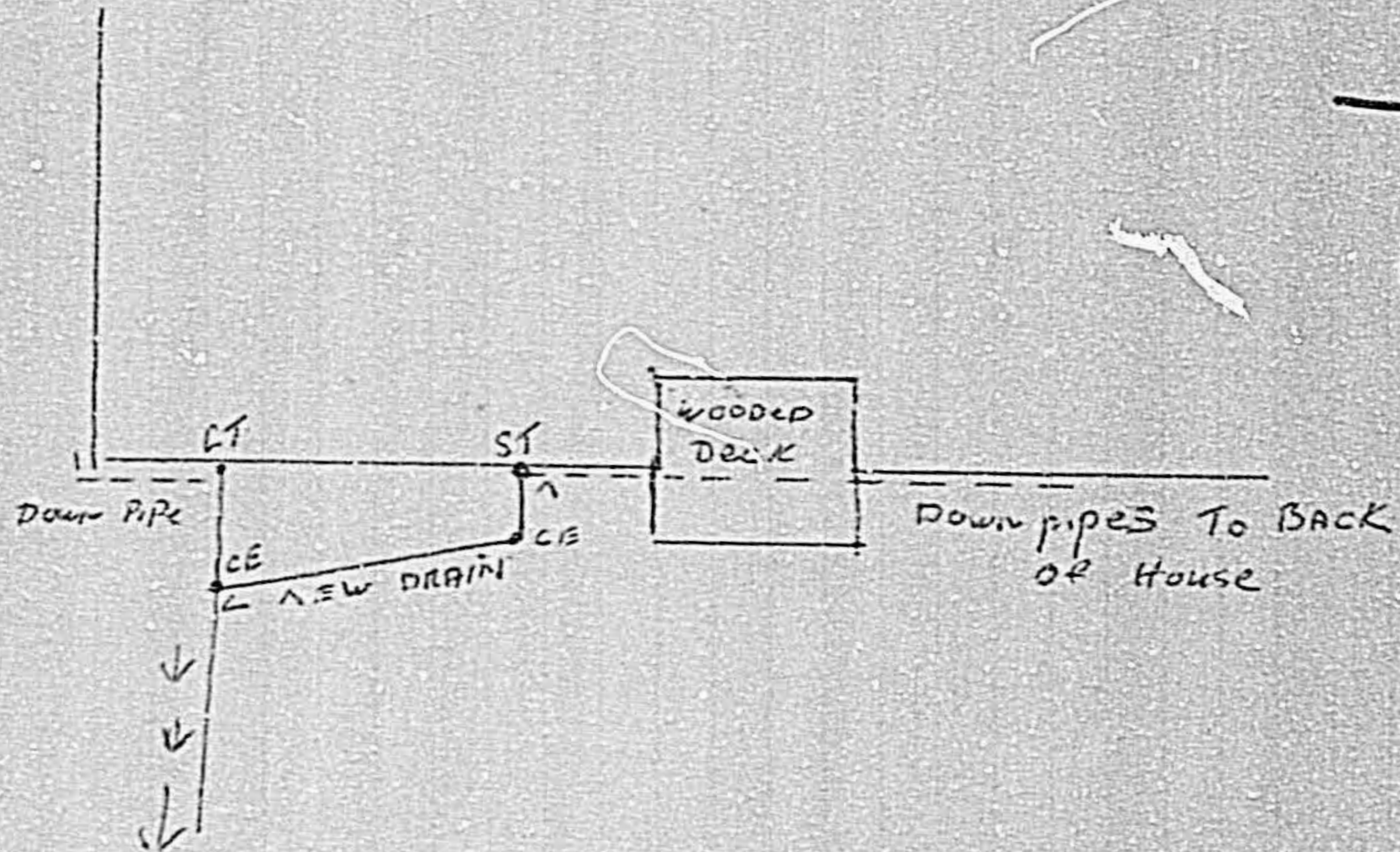
APPLICANT	PROJECT
Name: MR SHUM Mailing Address: CHAIN HILL RD R.D. 1 DUNEDIN	All <input type="checkbox"/> Stage No. of an intended stages of: <input type="checkbox"/> New Building <input type="checkbox"/> Alteration <input type="checkbox"/>
PROJECT LOCATION	Intended Use(s) (in detail): DRNGE ALT Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Demolition <input type="checkbox"/> Estimated Value: \$ 200.00
Street Address: 147 QUEEN ST DUNEDIN	
LEGAL DESCRIPTION	
Property Number: 307731 Valuation Roll Number: 2720047800 Lot: D1 Section: PT65 Block: 32 Survey District:	
COUNCIL CHARGES	Signed for and on behalf of the Council. Name: <i>J. Palmer</i> Position: Date: 27/04/93
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	

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 Form headed "Conditions of Building Consent No. /"

73

12 SHUM 147 QUEEN ST.



93/1268

~~APG~~ PG

147 QUEEN ST.

CODE COMPLIANCE CERTIFICATE No.: 94/1916

Section 43(3), Building Act 1991

ISSUED BY **DUNEDIN CITY COUNCIL**

BUILDING CONSENT No.: **94/1916**

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

PROJECT	PROJECT LOCATION
All <input type="checkbox"/> Stage No. of an intended stages New or relocated building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended use(s) (in detail): HOUSING ALTERATION HEATER/WETBACK Intended Life: Indefinite, but not less than 50 years <input type="checkbox"/> Specified as 5 years <input type="checkbox"/> Demolition <input type="checkbox"/>	Street Number: K SHUM 147 QUEEN ST DUNEDIN <hr/> LEGAL DESCRIPTION Property Number: 307731 Valuation Roll Number: 2720047800 Lot: DP: Section: PT 65 Block: 32 Survey District:

This is:

- A final code compliance certificate 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 certificate, in accordance with the attached details, are: \$ **0.00**

Receipt No.:

Signed for and on behalf of the Council:

Name: *J. Dewar*

Position: _____ Date: 19.10.1994

BUILDING CONSENT No.: 94/1916

Project Information Memorandum No.:

ISSUED BY

Section 35, Building Act 1991
DUNEDIN CITY COUNCIL

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

APPLICANT	PROJECT
Name: K SHUM Mailing Address: 5 HYDE STREET DUNEDIN	All <input type="checkbox"/> Stage No. X of an intended stages of: <input type="checkbox"/> New Building <input type="checkbox"/>
PROJECT LOCATION Street Address: 147 QUEEN ST DUNEDIN	Alteration <input type="checkbox"/> intended Use(s) (in detail): HOUSING ALTERATION HEATER/WETBACK Intended Life:
LEGAL DESCRIPTION Property Number: 307731 Valuation Roll Number: 2720047800 Lot: DP: Section: PT 65 Block: 32 Survey District:	Indefinite, but not less than 50 years <input type="checkbox"/> Specified as 5 years Demolition <input type="checkbox"/> Estimated Value: \$ 3,000.00
COUNCIL CHARGES The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: <u>[Signature]</u> Position: _____ Date: <u>26.1.05/94</u>

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. / ".

um No.:

ges

outside
Decor

DUNEDIN CITY COUNCIL
Installation of Wetback Heaters

All work involved in installing the wetback and water pipework must be carried out by a Craftman plumber.

Work shall comply with the Building Regulations 1992 Clause G 12

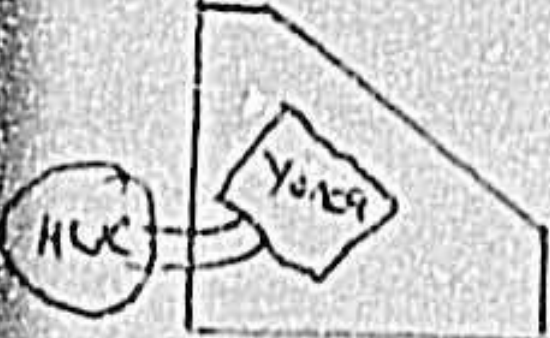
Officer.....*S.P.F.* Date 24/5/94

DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
 TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.

.....*S.P.F.* DATE...24.5.94.....
 BUILDING INSPECTOR

ENVIRONMENTAL HEALTH CONDITIONS:-
 SOLID FUEL BURNER TO BE OPERATED IN NUISANCE FREE MANNER
 PLEASE CONTACT ENVIRONMENTAL HEALTH SECTION Ph. 477-1000 FOR ADVICE ON OWNER RESPONSIBILITIES

outside Decor | window | Bedroom Decor



94/1916

FLOOR PLAN OF LOUNGE FOR 147 QUEEN ST

194

CODE COMPLIANCE CERTIFICATE



Section 43(3), 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	CCC No:	ABA 954558	Reference No:	5030773
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/> Stage No of an intended stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: CONNECT SEWER & S/W TO NEW MAINS Intended Life: Indefinite, not less than 50 years <input type="checkbox"/> Specified as years Demolition <input type="checkbox"/>	Name: SHUM, KAREN LISA Street Address: 147 QUEEN STREET Mailing Address: 147 QUEEN ST, DUNEDIN <hr/> LEGAL DESCRIPTION Property Number: 2030773 Valuation Roll No: 27200 47800 Legal Description: PT SEC 65

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: *[Signature]*

Position: AUTHORIZED OFFICER

Date: 22/01/1996

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 954558	Reference No:	5030:73
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: SHUM, KAREN LISA	All <input checked="" type="checkbox"/>
Mailing Address: 147 QUEEN ST, DUNEDIN	Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 147 QUEEN STREET	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: CONNECT SEWER & S/W TO NEW MAINS
Property Number: 5030773	Intended Life:
Valuation Roll No: 27200 47800	Indefinite, not less than 50 years <input type="checkbox"/>
Legal Description: PT SEC 65	Specified as Indefinite 5 years <input checked="" type="checkbox"/>
	Demolition <input type="checkbox"/>
	Estimated Value: \$900
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: <i>K. L. Thompson</i>
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 15/01/1996

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.

