

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 89 Russell Street Dunedin

Prepared for: Khodal Investment Limited

Prepared on: 13-Aug-2026

Property Details:

Property ID	5027417
Address	89 Russell Street Dunedin
Parcels	PT SEC 33 BLK X 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 13-Aug-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.

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 89 Russell Street Dunedin	1
Prepared for: Khodal Investment Limited	1
Prepared on: 13-Aug-2026	1
Property Details:	1
Disclaimer:	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information	4
Other Natural Hazard Information	4
Flood Hazards	4
Land Stability Hazards	4
Coastal Hazards	4
Seismic Hazards	4
Other Natural Hazards	4
Otago Regional Council Hazard Information	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances	4
s44A(2)(b) Information on private and public stormwater and sewerage drains	5
Drainage	5
Foul Sewer and Waste Water	5
Public Sewer Sheets	5
Dunedin City Council Private Drainage plans incomplete	5
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	6
Water Supply	6
s44A(2)(c) Information relating to any rates owing in relation to the land	6
Rates Details	6
Rates Assessment Details	6
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and	7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	7
Building and Drainage Consents	7
Building and Drainage Permits	7
Non-consented Small Stand-alone Dwellings	8
Building Notices	8
Resource Consents	8
Consent Notices	8
Alcohol Licensing	8
Health Licensing	8
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	8
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	8

District Plan	8
District Plan Map	9
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	9
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	9
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant..	9
Building Information.....	9
Foul Sewer and Waste Water.....	9
Minimum Floor Levels	10
Planning.....	10
Resource Consents within 50m of 89 Russell Street Dunedin	10
3 Waters	15
Information Regarding Watercourses	15
Transport	16
Parks and Reserves.....	16
Glossary of Terms and Abbreviations.....	17
Consent, Permit, Licence & Complaint types	17
Terms used in Permits & Consents.....	17
General terms.....	18
Appendicesp	19

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

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.

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.

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	2027417
Address	89 Russell Street Dunedin
Valuation Number	27160-75700
Latest Valuation Details	
Capital Value	\$520,000
Land Value	\$400,000
Value of Improvements	\$120,000
Area (Hectares)	0.0506HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	\$3,962.42

Rates Outstanding for Year \$6,004.59

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	-	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.
	/CCC	-	
	Refused	-	
	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-1994-327703](#) Building Consent - Plb Alts

Lodgement Date	03-Aug-1994
Decision	Granted
Decision Date	05-Aug-1994
Current Status	CCC Issued
Previous Number	ABA943284

(Applications before 2007)

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Building and Drainage Permits

[H-1926-11124](#) AAB19260508 9217 - Additions, No Plan (Mazey). The permit was lodged on 25-Aug-1926.

[H-1945-26975](#) AAB19450463 2971 - Erect Glasshouse, (Mazey). The permit was lodged on 19-Oct-1945.

[H-1950-35448](#) AAB19500730 9568 - Fence, No Plan, (Dryden). The permit was lodged on 15-Jun-1950.

[H-1908-118506](#) AAD19080019 4155 - Plumbing, Sink - Old Drain used for SW at Owners Risk, No Plan,. The permit was lodged on 02-Oct-1908.

[H-1914-128170](#) AAD19140181 A6625 - Drainage New Work, (Muir). The permit was lodged on 12-Aug-1914.

[H-1914-128171](#) AAD19140182 A6718 - Plumbing New Work, No Plan. The permit was lodged on 27-Aug-1914.

[H-1921-136403](#) AAD19210047 B136 - Plumbing, No Plan (Muir). The permit was lodged on 24-Feb-1921.
[H-1992-233986](#) AAD19920218 M2232 - PERMIT - Install Toilet, No Plan (Heather Boyd). The permit was lodged on 08-May-1992.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

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

This property is subject to the Operative Dunedin City Second Generation District Plan 2026 (2GP), which became fully operative on 17 June 2026. The 2GP, including planning maps, is available on the Dunedin City Council website <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> and at all Dunedin City Council service centres and libraries.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- Inner City Residential (refer Section 15, Residential)

Scheduled Items

- Heritage Buildings and Structures
 - Type: Character Contributing Building
 - Plan ID: CC1111
 - Name: Residential building
 - Address: 89 Russell Street

Overlay Zones

- Heritage Precinct Overlay Zone
 - Type: Residential
 - Name: City Rise

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.p

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.p

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

Building Information

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 building consent, or to enquire about information referred to in this section, please contact Building Services 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 89 Russell Street Dunedin

143 R Belleknowes Terrace Dunedin

[RMA-1996-359966](#) Resource Management Act (Historical Data) LEGALISATION OF ROW OVER PART OF TOWN BELT (Other). The outcome was Granted on 30/08/1996.

829 R High Street Dunedin

[OUT-2016-4](#) Outline Plan outline plan for separated cycle lanes. The outcome was Issued on 01/02/2017.

[LUC-2012-295](#) Land Use Consent establish 3 roadside telecommunication cabinets. The outcome was Granted on 23/07/2012.