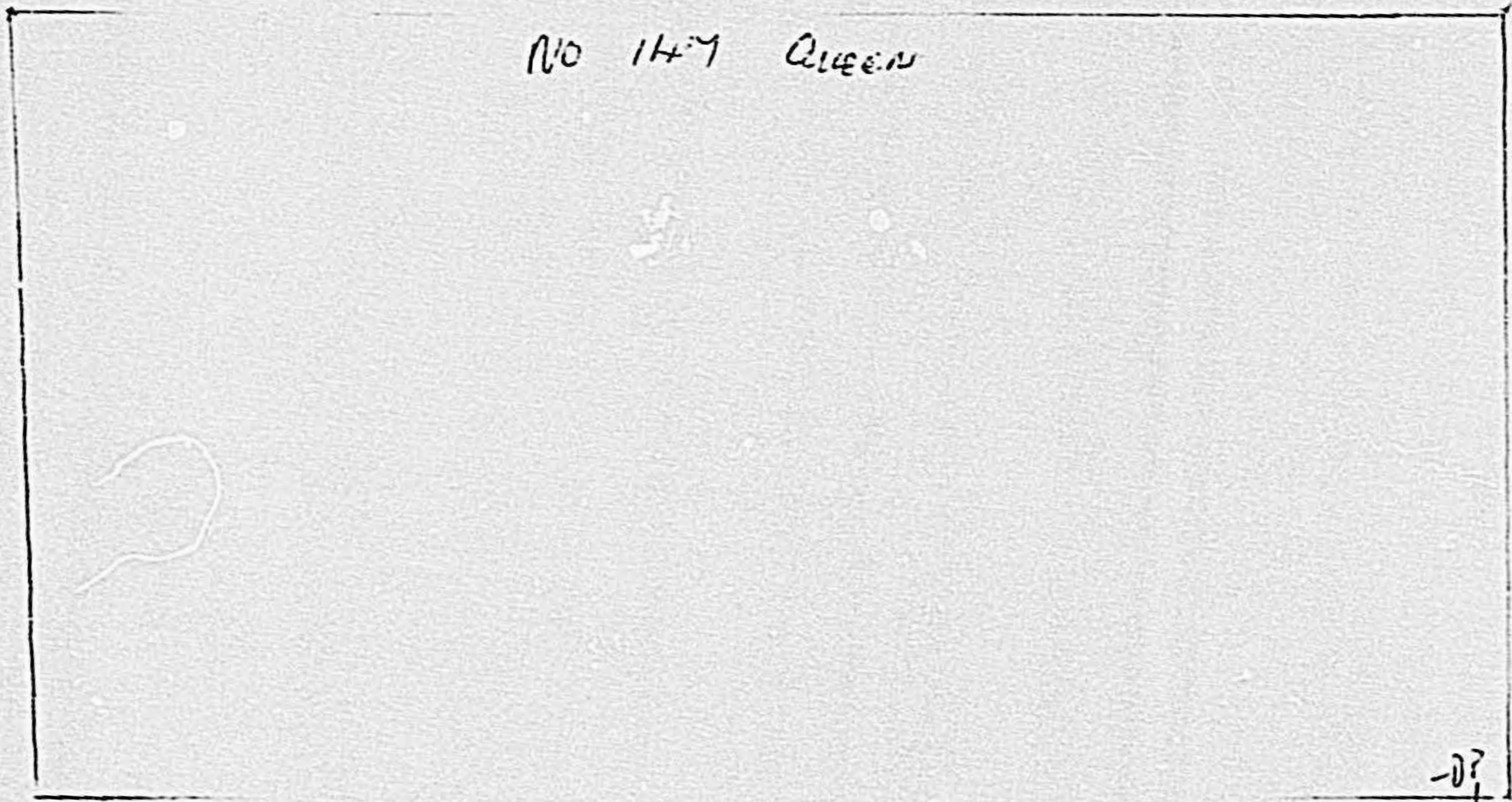
This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No....."

95/4558

NO 147 Queen

95/4558

Boundary.



0? 4.000 50 0

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 962207	Reference No:	5030773
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: SHUM, KAREN LISA	All <input checked="" type="checkbox"/>
Mailing Address: 5 HYDE ST, DUNEDIN	Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 147 QUEEN STREET	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: DRGE ALTS
Property Number: 5030773	Intended Life:
Valuation Roll No: 27200 47800	Indefinite, not less than 50 years <input type="checkbox"/>
Legal Description: SEC 65	Specified as years <input type="checkbox"/>
COUNCIL CHARGES	Demolition <input type="checkbox"/>
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Signed for and on behalf of the Council:
Total: \$	Name: <i>J. A. ...</i>
ALL FEES ARE GST INCLUSIVE	Position: AUTHORISED OFFICER
	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....."

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCG No:	ABA 31210	Reference No:	5030773
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(Insert a cross in each applicable box. Attach relevant documents).

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>BROWN, SAMIRA JADA MEAGAN PETA KAREN P O BOX 154 DUNEDIN 9015</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: REPAIR BEDROOM FLOOR</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years <input type="checkbox"/></p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5030773 Valuation Roll No: 27200 47800</p> <p>Street Address: 147 QUEEN STREET, DUNEDIN 9001</p> <p>Legal Description: PT SEC 65 BLK XXXII TN OF DUNEDIN (SO 14</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: 09/06/2003



BUILDING CONSENT

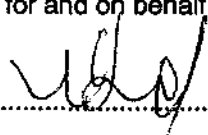
Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 31210	Reference No:	5030773
---------------	----------	-------------	-----------	---------------	---------

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

APPLICANT	PROJECT
Name: BROWN, SAMIRA JADA MEAGAN PETA KAREN P O BOX 154 DUNEDIN 9015	All <input checked="" type="checkbox"/> Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 147 QUEEN STREET, DUNEDIN 9001	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: REPAIR BEDROOM FLOOR
Property Number: 5030773 Valuation Roll No: 27200 47800 Legal Description: PT SEC 65 BLK XXXII TN OF DUNEDIN (SO 14	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
COUNCIL CHARGES	Estimated Value: \$5000
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: Name:  Position: AUTHORISED OFFICER Date: 15/05/2003

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....."

DUNEDIN CITY COUNCIL

Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
as a record on request

Queens street

Building
Drainage
Health

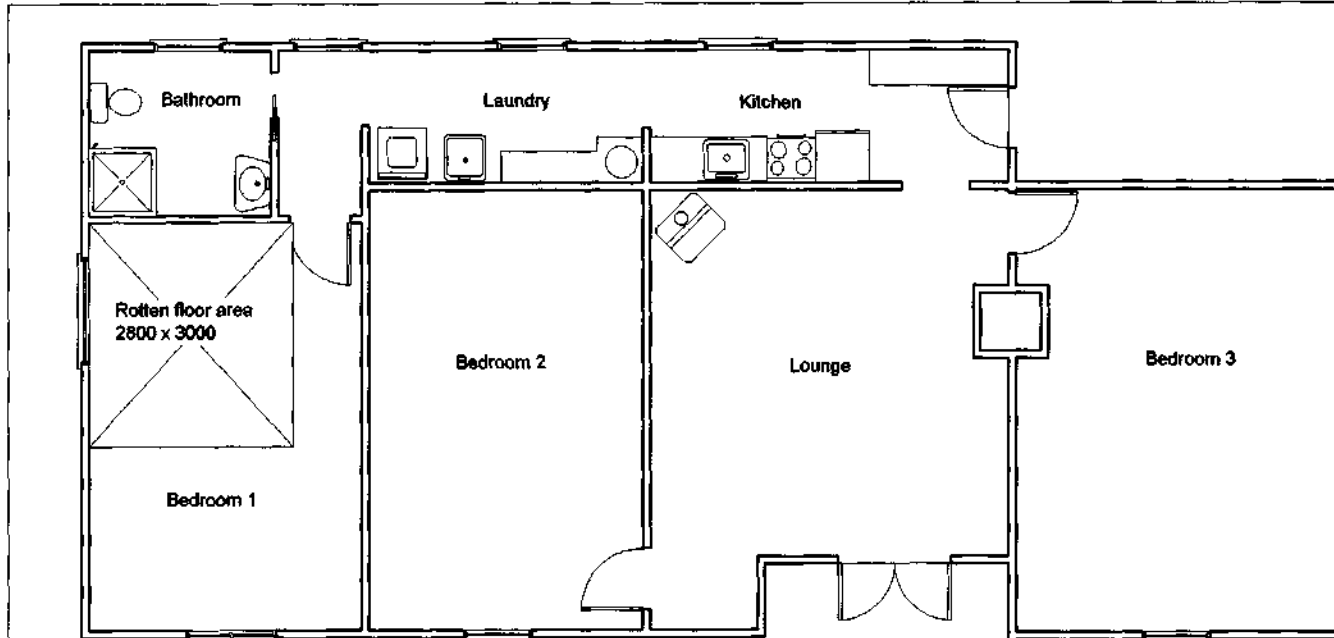
WCL Date 15/5/03

Date
Date

NOTE

Access from house up to Queens Street

Bank



Replace rotten floor in bedroom 1 with concrete slab. Concrete to be 17mpa over vapour barrier. Damaged internal linings, on outside wall, to be replaced ready for painting. Damaged exterior hardies sheet, at rear of building outside bedroom 1, bank side, to be replace to match existing. Pour concrete to rear, bedroom 1, bank side, of building to take excess water away from building, All work to comply with NZS: 3604.

01218

General layout 147 Queens Street Dunedin

Scale
1:100

S1



CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v2.0

Section 95, Building Act 2004

CCC NO:	ABA-2008-1347	Telephone No:	03 477 4000
APPLICANT		PROJECT	
S J M P K Brown 126 Frederick Street Dunedin 9016		Work Type: Alterations/Repairs	
PROJECT LOCATION		Intended Use/Description of Work: Change of Cladding to West Wall, Replace Rotten Timber Windows as Required	
147 Queen Street Dunedin		Intended Life: Indefinite, not less than 50 years.	
LEGAL DESCRIPTION		This CCC also applies to the following Amended Consents:	
Legal Description: PT SEC 65 BLK XXXII SO 14196 TN OF DUNEDIN		N/A	
Valuation Roll No: 27200-47800			
Building Name: N/A			