[RMA-2005-368657](#) Resource Management Act (Historical Data) NEW BUS SHELTER (Non-Notified - Non Complying). The outcome was Granted on 08/02/2005.

[RMA-2003-366348](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE FOR INSTALLATION, OPERATION AND MAINTENANCE OF TELECOMMUNICATION CABINET (Other). The outcome was Granted on 25/02/2003.

[RMA-1997-361145](#) Resource Management Act (Historical Data) ERECT 4 POSTER BOLLARDS & 1 POSTER BOARD (Non-Notified - Non Complying). The outcome was Granted on 04/08/1997.

1093 R Maori Road Dunedin

[LUC-2020-226](#) Land Use Consent construction of a replacement retaining wall within the dripline of a scheduled tree, T726. The outcome was Granted on 08/06/2020.

[RMA-1996-360455](#) Resource Management Act (Historical Data) NON-PROFIT MAKING ORGANISATION SELLING CHRISTMAS TREES DBTR - DOWNIE STEWART FOUNDATION (Non-Notified - Non Complying). The outcome was Granted on 11/12/1996.

1454 R Queens Drive Dunedin

[LUC-2018-14](#) Land Use Consent the maintenance and road widening for the purpose of establishing paving. The outcome was Granted on 14/02/2018.

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

[RMA-2002-365688](#) Resource Management Act (Historical Data) CONSTRUCT & MAINTAIN BUS SHELTERS ON ROAD RESERVE VARIOUS LOCATIONS AROUND DUNEDIN (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 06/06/2002.

1669 R Stafford Street Dunedin

[LUC-2017-383](#) Land Use Consent the installation of street furniture within a townscape precinct on the site at the Various Locations including Road Reserve of Stafford Street, Crawford Street, Lower Stuart Street and retrospective consent for the cycle stand located outside Toitu and within road reserve at Queens Gardens. The outcome was Granted on 31/08/2017.

[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-1986-351912](#) Resource Management Act (Historical Data) ADDN TO FOODBARN Ownr:BALLINS (Non-Notified - Non Complying). The outcome was Granted on 12/06/1986.

[RMA-1995-350693](#) Resource Management Act (Historical Data) Right Of Way / App: M.D. Body PO Box 235 (Non-Notified - Non Complying).

5027390 26 Adam Street Dunedin

[RMA-2003-366433](#) Resource Management Act (Historical Data) REMOVAL OF SYCAMORES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/04/2003.

5027406 65 Russell Street Dunedin

[LUC-2023-446](#) Land Use Consent An ancillary residential unit contravening a side boundary setback standard. The outcome was Granted on 13/12/2023.

5027411 77 Russell Street Dunedin

[RMA-1985-351699](#) Resource Management Act (Historical Data) DWG ADDN Ownr:ARMSTRONG (Non-Notified - Non Complying). The outcome was Granted on 05/08/1985.

5044149 3 Lawson Street Dunedin

[LUC-2023-179](#) Land Use Consent An ancillary licenced premises. (Belleknowes Golf Club). The outcome was Granted on 13/06/2023.

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

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

5044165 40 Eglinton Road Dunedin

[LUC-2023-325](#) Land Use Consent The large-scale earthworks within an Urban Biodiversity Mapped Area and the required setback from network utilities to lay an artificial surface and create a pedestrian access.. The outcome was Granted on 06/09/2023.

[POL-2021-54](#) Planning Other Legislation Planning Certificate for sale of liquor. The outcome was Granted on 08/10/2021.

[LUC-2014-98](#) Land Use Consent establish facilities and operate Petanque Club activity. The outcome was Granted on 12/06/2014.

[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-1965-353779](#) Resource Management Act (Historical Data) ADDITIONS TO PAVILION / App: ZINGARI-RICHMOND (Notified - Non Complying). The outcome was Granted on 14/04/1965.

5067295 107 Russell Street Dunedin

[RMA-1988-352384](#) Resource Management Act (Historical Data) dwelling addition within 2m side boundary setback Owner: ROBERTSON (Non-Notified - Non Complying). The outcome was Granted on 11/10/1988.

5103242 799 Princes Street Dunedin

[LUC-2026-124](#) Land Use Consent a temporary event exceeding maximum duration and hours of operation within 100m of a residential zone. The outcome was Granted on 13/05/2026.

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

[RMA-2001-365049](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE - PROPOSED CABLE (Other). The outcome was Granted on 11/09/2001.

5108774 105 Andersons Bay Road Dunedin

[LUC-2022-266](#) Land Use Consent One day music event at the Oval to be held in September 2022, 2023 and 2024.. The outcome was Granted on 19/08/2022.

5111430 160 Eglinton Road Dunedin

[LUC-2026-256](#) Land Use Consent Dunedin City Petanque - club licence to sell alcohol. The outcome was Granted on 06/08/2026.

[LUC-2026-124](#) Land Use Consent a temporary event exceeding maximum duration and hours of operation within 100m of a residential zone. The outcome was Granted on 13/05/2026.

[POL-2026-20](#) Planning Other Legislation Planning Certificate for the sale of liquor. The outcome was Granted on 07/08/2026.