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

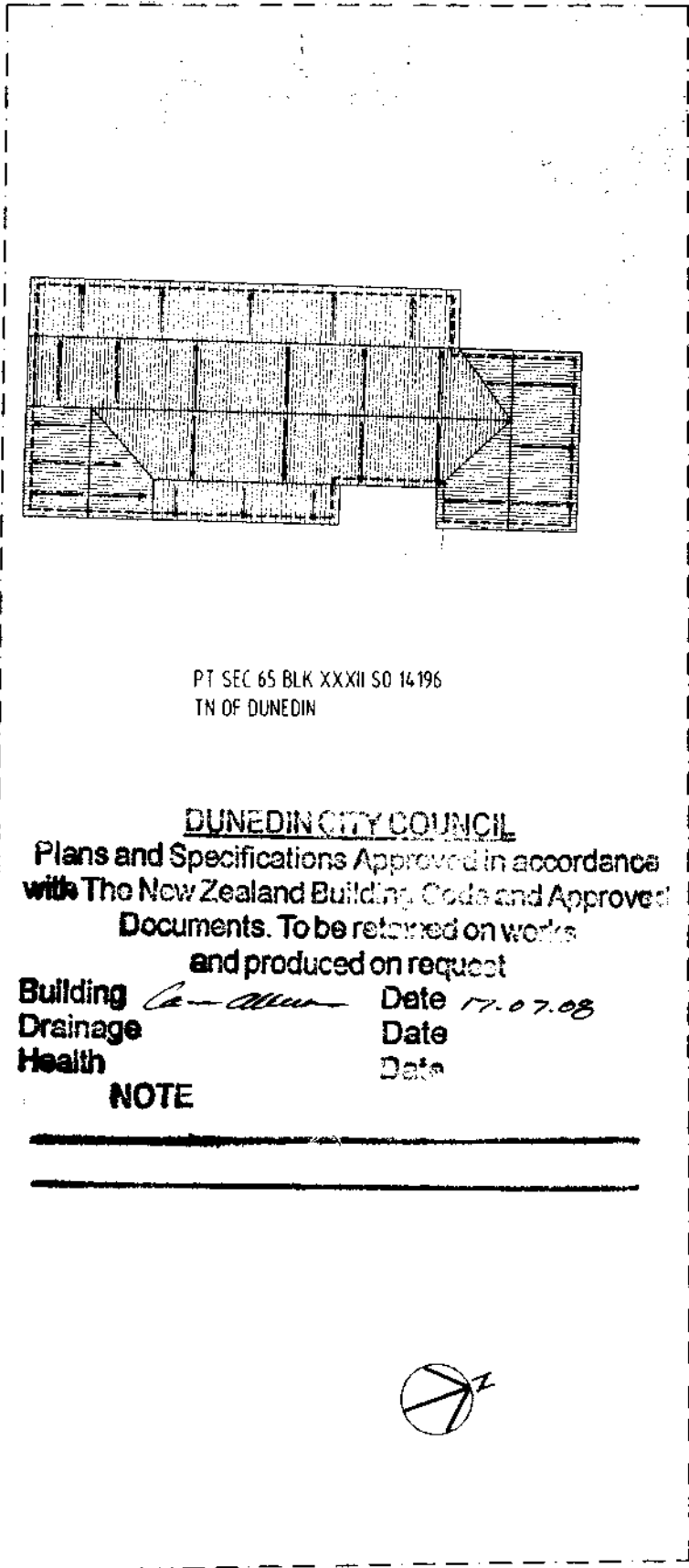
- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

Compliance Schedule attached

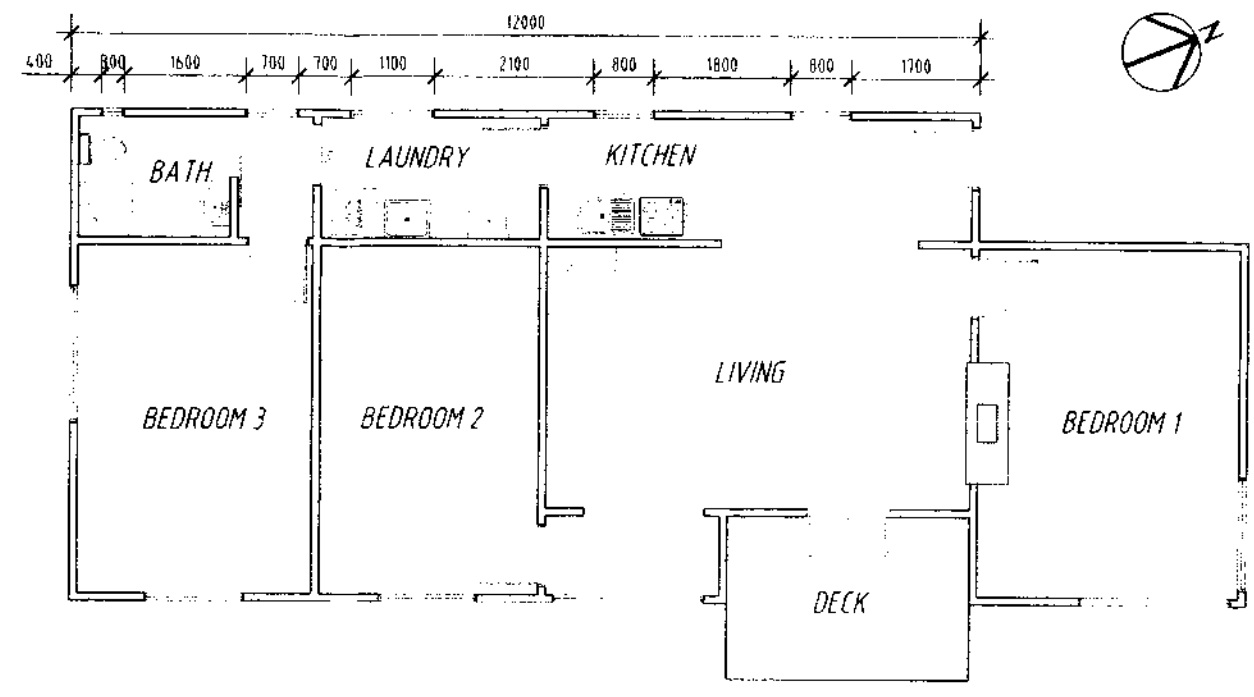
Signed for and on behalf of the Council:

TEAM LEADER INSPECTIONS

Date: 12 June 2012



1 SITE PLAN
Scale 1:200



2 FLOOR PLAN
Scale 1:100

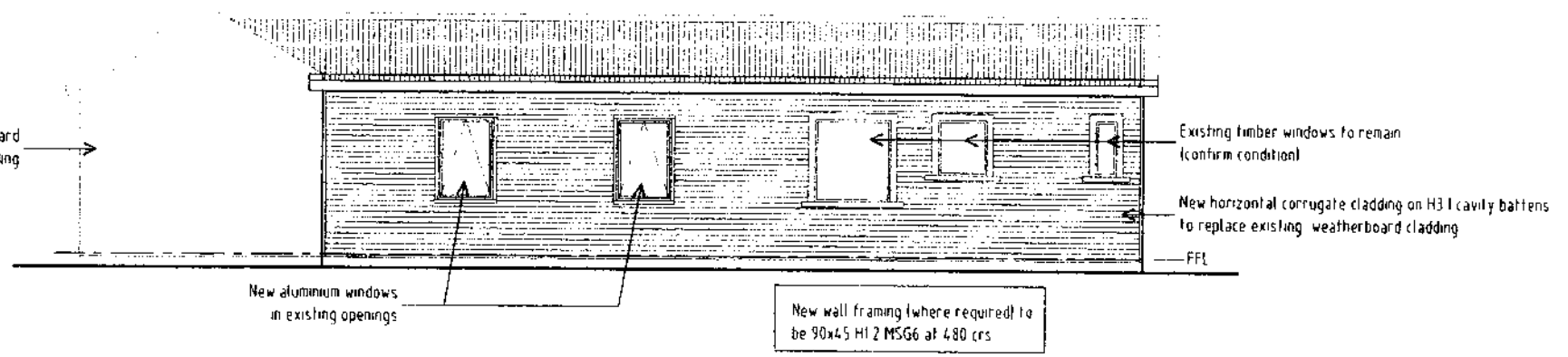
DOMESTIC SMOKE ALARM
Smoke alarms complying with the NZBC clause F7 are required in this building.