[LUC-2022-266](#) Land Use Consent One day music event at the Oval to be held in September 2022, 2023 and 2024.. The outcome was Granted on 19/08/2022.

[LUC-2017-129/A](#) Land Use Consent s357 objection to fees for LUC-2017-129, land use consent for the establishment of an interim building for cable car display. The outcome was S357 Upheld on 03/07/2020.

[LUC-2017-129](#) Land Use Consent the establishment of an interim building for cable car display. The outcome was Granted on 18/09/2017.

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

[LUC-2014-98](#) Land Use Consent establish facilities and operate Petanque Club activity. The outcome was Granted on 12/06/2014.

[LUC-2010-3](#) Land Use Consent install play equipment on an existing playground.. The outcome was Granted on 05/02/2010.

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[RMA-2005-369744](#) Resource Management Act (Historical Data) ERECT BUS SHELTER (Non-Notified - Non Complying). The outcome was Granted on 24/01/2006.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

[RMA-1996-359344](#) Resource Management Act (Historical Data) RIGHT OF WAY OVER PART OF THE TOWN BELT OF DUNEDIN (CT 301/114) IN FAVOUR OF LOT 22 DP 771 (CT 13B/1413) (Other). The outcome was Granted on 18/04/1996.

[5113787 82 Russell Street Dunedin](#)

[LUC-2008-178/A](#) Land Use Consent s125 extension of time. The outcome was s125 Granted on 08/04/2013.

[SUB-2008-38/A](#) Subdivision Consent s125 extension of time to allow completion of works. The outcome was s125 Granted on 08/04/2013.

[LUC-2008-178](#) Land Use Consent Technical breaches of the District Plan associated with a 2 lot subdivision. The outcome was Granted on 08/04/2008.

[SUB-2008-38](#) Subdivision Consent Two lot subdivision. The outcome was Granted on 08/04/2008.

[5113788 82A Russell Street Dunedin](#)

[LUC-2020-615](#) Land Use Consent to construct a dwelling within the City Rise Residential Heritage Precinct visible from an adjoining public place and with a height in relation to boundary breach. The outcome was Granted on 20/10/2021.

[LUC-2008-178/A](#) Land Use Consent s125 extension of time. The outcome was s125 Granted on 08/04/2013.

[SUB-2008-38/A](#) Subdivision Consent s125 extension of time to allow completion of works. The outcome was s125 Granted on 08/04/2013.

[LUC-2008-178](#) Land Use Consent Technical breaches of the District Plan associated with a 2 lot subdivision. The outcome was Granted on 08/04/2008.

[SUB-2008-38](#) Subdivision Consent Two lot subdivision. The outcome was Granted on 08/04/2008.

[5116228 107A Russell Street Dunedin](#)

[RMA-1988-352384](#) Resource Management Act (Historical Data) dwelling addition within 2m side boundary setback Owner: ROBERTSON (Non-Notified - Non Complying). The outcome was Granted on 11/10/1988.

[5120423 81 Eglinton Road Dunedin](#)

[LUC-2026-256](#) Land Use Consent Dunedin City Petanque - club licence to sell alcohol. The outcome was Granted on 06/08/2026.

[POL-2026-20](#) Planning Other Legislation Planning Certificate for the sale of liquor. The outcome was Granted on 07/08/2026.

5131404 101A Russell Street Dunedin

SUB-2019-141 Subdivision Consent unit title subdivision of four existing dwellings. The outcome was Granted on 10/12/2019.

5131405 101B Russell Street Dunedin

SUB-2019-141 Subdivision Consent unit title subdivision of four existing dwellings. The outcome was Granted on 10/12/2019.

5131406 101C Russell Street Dunedin

SUB-2019-141 Subdivision Consent unit title subdivision of four existing dwellings. The outcome was Granted on 10/12/2019.

5131407 101D Russell Street Dunedin

SUB-2019-141 Subdivision Consent unit title subdivision of four existing dwellings. The outcome was Granted on 10/12/2019.

5133814 101 Russell Street Dunedin

SUB-2019-141 Subdivision Consent unit title subdivision of four existing dwellings. The outcome was Granted on 10/12/2019.

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:

Vehicle crossing - no vehicle access.

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

DCC Transport owned retaining wall.

On this property frontage is a DCC Transport owned retaining wall. Permission is required from Transport to attach, alter or build anything on top of or near this retaining wall. The DCC Transport department is responsible for the maintenance and replacement and carry out regular inspections on the condition of the wall.

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

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

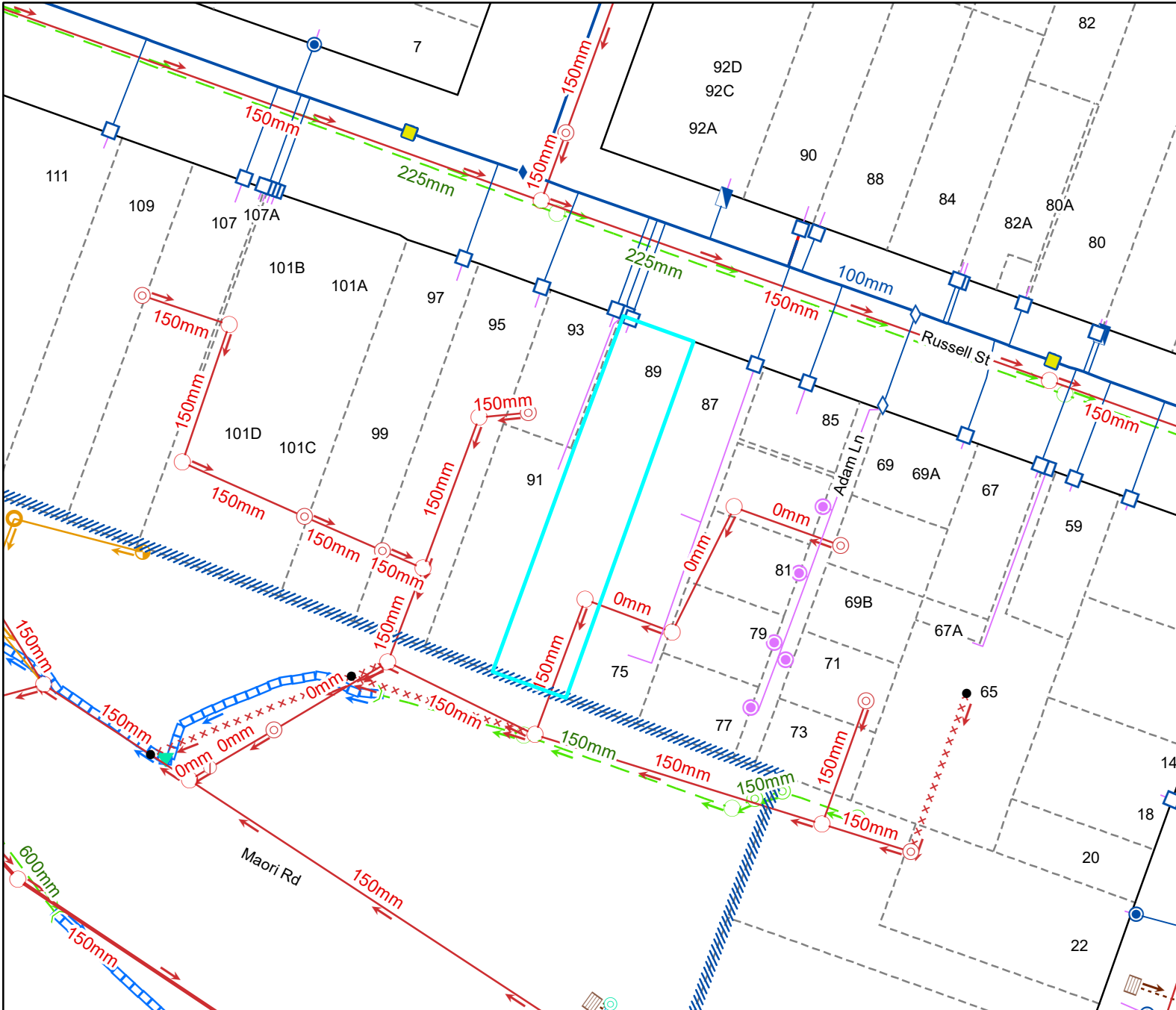
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendicesp





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.

Scale at A4:
1:750
7/08/2026
8:01:24 PM



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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DUNEDIN DRAINAGE AND SEWERAGE BOARD

APPLICATION No. A/6625

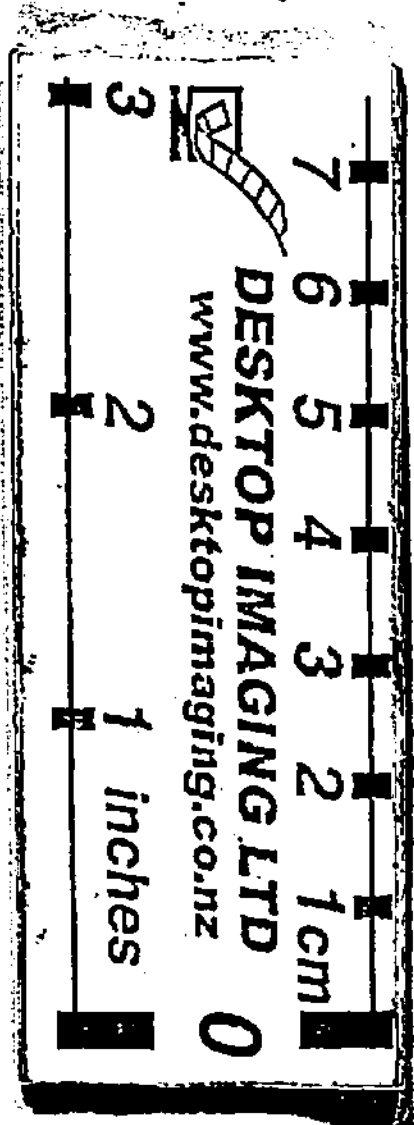
DATE 13/8/14

HOUSE CONNECTION PLAN.

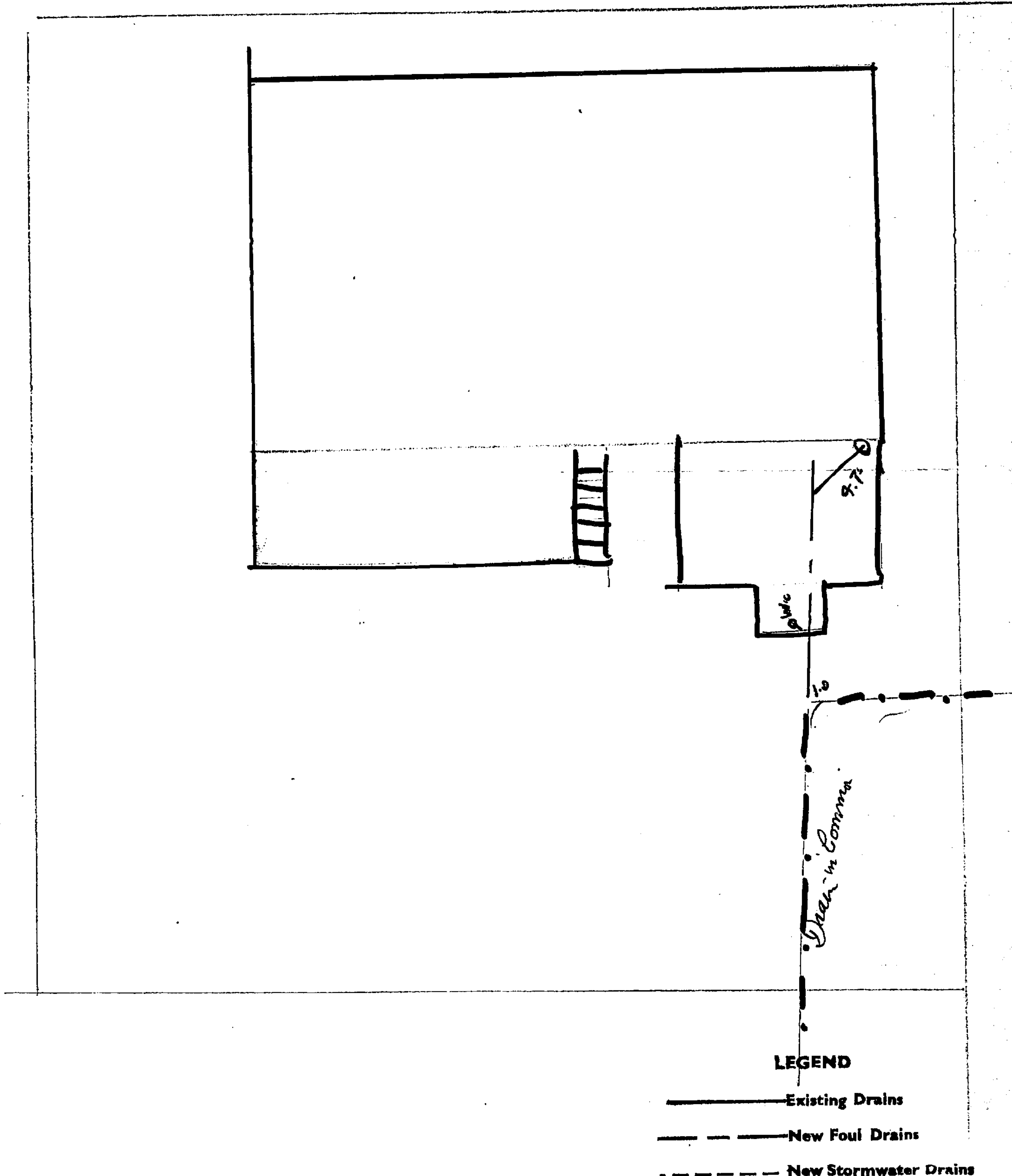
SCALE: $\frac{1}{8}$ in to a Foot.

NEW SEWAGE DRAINS: RED
STORM WATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

OR



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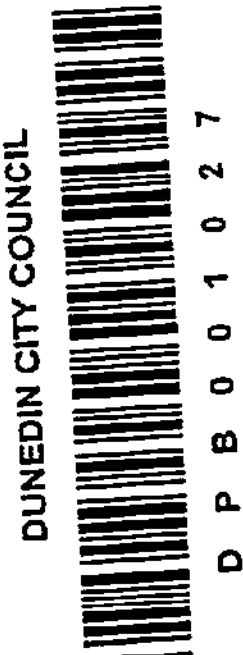
LEGEND

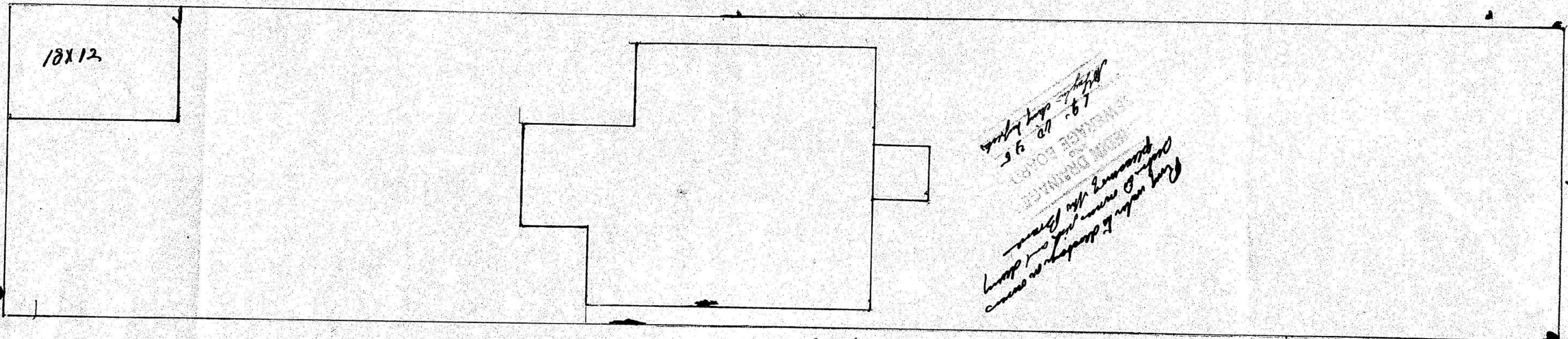
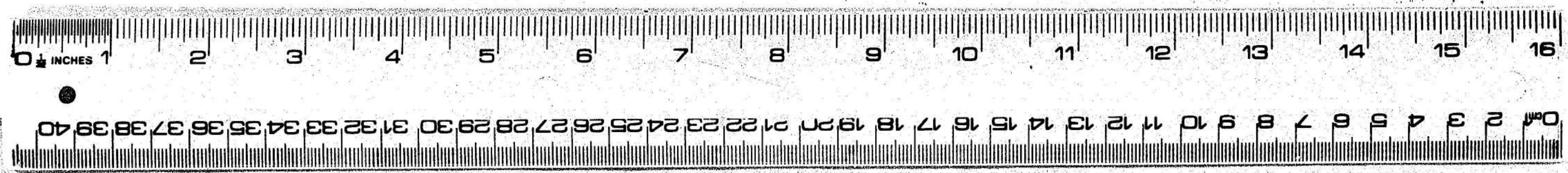
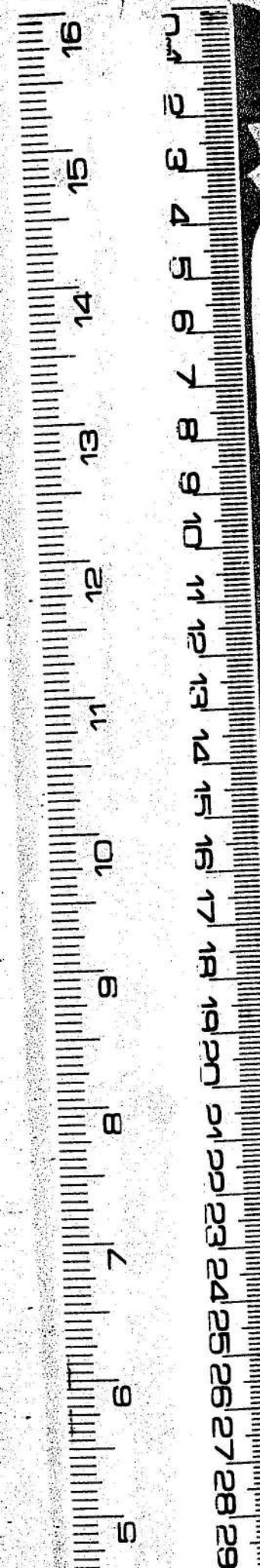
- Existing Drains
- - - New Foul Drains
- . - . New Stormwater Drains

Owner Mrs Muir
Street Yarm Beld Russell St
Locality Dunedin

Block 10 Dunedin
Section 33
Allotment

Signature of Drainer L. Glanville

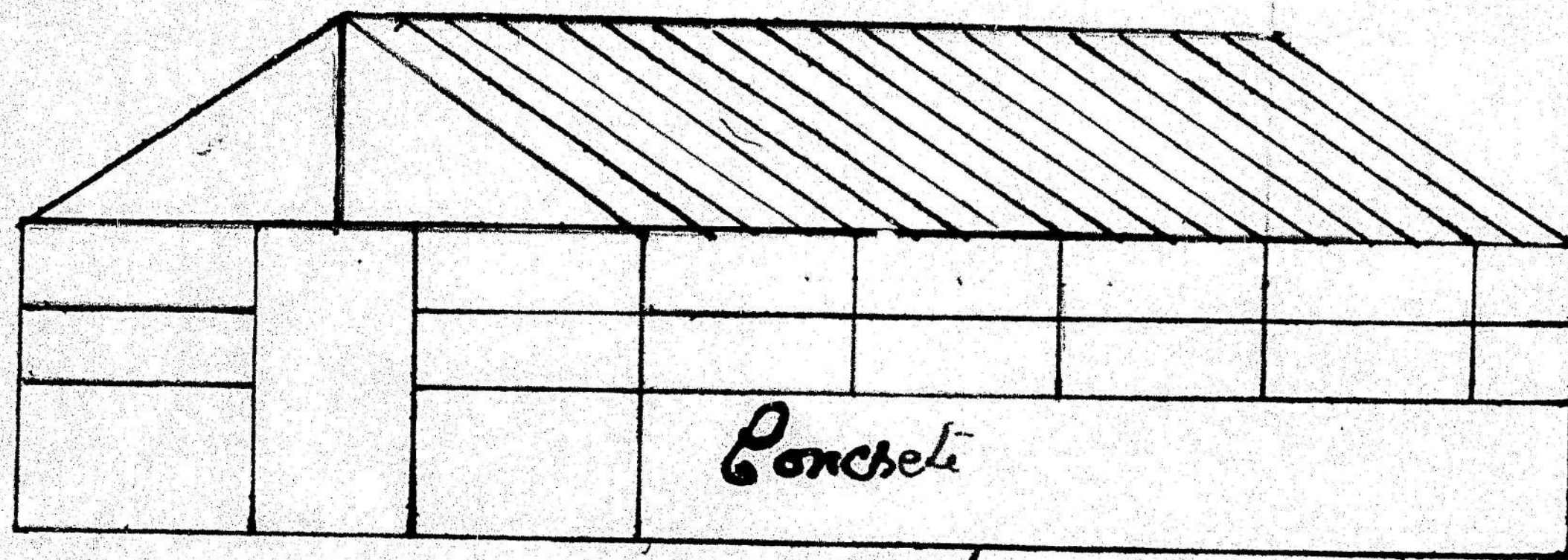




Handwritten notes:
Room 101 & 102
Room 103 & 104
Room 105 & 106
Room 107 & 108
Room 109 & 110
Room 111 & 112
Room 113 & 114
Room 115 & 116
Room 117 & 118
Room 119 & 120
Room 121 & 122
Room 123 & 124
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Room 181 & 182
Room 183 & 184
Room 185 & 186
Room 187 & 188
Room 189 & 190
Room 191 & 192
Room 193 & 194
Room 195 & 196
Room 197 & 198
Room 199 & 200

Handwritten note: 18 to 1 ft

Handwritten note: a Inagay
89 Russell St
Dn



$\frac{1}{4}$ to 1 ft
 Existing concrete walls to be used Sashes structural are of steel
 have been used before for glass I don't want to put glass
 in this season will use scrim

Q Mayey
 89 Russell St
 Dn

2971

CODE COMPLIANCE CERTIFICATE No.: 94/3284

Section 43(3), Building Act 1991

ISSUED BY

DUNEDIN CITY COUNCIL

BUILDING CONSENT No.: 94/3284

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

PROJECT		PROJECT LOCATION	
All	☒	Street Number:	
Stage No. of an intended stages		W LEWTHWAITE 89 RUSSELL ST DUNEDIN	
New or relocated building	☐		
Alteration	☐		
Intended use(s) (in detail):		LEGAL DESCRIPTION	
PLB ALTS		Property Number: 5027417	
Intended Life:		Valuation Roll Number: 2716075700	
Indefinite, but not less than 50 years	☒	Lot:	DP:
Specified as years		Section: PT 33	Block: 10
Demolition	☐	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:

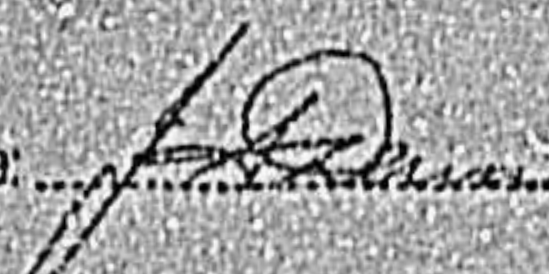
Date: 14/10/94

BUILDING CONSENT No.: 94/3284

Project Information Memorandum No.:

ISSUED BY Section 35, Building Act 1991
DUNEDIN CITY COUNCIL

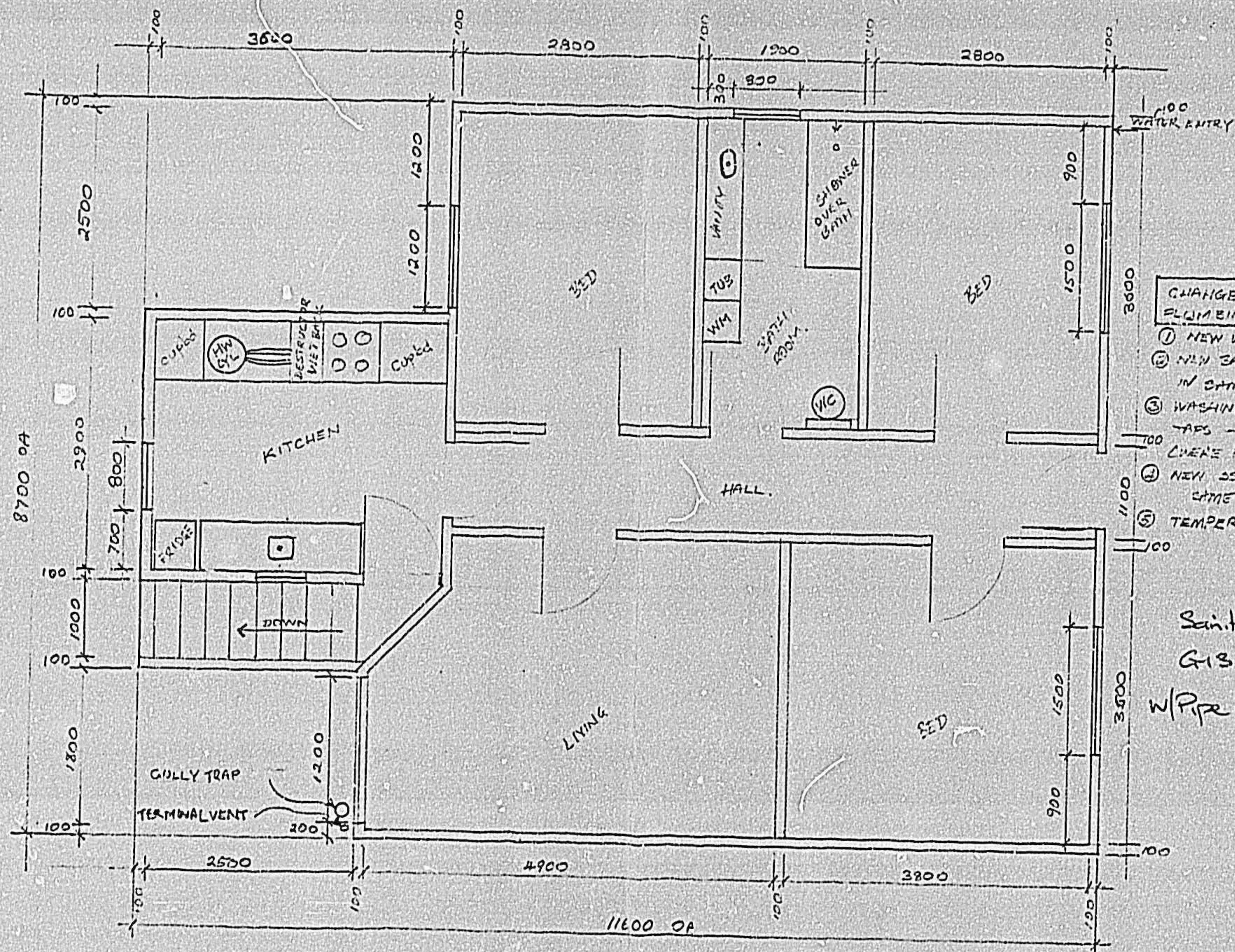
(Insert a cross in each applicable box. Attach relevant documents)

APPLICANT	PROJECT
Name: LEWTHWAITE Mailing Address: 89 RUSSELL ST DUNEDIN	All ☐ Stage No. X of an intended stages of: New Building ☐ Alteration ☐ Intended Use(s) (in detail): PLB ALTS Intended Life: Indefinite, but not less than 50 years ☒ Specified as years Demolition ☐ Estimated Value: \$ 1,650.00
PROJECT LOCATION	LEGAL DESCRIPTION
Street Address: 89 RUSSELL ST DUNEDIN	Property Number: 5027417 Valuation Roll Number: 2716075700 Lot: DP: Section: PT 33 Block: 10 Survey District:
COUNCIL CHARGES	
The balance of Council's charges payable on upfitting 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:  Position:  Date: 09.12.1994

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. /".

DRAW
SCALE



CHANGES TO INTERNAL PLUMBING:-

- ① NEW VANITY & TAPS - SAME POSITION
- ② NEW BATH & SHOWER MIXER & ROSE IN SAME POSITION (NEW WASTE)
- ③ WASHING TUB & PUTD WASHLE TAPS - NEW TO BATHROOM (WERE PREVIOUSLY IN BASEMENT)
- ④ NEW SS SINK BENCH TOO - IN KITCH SAME POSITION - NEW TAPS
- ⑤ TEMPERING VALVE TO CYLINDER

Sanitary plumbing system
G13 Approved Document
W/Pipe work G12 " "

DRAWN 1.8.94
SCALE 1:50

OWNER MR. W.G. LEWTHWAITE - 29 RUSSELL STREET
DUNEDIN - PHONE 4779256

LEGAL DESCRIPTION
89 RUSSELL STREET DUNEDIN PROPERTY IN 274175
VALUATION IN 27150-757 AT SEC E3 BLK 10 DUNEDIN
2.526m² - RESIDENTIAL

94/3284

94/3284