PT SEC 65 BLK XXXII SO 14196
TN OF DUNEDIN

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

Building *Ca-Mun* Date 17.07.08
Drainage Date
Health Date

NOTE



3 WEST ELEVATION
Scale 1:100

eco workshop
t. 03 4551505
f. 03 4551504

Change of Cladding For
KAREN BROWN, 147 QUEEN ST
DUNEDIN

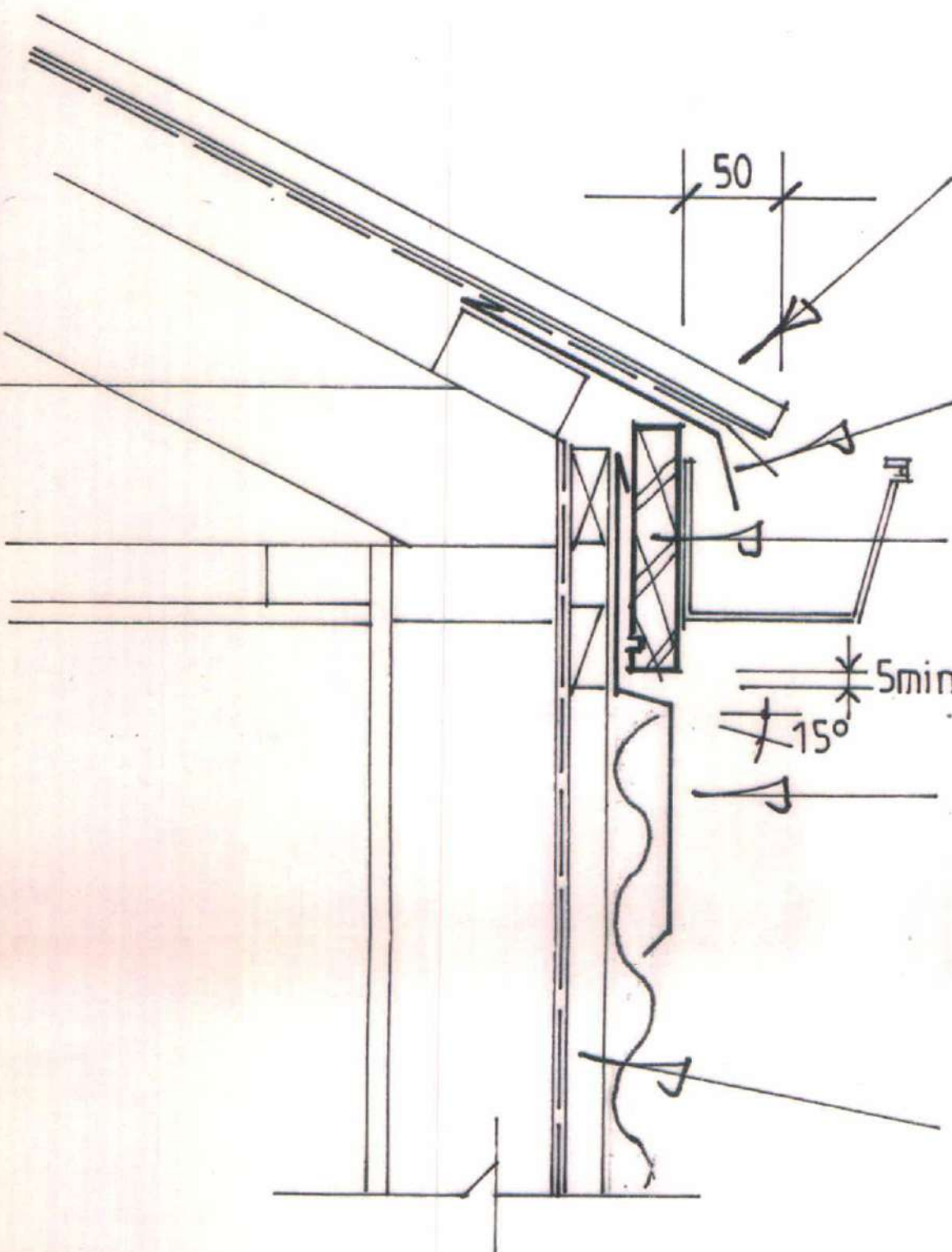
SITE & FLOOR PLANS, ELEVATION

EW08009
BW

1:200, 1:100
16/6/2008

A01

consent
issue amendment
BW 17/6/2008
by date



corrugate.
 steel roofing
 extended as
 necessary to
 lap uPVC
 spouting 50mm.

Purpose made
 alumin flashing
 into spouting

Ex 150x30 H3.2
 fascia.

Purpose made
 alumin. flashing
 carried over
 corrugated
 metal cladding
 (2 corrugate
 lap).

20mm cavity
 batten system
 over building
 wrap.

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 *Grant Sutton* Date 29-03-12
 Plumbing Date
 Health Date

NOTE

ABA 2008-1347

EAVES DETAIL 1: 5

Amended Plan and/or
 Specification Received

By *Grant Sutton*

Date *29-03-12*

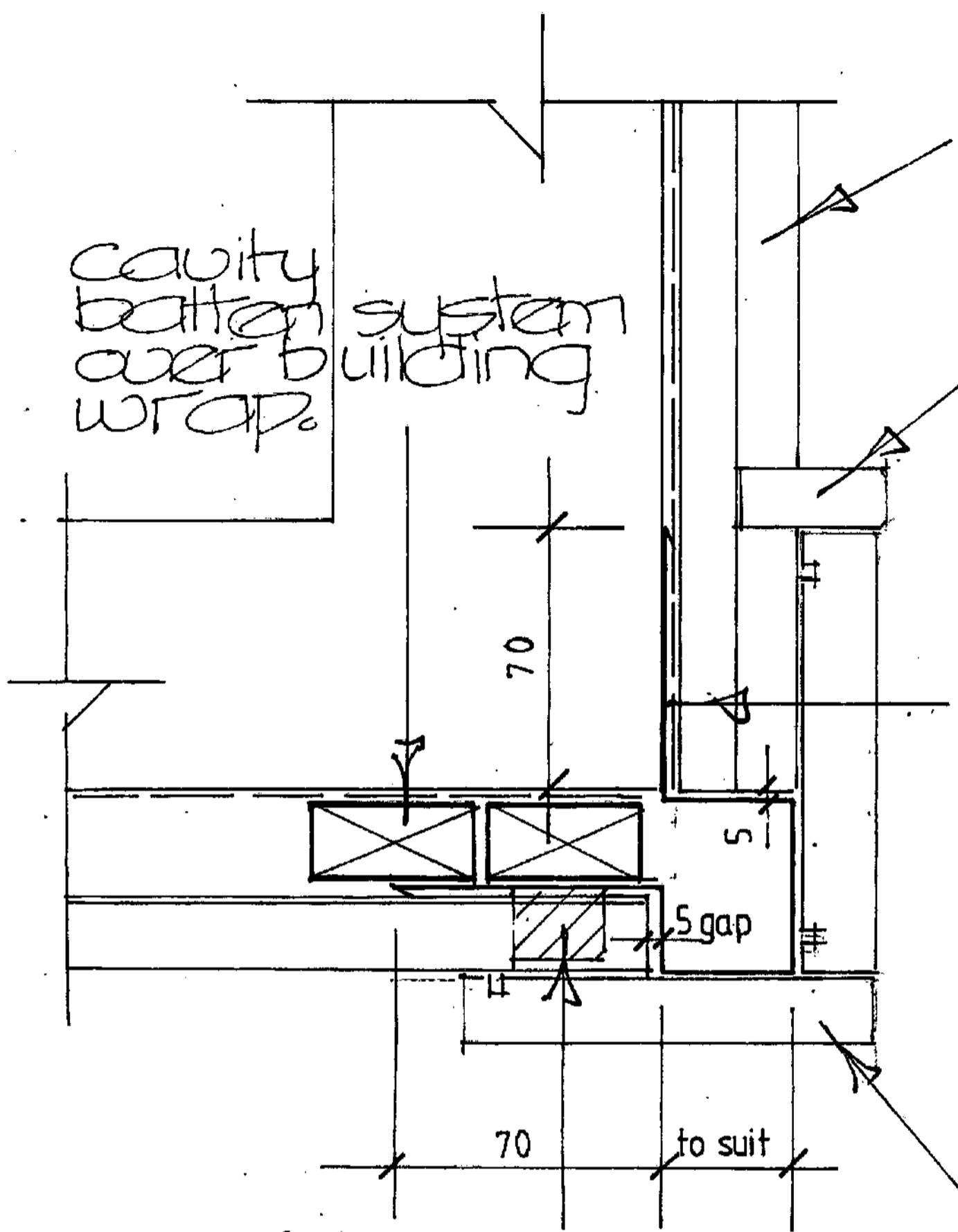
AMENDED DETAILS - EXTERIOR CLADDING

ABA 2008 1347

147 QUEEN STREET, DUNEDIN
 K. BROWN

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENT
 2008 1347

Gary Buswell Architectural Design Limited



Existing w/bd cladding
 H3.2 scribe between existing weatherbd cladding and H3.2 ex 25 cover board.

Purpose made aluminium corner flashing 10mm hem each end.

Proprietary corrugate profile foam seal between cladding and flashing.

optional H3.2 ex 25 cover board.

CORNER DETAIL
both ends 1:2

AMENDED DETAILS - EXTERIOR CLADDING

ABA 2008 1347
 47 QUEEN STREET, DUNEDIN.
 BROWN

ABA 2008-1347
 Amended Plan and/or Specification Received
 By: Grant Sutton
 Date: 29-03-12

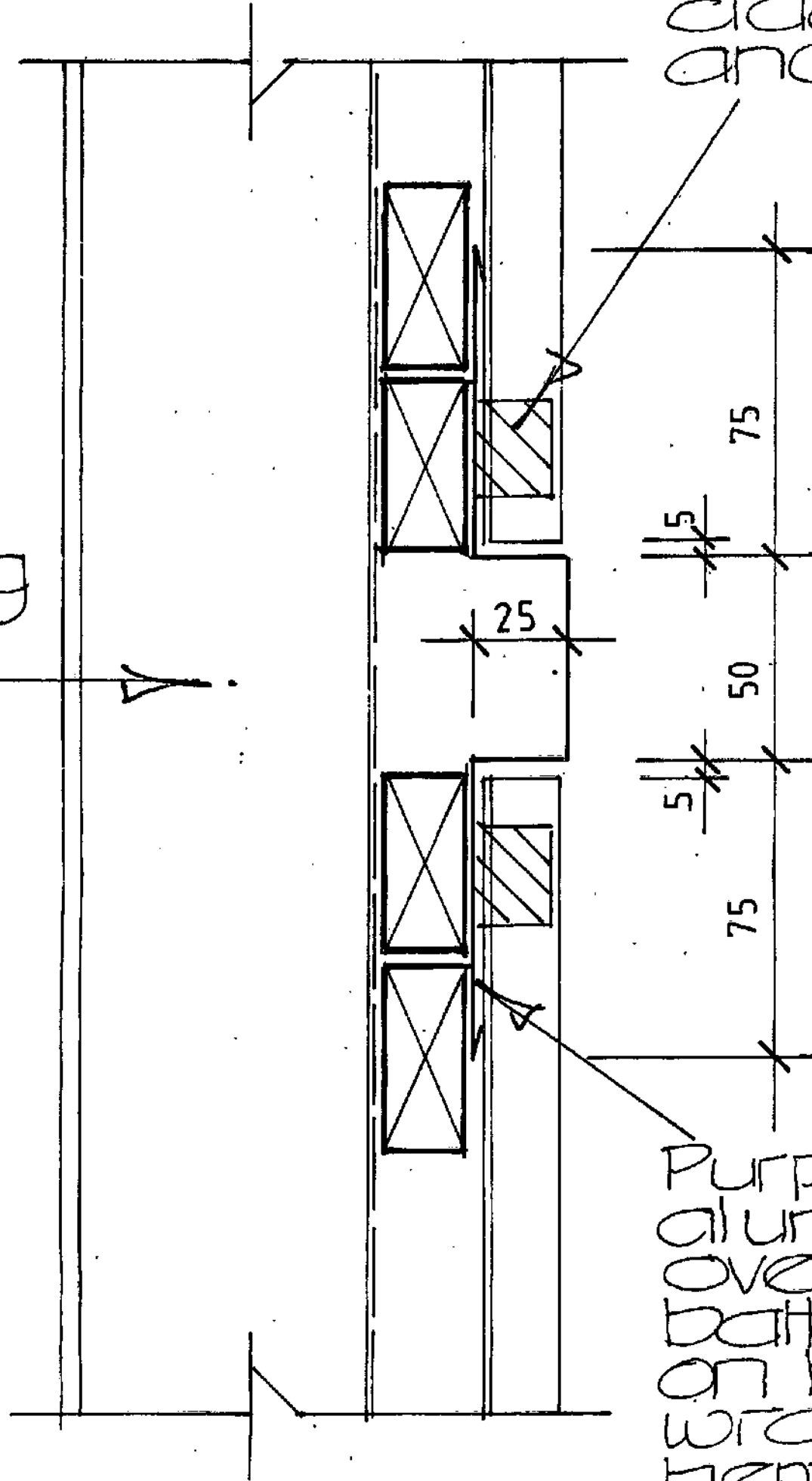
Gary Buswell Architectural Design Limited

2008 1347

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENT

Proprietary
corrugated
profile foam
seal between
cladding
and flashing

Existing
stud
wall.



VERTICAL
CONTROL JOINT
1:2

Purpose made
alumin flashing
over cavity
batten system
on building
wrap. 10mm
hem each end.

AMENDED DETAILS - EXTERIOR CLADDING

ABA 20081347

177 QUEEN STREET, DUNEDIN
K. BROWN

Amended Plan and/or Specification Received	
By...	Grant Sutton
Date...	29-03-12

ABA 2008-1347

Gary Buswell Architectural Design Limited

2008 1347

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS