DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Notice of Meeting:

I hereby give notice that an ordinary meeting of the District Licensing Committee will be held on:

Date:	**Tuesday 1 December 2026**
Time:	**10:00 a.m.**
Venue:	**Council Chamber, top floor, Dunedin Public Art Gallery, the Octagon, Dunedin**

Richard Briggs
Chief Executive Officer

District Licensing Committee

New On-licence Application – The MIG

PUBLIC AGENDA

MEMBERSHIP

Chairperson	Pieter van de Klundert	
Members	Adrian Cheyne	Cr Doug Hall
Senior Officer	Kevin Mechen, Secretary, District Licensing Committee	
Governance Support Officer	Jean Cockram	

Jean Cockram
Governance Support Officer

Telephone: 03 477 4000
Jean.Cockram@dcc.govt.nz
www.dunedin.govt.nz

Note: *Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.*

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PART A REPORTS

REPORT FOR A NEW ON-LICENCE "THE MIG", 33 RUSSELL STREET, DUNEDIN – FROM SECRETARY, DISTRICT LICENSING COMMITTEE

Department: Civic

APPLICATION DESCRIPTION

Applicant's Name:	Paul William Keesing
Site Address	33 Russell Street, Dunedin
Trading Name:	The MIG
Style of Licence	Café/Restaurant
Application Number	ON-28-2026
Date received by Council	05 October 2026

EXECUTIVE SUMMARY

1 This is a report for an application for a new on-licence for the premises to be located at 33 Russell Street, Dunedin, and known as "The MIG". The criteria found at section 105 of the Sale and Supply of Alcohol Act 2012 (the Act) apply to this application.

2 The inspector considers that the sale and supply of alcohol under the conditions sought are consistent with the purpose of the Act and meets the criteria at section 105.

3 The application was publicly notified and two public objections have been received. None of the reporting agencies (Police, Medical Officer of Health Delegate, and Licensing Inspector) have opposed this application.

APPLICANT AND APPLICATION

4 The Applicant is Paul William Keesing who recently purchased the premises with the intention of establishing a licensed café with an area upstairs for short-term stays.

5 The premises is located in an 'Inner City Residential' zone in the Second Generation District Plan 2026 (2GP) which required a Resource Consent for the proposed business. An objection was received so a hearing was required to determine whether or not a consent could be granted.

6 The Resource Consent was granted after a hearing. The conditions of the consent include:

a) Restricts the hours of operation to 7.00 am to 10.00 pm, seven days per week.

b) No deliveries to the premises between 10.00 pm and 7.00 am the following day.

c) Any deliveries are to be undertaken from Russell Street.

d) No music is to be played outdoors.

e) Live music is prohibited.

f) External lighting must be directed away from any adjoining residential properties.

g) Exterior signage must comply with appropriate 2GP rules.

7 The application reflects the conditions imposed by the Land Use Consent. The Dunedin Local Alcohol Policy will limited the opening hours for the sale of alcohol to 8.00 am.

8 The Applicant is not seeking a designation for the premises because it is to be a café style premises with table service only. There will not be a designated bar area.

PUBLIC NOTICE

9 Public notice of the application attracted two objections.

10 Ms J Baldwin would like to speak to their objection. She also opposed the grant of the resource consent for the activity. The concerns expressed include:

a) The hours sought are incompatible in a residential area which also has early childhood facilities and a primary school nearby.

b) The introduction of a commercial and alcohol-related activity will dislocate the peace and residential character of the area.

c) Concern is raised at potential noise and behavioural issues with the arrival and departure of patrons.

d) Car parking issues and the privacy and security of residents in the area.

11 The objector suggests if a licence was to be granted, substantially reduced trading hours should be considered to provide some protection for neighbouring residents and the local children.

12 The second objector, Dr L Gumy, does not wish to be heard by the Committee.

13 They do not oppose the idea of having a café/restaurant at this location, but they do have the following concerns:

a) Trading hours of 8.00 am to 10.00 pm, seven days per week. They question whether they are appropriate hours for a residential setting.

b) Parking and traffic management: how will the Applicant manage customer and staff parking and vehicle movements?

c) Noise and outdoor activity: how will measures be implemented to mitigate noise disruption in the neighbourhood?

d) How will the cumulative impacts on the nearby streets be mitigated?

14 Dr Gumy would welcome an outcome that enables the business to operate successfully while protecting the amenity and peaceful enjoyment of the homes around the premises.

15 The reporting agencies have not opposed the grant of this licence.

16 The Licensing Inspector advises there are no suitability issues with the applicant and the application complies with all aspects of the relevant legislation.

CONCLUSION

17 This application is for a suburban based café.

18 There have been two objections received which raise concerns regarding the trading hours, noise and traffic issues in the area.

19 The reporting agencies have not opposed the application.

20 This hearing is an opportunity for the parties to present their positions before the Committee makes a determination.

Signatories

Author:	Kevin Mechen - Alcohol, Psychoactive Substances and Gambling Advisor

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PUBLIC NOTICE

Section 101(a), Sale and Supply of Alcohol Act 2012

Paul William Keesing has made an application to the District Licencing Committee at Dunedin for the grant of an On Licence number ON-28-2026 in respect of the premises situated at 33 Russell Street, Dunedin, and to be known as "The MIG".

The general nature of the business to be conducted under the licence is Restaurant.

The applicant seeks the licence on the following hours:

Monday to Sunday	8.00 am to 10.00 pm.

First publication date:	Wednesday, 7 October 2026
Second publication date:	Wednesday, 14 October 2026

Objections Close 5:00 pm Thursday, 12 November 2026

- The application may be inspected during ordinary office hours at the office of the Dunedin District Licensing Committee at 50 The Octagon, Dunedin, or on-line at https://www.dunedin.govt.nz/services/licensing/alcohol-licence-applications
- No objection to the issue of a licence may be made in relation to a matter other than a matter specified in section 105(1) of the Sale and Supply of Alcohol Act 2012
- Any person who is entitled to object and who wishes to object to the issue of the application may, not later than 25 working days after the date of the first publication of this notice, file a notice in writing of the objection with the Secretary of the Dunedin District Licensing Committee at 50 The Octagon, PO Box 5045, Dunedin 9058

APPLICATION FOR ON LICENCE

Incomplete applications will not be processed

The application must be accompanied by the correct fee (see below).

When a licence has been granted, it will not be issued until the annual fee has been paid.

The District Licensing Committee (DLC) will notify the public of this application via the Dunedin City Council website and the Otago Daily Times (the advertising cost is included in the application fee).

The contact person will be emailed a copy of the public notice to be displayed on the premises.

Please use separate pages to provide extra information where necessary.

If you have any questions while completing this form, please contact Dunedin DLC staff on 03 474 3481 or email *dla@dcc.govt.nz.*

Please read and complete the following checklist before submitting the application

- ☐ Written statement from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. An email is acceptable, this can be sent to ***dla@dcc.govt.nz*** with the name of the premises and applicant included as a reference.
- ☐ If a body corporate: certificate of incorporation (or equivalent document)
- ☐ Planning and building certificates (not required for a conveyance)
- ☐ A copy of the proposed food and drinks menus
- ☐ A scale plan of the premises showing the principal entrance and the areas where alcohol is to be sold, supplied and consumed, with an indication of which areas are to be:
  - undesignated - anyone of any age allowed
  - supervised - minors must be with their parent/guardian
  - restricted - R18.
- ☐ Map showing location of 'sensitive' locations, e.g., schools, early childhood facilities, hospitals and churches
- ☐ A risk mitigation plan detailing how you will ensure the impact on the community will be minimized, e.g. control of noise and litter, parking and dispersal of patrons
- ☐ Copy of host responsibility policy – for high risk premises please also include an alcohol management plan explaining how you will implement the points of the policy
- ☐ Letter of authorisation if a consultant is completing this form on your behalf

Office use only

Date received:

Calculate your application fee

Select your premises type:

- [ ] **Class 1 restaurants** – restaurants with a significant separate bar area which, in the opinion of the DLC, operate that bar at least one night a week in the nature of a tavern (such as serving alcohol without meals to tables situated in the bar area)
- [ ] **Class 2 restaurants** – restaurants that have a separate bar (including small bar areas) but which, in the opinion of the DLC, do not operate that area in the nature of a tavern at any time
- [x] **Class 3 restaurants** – restaurants that only serve alcohol to tables and do not have a separate bar area

Type of premises	Points
Class 1 restaurant, nightclubs, taverns, adult premises	15
Class 2 restaurant, hotels, function centres, universities, polytechnics	10
Class 3 restaurant, other premises not specified	5
Theatres, cinemas, BYO restaurants, cellar doors	2
Premises points	5

Select the latest time you intend to sell alcohol:

Latest alcohol sales time	Points
2am or earlier	0
Between 2.01am and 3am	3
3am onwards	5
Trading hours points	0

Add the premises points and trading hours points together to get the total: 5

Use the table below to work out the fee payable:

Total points	Risk rating	Application fee (GST inc)	Annual fee (GST inc)	Total fee required
0-2	Very low	$368.00	$161.00	$529.00
3-5	Low	$609.50	$391.00	$1000.50
6-15	Medium	$816.50	$632.50	$1449.00
16-25	High	$1,023.50	$1,035.00	$2058.50
26 plus	Very high	$1,207.50	$1,437.50	$2645.00

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APPLICATION FOR ON LICENCE

Section 224 of the Sale and Supply of Alcohol Act 2012

To the Secretary, Dunedin District Licensing Committee

Application for an on-licence is made in accordance with the particulars set out below:

Endorsements *(tick if applicable)*

- [ ] BYO restaurant – tick if you are a restaurant that does not intend to sell alcohol, i.e. you want to offer BYO only
- [ ] Caterer's on licence – for off-site catering, instead of, or in addition to, food/alcohol supplied on the premises (please provide menus, website information, bookings etc)

Contact person

Name: Paul Keesing

Phone: 0211 383 055

Email: tawinintravellers@gmail.com

Postal address: 33 Russell Street

Dunedin Central Postcode: 9016

Applicant details

Applicant status (please select from the below options)

- [x] Individual
- [ ] Partnership
- [ ] Body corporate
- [ ] Public company
- [ ] Private company
- [ ] Club
- [ ] Trustee
- [ ] Local authority
- [ ] Licensing trust
- [ ] Government department or other instrument of the Crown
- [ ] Manager under the Protection of Personal Property Rights Act 1988
- [ ] Board, organisation or other body

Legal name/s of the person/s or organisation that will receive any proceeds from alcohol sales.
Include any other names you may be known by.

Full legal name: Paul William Keesing

Any other names you may be known by:

Address: 33 Russell Street, Dunedin Central, Dunedin

Postcode: 9016

Occupation: Cafe Owner/Operator

Phone: 0211383055

Email: tawinintravellers@gmail.com

Date of birth: 30/03/1970 Place of birth: Auckland Gender: Male

Is this your principal business? (•) Yes ( ) No

Please state any other businesses: NA

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Further details where the applicant is a company or an incorporated society

For a company (whether incorporated under the Companies Act 1993 or equivalent foreign legislation), give full legal names of directors.

Where the applicant is a **private company**, give full details of each person who holds any shares issued by the company as follows: full name, address, date of birth, place of birth, designation in company and percentage of shares held.

Please also provide:

Authorised capital: Paid up capital:

Where the applicant is a **public company**, give full details of each person who holds 20% or more of the shares, or any particular class of shares, issued by the company, as follows: full name, address, date of birth, place of birth, designation in company.

Further details where the applicant is a partnership

Full details of each partner as follows: full legal name, address, date of birth, place of birth.

Signature of each partner

If a body corporate, please state the authority under which you are incorporated, e.g. Companies Act 1993, Incorporated Societies Act 1908, Charitable Trusts Act 1957.

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Criminal convictions

Please state all criminal convictions against any applicants including Directors or Shareholders (except convictions for offences to which the Criminal Records (Clean Slate) Act 2004 applies).

Full Name	Conviction	Date of conviction
Paul William Keesing	NA	

(Use a separate sheet if necessary)

Details of premises

Proposed trading name: The MIG

Current trading name (if applicable): N/A

Name of the building (if applicable): N/A

Address of the premises: 33 Russell Street, Dunedin Central

Dunedin Postcode: 9016

Does the applicant own the premises? (•) Yes ( ) No

If "no", please provide the full legal name and address of the owner:

N/A

A written statement is required from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. This can be sent to *dla@dcc.govt.nz* with the name of the premises and applicant included as a reference.

What type of lease does the applicant have and when does it expire?

N/A

Is the licence conditional on completion of building work? (•) Yes ( ) No

If yes, please provide details:

The Cafe area will need to be completed to a sate that allows the DCC and others to make an onsite assessment of the suitability of the premises to be granted a licence

Does the building have a current building warrant of fitness (BWOF)? (•) Yes ( ) No

What is the maximum occupancy of your entire premises including outside areas? 36

Please describe in detail the number and nature of the toilet arrangements, e.g. number of male and female toilets, number of urinals, unisex facilities and accessible facilities:

The Cafe will have on completion: 2 toilets, (1 standard and 1 accesable)

Fire Evacuation Declaration - Fire and Emergency Act 2017

NOTE:
Although required to have a FENZ approved evacuation plan, we have choosen to porepare one. Pls refer to documents submitted

Which of the following fire evacuation statements applies to you?

If unsure, check with Fire and Emergency New Zealand

- ☐ The owner of the building in which the premises is situated provides and maintains an evacuation scheme as required by section 76 Fire and Emergency Act 2017
- ☐ Because of the building's current use, the owner is not required to provide and maintain an evacuation scheme
- ✓ Because of the nature of the building, the owner is exempt from the requirement to provide and maintain an evacuation

Signed [signature] Date 1 Oct 2026

Details of conveyance *(e.g. if this application is for a ship, bus, train etc.)*

Type of conveyance (e.g. ship, bus or train): N/A

Trading name of conveyance: N/A

Registration number: N/A

Address where based: N/A

Postcode: N/A

Does the applicant own the conveyance? ○ Yes ◉ No

If "no", please provide the full legal name and address of the owner:

N/A

A written statement is required from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. This can be sent to *dla@dcc.govt.nz* with the name of the premises and applicant included as a reference.

What type of lease does the applicant have and when does it expire?

N/A

Business details

Is there a current alcohol licence for the premises?? ○ Yes ◉ No Type: ☐ on ☐ off ☐ club

Licence number: Expiry:

What is the general nature of the business to be conducted under the licence?

☐ Tavern/bar ✓ Café/restaurant ☐ Hotel ☐ Nightclub ☐ Entertainment

☐ Other (specify)

Please select which days, and during which hours, you wish to be licensed to sell alcohol:

Day	Mon	Tues	Weds	Thurs	Fri	Sat	Sun
Start time	0800	0800	0800	0800	0800	0800	0800
End time	2200	2200	2200	2200	2200	2200	2200

Is the sale of alcohol intended to be the principal purpose of the business? ○ Yes ◉ No

If no, what is the principal purpose of the business?

Cafe/Resturant - Food-led

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Does the applicant supply or sell, or intend to supply or sell, any goods other than alcohol and food?

(•) Yes ( ) No If yes, provide details:

Branded Merchandise, Art works & Packaged Take-home food products (Coffee, preserves, bread, milk, con

Does the applicant provide, or intend to provide, any services other than those related to the sale or supply of alcohol or food?

( ) Yes (•) No If yes, provide details:

What designation(s) are required for the premises?

- [x] Undesignated (people of any age are permitted)
- [ ] Supervised (people under 18 years must be accompanied by a parent or legal guardian)
- [ ] Restricted (people under 18 years not permitted)

If different designations are required for different areas, please describe:

Manager details

Provide the below details for each manager or proposed manager.

Full name	Date of birth	Manager's certificate number	Expiry date
Paul Keesing	[redacted]	TBA	

Conditions

What experience and training does the applicant have in relation to premises licensed to sell and/or supply alcohol?

2 years of hotel, bar & restaurant management

What provision does the applicant intend to make for the sale and/or supply of:

i. food (describe type and range and when it will be served, attach menu)

Cafe & restaurant food - cooled & heated cabinet food, cooked and prepared food items for the breakfast, lunch and dinner service

ii. non-alcoholic drinks (describe type and range)

Water, Fruit juices, sodas

iii. low-alcohol drinks (2.5% alcohol by volume or less, describe type and range)

Low alcohol brewed beverages. Beers & Kombucha style drinks

To what extent, and where, will drinking water be freely available to patrons?

Water will be avaialbe free of charge on tables and a water dispenser on counter

If no access to mains water supply is available, how will clean drinking water be made available?

N/A

What steps will be taken to provide help with, and information about, transport options from the premises?

Advertised taxi or shuttle services promently display in customer facing areas

What steps will be taken to prevent the sale and supply of alcohol to prohibited people (minors and intoxicated people)?

Staff training and the avaialability of food for the full licenced time period.
A requirement for ID to be presneted if the customer appears to be under 25 years of age
Clear singage as above

What other steps will the applicant take to promote the responsible consumption of alcohol?

Limiting mixed drinks to standard units and pours. Careful management of large groups consumption
Responsible host training for all staff and appropriate signage throughout the premises

How does the applicant intend to staff the premises to ensure compliance with the Act?
Please provide the number of staff and their experience.

Staff numbers are:
1 x Front of House Manager (duty manager), 1~2 serving staff (included for day services a barrista), 1~2 Floor staff
NOTE: Staff have not been hired at time of this application.
Selection criteria relating to liquour service and sales will be added to the recruitment process (and training provided)

How will the applicant train staff to ensure they comply with the Act?

By ultising resources from alcohol.org.nz & hospitality.org.nz. as well as training courses delivered by a recognised training organisation

For high risk premises, what arrangements will be made for security staff?

N/A

Signed [signature] Date 1 October 202 Place Dunedin

Privacy statement

The information you provide in this application, and any supporting documents, will be used by the Dunedin City Council to process your application under the Sale and Supply of Alcohol Act 2012. The information will be shared with the Dunedin District Licensing Committee (DLC), Dunedin District Licensing Inspectors, Police and the Medical Officer of Health as part of the approval process. If required, the information may form part of a public hearing before the DLC and may be used in any subsequent decision relating to your application. The decision will be publicly available.

If your application is publicly advertised, the associated information will be publicly available.

The DCC is required to keep a statutory register of all alcohol licence applications and anyone can request a copy of that information under the Local Government Official Information and Meetings Act 1987. This information may also be used or shared for other purposes in line with the Privacy Act 2020. If you would like a copy of the personal information we hold about you, or to have the information corrected, please contact us at *privacy@dcc.govt.nz* or 03 477 4000.

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BUILDING OWNER CONSENT

Letter of Consent — Sale of Alcohol on the Premises

From the owner of 33 Russell Street, Dunedin Central, in support of the on-licence application for The MIG Café.

25 September 2026

District Licensing Committee

Dunedin City Council

50 The Octagon

Dunedin 9016

Re: Building owner's consent to sell alcohol at 33 Russell Street, Dunedin Central

I, Paul William Keesing and Tansy Claire Hayden, confirm that we are the owners of the building at 33 Russell Street, Dunedin Central, Dunedin 9016.

We give our permission, as building owners, for the applicant to sell and supply alcohol on the premises at this address, under and for the duration of the on-licence sought from the Dunedin City Council District Licensing Committee for The MIG Café.

This letter may be relied upon by the Dunedin City Council as the building owner's written consent required in support of the on-licence application.

Yours faithfully,

Paul William Keesing & Tansy Hayden

Building owners, 33 Russell Street, Dunedin Central

MENU

The MIG

33 Russell Street, Dunedin Central · Breakfast, lunch, beverages & shared plates · All prices in NZD and include GST

Breakfast & Bakery

From the bakery

French toast brioche roll **$14.50**

Avocado toast — *smashed avocado, feta, chilli, sourdough* **$15.50**

Overnight oats — *seasonal fruit & compote* **$12.50**

Banana bread — *toasted, with butter* **$8.50**

Cheese roll **$6.50**

Cheese scone — *served warm with butter* **$6.50**

Bowls, wraps & toasties

Granola bowl — *house granola, yoghurt, seasonal fruit* **$13.50**

Burrito wrap — veg — *egg, herbed vegetables, cheese* **$14.50**

Burrito wrap — chorizo — *egg, chorizo, cheese* **$16.50**

Ham & cheese toastie **$11.50**

Breakfast platter

The MIG breakfast platter — *yoghurt, granola, cheese roll, burrito wrap, compote, fresh fruit — for two* **$24.00**

Lunch & Mains

Sardines on toast **$15.50**

Savoury pie — *ask your barista for today's selection* **$8.50**

Salad bowl — *chef's seasonal selection* **$16.50**

Poke bowl — salmon **$19.50**

Poke bowl — chicken **$17.50**

Poke bowl — pork **$17.50**

Poke bowl — beef **$18.50**

Poke bowl — ceviche — *market fish, confirm availability* **$19.50**

Tapas & Shared Plates

Available from midday to close (2200)

Proper crisps + dip **$8.50**

Bread & dips **$10.50**

Pickles **$6.00**

Pizza bread **$12.50**

Burrata — *heirloom tomato, basil, olive oil* **$18.50**

Meatballs — *tomato sugo, parmesan, crusty bread* **$16.50**

Cheese board — *chef's selection, crackers, quince* **$24.00**

Oysters — *each, natural or dressed* **$6.00**

Drinks platter — *chips & dip, olives, cured meats, cheese, pickles (for two)* **$28.00**

Beverages

Coffee

Espresso / Long black **$4.50**

Flat white / Latte / Cappuccino **$6.00**

Mocha **$6.50**

Iced coffee **$7.50**

Iced chocolate **$7.50**

Alternative milks — soy, oat, or almond — 75c extra.

Tea

English Breakfast / Earl Grey / Peppermint / Green / Irish Breakfast **$6.00**

Smoothies & Ice

Peanut butter protein smoothie **$9.50**

Piggy mocha — *iced mocha smoothie* **$9.50**

Banana smoothie **$9.00**

DRINKS MENU

The MIG

33 Russell Street, Dunedin Central · Beer, wine & spirits from Dunedin and Otago producers · All prices in NZD and include GST

On Tap & Bottled Beer

Dunedin-brewed, poured local.

Emerson's Pilsner — *Emerson's Brewery, Dunedin — 425ml tap* **$9.50**

Emerson's Bird Dog IPA — *Emerson's Brewery, Dunedin — 425ml tap* **$10.50**

Emerson's London Porter — *Emerson's Brewery, Dunedin — bottle* **$10.50**

Speight's Gold Medal Ale — *Speight's Brewery, Dunedin — 425ml tap* **$8.50**

Speight's Summit — *Speight's Brewery, Dunedin — 425ml tap* **$8.50**

Green Man seasonal tap — *Green Man Brewery, Dunedin — ask for the current rotation* **$10.00**

Guest bottle — *rotating Dunedin craft selection* **$11.00**

Speight's Mid — *Speight's Brewery, Dunedin — low-alcohol, 2.5% ABV — 335 ml can* **$8.00**

Spirits & Cocktails

Distilled around the corner.

No.8 Gin & Tonic — *No.8 Distillery, Dunedin* **$14.00**

No.8 Negroni — *No.8 Distillery gin, Campari, sweet vermouth* **$16.00**

Dunedin Craft Distillers Vodka, Soda & Lime — *Dunedin Craft Distillers* **$13.00**

Dunedin Craft Distillers Gin Fizz — *Dunedin Craft Distillers gin, lemon, soda* **$15.00**

Wine — Otago

Waitaki Valley (North Otago)

Ostler "Caroline's" Pinot Noir — *Ostler Vineyards, Waitaki Valley — glass / bottle* ..... **$14 / $62**

Pasquale Pinot Noir — *Pasquale Wines, Waitaki Valley — glass / bottle* ..... **$13 / $58**

Central Otago

Mount Difficulty Pinot Noir — *Bannockburn, Central Otago — glass / bottle* ..... **$15 / $68**

Amisfield Pinot Gris — *Lake Hayes, Central Otago — glass / bottle* ..... **$12 / $52**

Non-Alcoholic

Dunedin's oldest soft drink maker, since 1876.

Wests Lemonade — *Wests NZ, St Kilda, Dunedin* **$5.50**

Wests Creaming Soda — *Wests NZ, St Kilda, Dunedin* **$5.50**

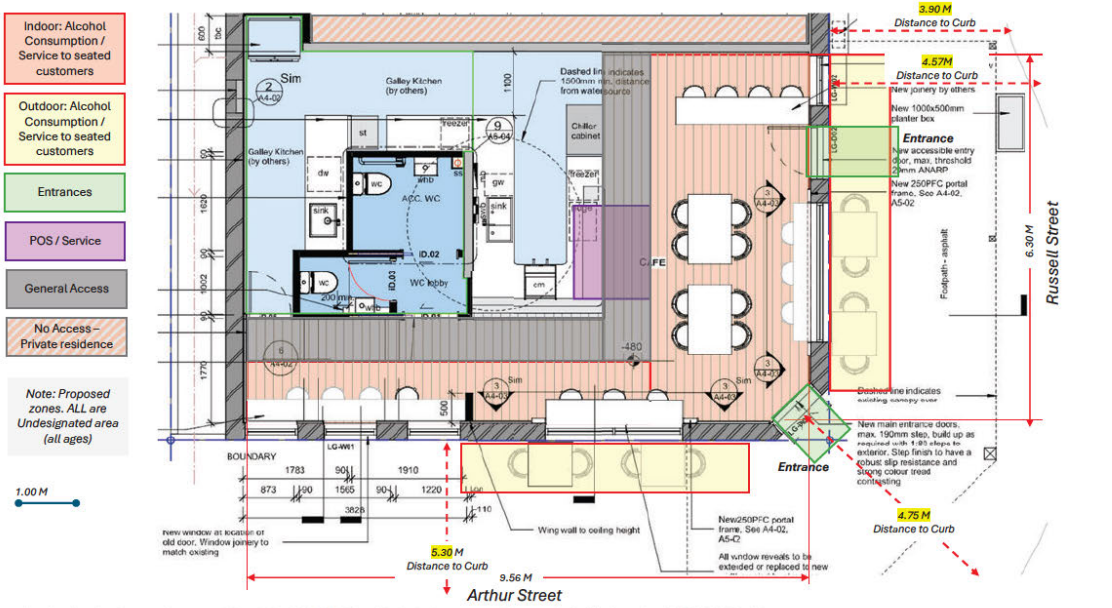
Wests Raspberry — *Wests NZ, St Kilda, Dunedin* **$5.50**

Wests Ginger Beer — *Wests NZ, St Kilda, Dunedin* **$5.50**

Kapowai Kombucha — *Kapowai Kombucha, Dunedin — ask for current flavour* **$7.50**

Prices are suggested and indicative only. Supply arrangements with each producer named above are not yet confirmed

Plan 001: The MIG. Proposed zones, service areas and entrances *Date: 03 September 2026, Ver. 001*



Plan details pls refer to: Plans ABA-2024-2026 DDC LIQ LIC.pdf & 260528 33 Russell Street - Cafe Kitchen Plan DCC LIQ LIC.pdf

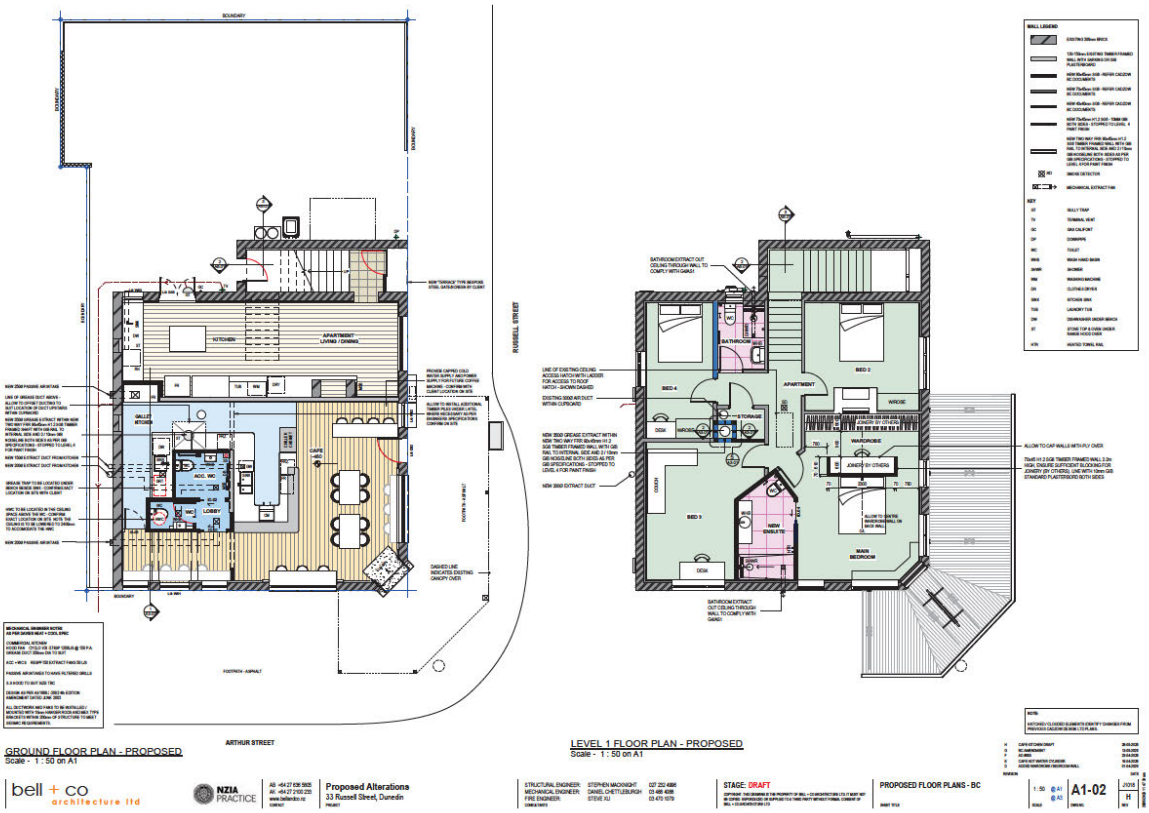

GROUND FLOOR PLAN - PROPOSED
Scale - 1 : 50 on A1
LEVEL 1 FLOOR PLAN - PROPOSED
Scale - 1 : 50 on A1
ARTHUR STREET
RUSSELL STREET
bell + co
architecture ltd
NZIA PRACTICE
Proposed Alterations
33 Russell Street, Dunedin
STAGE: DRAFT
PROPOSED FLOOR PLANS - BC
A1-02

Diagram 001: The MIG. Sensitive locations. Schools, Earley childhood facilities & Churches

Date: 03 September 2026, Ver. 001



COMMUNITY IMPACT & RISK MITIGATION PLAN

The MIG

Prepared to accompany the on-licence application for The MIG, (33 Russell Street, Dunedin Central), and reviewed against the conditions of resource consent LUC-2025-146 (granted 27 March 2026) for the establishment of the café.

Premises	The MIG, 33 Russell Street, Dunedin Central, Dunedin 9016
Consent holder / operator	Tomboy Limited (Paul Keesing)
Resource consent	LUC-2025-146, granted 27 March 2026, lapses 27 March 2031 unless given effect to
Nearby sensitive receivers	[redacted] (adjoining residential dwelling); [redacted]: an early childhood centre on Russell Street
Document owner	Paul Keesing
Date prepared / review date	2 September 2026, reviewed annually and whenever consent conditions, hours, or layout change

1. Purpose

This plan sets out how The MIG will minimise its impact on the surrounding residential neighbourhood, addressing noise, litter, parking and traffic, and patron dispersal. It is provided in support of the café's on-licence application to the Dunedin District Licensing Committee, and has been reviewed against, and is written to be consistent with, the conditions of resource consent LUC-2025-146. Condition references are noted in square brackets throughout.

The hearing that granted LUC-2025-146 identified noise and general amenity effects on neighbouring residential properties, and transportation/parking effects, as the principal issues of contention, in particular the effects on [redacted] Street, whose dwelling adjoins the site. This plan is built directly around managing those two risks, alongside litter and patron dispersal.

2. Noise management

Objective: keep noise from the café's operation, deliveries, kitchen extraction, and any music within the Dunedin District Plan (2GP) noise limits at all times, and avoid disturbance to neighbouring residential occupants.

Operating hours are fixed at 7am to 10pm, seven days a week; staff may not arrive or leave the site more than 30 minutes either side of these hours (i.e. no earlier than 6.30am, no later than 10.30pm). *[LUC-2025-146: Condition 3]*
No music, amplified or otherwise, will be played outdoors at any time. *[LUC-2025-146: Condition 7]*
Live music will not be held on the premises. *[LUC-2025-146: Condition 8]*
Any indoor music will be kept at a background volume and will not be audible at a level likely to disturb neighbouring residential occupants, consistent with the amplified-music standard applied to the visitor accommodation activity on the same site. *[LUC-2025-146: Condition 14 (applied as best practice to the café)]*
Kitchen extraction/ducting has been designed and installed internally before exhausting via the roof, as approved through the resource consent process, to manage kitchen noise and odour. *[LUC-2025-146: Design confirmed at hearing]*
No deliveries will take place between 10pm and 7am, and all deliveries will use vehicles no larger than a 99th-percentile car via Russell Street only, see Section 4. *[LUC-2025-146: Conditions 4–6]*
All external lighting is directed away from adjoining residential properties, reducing both light spill and the associated noise/activity cues that can accompany lit outdoor areas late at night. *[LUC-2025-146: Condition 9]*

Staff are briefed at induction that this consent does not authorise any breach of the 2GP noise or light-spill rules (9.3.5 and 9.3.6); if any aspect of trading risks breaching these, activity will be scaled back and further advice sought before continuing.

Monitoring and review: noise performance will be self-monitored by staff and management on an ongoing basis, and the Dunedin City Council may formally review these noise-related conditions one year after the café opens, and annually thereafter, to confirm effects on surrounding residential receivers remain adequately managed.

3. Litter and waste management

Objective: prevent litter, food waste, and packaging associated with the café from accumulating on-site or migrating onto Russell Street, neighbouring properties, or the footpath.

- Rubbish and recycling bins are kept in the designated, screened location shown on the approved site plan, positioned so they are not visible from the public domain.

Bin screening has been installed to Council-approved and heritage-advisor-certified specifications. *[LUC-2025-146: Condition 18]*

- Bins are emptied on a schedule that prevents overflow, with additional collection arranged during busier trading periods if needed.
- Footpath and outdoor seating areas are checked and cleared of rubbish, cups, and food waste at regular intervals throughout the day and at close of trade each night.
- Takeaway packaging is chosen to minimise loose litter (secure lids, minimal single-use plastic), and a bin is provided at the counter/exit for customer use.
- Any litter found on the footpath or road frontage adjoining the site, regardless of source, is cleared by staff as part of the daily open/close routine.

4. Parking and traffic management

Objective: minimise the café's impact on on-street parking and traffic movements in the Arthur Street/Russell Street area, in line with the Transport Planner's assessment at the consent hearing that on-street parking is not generally an issue locally and that a meaningful proportion of customers are expected to walk.

All deliveries are undertaken from Russell Street only (not Arthur Street), using vehicles no larger than a 99th-percentile car, no trucks or trailers. *[LUC-2025-146: Conditions 5–6]*
No deliveries occur before 7am or after 10pm, avoiding delivery-vehicle noise and manoeuvring during quiet periods. *[LUC-2025-146: Condition 4]*

- The café has no dedicated on-site loading area; delivery timing will be coordinated with suppliers where practicable to spread arrivals across the trading day rather than clustering at opening.
- Customers and staff are encouraged to walk, cycle, or use public transport where possible; given the café's local, neighbourhood-focused role (as recognised in the resource consent decision), a significant share of custom is expected to be from within walking distance.
- Staff will be asked not to park directly outside [redacted] Street or in a manner that obstructs neighbouring driveways, in recognition of the parking concerns raised by that property during the consent process.
- If parking pressure becomes apparent once trading begins, options such as staggered staff start times or off-street staff parking arrangements will be considered as part of the annual review of this plan.

5. Patron dispersal and host responsibility

Objective: ensure patrons leave the premises and the immediate street environment quietly and safely at closing, minimising noise and disturbance to neighbours, particularly late in the trading period.

- Trading (including alcohol service) ends in line with the 7am–10pm hours fixed by the resource consent; last drinks and a wind-down period are managed by staff ahead of the 10pm close so patrons are not asked to leave abruptly.
- Staff monitor outdoor/footpath seating in the final trading hour and proactively bring groups inside or encourage a quiet departure as closing approaches.
- Patrons are reminded, particularly for larger groups, to keep noise down once outside the premises, out of consideration for neighbouring residents.
- Information on local taxi and rideshare options is displayed in customer-facing areas, and staff will offer to call a taxi for any patron leaving late or unable to arrange transport, reducing loitering outside the premises (see also the café's host responsibility policy).
- No outdoor amplified sound is used to signal closing or otherwise draw groups outdoors, consistent with the outright ban on outdoor music.
- Staff are trained to de-escalate and disperse any group behaving in a way likely to disturb neighbours, and to involve Police if patrons refuse to leave or become disorderly.

6. Complaints and contact

A single contact point is maintained for any community member with a concern about the café's operation:

Contact	Details
Name	Paul Keesing
Role	Owner/Operator
Phone	0211383055
Email	tawinintravellers@gmail.com

Any complaint (noise, litter, parking, or patron behaviour) is logged with the date, nature of the concern, and the action taken, and is used to inform the annual review of this plan. This mirrors the neighbour-liaison approach already required for the site's visitor accommodation activity, where up-to-date contact details for a responsible property manager must be held by the owners/occupants of [redacted] Street and [redacted] Street.

7. Review and responsibility

- This plan is owned by Paul Keesing and reviewed at least annually, aligned with the Council's annual review of the resource consent's noise conditions, and immediately if trading hours, layout, or the nature of the business changes.
- All staff are briefed on this plan, and on the specific resource consent conditions relevant to their role (hours, deliveries, no outdoor music, bin management), as part of induction.
- This plan will be updated to reflect any variation to resource consent LUC-2025-146 or to on-licence conditions imposed by the Dunedin District Licensing Committee.

8. Resource consent condition cross-reference

Condition	Subject	Addressed in this plan
3	Hours of operation (7am–10pm) and staff arrival/departure window	Section 2, Noise management
4	No deliveries 10pm–7am	Section 4, Parking and traffic management
5	Deliveries via Russell St only	Section 4, Parking and traffic management
6	Delivery vehicles ≤ 99th percentile car	Section 4, Parking and traffic management
7	No outdoor music	Section 2, Noise management
8	No live music	Section 2, Noise management
9	External lighting directed away from residential properties	Section 2, Noise management
17	Noise review (1 year, then annually)	Sections 2 and 7
18	Bin location and screening	Section 3, Litter and waste management
Advice note 1	No authorisation to breach 2GP noise/light-spill rules	Section 2, Noise management

9. Document control

Version	Date	Prepared by	Notes
1.0	2 September 2026	Paul Keesing	Initial plan prepared to accompany on-licence application LUC/DLC (Frida Café)
1.1	24 September 2026	Paul Keesing	Renamed premises references from Frida Café to The MIG Café following café rebrand; no change to plan content

HOST RESPONSIBILITY POLICY

The MIG

Prepared to accompany the on-licence application for The MIG (33 Russell Street, Dunedin Central) in accordance with the Sale and Supply of Alcohol Act 2012, the Dunedin Local Alcohol Policy, and applicable Dunedin City Council bylaws.

Premises	The MIG, 33 Russell Street, Dunedin Central, Dunedin 9016
Licence holder	Paul Keesing (individual applicant)
Licence type sought	On-licence, Class 3 restaurant (alcohol served to tables only, no separate bar area)
Trading and licensed hours	Café trading 7am–10pm, seven days a week (fixed by resource consent LUC-2025-146); licensed hours applied for 8am–10pm, seven days a week
Policy owner	Paul Keesing
Date prepared / review date	1 October 2026 (v1.2), reviewed annually, and after any incident, licence renewal, or condition change

1. Purpose and legal framework

This policy sets out how The MIG will sell, supply, and manage alcohol responsibly, in support of its on-licence application and ongoing operation. It gives effect to the object of the Sale and Supply of Alcohol Act 2012, that the sale, supply, and consumption of alcohol should be undertaken safely and responsibly, and that the harm caused by excessive or inappropriate consumption should be minimised.

This policy has been prepared with reference to:

- The Sale and Supply of Alcohol Act 2012, in particular the object and purpose provisions (sections 3–4), the licensing criteria the District Licensing Committee must apply (section 105), the requirement for a certificated duty manager on duty at all times alcohol is sold (sections 114–115), the evidence-of-age ("EOI") requirements (sections 47–58), and the prohibition on irresponsible promotion of alcohol (section 237).
- The Dunedin Local Alcohol Policy, including its maximum trading hours for on-licence restaurants/cafés (8am–1am the following day in non-residential areas, and 9am–11pm Sunday to Thursday and 9am–midnight Friday and Saturday for on-licences in or adjacent to metropolitan residential areas) and its discretionary conditions on food and low/non-alcoholic beverage availability, transport assistance, and other steps to promote responsible consumption.
- The Dunedin City Council Alcohol (Control of Alcohol in Public Places) Bylaw, which restricts alcohol consumption in specified public places nearby, relevant to how patrons are asked to behave once they leave the premises.
- Host responsibility good-practice guidance published by Health Promotion Agency / Health New Zealand resources (alcohol.org.nz) and industry training bodies such as Hospitality New Zealand (hospitality.org.nz).
- Resource consent LUC-2025-146 (33 Russell Street), which fixes the café's actual operating hours at 7am–10pm and imposes noise, delivery, and lighting conditions that this policy operates within.

The MIG's proposed licensed hours of 8am–10pm finish before the latest closing time allowed under either category of the Dunedin Local Alcohol Policy's maximum hours (11pm or midnight in or adjacent to metropolitan residential areas, and 1am in non-residential areas). Alcohol will not be sold or supplied before the earliest time permitted for the premises under the Policy and the licence as issued. As a Class 3 restaurant with no separate bar area, the café is

not subject to the one-way-door restriction that applies to hotels, taverns, and entertainment venues under the Policy.

2. Management and staffing

- A certificated duty manager holding a current manager's certificate is on duty at all times the café is trading and alcohol may be sold, as required by sections 114–115 of the Act.
- All staff involved in the sale or supply of alcohol will hold, or be working towards, a Licence Controller Qualification (LCQ), and will complete host responsibility induction training before working an unsupervised shift (see Section 9).
- The duty manager is responsible for the day-to-day application of this policy, including decisions to refuse service or ask a patron to leave.
- Selection criteria relating to responsible alcohol service and sales form part of staff recruitment, consistent with the café's on-licence application.

3. Minors and evidence of age

The MIG operates a Challenge 25 policy: any customer who appears to be under 25 years of age will be asked for acceptable evidence of age before being served alcohol.

- Acceptable forms of ID are limited to the forms recognised under the Act's Evidence of Age ("EOI") requirements: a current New Zealand passport, a current New Zealand driver licence, or a Kiwi Access or HANZ 18+ card.
- Staff are trained to refuse service, without exception, where acceptable ID is not produced or where there is doubt about its authenticity.
- A refusal-of-service register is kept, recording the date, time, and reason for each refusal (see Section 10).
- Given the café's Undesignated status, minors are permitted on the premises at any time when accompanied appropriately, but will never be sold or supplied alcohol.

4. Preventing intoxication

Staff are trained to recognise the signs of intoxication and to intervene before a patron becomes intoxicated, in line with the Act's prohibition on selling or supplying alcohol to an intoxicated person.

- Alcohol is served in standard measures and pours; staff do not serve doubles or free-pour spirits.
- Staff monitor consumption by larger groups and pace service accordingly, including slowing or pausing further sales to a table where signs of intoxication are observed.
- Any request to serve a visibly intoxicated person, or a person believed to be purchasing on behalf of one, will be declined by staff and, if needed, escalated to the duty manager.
- No irresponsible promotions (e.g. discounting tied to rapid or excessive consumption, "all you can drink" offers) will be run, consistent with section 237 of the Act.

5. Food and non-alcoholic options

As a food-led café/restaurant, The MIG's core offering supports responsible consumption throughout the licensed trading period:

- Café and restaurant food, chilled and heated cabinet food, and freshly cooked and prepared items, is available for breakfast, lunch, and dinner service throughout trading hours.
- A reasonable range of non-alcoholic drinks is available at all times: water, fruit juices, soft drinks, and hot beverages (coffee and tea).
- A reasonable range of low-alcohol drinks (2.5% ABV or less) is available, including low-alcohol beer and kombucha-style drinks, shown on the drinks menu.
- Free drinking water is available on request at all times, with glasses/jugs provided at tables and a self-service dispenser at the counter.

6. Transport and safe dispersal

- Information on local taxi and rideshare services is displayed prominently in customer-facing areas.
- Staff will offer to call a taxi for any patron who appears unable to arrange safe transport home.
- Staff monitor outdoor/footpath seating in the final trading hour and encourage a quiet, orderly departure ahead of the 10pm close.
- Patrons are reminded to keep noise down once outside the premises, out of consideration for neighbouring residents, and are made aware that alcohol may not be consumed in nearby public-place liquor-ban areas under the Dunedin City Council's Alcohol (Control of Alcohol in Public Places) Bylaw.

Further detail on managing noise, patron dispersal, and neighbourhood impact is set out in the café's Community Impact & Risk Mitigation Plan, prepared alongside this policy and cross-referenced against resource consent LUC-2025-146.

7. Signage

- Signage required under regulation 7 of the Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018 is displayed alongside host responsibility and evidence-of-age signage, all compliant with the Dunedin District Plan (2GP) signage rules 6.7.2 and 6.7.3.
- Signage clearly states the Challenge 25 policy, the café's designation as an undesignated area, and that intoxicated persons and minors will not be served.

8. Complaints, incidents, and refusals

A written register is kept of:

- Every refusal of service (age or intoxication related), with date, time, and reason.
- Any incident involving intoxicated or disorderly behaviour, and the action taken.
- Any complaint received from a neighbour or member of the public about noise, litter, parking, or patron behaviour.

A single contact point is maintained for host responsibility matters:

Contact	Details
Name	Paul Keesing
Role	Owner/Operator and Duty Manager
Phone	0211383055
Email	tawinintravellers@gmail.com

9. Staff training

- All staff receive host responsibility induction covering this policy, evidence-of-age requirements, recognising intoxication, and safe dispersal, before working an unsupervised shift.
- Training draws on resources from alcohol.org.nz and hospitality.org.nz, together with in-house induction and formal LCQ training delivered by a recognised training organisation.
- Refresher training is provided at least annually, and immediately following any incident that reveals a gap in staff knowledge or practice.

10. Review

- This policy is owned by Paul Keesing and reviewed at least annually, at licence renewal, and immediately after any incident, complaint, or change to legislation, the Dunedin Local Alcohol Policy, or on-licence conditions.
- Refusal, incident, and complaint registers are reviewed as part of each annual review to identify any recurring issues and update staff training accordingly.
- This policy is kept on the premises and made available to any staff member, Police, Licensing Inspector, or Medical Officer of Health on request.

11. Document control

Version	Date	Prepared by	Notes
1.0	2 September 2026	Paul Keesing	Initial policy prepared to accompany on-licence application LUC/DLC (The MIG Café)
1.1	24 September 2026	Paul Keesing	Renamed premises references from Frida Café to The MIG Café following café rebrand; no change to policy content
1.2	1 October 2026	Paul Keesing	Aligned licensed hours (8am–10pm) with café trading hours (7am–10pm) and added Local Alcohol Policy residential hours (s5.1.1); corrected certificate terminology to "manager's certificate"; added Kiwi Access card to accepted evidence of age; aligned low-alcohol range with drinks menu

FIRE EVACUATION PROCEDURE

The MIG

Prepared under regulation 7 of the Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018, and based on the approved Fire Safety Report and fire engineering drawings issued under Building Consent ABA-2024-2026.

Premises	The MIG Café (ground floor), 33 Russell Street, Dunedin Central, Dunedin 9016, corner site at the Russell Street / Arthur Street intersection
Owner / operator	Paul Keesing
Building description	Two-storey standalone building on one title: ground floor café fronting Arthur Street/Russell Street; separate self-contained apartment above, the café has its own firecell with independent means of escape (the apartment fire escape is not shared with the café)
Ground floor (café) occupant load	33 persons (30 dining + 3 counter/kitchen), per Table 2 of the approved Fire Safety Report, see Section 1.1 for how this reconciles with the "36" figure used in the resource consent and on-licence application
Building occupant load	39 persons total (33 café + 6 apartment), the apartment evacuates independently and is outside the scope of this café procedure
Regulatory status	Part 1 evacuation procedure only, not a "relevant building" under section 75 of the Fire and Emergency New Zealand Act 2017, so a FENZ-approved evacuation scheme is not required
Fire safety design basis	Fire Safety Report, Fire Design Solutions Ltd, Project #1564, dated 14 November 2024, and Fire Engineering Mark-up Drawing FR-001 Rev 3 (14/11/2024) and Fire Features Plan A1-08, both approved under Dunedin City Council Building Consent ABA-2024-2026
Document owner	Paul Keesing
Date prepared / review date	3 September 2026, review every 12 months, and immediately after any layout, exit, staffing, or occupancy change

1. Purpose and scope

This procedure sets out how The MIG Café's occupants, staff, patrons, contractors, and visitors, will be safely, promptly, and efficiently evacuated from the ground floor café in the event of a fire emergency or fire alarm. It applies at all times the café is open for trading or staffed, and is intended to meet the requirements of regulation 7 of the Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018.

The MIG Café is a Schedule 2 premises ("restaurants, bars, cafeterias, and catering facilities") and so must maintain an evacuation procedure under Part 1 of the Regulations. Based on the café's occupant load (33, well under the 100-person assembly threshold), staffing (under 10), standalone building, and absence of bulk hazardous substances, it does not meet the "relevant building" test in section 75 of the Fire and Emergency New Zealand Act 2017, so a formal FENZ-approved evacuation scheme under Part 2 is not required, this Part 1 procedure is the applicable document.

1.1 Occupant numbers, reconciling the figures across documents

The approved Fire Safety Report (Table 2) records a ground floor café occupant load of 33 (30 dining + 3 counter/kitchen) and a total building occupant load of 39 including the first-floor apartment (6). This is the

authoritative figure for fire design and evacuation purposes, since it is the basis on which the building's means of escape, fire alarm system, and fire separations were engineered and approved under Building Consent ABA-2024-2026. Earlier compliance documents prepared for the resource consent and on-licence application referred to a maximum occupancy of 36 (a rounded, alcohol-licensing-context figure covering patrons and staff across indoor and outside seating). That figure remains relevant for licensing purposes but should not be treated as the fire engineering occupant load, for fire safety and evacuation planning, 33 (café) / 39 (whole building) is the figure to use, and this procedure adopts it accordingly.

2. Roles and responsibilities

Role	Responsibility
Fire Warden (default: Paul Keesing, or the most senior staff member on duty)	Takes charge of the evacuation, directs staff and patrons to the exits described in Section 3, confirms the café is clear, calls 111, and liaises with Fire and Emergency New Zealand (FENZ) on arrival.
Duty Manager / senior staff on shift	Acts as Fire Warden when the owner is not present. Ensures all staff know their role and the exit routes at the start of each shift.
All staff	On hearing the alarm or discovering a fire: stop work, assist patrons (especially anyone needing particular assistance), direct people to the nearest of the two exits, and proceed to the assembly point. Do not stop to collect belongings.
Barista / kitchen staff	Where safe to do so, turn off gas appliances, the coffee machine, and other heat sources on the way out via the rear exit. Do not delay evacuation to do this.

3. Evacuation routes, exits and place of safety

The ground floor café firecell has two final exits, as shown on the approved Fire Engineering Mark-up Drawing FR-001 and Fire Features Plan A1-08. Under Paragraph 4 of C/AS2, only one escape route is required for a Crowd Large (CA) firecell of this occupant load and travel distance, and the café's design satisfies that on the front (main entrance) route alone; the rear kitchen door is provided as a genuine second means of escape rather than a code minimum, and should always be used as such.

Exit	Location	Primary use
Exit A, Main entrance (primary escape route)	The café's principal glazed entrance doors on the Arthur Street / Russell Street corner, under the covered street verandah. Threshold is a maximum 190 mm step with a 1:80 external slope, and the doors open directly from the main dining area onto the public footpath.	Primary route for patrons and front-of-house staff, nearest exit to all dining seating. Design escape occupant path distances of 16 m and 18 m are marked on FR-001 for the two furthest dining points, both within the compliant limit for an unsprinklered CA firecell.
Exit B, Rear final exit (secondary escape route)	A marked "Final Exit" door at the rear (north side) of the building, reached from the kitchen/servery area, with FR-001 showing an EXIT sign at this door and a short dead-end leg of corridor serving it.	Secondary route, principally for kitchen/back-of-house staff, and an alternative for anyone in the servery or kitchen area when the main entrance is not the nearest or safest option.

Assembly point: on evacuating by either exit, all occupants are to proceed to the footpath/open area on Arthur Street a short distance west (uphill) of the building frontage, clear of the Russell Street/Arthur Street corner, clear of both exits, and clear of the path of arriving fire appliances. This point is nominated by the operator (it is not marked on the approved drawings, as assembly point selection is a management rather than a building consent matter) and should be confirmed on site and marked for staff once trading begins.

- Both exit doors must be kept unlocked and free of obstructions whenever the café is occupied (regulation 5); Exit B in particular must not be used for storage given its narrower back-of-house approach.
- Exit routes and the corridor serving Exit B must be kept clear of stock, furniture, and waste at all times.
- A headcount is to be taken at the assembly point against rostered staff numbers and, so far as practicable, known patron numbers (33 maximum for the café).
- The first-floor apartment evacuates independently via its own stair and exits and is not part of this café procedure; if apartment occupants are seen evacuating through the café, staff should let them pass to either exit without delaying the café's own evacuation.

4. Persons who require particular assistance

Staff will proactively check for and assist any occupant who has an impairment, or who otherwise indicates they would be unable to leave the building unaided in an emergency (regulation 7(2)(b) and 27).

- On becoming aware of a patron who may need assistance (e.g. reduced mobility, vision or hearing impairment, or a customer who identifies a need), the nearest staff member is to accompany that person to Exit A (the main entrance is level-access via the accessible threshold and is the shorter, more direct route from all dining seating) and inform the Fire Warden of their location if evacuation is not immediately possible.
- The accessible WC and the main dining area are the reference points for locating anyone who may need assistance, given the café's single-firecell layout.
- No occupant requiring assistance is to be left unaccompanied while evacuation is in progress.

5. Fire detection, alarm design, and alerting FENZ

The ground floor café firecell is fitted with a Type 4 fire alarm system (automatic smoke detectors together with manual call points), designed and installed to NZS 4512 and F7/AS1, as confirmed in the approved Fire Safety Report (Table 3) and shown on Fire Features Plan A1-08. This system is interconnected building-wide with the Type 5 (enhanced) smoke detection system serving the first-floor apartment firecell, so that an alarm in either firecell is audible throughout the building. No monitored connection to a FENZ remote receiving centre is required or installed, the alarm is a local audible warning only, and a 111 call is always required to bring FENZ to the premises.

- Smoke detectors are located through the kitchen, servery, WC/laundry, and back-of-house areas of the café firecell, per the Fire Features Plan; manual call points allow staff to raise the alarm manually from within the café.
- The alarm signal is a continuous audible tone throughout the ground floor on activation of any smoke detector or manual call point, on hearing it, or on discovering a fire or smoke before it triggers, staff and patrons are to evacuate immediately via Exit A or Exit B.

1. Anyone discovering a fire or smoke is to immediately raise the alarm by activating the nearest manual call point (or, if none is within reach, calling out clearly "Fire! Evacuate!") while directing others toward Exit A or Exit B.

2. A staff member, the Fire Warden if present, calls 111 and asks for Fire and Emergency New Zealand, giving the address (33 Russell Street, Dunedin Central, corner of Arthur Street), confirming whether everyone is out, and reporting any injuries or people unaccounted for.
3. Staff do not re-enter the building for any reason once evacuated, including to search for missing persons, this is left to FENZ on arrival.
4. The Fire Warden meets FENZ crews at the Russell Street frontage (the vehicular access side confirmed in the Fire Safety Report, Section 12), confirms occupant numbers against the headcount, and reports the location of anyone who could not be evacuated and whether the fire is in the café firecell or the apartment above.

6. Firefighting equipment

Any hand-operated firefighting equipment installed for staff use (fire extinguishers and a fire blanket in the kitchen area, consistent with the kitchen/gas cooking equipment shown on the approved plans) is maintained in accordance with NZS 4503:2005, and staff are shown its exact location and use during induction. Firefighting equipment is for staff use only, in tackling a small, contained fire without putting themselves at risk, it is never a reason to delay evacuation or to re-enter the building.

TO CONFIRM: The Fire Safety Report does not itemise specific extinguisher/fire blanket types or wall-mounted locations (Section 12 of the report addresses only firefighting vehicle access, which is achieved via the Russell Street frontage). Once portable firefighting equipment is installed and commissioned, list its exact type and location here and on the Section 7 signage, rather than describing it in general terms.

7. Information for occupants and signage

Information about this procedure, evacuation routes, alarm signals, available firefighting equipment, provision for persons requiring particular assistance, and how to alert FENZ, will be kept readily available to all occupants, and clear, distinct signage summarising these points will be displayed at appropriate locations in the café, in line with regulation 7(4)–(5) (safety-blue background, white border and lettering, minimum 5 mm print).

- F8/AS1-compliant exit signage is required at Exit A and Exit B (and at any point of doubt along the corridor to Exit B) as indicated on the approved Fire Features Plan A1-08, this is a building consent requirement independent of, and in addition to, the regulation 7(4) evacuation-procedure signage described above.
- A copy of this procedure will be kept on the premises and made available to any occupant, staff member, or FENZ officer on request.
- New staff are briefed on this procedure, the location of both exits and firefighting equipment, and their role, as part of induction, before working an unsupervised shift.

8. Training and review

- All staff receive evacuation-procedure training at induction, covering both exits, the assembly point, alarm response, and assistance for patrons who may need it.
- An evacuation (trial or unscheduled) is to be logged whenever it occurs, noting the date, time taken, whether all occupants were accounted for, and whether the alarm, signage, and both exits performed as intended.
- This procedure is reviewed at least every 12 months, and immediately if the layout, exits, staffing, occupancy, or nature of the business changes (regulation 35 requires FENZ to be notified of certain changes if a formal scheme is ever required in future).

- The owner is responsible for keeping this document current, for the annual building warrant of fitness covering the fire alarm system (per the compliance schedule required under section 100 of the Building Act 2004, see the approved Fire Safety Report, Section 14), and for ensuring the signage described in Section 7 is installed and maintained.

9. Document control

Version	Date	Prepared by	Notes
1.0	2 September 2026	Paul Keesing	Initial procedure prepared ahead of on-licence application and premises fit-out
2.0	3 September 2026	Paul Keesing	Updated with confirmed exit locations, fire alarm design, and occupant load, based on the approved Fire Safety Report (Project #1564) and fire engineering drawings under Building Consent ABA-2024-2026
2.1	24 September 2026	Paul Keesing	Renamed premises references from Frida Café to The MIG Café following café rebrand; no change to evacuation content

The MIG

33 Russell Street, Dunedin Central, Dunedin 9016
Paul Keesing | 0211 383 055 | tawinintravellers@gmail.com

Supporting note to the application

Fire evacuation declaration (page 6): why no evacuation scheme is required

To: The Secretary, Dunedin District Licensing Committee, Dunedin City Council
Applicant: Paul William Keesing, trading as The MIG
Premises: 33 Russell Street, Dunedin Central 9016
Date: 1 October 2026

1. Summary

The MIG is a café on the ground floor of a two-storey building, with a separate apartment above. A FENZ-approved evacuation scheme is only required for a "relevant building" as defined in section 75 of the Fire and Emergency New Zealand Act 2017. This building is not a relevant building, so the application declares that the owner is not required to provide and maintain an evacuation scheme because of the building's current use.

The building still has a fire evacuation procedure, as every café must (regulation 7 of the Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018). It is submitted with the application as the "Fire Evacuation Procedure, v2.1".

2. How we reached this conclusion

A building is "relevant" if it meets any one of the tests below. We checked each test against the Fire Safety Report (Project #1564, 14 November 2024), the approved building consent plans (ABA-2024-2026) and the planned staffing.

Question	FENZ threshold	33 Russell Street	Result
Could 100 or more people gather?	100 or more	No. Maximum 33 in the café (39 including the apartment), per the Fire Safety Report.	Not met
Do 10 or more people work in the building?	10 or more	No. Typically 3 to 6 staff on shift.	Not met
Do 6 or more people sleep in the building?	6 or more, unless the building has three or fewer household units	The only sleeping space is one 3-bedroom apartment, used as a single household unit.	Not met (exempt)
Are large amounts of hazardous substances stored?	LPG: 100 kg or more	Two 45 kg LPG cylinders (90 kg) shown on the approved plans.	Not met
Is it a care facility, early childhood centre or place of detention?	Yes / No	No. It is a café.	Not met

None of the tests is met. The café is also not sprinklered, so no sprinkler exemption is relied on. Cafés are covered by Part 1 of the Regulations (restaurants, bars and cafeterias are listed in Schedule 2), which requires an evacuation procedure but not FENZ approval.

The MIG

33 Russell Street, Dunedin Central, Dunedin 9016
Paul Keesing | 0211 383 055 | tawinintravellers@gmail.com

3. What the building has instead

- A written evacuation procedure covering exits, the assembly point, assistance for anyone who needs it, and calling the Fire Brigade (doc 10, submitted with this application).
- A Type 4 automatic fire alarm in the café (smoke detectors and manual call points), interconnected with the apartment alarm, as required by the approved Fire Safety Report.
- Exit signs and evacuation-procedure signs displayed in the café, with exits kept clear and unlocked while the café is open.
- Staff trained in the procedure at induction, and firefighting equipment maintained to NZS 4503:2005.

4. What this conclusion depends on

The Fire Safety Report is based on the apartment being used as a single household unit and not let by the room. If that changes, or if staffing, LPG storage or the building layout changes so that any test above is met, we will review this position and apply to FENZ for an evacuation scheme if one becomes necessary.

If the Committee would like written confirmation from Fire and Emergency New Zealand, we are happy to request it.

Yours faithfully,



Paul Keesing
Owner and applicant, The MIG
0211 383 055 | tawinitravellers@gmail.com

INSPECTOR'S REPORT ON LICENCE APPLICATION

Applicant	Paul William KEESING
Trading Name	The MIG
Address of premises	33 Russell Street
Type of licence	ON
Pathway number	ON-28-2026
Application type	New
Date of application	5.10.2026
Interviewee	Paul Keesing
Date of interview	19 October 2026
Agencies present:	DCC -Alison Blair, Te Whatu Ora Health NZ – Aaron Whipp

Applicant details
The application is made by an individual, being a natural person who has attained the age of 20 years as permitted under s28(1)(a) of the Act

General nature of the business (description/background/previously licensed)
The applicant intends to operate a café and restaurant open seven days per week. The café occupies the ground level of the building with owner accommodation upstairs.

The premises has most recently been used for residential accommodation and prior to this operated as a small neighbourhood grocery store known as the Russell Street Dairy.

Site Location (zoning/surrounding uses or activities)
2GP Inner City Residential
The activity is permitted under LUC-2025-146.

Manager details
Current Manager's Certificate holders are
Paul KEESING Exp 6.11.2027
Applications expected from
The applicant intends to hire at least one staff member with a Managers Certificate. This process will align with the opening of the premises.

The applicant is aware that no alcohol sales can take place without a Duty Manager present.

Licensing hours sought.
The applicant is seeking licensed hours of
Monday to Sunday 8.00am-10.00pm

Are there any changes from the existing licence or Temporary Authority?
No existing licence is in place for these premises.

Designation sought.
Undesignated

Correct signage on display?

1. **Copy of licence at principal entrance**
2. **Duty Manager**
3. **Prohibited persons**
4. **Availability of food**
5. **Transport options**

As the premises had not yet opened no signage was displayed – the applicant is aware of the requirements.

Host Responsibility

1. Minors – People appearing U25 will be asked for ID.
2. Intoxication – Customers will be assessed for intoxication. Service would be refused.
3. Food – Always available – cabinet options plus menu.
4. Transport – Assistance is provided to access taxi services.

Does the premises utilise DCC owned footpath?
Yes. An application for a Commercial Use of Footpath permit has been received.

What is the maximum occupancy number for the premises?
36 – This is yet to be confirmed by the issuing of the Building Certificate.

Public Notification process
Notified in ODT on 7 and 14 October 2026

Public Objections (interest in the application/reasons for)
Two public objections have been received which relate to an activity which the objectors believes conflicts with a residential area. Issues raised include noise, traffic, patron dispersal, parking, days and hours of operation and proximity to childcare facilities.

Section 105 Criteria
In deciding whether to issue a licence, the licensing authority or the licensing committee concerned must have regard to the following matters:

(a) the object of this Act:
Primarily the Act requires that the sale of alcohol should be undertaken safely and responsibly, and that harm should be minimised. The application reflects this.

(b) the suitability of the applicant: (any previous issues)
There are no known issues of suitability with this applicant.

(c) any relevant local alcohol policy:
Meets the requirements of the LAP.

(d) the days on which and the hours during which the applicant proposes to sell alcohol:
Monday to Sunday from 8.00am with evening dining initially proposed for 3 nights per week.

(e) the design and layout of any proposed premises:
A service counter is located towards the rear of the café which has good visibility of all the interior and exterior seating locations. Table service will be provided.

(f) whether the applicant is engaged in, or proposes on the premises to engage in, the sale of goods other than alcohol, low-alcohol refreshments, non-alcoholic refreshments, and food, and if so, which goods:
Merchandise, artworks.

(g) whether the applicant is engaged in, or proposes on the premises to engage in, the provision of services other than those directly related to the sale of alcohol, low-alcohol refreshments, non-alcoholic refreshments, and food, and if so, which services:
No

(h) whether (in its opinion) the amenity and good order of the locality would be likely to be reduced, to more than a minor extent, by the effects of the issue of the licence:
No issues

(i) the amenity and good order of the locality
(a) Noise. No noise issues are associated with these premises.
(b) Nuisance and vandalism. No known issues associated with these premises.
(c) Licensed premises in the vicinity. There are no licensed premises within the vicinity of this location.

(j) whether the applicant has appropriate systems, staff, and training to comply with the law:
(a) Building. A Building Certificate is yet to be issued as work is not yet complete. It is expected that a licence would not take effect until the Building Certificate is issued.
(b) Sale of food. Registered with DCC on Risk Based Measure. The business is not yet operating.
(c) Fire. No issues as 5 October 2026
(d) Security. NA
(e) Training systems Staff will be trained in-house.

(k) any matters dealt with in any report from the Police, an inspector, or a Medical Officer of Health made under section 103
No opposition to this application from MOoH or Police.

Inspector's comment

This report is prepared for the District Licensing Committee's consideration.

The premises complies with all aspects of the relevant legislation.

There are no issues as to the suitability of the applicant.

No matters are raised in opposition to the issuing of this licence.

Alison Blair
Licensing Inspector

16.11.2026

From: Melissa Joyce
To: Dunedin Licensing Agency
Subject: No Opposition ON-28-2026 The MIG
Date: Tuesday, 20 October 2026 01:42:45 p.m.
Attachments: image003.png
image001.png

20 October 2026

Ref: ON-28-2026
Application received: 5 October 2026
Applicant: Paul William Keesing
Application type: New ON
Premises: The MIG
Premises address: 33 Russell Street, Dunedin

This application has been inquired into with respect to public health issues involved and am not aware of any issues, therefore this is not opposed.

Yours sincerely,

Aaron Whipp
Medical Officer of Health Delegate
Delegated by the Medical Officer of Health, under section 151 of the Sale and Supply of Alcohol Act 2012

Melissa Joyce
Administration Co-ordinator | Kaiwhakahaere Tari
National Public Health Service - Southern
waea pūkoro: 03 476 9864| **īmēra:** melissa.joyce@tewhatuora.govt.nz
369 Taieri Road, Dunedin | Private Bag 1921, Dunedin 9054

Health New Zealand
Te Whatu Ora

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TeWhatuOra.govt.nz

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From: Dunedin AHPU
To: Dunedin Licensing Agency; Frontline File Management
Subject: FW: [EXTERNAL] New on-licence application - ON-28-2026 - Paul William Keesing, The MIG, 33 Russell Street Dunedin
Date: Wednesday, 14 October 2026 02:24:11 p.m.
Attachments: 0.png
ON-28-2026 - Paul William Keesing, The MIG, 33 Russell Street Dunedin.pdf
Supplementary documents.pdf

Kia ora

Police have no matters in opposition for this application.

FMC – for entry and **filing**.

Thanks,

Tony Ritchie
Sergeant TRI178
Alcohol Harm Prevention – Dunedin Central

M +64 21 923 919
E tony.ritchie@police.govt.nz

From: Kirsten Allan <Kirsten.Allan@dcc.govt.nz>
Sent: Monday, 5 October 2026 9:46 am
To: Aaron.whipp@tewhatuora.govt.nz; Admin DHB (DL-SO-NPHS-AlcoholAdmin@tewhatuora.govt.nz) <DL-SO-NPHS-AlcoholAdmin@tewhatuora.govt.nz>; Alison Blair <Alison.Blair@dcc.govt.nz>; Carlo Bell <Carlo.Bell@dcc.govt.nz>; Fire <OtagoRiskReduction@fireandemergency.nz>; Kevin Mechen <Kevin.Mechen@dcc.govt.nz>; Dunedin AHPU <Dunedin.AHPU@police.govt.nz>; Tanya Morrison <Tanya.Morrison@dcc.govt.nz>
Subject: [EXTERNAL] New on-licence application - ON-28-2026 - Paul William Keesing, The MIG, 33 Russell Street Dunedin

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Kirsten Allan
Administration Officer - Licensing

P 03 477 4000 | DD 03 474 3481 | E kirsten.allan@dcc.govt.nz
Dunedin City Council, 50 The Octagon, Dunedin

From: Otago Risk Reduction
To: Kirsten Allan
Subject: RE: New on-licence application - ON-28-2026 - Paul William Keesing, The MIG, 33 Russell Street Dunedin
Date: Monday, 5 October 2026 01:30:27 p.m.
Attachments: image001.png
image002.png

Hello Kirsten,

The building at the address for the premises does not require an approved fire evacuation scheme.

Ngā mihi, Regards

Jan Swadosch
Advisor Risk Reduction - Kaitohutohu Whakaheke Mōrea
Inspector - Kaitirotiro
M 027 206 8598
jan.swadosch@fireandemergency.nz

Dunedin Central Fire Station
85 Castle Street, Dunedin 9016
PO Box 341, Dunedin 9054



From: Kirsten Allan <Kirsten.Allan@dcc.govt.nz>
Sent: Monday, 5 October 2026 9:46 am
To: Aaron.whipp@tewhatuora.govt.nz; Admin DHB (DL-SO-NPHS-AlcoholAdmin@tewhatuora.govt.nz) <DL-SO-NPHS-AlcoholAdmin@tewhatuora.govt.nz>; Alison Blair <Alison.Blair@dcc.govt.nz>; Carlo Bell <Carlo.Bell@dcc.govt.nz>; Otago Risk Reduction <OtagoRiskReduction@fireandemergency.nz>; Kevin Mechen <Kevin.Mechen@dcc.govt.nz>; Police <Dunedin.AHPU@police.govt.nz>; Tanya Morrison <Tanya.Morrison@dcc.govt.nz>
Subject: New on-licence application - ON-28-2026 - Paul William Keesing, The MIG, 33 Russell Street Dunedin

Kirsten Allan
Administration Officer - Licensing

P 03 477 4000 | DD 03 474 3481 | E kirsten.allan@dcc.govt.nz
Dunedin City Council, 50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz

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DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

27 October 2026

P W Keesing
33 Russell Street
Dunedin 9016

Via email: tawinitravellers@gmail.com

Dear Paul

PLANNING COMPLIANCE CERTIFICATE SALE AND SUPPLY OF ALCOHOL ACT 2012 – POL-2026-52 – 33 RUSSELL STREET, DUNEDIN

Thank you for your recent application for a planning certificate for the purposes of the Sale and Supply of Alcohol Act 2012 for the premises called The MIG at 33 Russell Street, Dunedin.

Please find enclosed the planning certificate. I have also forwarded a copy of the certificate to the Council's alcohol licensing team for their information.

If you have any further queries regarding the planning certificate, please do not hesitate to contact me.

Yours faithfully

Laura Mulder
Planner

50 The Octagon | PO Box 5045 | Dunedin 9054, New Zealand | **T** 03 477 4000 | **E** planning@dcc.govt.nz
www.dunedin.govt.nz DunedinCityCouncil @DnCityCouncil

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CERTIFICATE FOR THE PURPOSES OF SECTION 100(f)
OF THE SALE AND SUPPLY OF ALCOHOL ACT 2012

Planning Certificate Number:	POL-2026-52
Property Address:	33 Russell Street, Dunedin
Applicant:	Paul William Keesing
Premises Name:	The MIG
Legal Description:	PT SEC 17 BLK X SO 14194 TN OF DUNEDIN
Owner:	Paul William Keesing and Tansy Hayden
Operative Dunedin City Second Generation District Plan 2026:	Inner City Residential

The Dunedin City Council hereby certifies that the premises operating under the name The MIG, located at 33 Russell Street, Dunedin, meets the requirements of the Resource Management Act 1991 to operate as a licensed premises (**on-licence**) as defined by the Sale and Supply of Alcohol Act 2012 for the following reason:

- The activity is permitted by resource consent and it complies with the resource consent.

  Explanation
  Resource consent LUC-2025-146 has been granted for non-complying activity being the establishment of a café and a discretionary activity on the site at 33 Russell Street Dunedin. The operation of a licensed premises (on-licence only) is within the scope of the resource consent. The consent has been given effect to and has not lapsed.

  Operative Dunedin City Second Generation District Plan 2026 (2GP)
  In terms of the 2GP, the subject site is located within the Inner City Residential Zone subject to the Archaeological Alert Layer Mapped Area, the Heritage Precinct Overlay Zone and contains Character Contributing Building CC854. Russell Street is a Local Road within the district plan's roading hierarchy.

  Within this zone, Restaurants and Ancillary licensed premises are a Discretionary activity pursuant to Rules 15.3.3(16) and 15.3.3(12).

  It should be noted that resource consent decision LUC-2025-146 restricts the Cafes hours of operation to 7am - 10pm seven days a week.

Advice Notes

1. This activity must comply with the performance standards for noise, glare and electrical interference outlined in the 2GP.

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www.dunedin.govt.nz DunedinCityCouncil @DnCityCouncil

2. New signage must comply with the rules set out in the 2GP, or else obtain resource consent. The alteration to any existing sign or the erection of a new sign may require resource consent.

3. This certificate does not authorise any external changes to the subject building which would require consent under the rules in the Heritage Section of the 2GP.

4. The activity is the subject of resource consent LUC-2025-146. The conditions in the resource consent must be complied with on an ongoing basis.

5. This consent has been assessed under the Resource Management Act 1991, and the 2GP. It does not remove the need to comply with other legislation and Dunedin City Council regulations. These include the Dunedin City Council Local Alcohol Policy.

6. The licensed premises may only operate during the hours specified in this certificate. Any proposal to extend or change the hours of operation will require further authorisation by way of resource consent processed in terms of the provisions of the 2GP and the Resource Management Act 1991.

Laura Mulder
Planner

Authorised by:

Campbell Thomson
Senior Planner

Issue Date: 27 October 2026

13 October 2026

The Secretary
Dunedin District Licensing Committee
Dunedin City Council
50 The Octagon
Dunedin 9016

Re: Objection to On-Licence Application ON-28-2026 – The MIG, 33 Russell Street, Dunedin

Dear Sir/Madam,

I wish to formally object to Paul William Keesing's application for an On-Licence for The MIG at 33 Russell Street, Dunedin.

I am the owner and resident of [redacted] Street, a family home immediately adjoining the premises. Having lived here for approximately 10 years, and in the surrounding area since 2004, I have considerable first-hand knowledge of the residential character of this neighbourhood.

Until 2024, 33 Russell Street had been used as residential accommodation for approximately 20 years. We purchased and substantially renovated our home on the reasonable understanding that the neighbouring property was residential.

My primary objection is that granting a 14 hour-a-day liquor licence for premises that are directly adjoining family homes and in a residential area where there are a number of early childcare centres and schools in close proximity, is highly inappropriate. The application seeks licensed hours of 8.00 am to 10.00 pm, seven days a week. I believe this is totally incompatible with a residential area, introducing an ongoing level of commercial and alcohol-related activity will dislocate the peace and residential character of the area.

The proposed licensing raises serious concerns about noise, patrons gathering or lingering outside and their behaviour, vehicles arriving and departing, increased parking demand, privacy and security. These impacts will extend beyond the 10.00 pm closing time, greatly affecting our ability to peacefully enjoy our home and outdoor areas. With the buildings on our properties sitting directly beside one another, with less than 1 meter between them, and our back gardens only separated by a fence, there is very little separation between our home and the proposed activity.

While I acknowledge that the licensing application does not determine the property's planning use, I ask the Committee to carefully consider the likely effects of granting a liquor licence in this location, particularly given the extensive hours proposed, with seven-day

trading and the proximity of neighbouring family homes, early childhood centres and schools.

I respectfully request that the Committee decline the On-Licence application. However, if the Committee is minded to grant it, I ask that substantially reduced licensed hours and strict conditions be imposed to provide some protection for neighbouring residents and local children from noise, nuisance, outdoor congregation and other disturbances.

Yours faithfully,



Jo Baldwin
[redacted]
Dunedin 9016

Subject: Objection to ON-28-2026 – The MIG, 33 Russell Street, Dunedin

11th November 2026

To the Dunedin District Licensing Committee,

I am writing in relation to the application for an on-licence for The MIG at 33 Russell Street, Dunedin.

I would like to begin by expressing my genuine support for having a café in our neighbourhood. I would very much welcome a café in this location and believe that a well-run, welcoming café could make a positive contribution to the local community, provide a place for neighbours to meet and add to the character and vibrancy of the area. ***I would love to see this kind of business established here.***

My concern is not with the idea of a neighbourhood café, but with the proposed scale and hours of operation, particularly the potential for regular evening activity on what is a residential street. While I appreciate that the applicants describe the business as neighbourhood-focused and anticipate that many customers will arrive on foot, there already appears to be considerable interest and discussion about the venue around friends' circles in Dunedin, including on social media and news outlets. This raises a concern that its popularity may extend well beyond the immediate neighbourhood, with more customers and vehicle movements than might be expected of a small, local café/restaurant.

My primary concerns are parking and the impact of regular evening activity on neighbouring residents.

Parking is already a source of tension in the street, particularly in the evenings during University term time, when residents that do not have off-street parking options return home from work and need to park near their homes. There have already been frustrations between neighbours over parking in front of the 98 and 101 Arthur Street properties, and I am concerned that introducing a popular hospitality venue could exacerbate an existing problem. Even if some customers walk to the premises, it is unlikely that all will do so, particularly those visiting from elsewhere in Dunedin or attending during the evening.

The application proposes a maximum occupancy of 36 people, including outside areas, and alcohol service from 8.00 am until 10.00 pm, seven days a week. While these may be the proposed limits, they could still result in a regular turnover of customers, additional vehicle movements and demand for parking at precisely the time when local residents are returning home. Staff parking may add to this pressure. I am concerned that residents could increasingly find it difficult to park near their homes and that this could intensify the existing friction between neighbours.

I am also concerned about the cumulative effect of evening activity on the peaceful enjoyment of our homes. A business operating until 10.00 pm every night of the week could bring a sustained pattern of customer arrivals and departures, conversations outside, vehicle doors closing, engines starting, headlights, and general noise associated with people gathering and leaving. Even where individual incidents are not especially loud, their regular occurrence throughout the week could be disruptive for people living nearby, particularly those whose homes are close to the premises.

The issue is not simply whether the venue can comply with formal noise limits. It is also whether the proposed operating hours of the business are appropriate for a residential street, where residents reasonably expect to be able to relax and enjoy their homes in the evenings. A busy venue operating seven days a week until 10.00 pm could materially change the character of the street and the experience of living here.

I recognise that the applicants may intend to operate a considerate, community-oriented business. However, I believe it is important to consider the likely practical effects of the venue's popularity and regular operation, rather than relying solely on the expectation that most customers will be local or arrive on foot.

I therefore respectfully ask the Committee to consider the following:

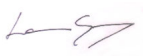
- The proposed alcohol trading hours: whether alcohol service from 8.00 am to 10.00 pm, seven days a week, is appropriate in this residential setting, and whether more restricted evening hours or days would better protect neighbouring residents.
- Parking and traffic management: how the applicants intend to manage customer and staff parking and vehicle movements, particularly during the evening period when local parking demand is already high.
- Noise and outdoor activity: what practical measures will be implemented to prevent noise and disturbance from customers arriving, gathering outside, and leaving, especially in the evenings.
- The cumulative impact on the nearby street: how the Committee will take into account the existing parking pressures and the potential for regular evening activity to affect residents' peaceful enjoyment of their homes.

I want to emphasise again that ***I genuinely welcome a café that serves and strengthens our local community***. My concern is that the proposed operation, particularly the availability of alcohol until 10.00 pm every day of the week, could turn what might otherwise be a positive neighbourhood addition into a source of ongoing disruption and tension for those living nearby.

I respectfully ask the Committee to give particular weight to the residential nature of the intersection between Russell Street and Arthur Street, the existing parking difficulties in the evening during University term time and the likely impact of regular evening activity. I would welcome an outcome that enables the business to operate successfully and thrive while protecting the amenity and peaceful enjoyment of the homes around it.

Thank you for considering my submission.

Yours sincerely,



Dr Laura Gumy

[redacted]

9016, Dunedin

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

27 March 2026

Tomboy Limited
33 Russell Street
c/o
PO Box 5933
Dunedin 9058

Via email: conrad_a@xtra.co.nz

Dear Tansy and Paul

RESOURCE CONSENT APPLICATION: **33 RUSSELL STREET, DUNEDIN**
LUC-2025-146

The Hearings Panel (the Panel), comprising Commissioner Louise Taylor (Chair), Councillor Cherry Lucas and Councillor Christine Gary, heard the application at a hearing on 3 March 2026.

The Panel visited the site after the hearing on the afternoon of Tuesday 3 March 2026. At the end of the public part of the hearing, the hearing was adjourned. The applicant provided their Right of Reply in writing on Friday 6 March. The Hearing was formally closed on 10 March 2026.

The Panel determines that the resource consent to establish a café on the ground floor and visitor accommodation on part of the ground floor and on the first floor of the site has been **granted.**

In reaching this decision we have considered:

- The application, the AEE and all supporting documents;
- The public submissions made on the application, including the submitters who presented at the hearing;
- The Council Officer's s42A report, together with the attached supporting reports;
- The pre-circulated material from the Applicant dated 16 February 2026;
- The Applicant's evidence presented at the hearing;
- The responses to our questions during the hearing process from all parties;
- The Applicant's Right of Reply dated 6 March 2026;
- Our observations from the visit to the site and it surrounds;
- The relevant provisions of both the pertinent planning documents, particularly the Partially Operative 2GP; and
- The relevant provisions of the RMA, most notably ss104, 104B and 104D.

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The Hearing and Appearances

The applicant was represented by:

- Ms Tansy Hayden (Applicant)
- Mr Paul Keesing (Applicant)
- Mr Conrad Anderson (Consultant Planner)

Council staff attending were:

- Mr Phil Marshall (Advisor to Committee)
- Ms Jane O'Dea (Processing Planner, s42A Author)
- Ms Rebecca Murray (Governance Support Officer)
- Mr Reese Martin (Transport Planner)
- Ms Heather Bauchop (Heritage Advisor)
- Ms Alison Blair (Environmental Health)

There were two submitters present at the hearing:

- Ms Andrina Kitto owner of [redacted] Street
- Ms Joanne Baldwin owner of [redacted] Street

Procedural Matters

No procedural matters were raised by any party.

Principal Issues of Contention

The principal issues of contention were as follows:

- The strong direction within the Dunedin District Plan (2GP) to avoid a proliferation of commercial activities in the residential zones as espoused by Policy 15.2.1.5 in particular.
- Noise and general amenity impacts on nearby owners and occupiers of residential properties. In this regard the effects on [redacted] Street were an obvious consideration for the Panel because of the proximity of this property's dwelling to the building on 33 Russell Street.
- Transportation and parking issues potentially generated by the café on the surrounding neighbourhood.
- Heritage matters in relation to 33 Russell Street being a Character Contributing building within the Dunedin District Plan.

Summary of Evidence

Introduction from Processing Planner

Ms O'Dea spoke to a summary of her 42A report, giving an overview of the proposal. She noted the Policies and Objectives of the Dunedin District Plan which were designed not to allow extensive commercial activity within the residential zones.

Nevertheless, Ms O'Dea noted that the proposal before the Panel, to use a residential property in part for a café, was going to lead to the re-use and financial investment in a property with heritage values.

While not a standard residential activity the proposed café and visitor accommodation activities could, with conditions on any consent granted and responsible management by the operator, maintain the amenity of the area.

Ms O'Dea confirmed her recommendation from the Section 42A report that consent be granted.

Extensive questions of clarification in relation to the Section 42A report from the Panel to Ms O'Dea then followed:

- Activity status not bundled because the visitor accommodation activity could be carried out quite separately from the café.
- In relation to the visitor accommodation aspect of the proposal this is very similar to residential activity (ie the permitted baseline).
- Ms O'Dea clarified for the Panel that the "working from home" activity in the District Plan did not allow for any employees not resident on the site.
- The applicant has not applied to exceed the District Plan noise limits.
- The nearby early childhood centre in Russell Street is considered to be part of the receiving environment.
- While seating on the footpath for café diners forms part of this application any consent granted would not absolve the applicant from obtaining the separate required approval under the appropriate road reserve bylaw.

Questions from the Panel then centred on proposed conditions, the Chair making it clear that such questions did not pre-empt the final outcome of the Panel's decision on the application.

In order to help the Panel further understand the effects of the proposal questions were asked of Council staff, prior to Applicant's presentation.

Mr Martin (Transport) said delivery vehicles larger than a van would not be a particular problem on the street network, that parking was not generally an issue in the area and he agreed many people were likely to walk to the café.

Ms Blair (Environmental Health) was of the view that restricting deliveries to a vehicle the size of a 99th percentile car was overly restrictive for a hospitality business. She also made the point that an off licence to sell wine, as proposed in the application, was not possible under liquor licensing legislation in a residential context.

Further questioning of Ms Blair by the Panel confirmed that the proposed exhaust air ducting for the kitchen should not be a noise issue if installed correctly. Her comment was made on the basis of her experience with many cafes over the years as an environmental health officer – Environmental Health as a rule did not receive noise complaints in relation to cafes.

From a heritage point of view Ms Bauchop was satisfied that a recent modification to the proposed ducting (whereby it was located internally prior to exhausting via a roof structure) was a better solution than the original proposal. It was noted that all kitchen ducting was illustrated on the south elevation of the latest plan set from *bell + co architecture ltd.*

The Applicant's Evidence

Prior to giving his evidence **Mr Anderson** pointed out that the agenda did not contain the latest set of plans. A short adjournment took place to allow the up-to-date plan set being from *bell + co architecture ltd* to be circulated to all parties in electronic and hard copy form.

Ms O'Dea confirmed the latest and correct plan set had been circulated as part of the limited notification process.

Mr Anderson then explained the layout of the proposal to the hearing touching on the venting system, the café entrance being through the chamfered corner of the building, screening of rubbish bins and proposed fencing along part of the boundary with 98 Arthur Street also to help with screening.

Mr Keesing (applicant) gave some background to the proposal. While originally a shop the building at 33 Russell Street had in more recent years had been used for student rental accommodation. In his view the café would be of benefit to the community as there was no other place in the area for people to meet and have a meal or buy a coffee. Mr Keesing said he and Ms Hayden were interested in developing this site only and were not looking at establishing a café anywhere else in the city. He said consultation with the community in the Arthur Street/Russell Street area had been positive. Mr Keesing had consulted with Ms Baldwin but had not received any response in recent times.

While the application includes a Visitor Accommodation element their intention at this stage is to live on the property. To this end internal renovations have begun but the work should not be seen as pre-empting the outcome of the hearing and the application to establish a café.

Questions from the Panel then centred around the size of delivery vehicles and the fact that there was no loading facility on site, previous experience with running a café and the hours of operation. Ms O'Dea said that proposed Condition 3, whereby staff were not to arrive or leave the site more than 30 minutes either side to the 7am to 10pm operating hours, was her condition aimed at reducing noise impacts on neighbours.

Submitter

Ms Andrina Kitto from [redacted] read out her statement.
She commented that her property had been used for visitor accommodation via Air BnB for the last decade and that she had owned the cottage since 2006. Her support for the proposed café related to her desire to see a building with heritage values refurbished and noted that its commercial use, while not continuous, dated from 1923.

Ms Joanne Baldwin [redacted] Street) read out her submission and was concerned about the adverse noise effects from a commercial activity and vehicles coming and going and also parking in front of her property on [redacted] Street. As a former police officer and café owner (Wellington) Ms Baldwin was aware of the effects created by commercial activities in residential areas. The proximity of the proposed café to her home and potential noise from kitchen vents in the café were also of concern. She mentioned the 7 day a week nature of the café activity and her perceived negative impact on the value of her property.

Ms Baldwin mentioned the s104D tests contained in the RMA and urged the Panel not to grant consent. She also referred to the Dunedin District Plan objectives and policies relating to not allowing commercial activities in the residential zones and that the effects of the café would be more than minor on residents.

With respect to the parking issue Ms Baldwin mentioned that the hearings agenda referred to up to 207 additional vehicle trips per day (Page 90) could be generated by the proposal. This is in the context of the new roundabout at the Arthur Street/Russell Street intersection built about 5 years ago which eliminated some parks. While angle parking in Russel Street has since been introduced, this has not solved the parking problem. Ms Baldwin has unsuccessfully applied to Council in the past for a residential parking area to be established. Furthermore, Ms Baldwin considers Arthur Street is very busy and she is already concerned about the speed of traffic travelling north past her dwelling as it comes round the corner from the south. A delivery vehicle if parked where she normally parks would, in her view, create a very dangerous situation.

Extensive questioning from the panel to Ms Baldwin teased out in more detail the issues raised above. While her dwelling at [redacted] Street is double glazed, noise is still a concern for Ms Baldwin from what she considers to be a reasonably large scale café activity running 7 days a week from 7am to 10pm. The visitor accommodation activity is not a specific concern of Ms Baldwin. The general level of café activity, especially with footpath seating, is the main point of contention. The Panel questioned Ms Baldwin as to whether or not a reduced size of café would help but Ms Baldwin was not prepared to suggest a lower limit with respect to the number of people dining at any one time. While the re-use of a heritage building was laudable Ms Baldwin did not see this as a justification for commercial activity, which in her view, would substantially reduce the enjoyment of her residential property.

Proposed Condition 14 limiting the use of amplified music was acceptable to Ms Baldwin, and she confirmed she was comfortable with the fencing proposed between her property and the applicant's site.

Council Staff Right of Reply

Ms O'Dea advised that the application stated no trucks would be used for deliveries to the café and that proposed Condition 6 had been formulated on this basis.

Ms Blair raised the question with the panel as to whether or not a 6.30am start for staff, as conditioned, would be early enough to allow a café opening at 7am.

Transport and Heritage staff had no further comments to make.

Applicant's Right of Reply

The applicant elected to present their Right of Reply in writing and the Chair also requested that the Applicant and Ms O'Dea work together to produce an amended set of conditions. The Panel notes that the set of conditions provided in the Applicant's reply were agreed between Council staff and the applicant.

STATUTORY AND OTHER PROVISIONS

In accordance with Section 104 of the Resource Management Act 1991, the Planner's Report detailed in full the relevant statutory provisions and other provisions the Panel considered. Regard was given to the relevant provisions in the Partially Operative 2GP.

Statutory provisions considered included sections 104, 104B, and 104D of the Resource Management Act 1991.

We note for the record that whilst not in contention the activity status of the application is non-complying. We may not consider the merits of a non-complying activity under s104 or contemplate granting consent under s104B RMA unless at least one of the two gateway tests in s104D are met. These are that the adverse effects of the activity on the environment will be no more than minor (s104D(1)(a)), or that the proposal is not contrary to the objectives and policies of the Plan or Proposed Plan (s104D(1)(b)).

MAIN FINDINGS ON PRINCIPAL ISSUES OF CONTENTION

Adverse Effects

We carefully considered the views presented at the hearing by Ms Baldwin, in particular regarding potential impact on the enjoyment of her property in terms of amenity, noise and carparking. We noted that Ms Baldwin's concerns were limited to the café, as opposed to the visitor accommodation component of the application. There was no disagreement regarding the general re-use of the building and that it contributes to the heritage character of the immediate vicinity.

Whilst Ms Baldwin's lived experience was useful for us to understand the values of the site and nearby environment, we accept the evidence from Council staff and the applicant's planner that:

- The district plan noise rules will be met, and that cafes do not typically generate noise complaints in residential areas;
- The re-use of the building, which provides a contribution to the neighbourhood in terms of character values, weighs in favour of granting the application; our site visit proved particularly useful in this regard in that we noted the corner site location and other nearby well-maintained character buildings which together contribute to a high standard of heritage character and amenity;
- There is no evidence of a lack of on street carparking in the area, and that a proportion of customers are expected to walk to the café;
- The proposed conditions of consent will limit the scale of the café, and therefore the impacts in terms of noise, loading and carparking demands will be well managed.

We also noted the submissions received in support, and that other neighbours were notified of the application but did not submit.

Overall, we conclude that the proposal will provide a positive contribution to the amenity of the neighbourhood, both in terms of the re-use of the character building, and the provision of a space for community to come together and connect. We find that any adverse effects will be minor at most.

Objectives and Policies

We are mindful that the Centres Hierarchy is a key concept embedded in the 2GP, intended to identify and protect a network of commercial centres, ranging from neighbourhood centres through to the central business district, which functions as the primary focus for economic activity and employment growth (Strategic Directions section of the 2GP, particularly Objective 2.3.2 and its supporting policies). We accept, and adopt the careful analysis of this issue set out in the s42A report (paragraphs 43 – 46). In particular we conclude that:

- The proposal is a bespoke mixed-use development within an existing purpose-built commercial/residential building that has a long-standing history of commercial use;
- The café component is small in scale, locally focused, and closely connected to the surrounding community and its day-to-day needs;
- The proposed café will not give rise to the adverse effects anticipated by Objective 2.3.2 or Policy 2.3.2.2;
- The café is not of a scale or nature that would materially affect the functioning or vitality of the CBD or other commercial centres.

In terms of the residential zone objectives and policies, we accept the s42A conclusions set out in the table at paragraph 115 of the report. In particular, for the reasons set out above, we consider that the proposal is not contrary to the outcomes sought in Policy 15.2.1.5 which seeks to avoid commercial activities unless certain outcomes are achieved.

Overall we conclude that the proposal is largely consistent with the relevant objectives and policies of the 2GP, and is not contrary to any.

National Policy Statements and National Environmental Standards

We accept the assessment in the s42A Report that the site is not a HAIL site and the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health is not triggered by this application.

No other National Policy Statements or National Environmental Standards are directly relevant to the application.

Other matters (Section 104(1)(c))

The Panel carefully considered whether, should the application be granted, a precedent would be set for future similar applications, and whether this consent would present a risk to plan integrity.

Given our findings regarding the consistency with relevant objectives and policies of the 2GP, we do not consider this application presents a plan integrity risk.

In terms of the potential to set a precedent that a series of similar applications be sought around the city, we note that the proposal is relatively unique and small scale, involves the adaptive re-use of a purpose-built mixed-use character building, and would return the site closer to its original, long-standing function as a corner store. We accept these factors are specific to the site and proposal, and would not be readily replicable across the residential zone. We therefore conclude that this proposal does not set an undesirable precedent.

Gateway Test

As set out in the s42A Report, Section 104D of the Act specifies that a resource consent for a non-complying activity must not be granted unless the proposal can meet one of two limbs. The limbs of Section 104D require either that the adverse effects on the environment will be no more than minor, or that the application is for an activity which will not be contrary to the objectives and policies of either the relevant plan or proposed plan.

As discussed above in the assessment of effects, overall, we have found that the actual and potential effects associated with the proposal will be no more than minor; and therefore the first limb of Section 104D is met. In order for a proposal to pass the second test of Section 104D, it needs to be not contrary to relevant objectives and policies of the plan. In this instance, we have found the proposal to be in accord with the 2GP policy framework. The proposal therefore also meets the second limb of Section 104D.

In summary, we find that the proposal meets both limbs of Section 104D.

Part 2 Matters

We accept and adopt Ms O'Dea's assessment and find there is no invalidity, incomplete coverage or uncertainty within the 2GP. As a result, there is no need for an assessment in terms of Part 2 of the Resource Management Act 1991.

DECISION

The final consideration of the application, which took into account all information presented before, at following the hearing, was held during the public-excluded portion of the hearing. The Panel reached the following decision after considering the application under the statutory framework of the Resource Management Act 1991.

That, pursuant to sections 104, 104B and 104D of the Resource Management Act 1991, and the provisions of the Partially Operative Dunedin City District Plan the Dunedin City Council grants consent to a non-complying activity being the establishment of a café and a discretionary activity being the establishment of visitor accommodation at 33 Russell Street, Dunedin being Part Section 17 Block X Town of Dunedin contained within OT292/146 Ltd, subject to conditions set out in Appendix A.

Reasons for this Decision

Our reasons are detailed in the body of this Decision.

Right of Appeal

In accordance with section 120 of the Resource Management Act 1991, the applicant or any submitter may appeal to the Environment Court against the whole or any part of this decision within 15 working days of the notice of this decision being received.

The address of the Environment Court is:

The Registrar
Environment Court
PO Box 2069
Christchurch Mail Centre
Christchurch 8013

Any appeal must be served on the following persons and organisations:

- The Dunedin City Council.
- The applicant(s).
- Every person who made a submission on the application.

Failure to follow the procedures prescribed in sections 120 and 121 of the Resource Management Act 1991 may invalidate any appeal.

Yours faithfully



Louise Taylor
Independent Commissioner
Chair of the Hearings Panel

Appendix A – Conditions of Consent

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Consent Type: Land Use Consent

Consent Number: LUC-2025-146

Purpose: Consent to a non-complying activity being the establishment of a café and a discretionary activity being the establishment of visitor accommodation.

Location of Activity: 33 Russell Street, Dunedin.

Legal Description: Part Section 17 Block X Town of Dunedin

Lapse Date: 27 March 2031 unless the consent has been given effect to before this date.

Conditions:

Water and Waste conditions

1. *The café premises and residential unit must have separate water connections. There is an existing water connection to the property which can be retained, if suitable.*

2. *An RPZ boundary backflow prevention device and meter must be installed on any non-domestic water connection servicing the site. A completed "Notification Of A New Boundary Backflow Prevention Device" form must then be supplied to DCC 3 Waters via email to rcmonitoring@dcc.govt.nz.*

Café

3. *Hours of operation are limited to between 7am and 10pm seven days a week. Staff may arrive and leave the site no more than 30 minutes either side of these times.*

4. *There must be no deliveries between 10pm and 7am the following day.*

5. *Deliveries must be undertaken from Russell St.*

6. *All deliveries must be carried out using vehicles no larger than a 99th Percentile Car.*

7. *No music may be played outdoors.*

8. *Live music is not permitted.*

9. *All external lighting must be directed away from any adjoining residential properties.*

Visitor accommodation

10. *The open space to the north-west of the building must be screened from [redacted] St prior to visitor accommodation commencing. The screening must be either:*

    - *The existing brick wall on the boundary, supplemented by a minimum 1.8m high fence with overlapping timber palings where there is currently a lower, corrugated fence; or,*
    - *If the brick wall is ever removed, it must be replaced with a minimum 1.8m high fence with overlapping timber palings.*

For the avoidance of doubt condition 10 only requires screening to be installed between [redacted] St and the open yard on the subject site, and does not need to extend along the full length of the southern boundary of the subject site.

11. *The consent holder must supply the following information in writing to the owners and occupants of [redacted] St and [redacted] St.*

    a) *A description of the accommodation being provided at site.*
    b) *Phone numbers for the site, and up-to-date details of a property manager who will be responsible for managing any complaints regarding the conduct of guests. The information must include the property manager's name, email address, and a suitable phone number/s for business hours and after-hours contact.*

12. *When any details in condition 11 change, the updated details must be provided to the addresses listed in condition 11.*

13. *Guests must not use outdoor areas between the hours of 10pm and 7am for socialising.*

14. *Amplified music must not:*

    a) *Be played outdoors between the hours of 10pm and 7am; or*
    b) *Be played at any time, indoors or outdoors, at a volume likely to disturb occupants of neighbouring sites.*

15. *Guests must be made aware of the requirements of conditions 13 and 14.*

Timber joinery

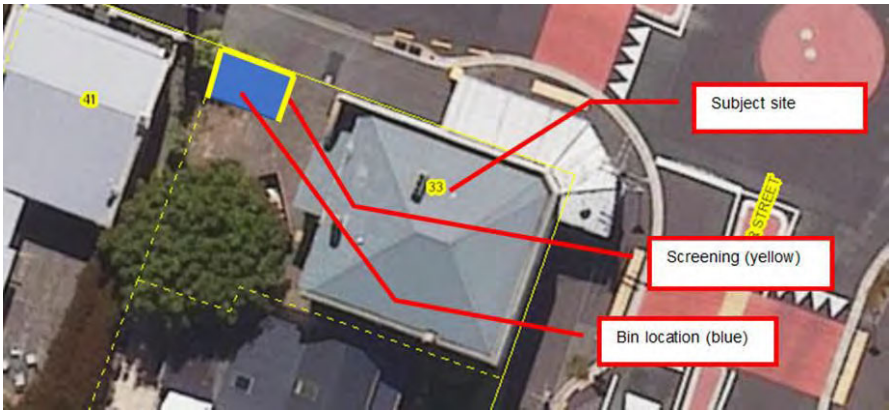
16. *Window and door joinery shall be timber unless an alternative material is approved by the Dunedin City Council's heritage advisor.*

Noise review

17. *Pursuant to Section 128 of the Resource Management Act 1991, the noise requirements of this activity may be reviewed one year after the commencement of the activity, and annually thereafter, to ensure that any adverse effects on surrounding residential receivers are sufficiently managed.*

Rubbish & Recycling Bins – location and screening

18. *Rubbish and recycling bins, if stored outside, are to be located as shown below, with additional screening to be installed to ensure the bins are not visible from the public domain. Such screening, if new, must be approved by Council prior to being installed. Details must be sent to rcmonitoring@dcc.govt.nz and certified by the Council's heritage advisor.*



ADVICE NOTES

Noise and Light Spill

1. This consent does not authorise any breaches of the 2GP light spill or noise requirements (Rules 9.3.5 & 9.3.6). Should any aspect of this activity breach these rules then further resource consent is required.

Alcohol Licensing

2. The application has spoken of an OFF licence for the sale of wine. This type of proposal is unlikely to meet the legal requirements for the granting of an OFF licence. The applicant is encouraged to consult with a member of the Alcohol Licensing team for further information.

Signage

3. All signage must comply with the 2GP signage requirements at all times (Rule 6.7.2 and Rule 6.7.3).

Water Services

4. Detail of the water supply application process can be found at: http://www.dunedin.govt.nz/services/water-supply/new-water-connections.

5. Non-domestic water connections require an RPZ boundary backflow prevention device and a meter. Installation of a boundary backflow prevention device requires a building consent, or an exemption from a building consent (Boundary-backflow-Building-Consent-exemption-form-editable.pdf (dunedin.govt.nz)) before the device is installed. Once the device is installed, 3 Waters must be advised so the installation can be approved. A "Notification Of A New Boundary Backflow Prevention Device" must be supplied to 3 Waters for any new RPZ. Further information is available at http://www.dunedin.govt.nz/services/water-supply/backflow.

6. All aspects relating to the availability of water for firefighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by Fire and Emergency New Zealand.

Trade Waste

7. Trade waste requirements and an application form are available at: http://www.dunedin.govt.nz/services/wastewater/tradewaste

Heritage New Zealand Pouhere Taonga Act 2014

8. The subject site is associated with pre-1900 human occupation. The development may require an Archaeological Authority under the *Heritage New Zealand Pouhere Taonga Act 2014*. Contact Heritage New Zealand Pouhere.

Issued at Dunedin on 27 March 2026.



Louise Taylor
Independent Commissioner
Chair of the Hearings Panel

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**OT292/146**
Land Registration District	**Otago**
Date Issued	30 January 1939

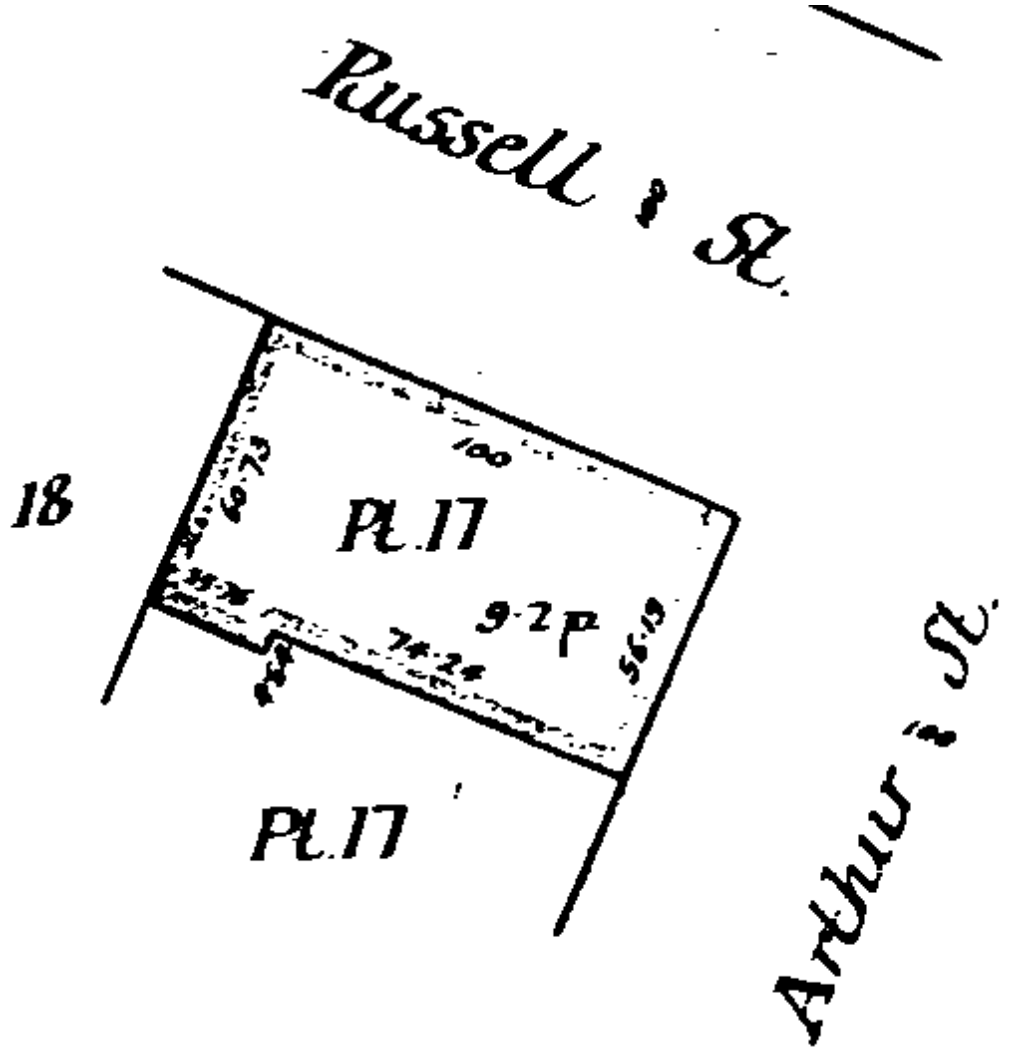
Prior References
DI T750

Estate	Fee Simple
Area	233 square metres more or less
Legal Description	Part Section 17 Block X Town of Dunedin

Registered Owners
Paul William Keesing and Tansy Claire Hayden

Interests
12974547.1 Mortgage to Westpac New Zealand Limited - 27.3.2024 at 2:05 pm

Identifier **OT292/146**



APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-2026

Proposed Alterations
to 33 Russell Street





Location Plan
(NTS)

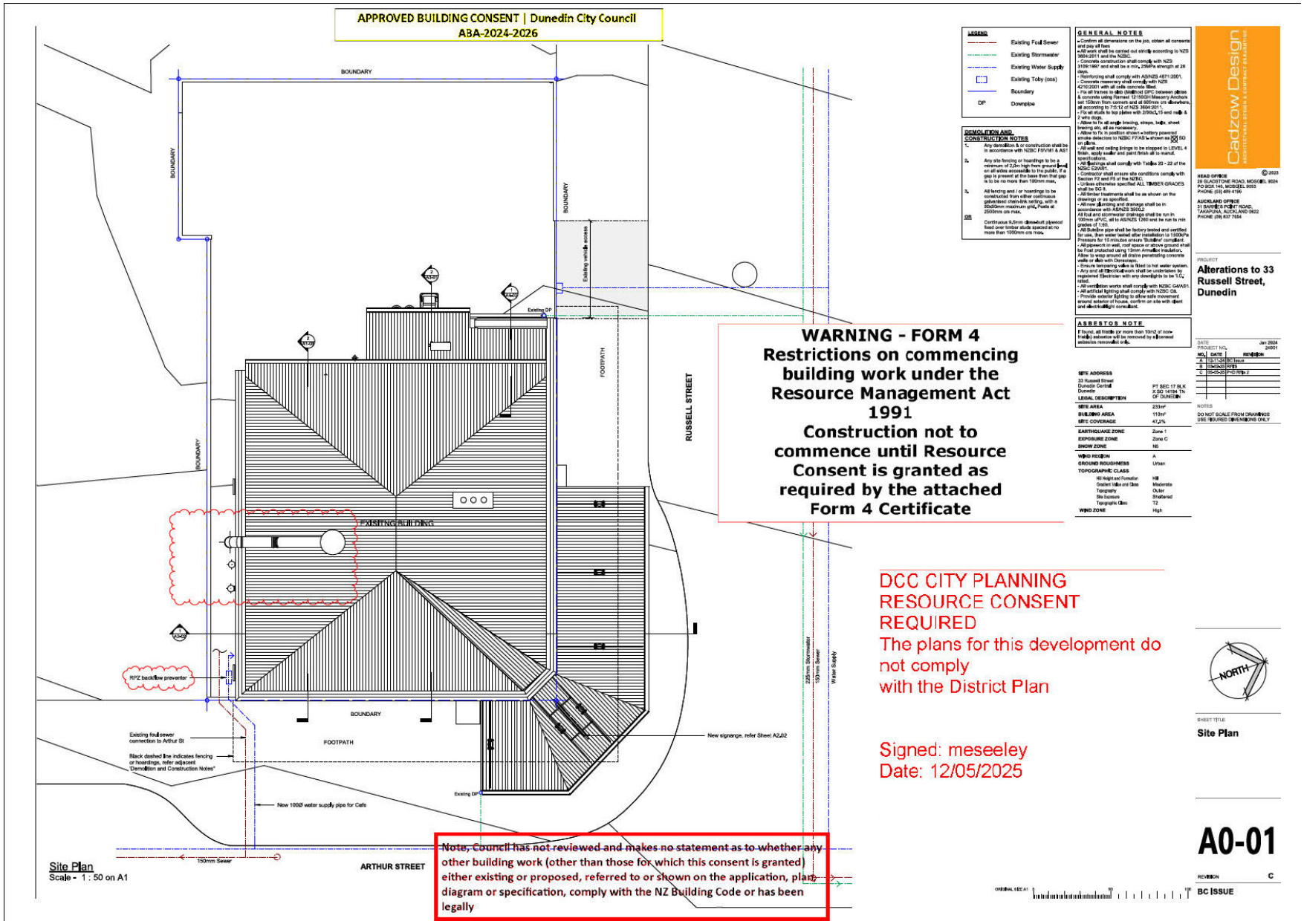
Drawing Schedule

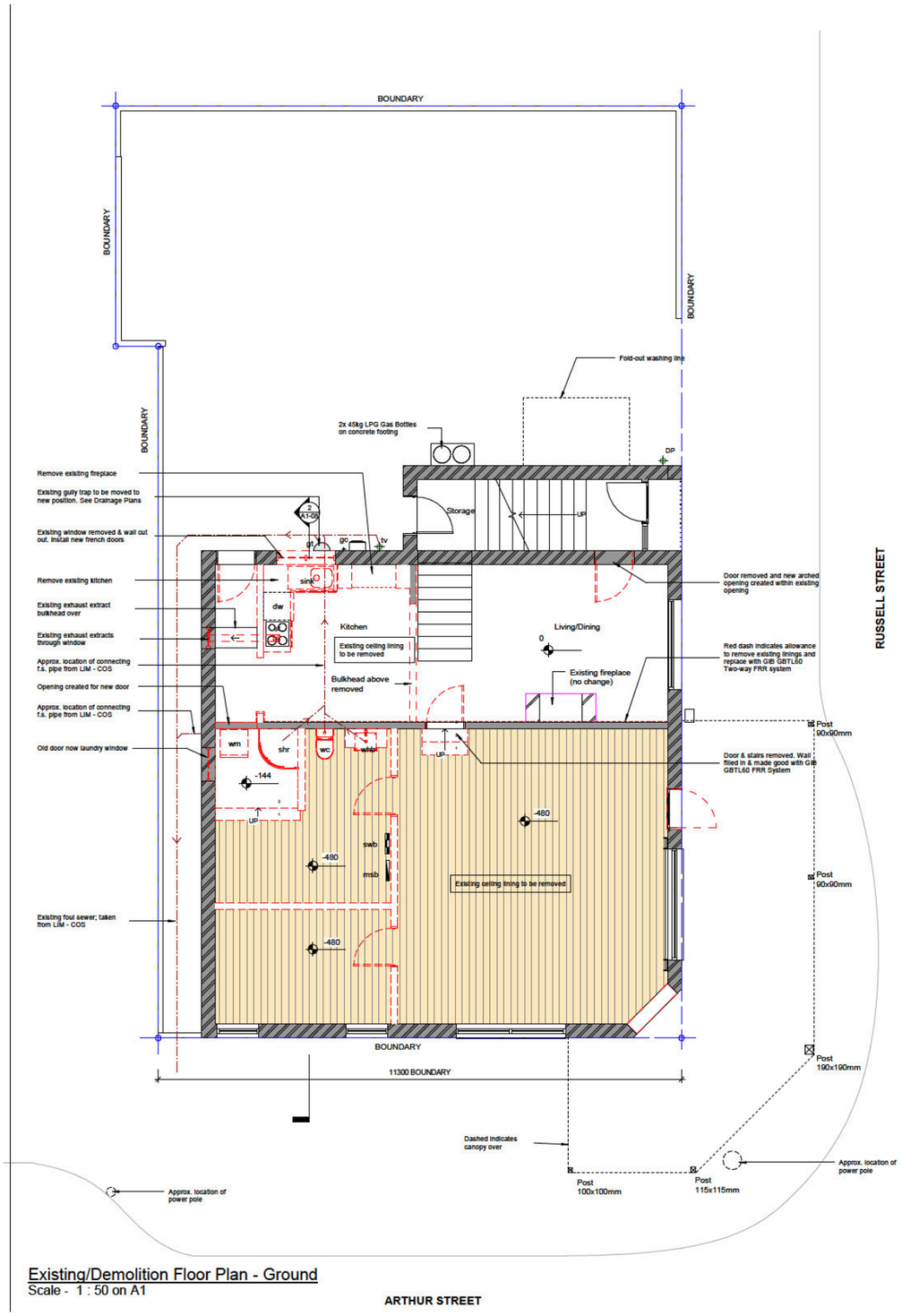
Drawing Number	Drawing Name	Current Revision	Current Revision Date
A0-00	Cover Sheet	C	08-04-25
A0-01	Site Plan	D	08-04-25
A1-01	Existing/Demolition Floor Plans	A	12-11-24
A1-02	Proposed Floor Plans	C	08-04-25
A1-06	Drainage Plan	B	03-02-25
A1-08	Fire Features Plan	B	08-04-25
A1-09	Accessibility Plan	B	03-02-25
A2-01	Elevations	B	08-04-25
A2-02	Elevations	A	12-11-24
A3-01	Sections	C	08-04-25
A3-02	Sections	A	12-11-24
A4-01	Details	B	08-04-25
A4-02	Details	B	08-04-25
A4-03	Details	A	12-11-24
A4-05	Details		
A5-01	Details	A	12-11-24
A5-02	Details	A	12-11-24
A6-04	Bathroom Details	B	03-02-25
A7-01	Notes	A	12-11-24



BC ISSUE

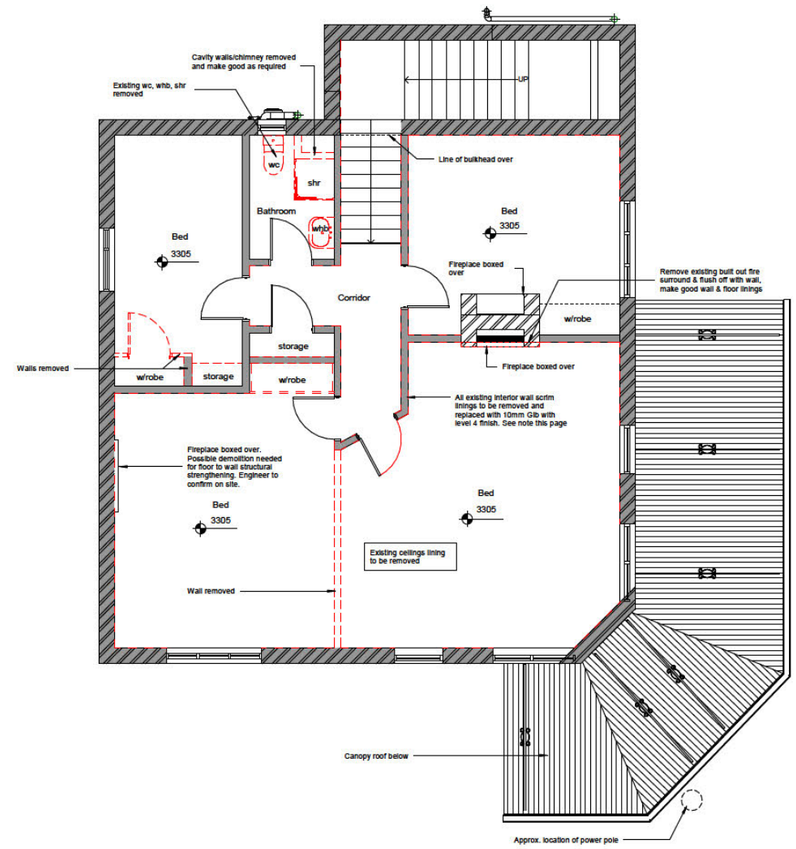
Cadzow Design
ARCHITECTURAL DESIGN & CONTRACT DRAUGHTING


APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-2026
WARNING - FORM 4
Restrictions on commencing building work under the Resource Management Act 1991
Construction not to commence until Resource Consent is granted as required by the attached Form 4 Certificate
DCC CITY PLANNING
RESOURCE CONSENT
REQUIRED
The plans for this development do not comply
with the District Plan
Signed: meseeley
Date: 12/05/2025
Note, Council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the NZ Building Code or has been legally
Site Plan
Scale - 1 : 50 on A1
BOUNDARY
FOOTPATH
RUSSELL STREET
ARTHUR STREET
EXISTING BUILDING
RPZ backflow preventer
New signange, refer Sheet A2J02
New 100Ø water supply pipe for Cafe
Existing foul sewer connection to Arthur St
Black dashed line indicates fencing or hoardings, refer adjacent "Demolition and Construction Notes"
150mm Sewer
Existing Vehicle access
Existing DP
Cadzow Design
Alterations to 33 Russell Street, Dunedin
Site Plan
A0-01
BC ISSUE



Existing/Demolition Floor Plan - Ground
Scale - 1 : 50 on A1

APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-2026



Existing/Demolition Floor Plan - Level 1
Scale - 1 : 50 on A1

DEMOLITION LEGEND

- Objects to be demolished
- Wall to be demolished
- Existing 300mm Brick
- 130-150mm Existing timber framed wall with sarking or GIB Plasterboard

DEMOLITION NOTE

Allow to prop all existing roof, walls, floors and ceilings prior to any internal walls or structure being removed or demolished until all new support members are securely fixed in place. Confirm all on site prior to any demolition commencing.

PLUMBING DEMOLITION NOTE

Cap and seal all existing pipes as necessary for proposed alteration - contractor to confirm exact locations and extent of demolition on site prior to any demolition commencing.

- Existing Foul Sewer

All existing scrim linings to be removed and replaced with 10mm Gib with level 4 paint finish. Colour TBC with client.

Cadzow Design
ARCHITECTURAL DESIGN & CONTRACT DRAUGHTING

HEAD OFFICE
29 GLADSTONE ROAD, MOSGIEL 9024
PO BOX 145, MOSGIEL 9053
PHONE (03) 489 4196

AUCKLAND OFFICE
31 BARRIES POINT ROAD,
TAKAPUNA, AUCKLAND 0622
PHONE (09) 837 7654

© 2023

PROJECT
Alterations to 33 Russell Street, Dunedin

DATE Jan 2024
PROJECT NO. 24001

NO.	DATE	REVISION
A	12-11-24	BC ISSUE

CONSENT FOR CONSTRUCTION 2/12/2024 4:45:51 PM

NOTES
DO NOT SCALE FROM DRAWINGS
USE FIGURED DIMENSIONS ONLY

NORTH

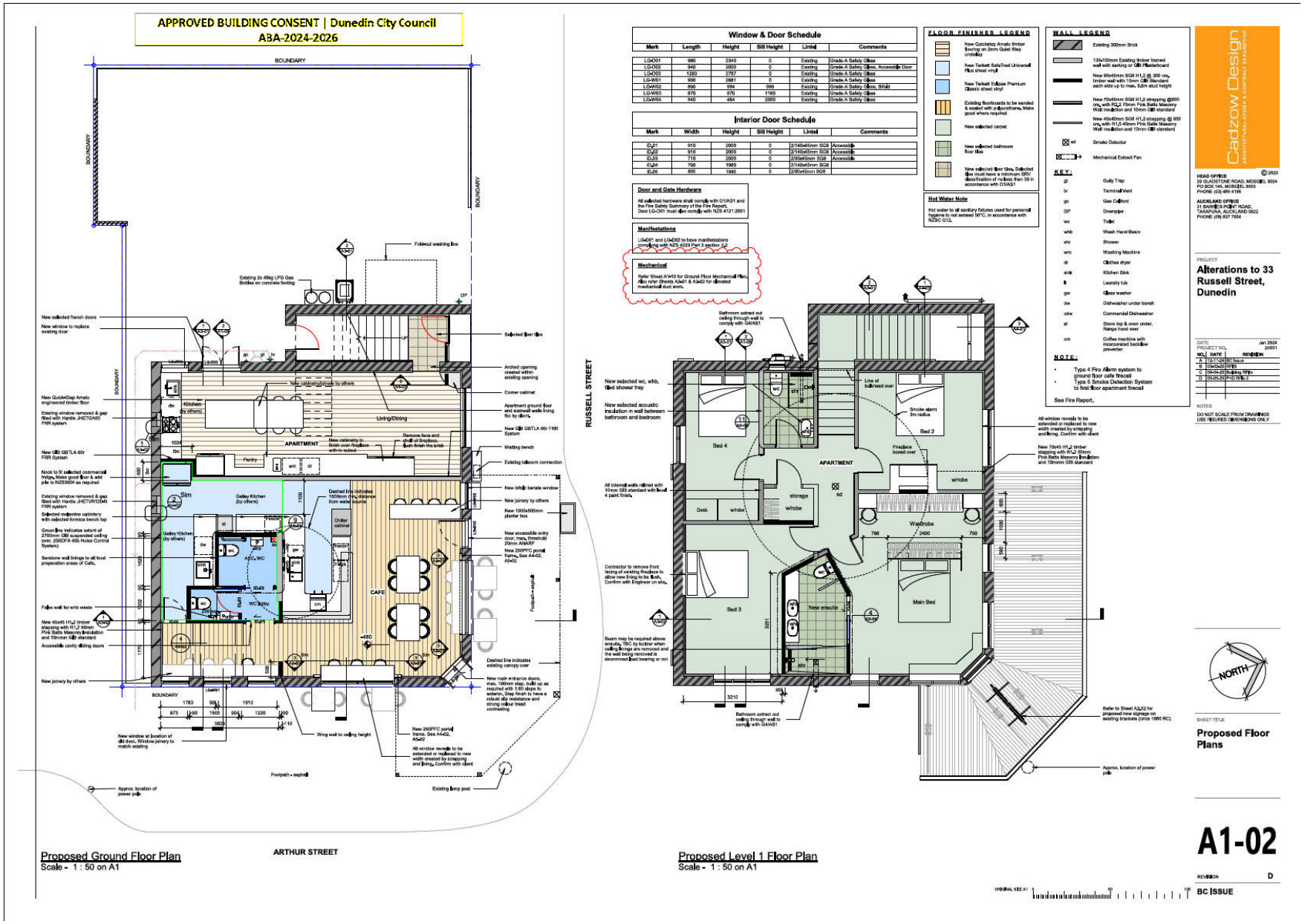
SHEET TITLE
Existing/Demolition Floor Plans

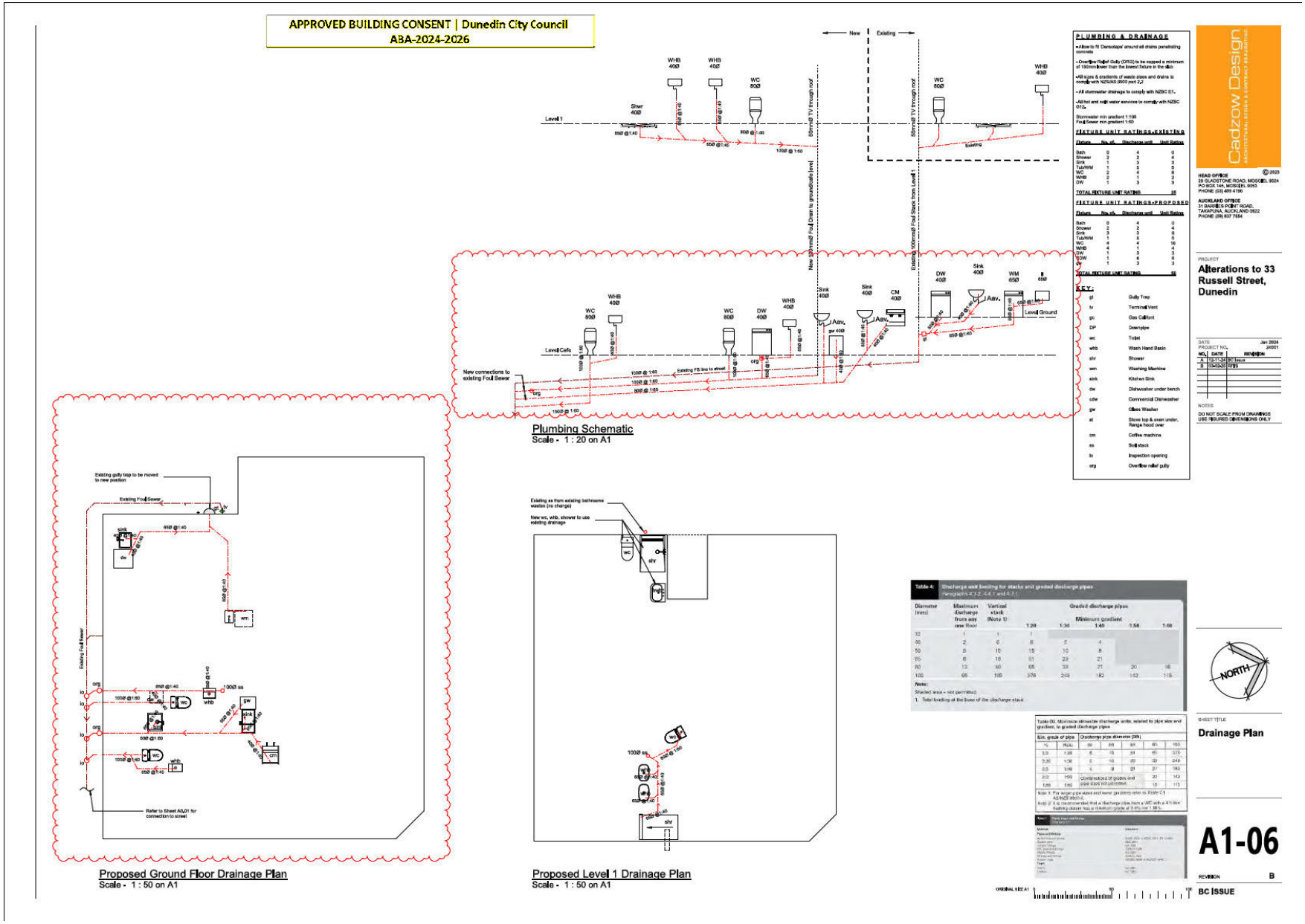
A1-01

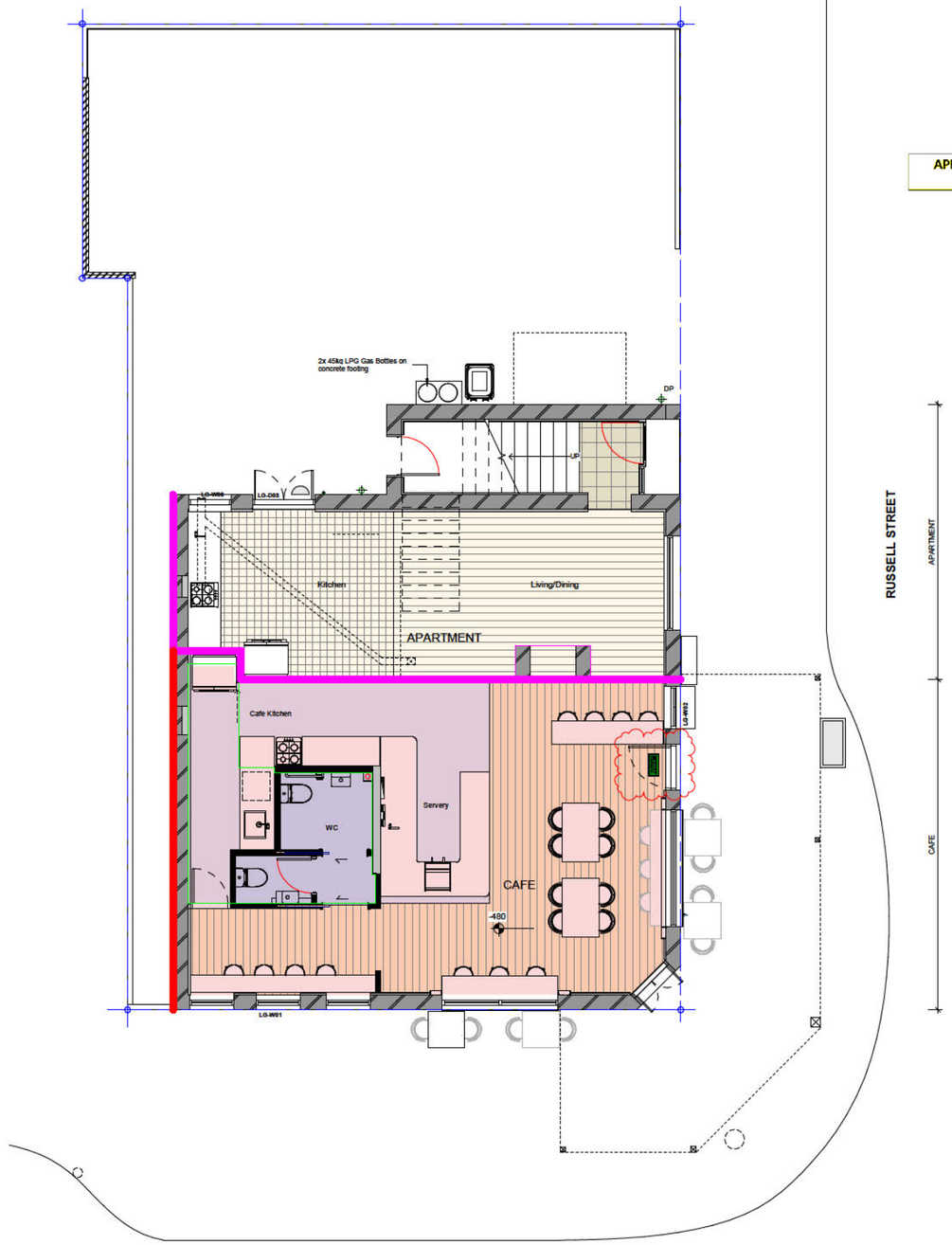
REVISION A

ORIGINAL SIZE A1 0 50 100

BC ISSUE


APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-2026
Window & Door Schedule
Interior Door Schedule
Door and Gate Hardware
Manifestations
Mechanical
FLOOR FINISHES LEGEND
WALL LEGEND
Hot Water Note
KEY:
NOTE:
Cadzow Design
HEAD OFFICE
29 GLADSTONE ROAD, MOSGIEL 9024
PO BOX 146, MOSGIEL 9053
PHONE (03) 489-6186
AUCKLAND OFFICE
31 BARRACK POINT ROAD,
TAKAPUNA, AUCKLAND 0622
PHONE (09) 837 7654
Alterations to 33 Russell Street, Dunedin
Proposed Floor Plans
A1-02
BC ISSUE
Proposed Ground Floor Plan
Scale - 1 : 50 on A1
Proposed Level 1 Floor Plan
Scale - 1 : 50 on A1
ARTHUR STREET
RUSSELL STREET
BOUNDARY
APARTMENT
CAFE
Living/Dining
Kitchen
Pantry
Galley Kitchen (by others)
Bed 2
Bed 3
Bed 4
Main Bed
Wardrobe
New ensuite
Fireplace boxed over
Smoke alarm 3m radius
Line of bulkhead over
Desk
storage
w/robe
NORTH


APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-2026
Plumbing Schematic
Scale - 1 : 20 on A1
Proposed Ground Floor Drainage Plan
Scale - 1 : 50 on A1
Proposed Level 1 Drainage Plan
Scale - 1 : 50 on A1
PLUMBING & DRAINAGE
Cadzow Design
Alterations to 33 Russell Street, Dunedin
Drainage Plan
A1-06
BC ISSUE



Proposed Fire Features Floor Plan - Ground
Scale - 1 : 50 on A1

Note:
All lighting to fire rated ceiling to be surface mounted light fittings.
All cable penetrations are to be fire stopped with fire sealant.

Ceiling Note:
Downstairs ceiling system to be GIB GBDFA 60b noise control system, providing 60 minute fire rating and STC rating of 55

FIRE FEATURES LEGEND

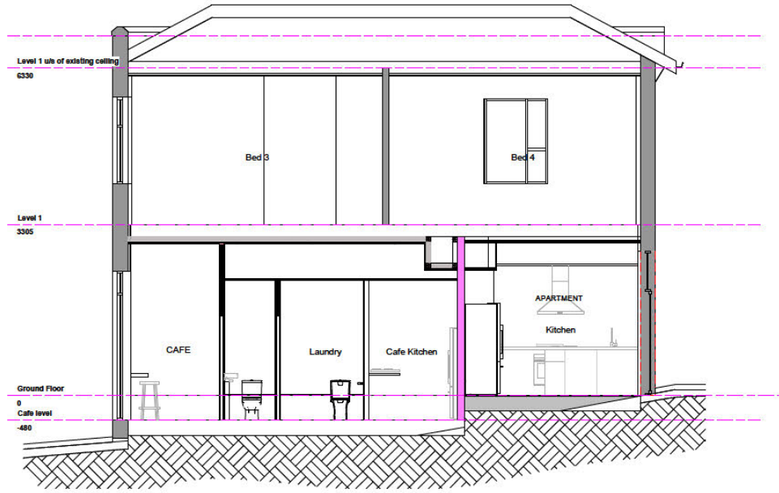
- Two-way 60 minute FRR
- Two-way 120 minute FRR
- 60 minute FRR Ceiling
- sd Smoke Detector
- Emergency Exit Sign

NOTE:

- Type 4 Fire Alarm system to ground floor cafe fireceil
- Type 5 Smoke Detection System to first floor apartment fireceil

See Fire Report.
Installed to NZS 4512-2021

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Section - Fire Separation
Scale - 1 : 50 on A1

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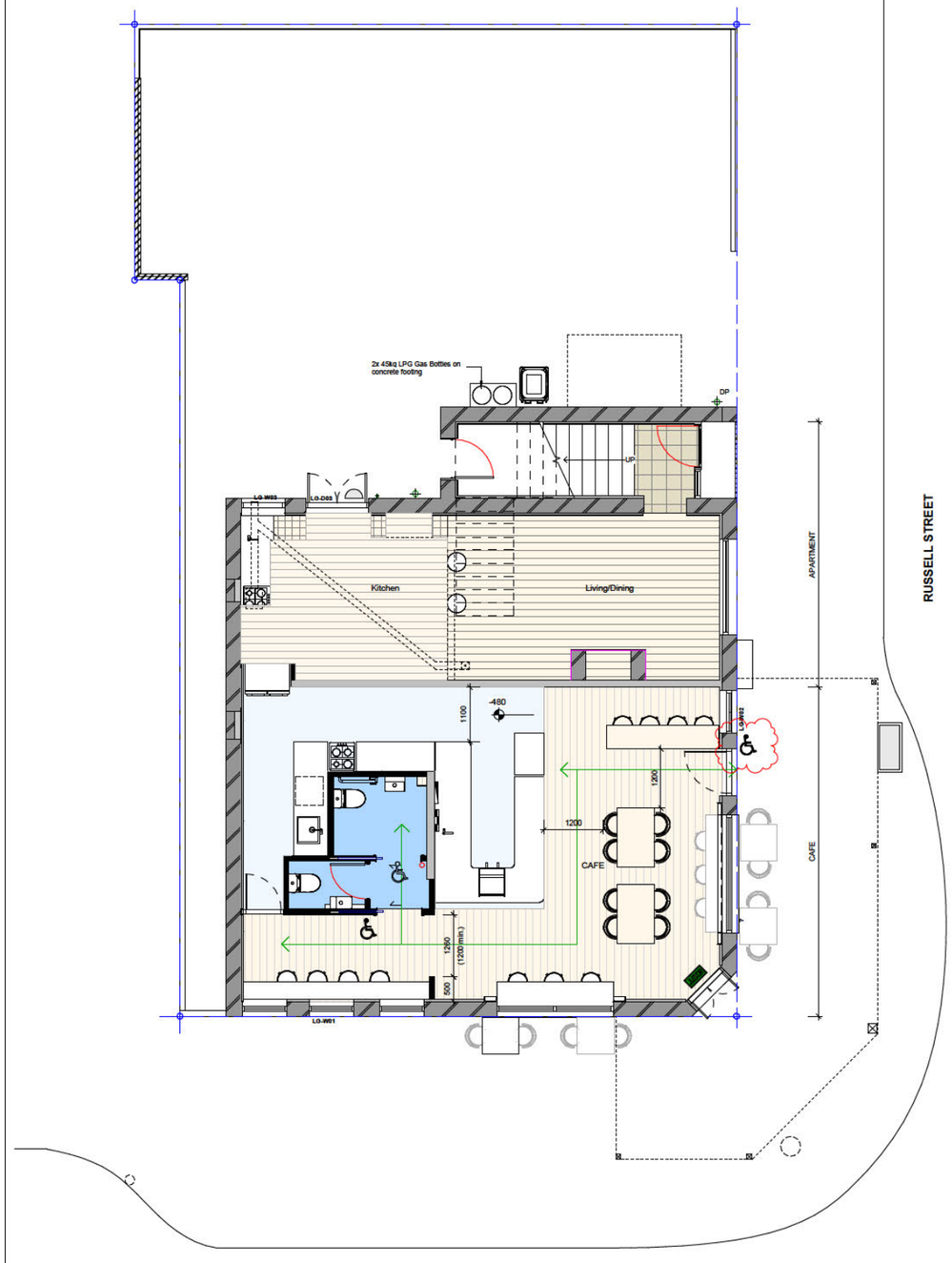
SHEET TITLE
Fire Features Plan

A1-08

REVISION B
BC ISSUE

ORIGINAL SIZE A1 0 50 100

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Proposed Floor Plan - Ground
Scale - 1 : 50 on A1

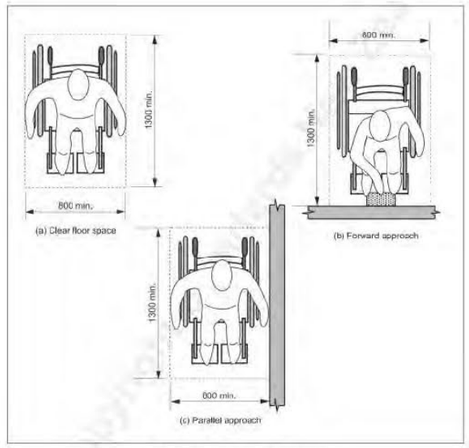


Figure D9 – Minimum clear floor space

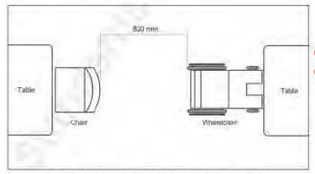


Figure D12 – Distance between tables and chairs



Figure 3 – Examples of signs indicating a facility and its direction

ACCESSIBILITY LEGEND

Accessible signage required

Accessible Route

ACCESSIBLE NOTE

All light switches to be horizontally aligned with door handles at 900 - 1200mm
Optimum above FFL to comply with G9/AS1 and NZS 4121:2001 Section 4.11.4

ACCESSIBILITY NOTES

This accessibility report outlines the design features & facilities provided for serving the needs of customers/patrons with restricted mobility in the new Russell Street Café, Ground floor at 33 Russell Street, Dunedin.

This report is to be read in conjunction with the architectural building consent drawing A1-09.

Accessible Access & Facilities to Ground Floor Cafe Area
Access ble access to the Café will be from gained from the side door off Russell Street. The existing door and footpath access will have an ANARP 20mm step and will comply with NZS 4121:2001 and the NZBC D1/AS1.

Toilet facilities are also available on this ground floor with an access ble toilet available via a 1200mm wide small corridor. The accessible toilet facilities comply with both NZS4121:2001 & the NZBC G1/AS1.

Full table service and a mobile EFTPOS machine will be available for customers/patrons with restricted mobility in lieu of accessible counter.

The distance between tables and chairs is no less than 820mm and complies with NZS 4121:2001, figure D12 – Distance between tables and chairs. This is shown on architectural sheet A1-09.

The minimum clear floor space to accommodate a single stationary wheelchair and occupant is 800mm x 1300mm, and complies with NZS 4121:2001, figure D9.

All signage for the accessible route shall be fixed to wall at between 1400 - 1700mm above FFL (to underside of sign). All signage is to be compliant with NZS 4121:2001

In summary all signage, door thresholds, door sizes/widths, access widths, handrails, height clearances & accessible toilet and bathroom facilities for customers/patrons with restricted mobility will comply with NZS4121:2001 & the NZBC. All aspects for any customer or patron with restricted mobility who will be frequenting these premises have been accounted for as near as reasonably practicable (ANARP).

WC NOTES

Toilets provided – 1 Accessible WC, 1 x Unisex WC

Provided toilets are based on max. 30 patrons and 5 staff using G1 Toilet Calculator and to G1/AS1

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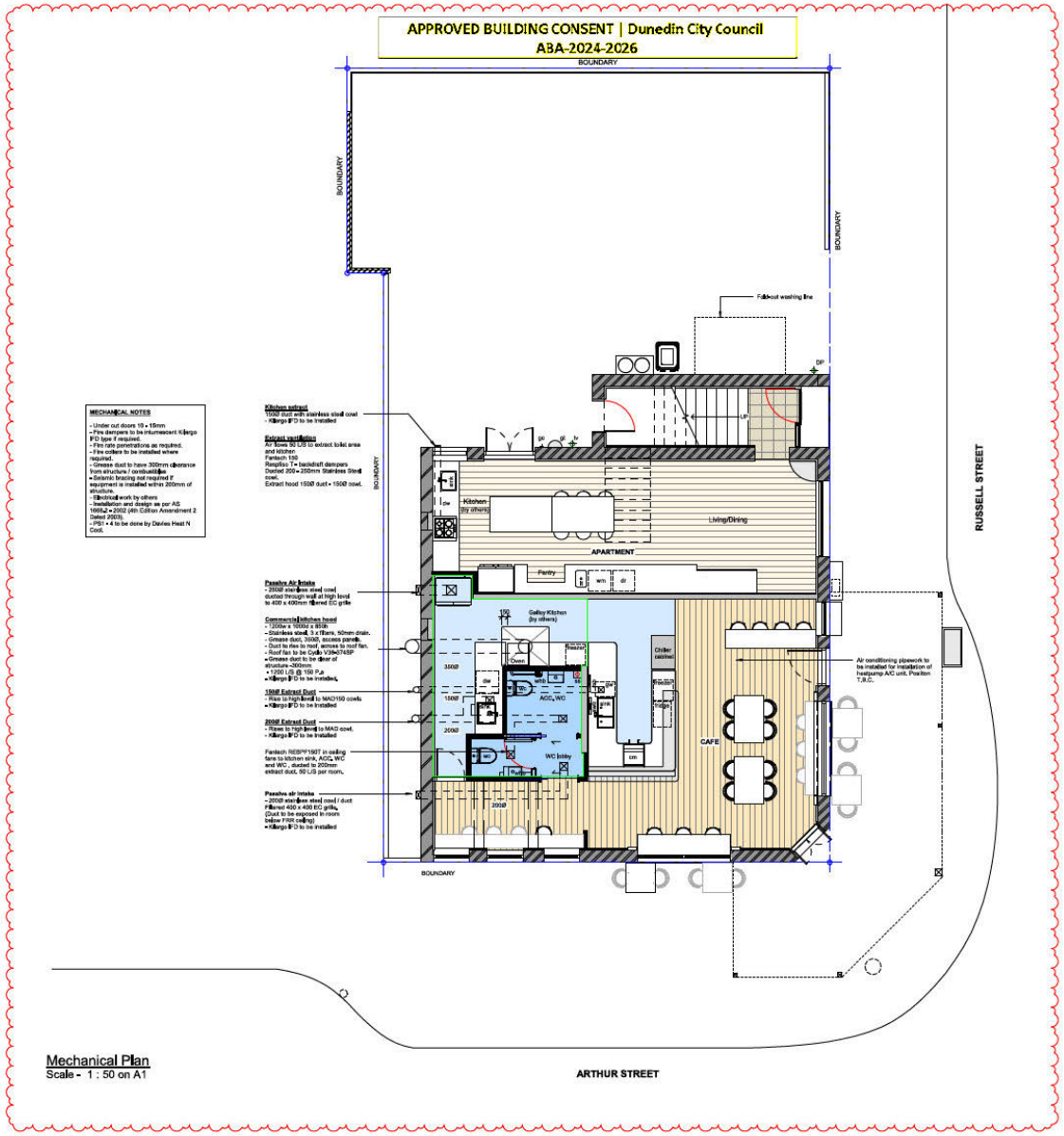
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SHEET TITLE
Accessibility Plan

A1-09

REVISION B
BC ISSUE

ORIGINAL SIZE A1 0 50 100



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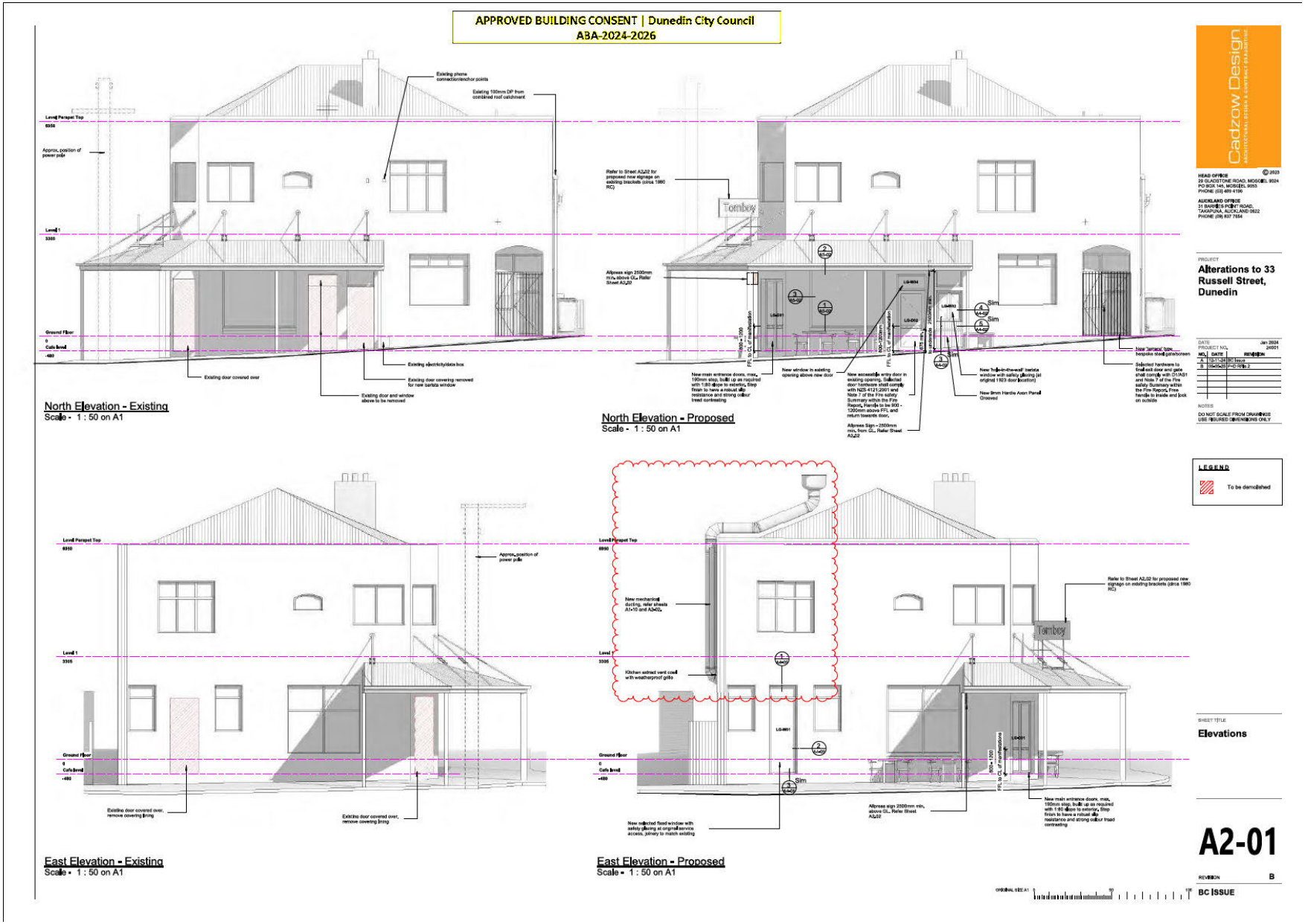
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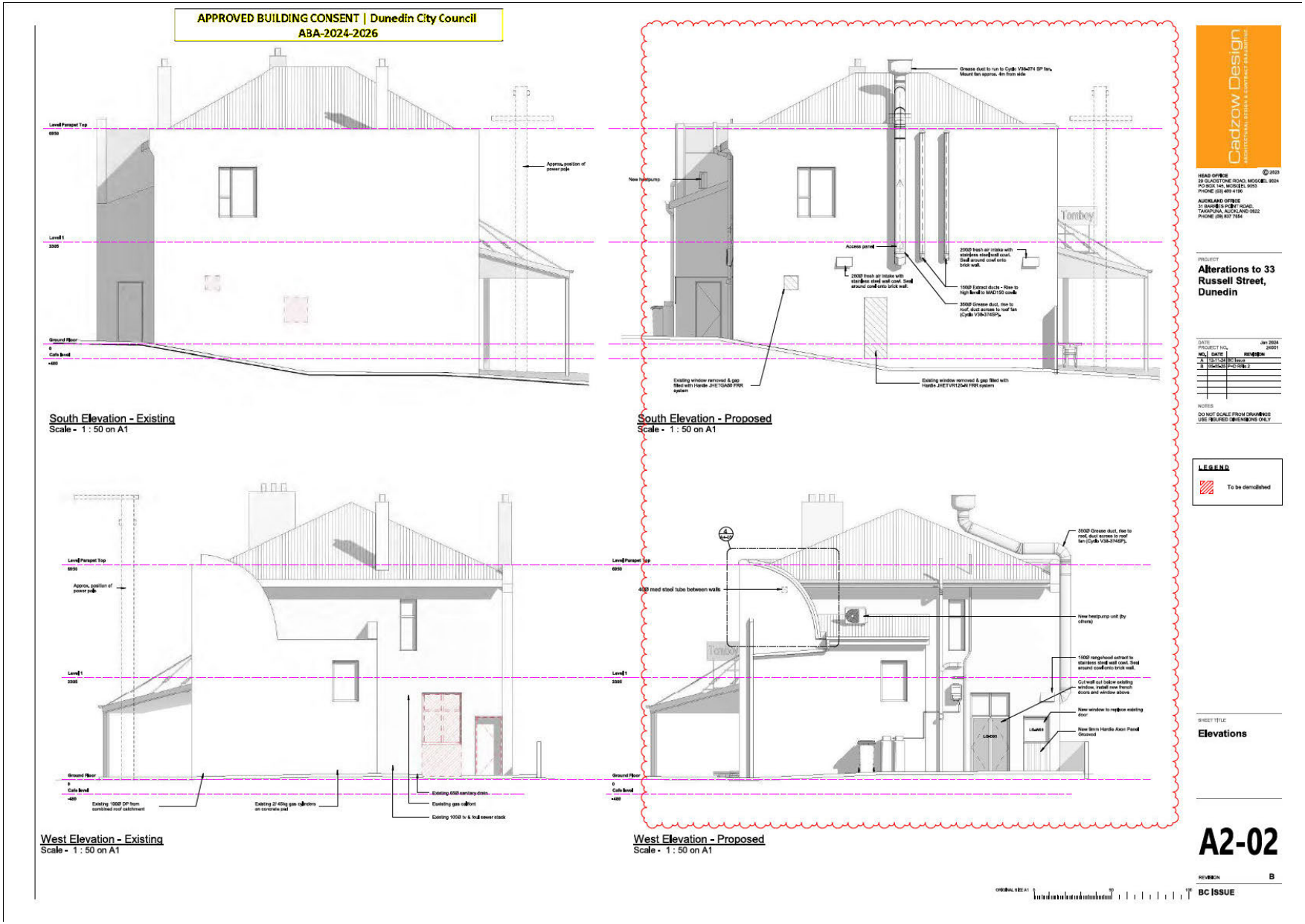
A1-10

REVISION A

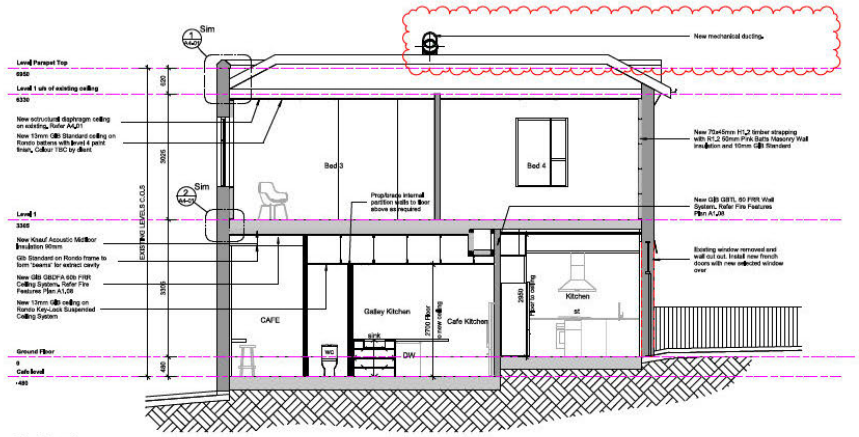
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BC ISSUE

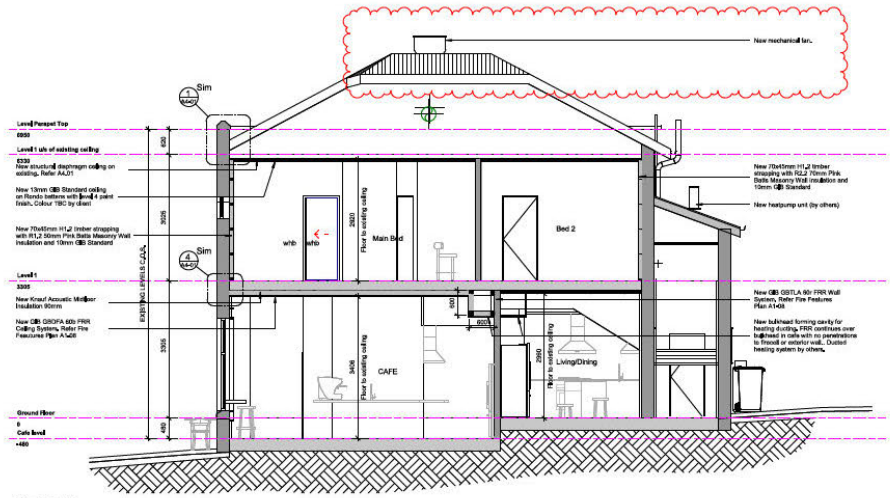

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North Elevation - Existing
Scale - 1 : 50 on A1
North Elevation - Proposed
Scale - 1 : 50 on A1
East Elevation - Existing
Scale - 1 : 50 on A1
East Elevation - Proposed
Scale - 1 : 50 on A1
Tomboy
Cadzow Design
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LEGEND
To be demolished
Elevations
A2-01
BC ISSUE


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South Elevation - Existing
Scale - 1 : 50 on A1
South Elevation - Proposed
Scale - 1 : 50 on A1
West Elevation - Existing
Scale - 1 : 50 on A1
West Elevation - Proposed
Scale - 1 : 50 on A1
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LEGEND
To be demolished
Elevations
A2-02
B
BC ISSUE

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Section 1
Scale - 1 : 50 on A1



Section 2
Scale - 1 : 50 on A1

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C	09/04/25	Building RFI's
D	05/05/25	PIM RFI's 2

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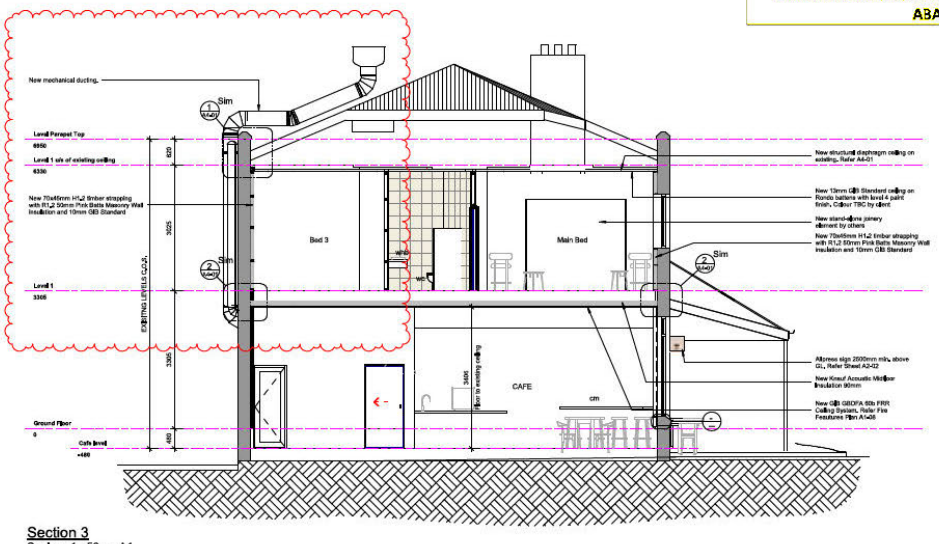
A3-01

REVISION D

ORIGINAL SIZE A1

BC ISSUE

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Section 3
Scale - 1 : 50 on A1

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C	05/05/25	P+D Rfi# 2

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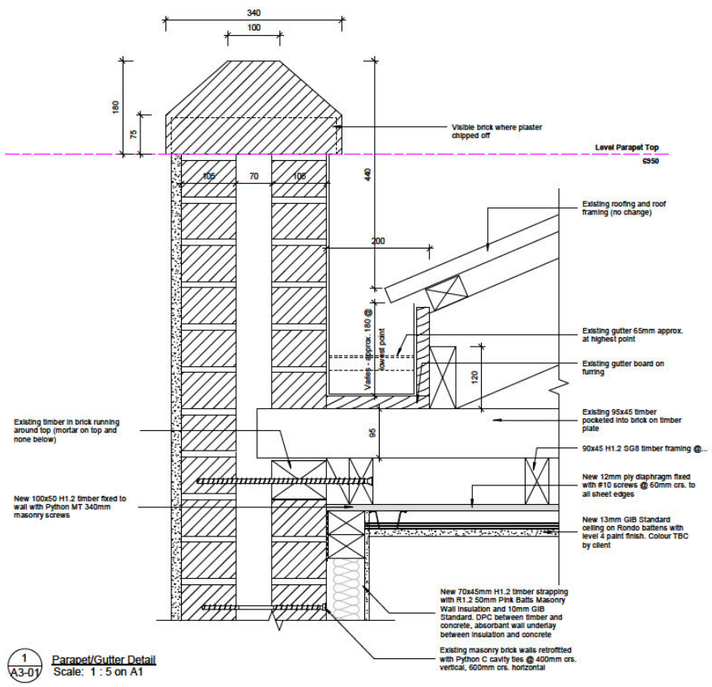
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REVISION C

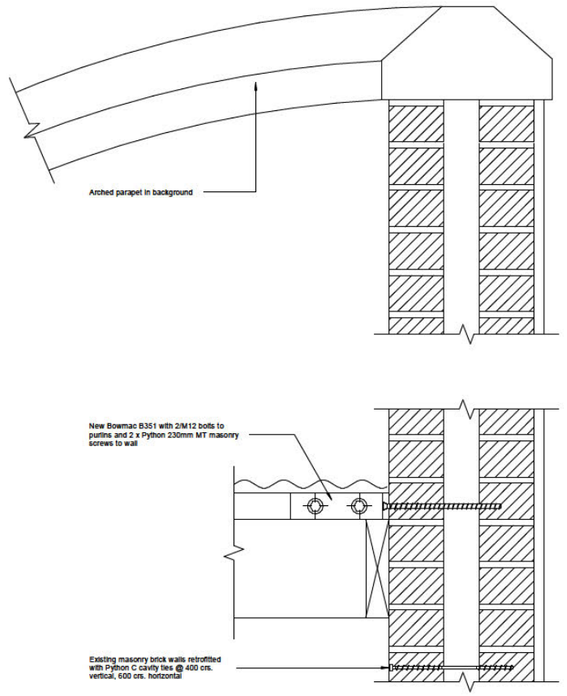
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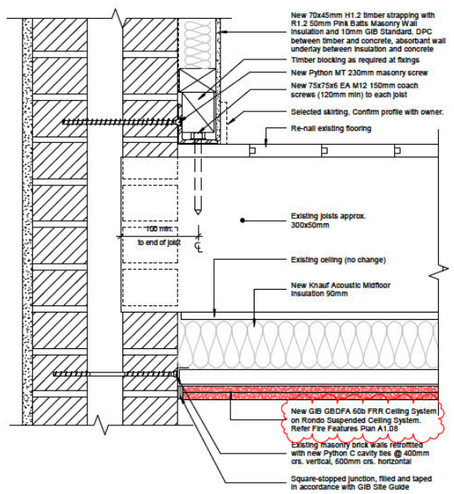
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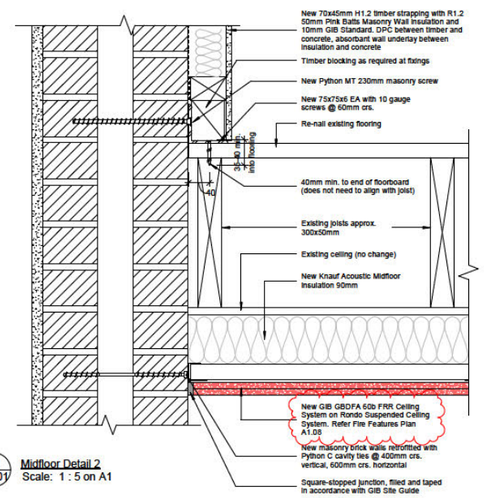
1 A3-01 Parapet/Gutter Detail
Scale: 1 : 5 on A1



3 A1-02 Front wall/roof connection
Scale: 1 : 5 on A1



2 A3-01 Midfloor Detail 1
Scale: 1 : 5 on A1



4 A3-01 Midfloor Detail 2
Scale: 1 : 5 on A1

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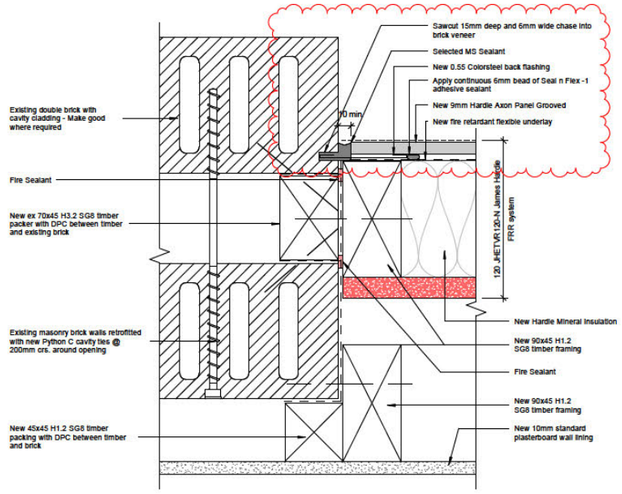
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A4-01

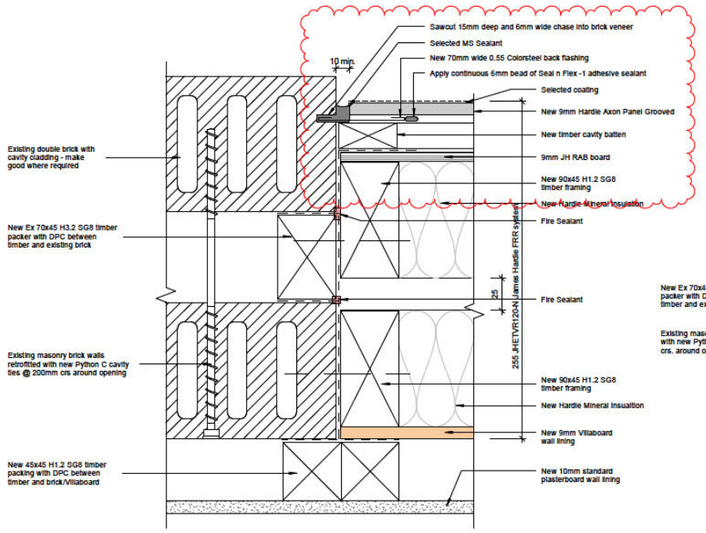
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ORIGINAL SIZE A1 0 50 100

BC ISSUE



1 A1-02 Axon panel JHETGA60 FRR Wall
Scale: 1 : 2 on A1



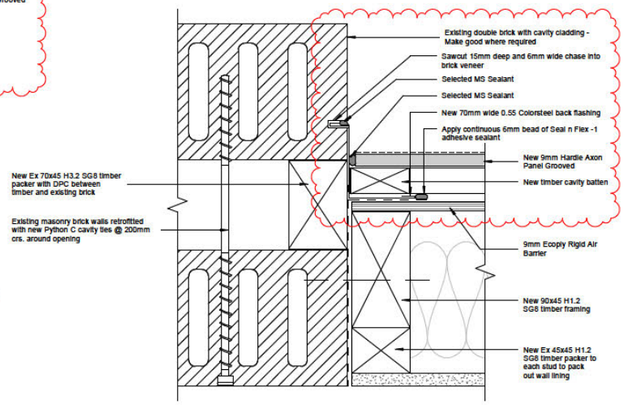
2 A1-02 Axon panel JHETVR120-N FRR Wall
Scale: 1 : 2 on A1

WALL LEGEND

- Allproof Low Profile Fire Collars to be used on any penetrations through double brick wall to prevent fire spread into the cavity.

- Window jambs on the double brick external walls are to have Ryanfire 'Ryanmesh' in the jamb to prevent fire spread into cavity.

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5 A2-01 Axon panel/Existing Brick Wall Junction Detail
Scale: 1 : 2 on A1

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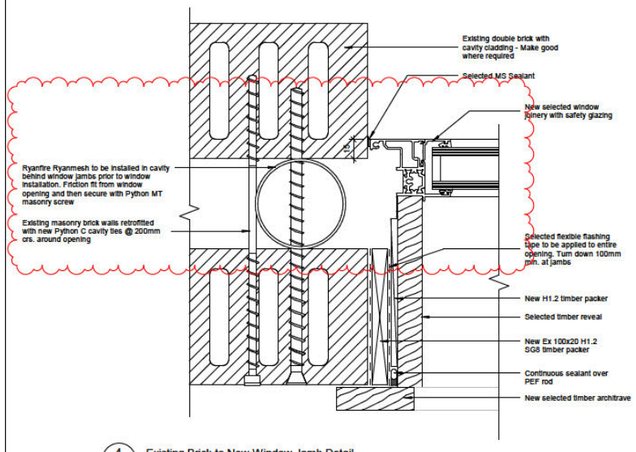
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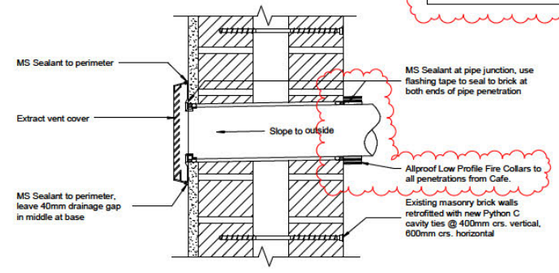
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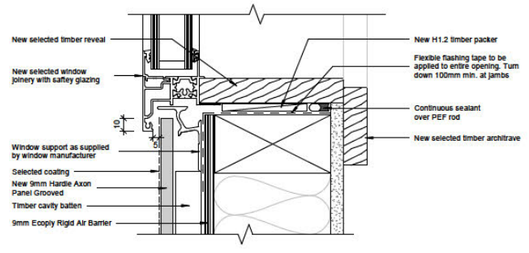
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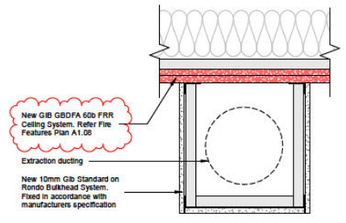
4 A2-01 Existing Brick to New Window Jamb Detail
Scale: 1 : 2 on A1



8 Extract Vent Through Brick Wall Detail
Scale: 1 : 5 on A1
(Through non-FRR walls)



3 A2-01 Window Sill Detail - Axon Panel
Scale: 1 : 2 on A1



6 A1-02 Gib Bulkhead Extraction cover
Scale: 1 : 5 on A1

SHEET TITLE
Details

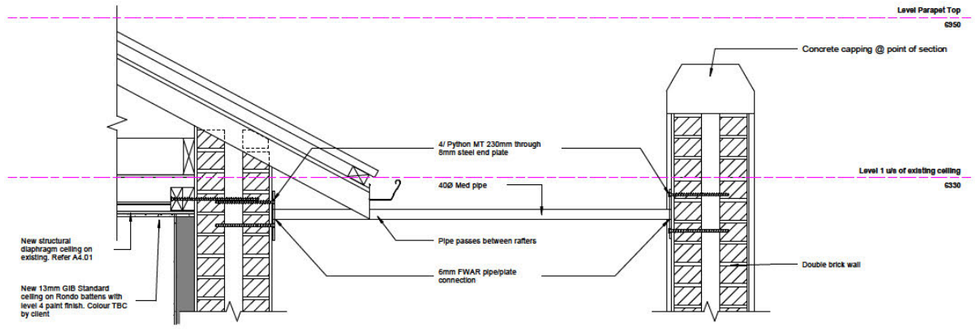
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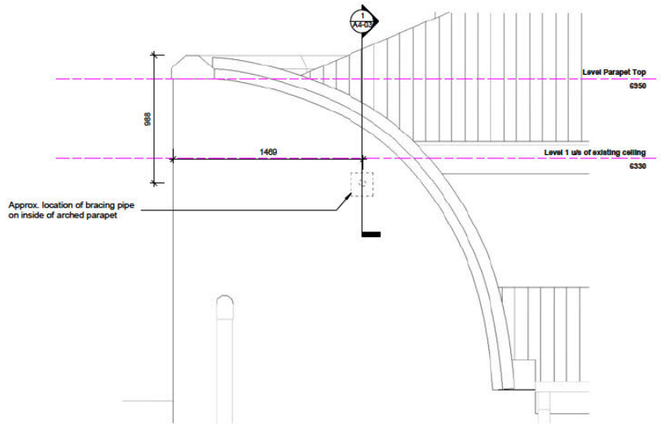
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BC ISSUE

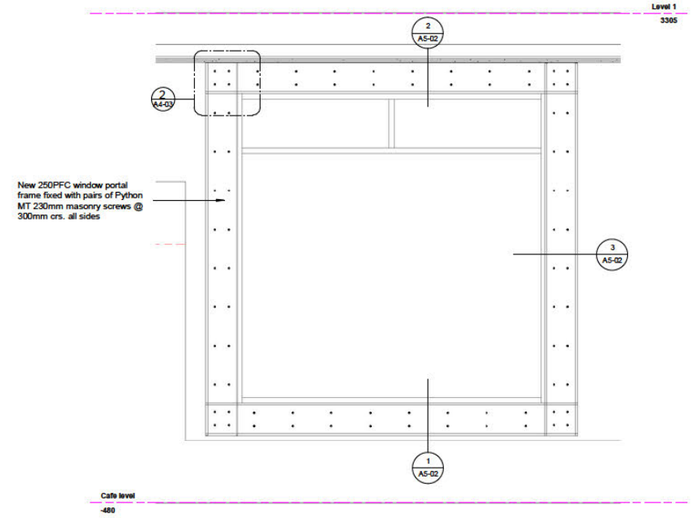
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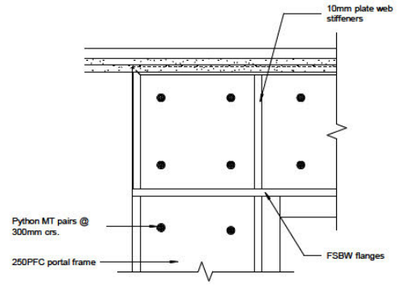
1 A0-01 Bracing to Arched Parapet Detail
Scale: 1 : 10 on A1



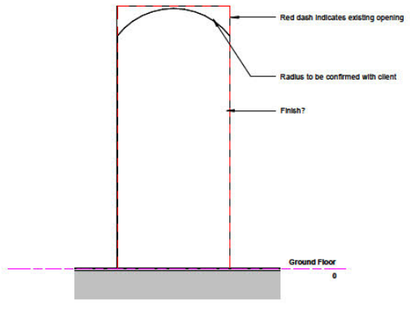
4 A2-02 Arched Parapet Detail
Scale: 1 : 20 on A1



3 A1-02 PFC Portal Frame
Scale: 1 : 20 on A1



2 A4-03 PFC Portal Frame Detail
Scale: 1 : 5 on A1



5 A1-02 Arched door
Scale: 1 : 20 on A1

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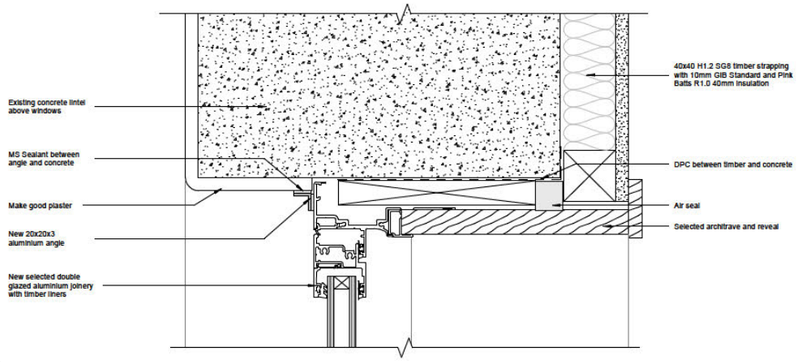
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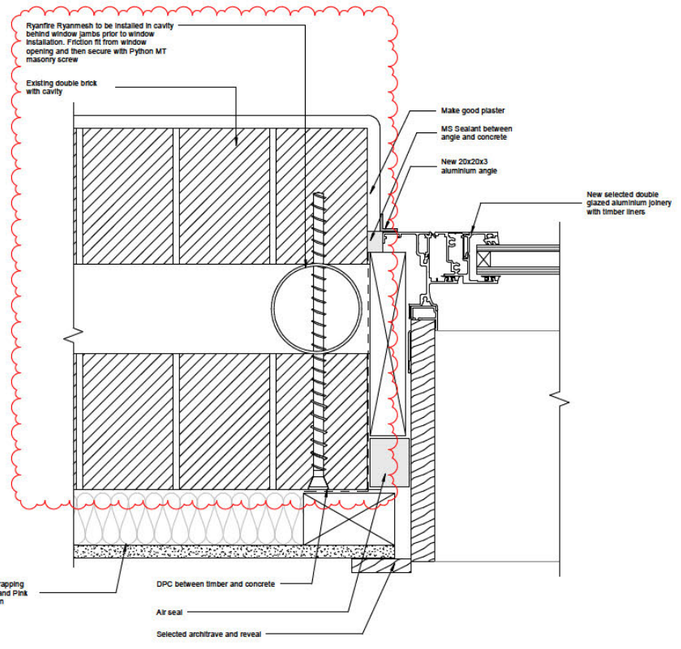
A4-03

REVISION A
ORIGINAL SIZE A1 0 50 100
BC ISSUE

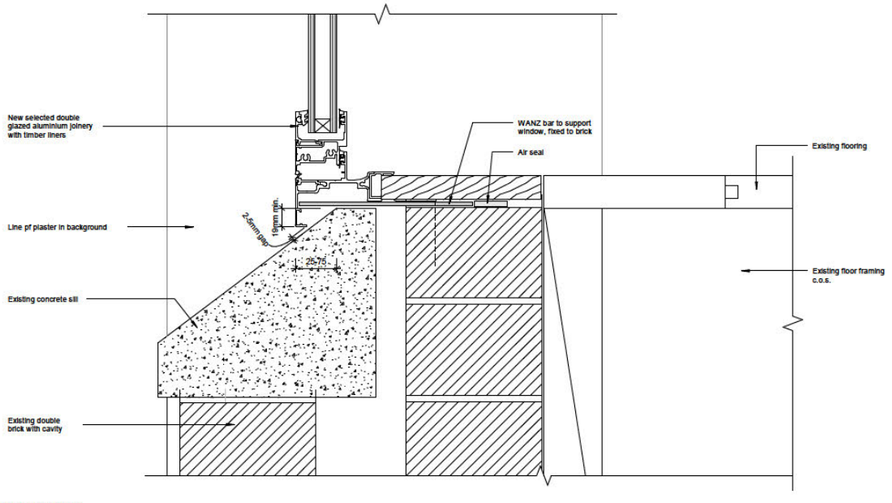
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1 A2-01 Window Head Detail
Scale: 1 : 2 on A1



2 A2-01 Window Jamb Detail
Scale: 1 : 2 on A1



3 A2-01 Window Sill Detail
Scale: 1 : 2 on A1

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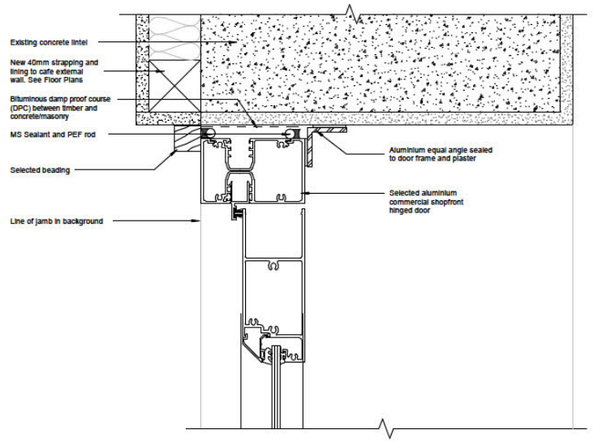
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REVISION A

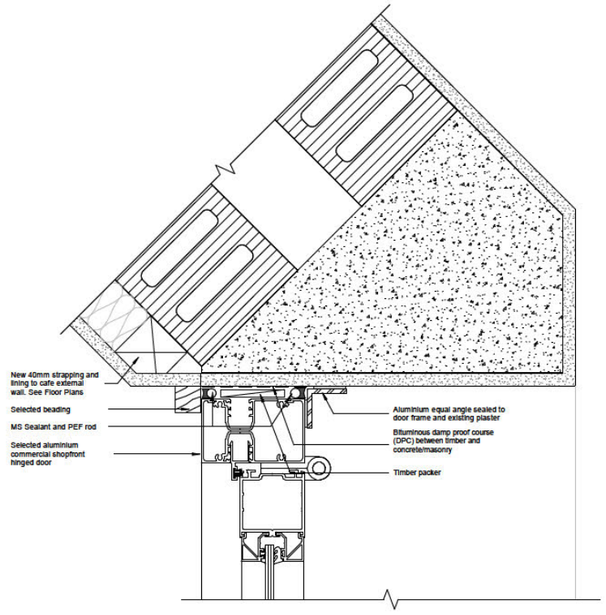
ORIGINAL SIZE A1 0 50 100

BC ISSUE

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2 Door in Brick Wall Head Detail
Scale: 1 : 2 on A1



1 Door in Brick Wall Jamb Detail
Scale: 1 : 2 on A1

3 Door in Brick Wall Sill Detail
Scale: 1 : 2 on A1

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SHEET TITLE
Details

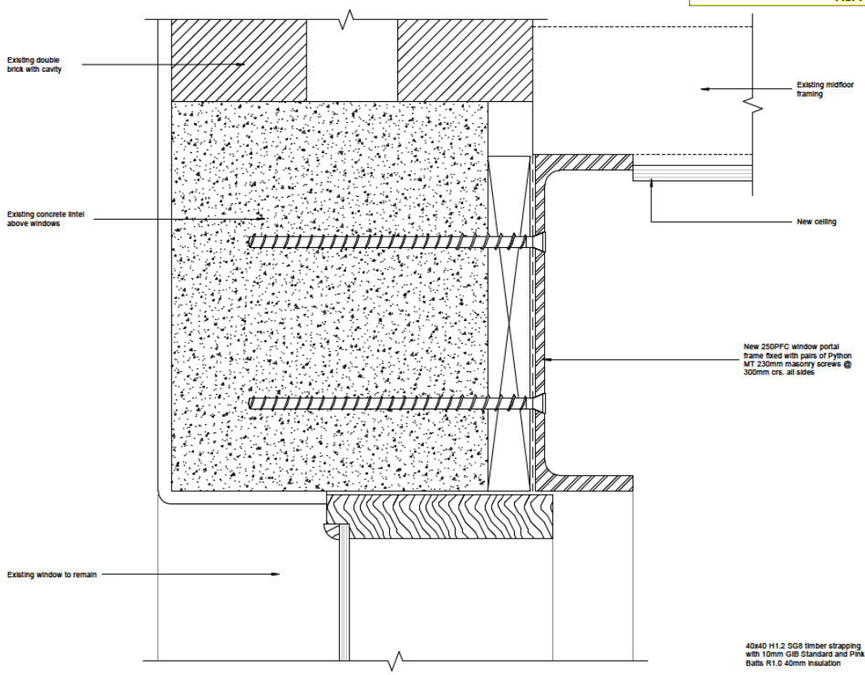
A5-01

REVISION A

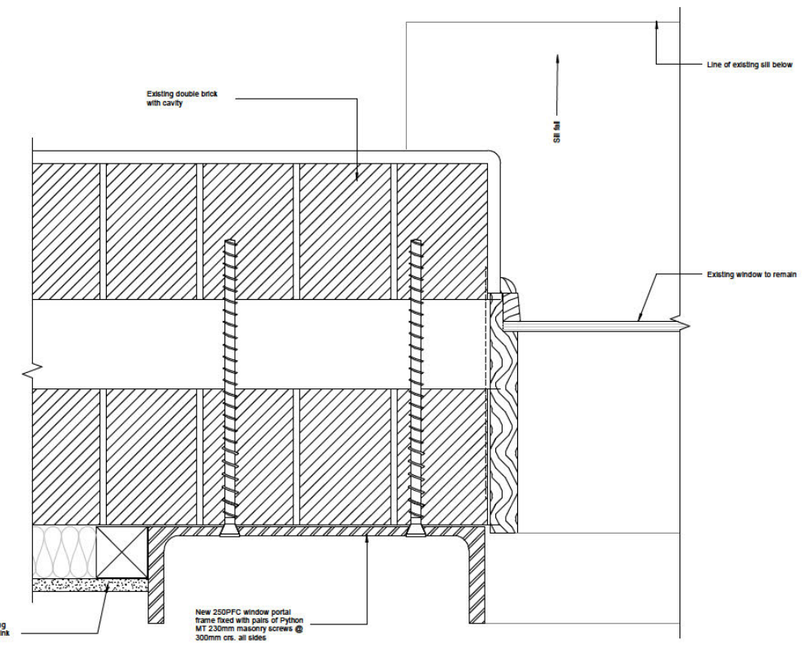
ORIGINAL SIZE A1 0 50 100

BC ISSUE

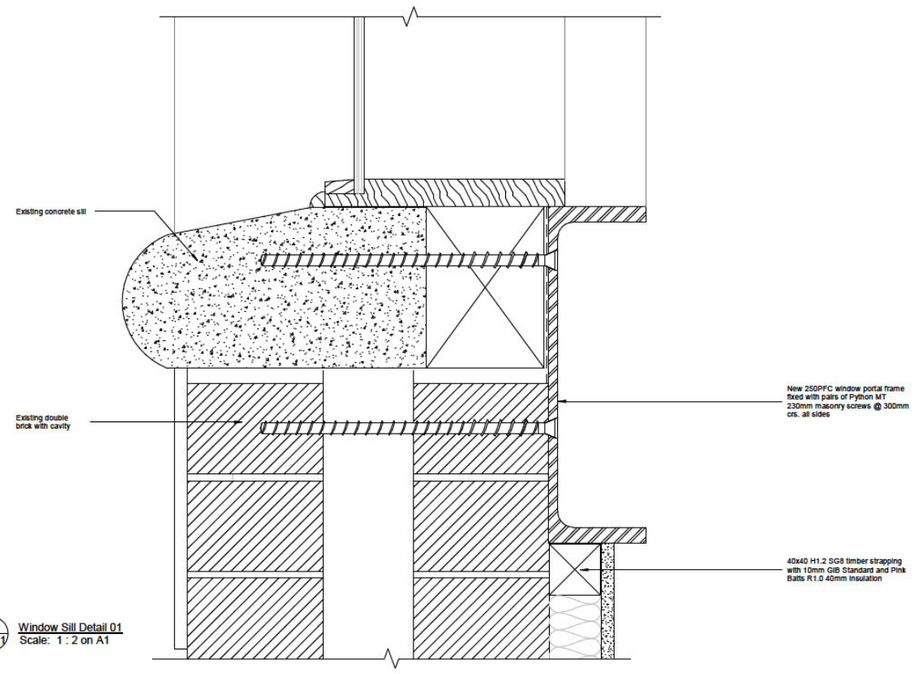
APPROVED BUILDING CONSENT | Dunedin City Council
ABA-2024-2026



2 A2-01 Window Head Detail 01
Scale: 1 : 2 on A1



3 A2-01 Window Jamb Detail 01
Scale: 1 : 2 on A1



1 A2-01 Window Sill Detail 01
Scale: 1 : 2 on A1

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PROJECT
Alterations to 33 Russell Street, Dunedin

DATE Jan 2024
PROJECT NO. 24001

NO.	DATE	REVISION
A	12-11-24	BC ISSUE

CONSENT FOR CONSTRUCTION
2/12/2024 4:46:24 PM

NOTES
DO NOT SCALE FROM DRAWINGS
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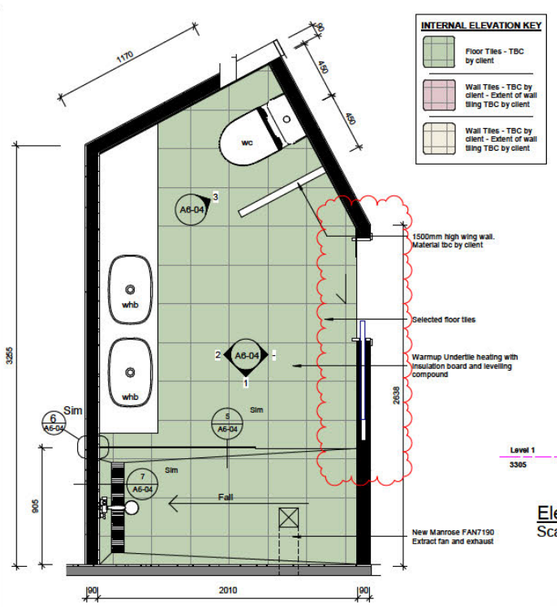
SHEET TITLE
Details

A5-02

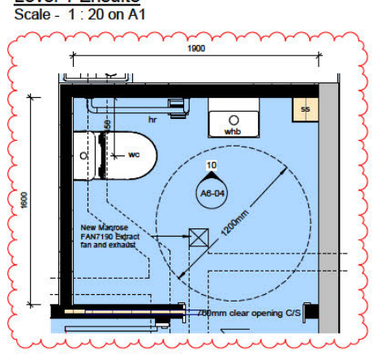
REVISION A

ORIGINAL SIZE A1 0 50 100

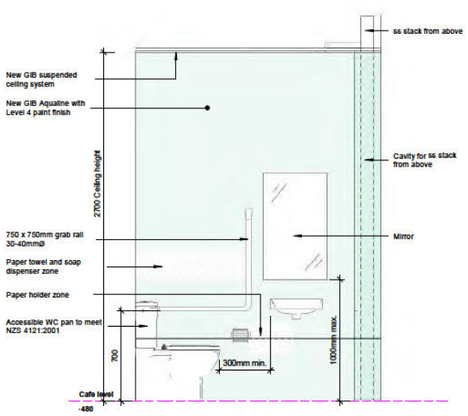
BC ISSUE



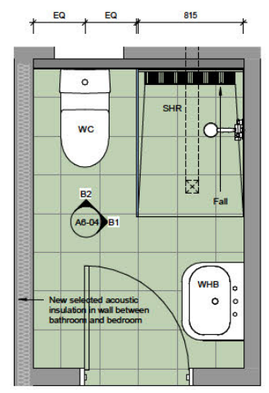
Level 1 Ensuite
Scale - 1 : 20 on A1



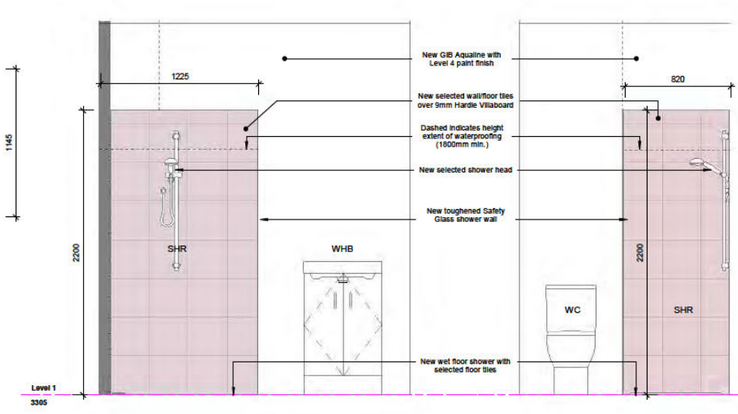
Cafe Accessible WC
Scale - 1 : 20 on A1



Elevation - Cafe Accessible WC
Scale - 1 : 20 on A1

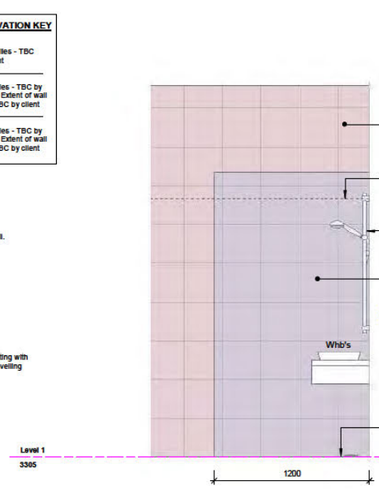


Floor Plan - Level 1 Bathroom
Scale - 1 : 20 on A1

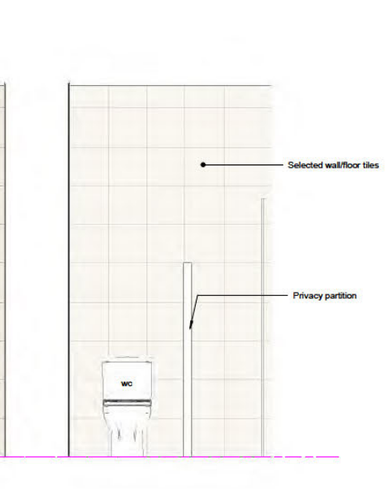


Elevation B1 - Level 1 Bathroom
Scale - 1 : 20 on A1

Elevation B2 - Level 1 Bathroom
Scale - 1 : 20 on A1

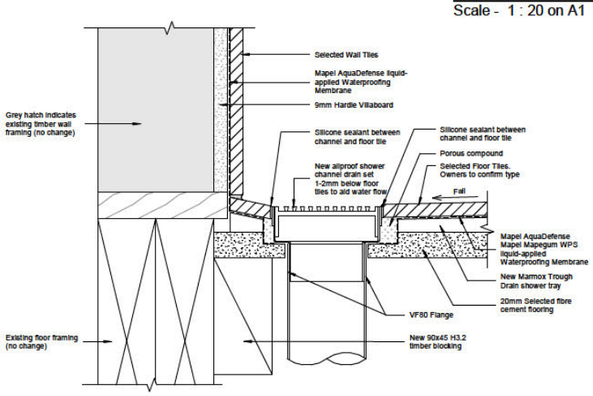


Elevation 1 - Level 1 Ensuite 1
Scale - 1 : 20 on A1

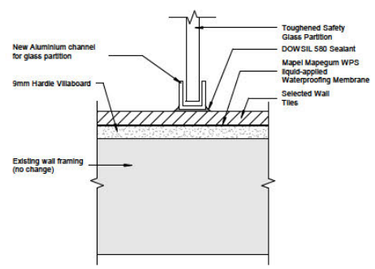


Elevation - Level 1 Ensuite 2
Scale - 1 : 20 on A1

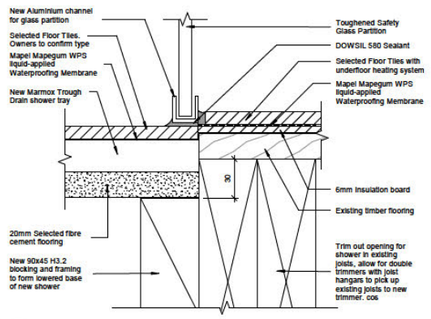
Elevation - Level 1 Ensuite 3
Scale - 1 : 20 on A1



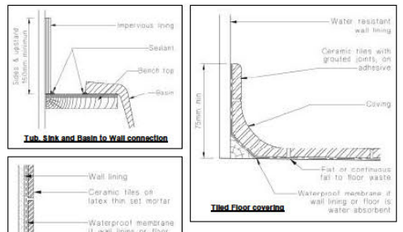
7 A6-04 Shower Base Detail
Scale: 1 : 2 on A1



6 A6-04 Glass Screen Fixing Detail - Plan View
Scale: 1 : 2 on A1



5 A6-04 Glass Partition Detail - Level entry
Scale: 1 : 2 on A1



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PROJECT
Alterations to 33 Russell Street, Dunedin

DATE Jan 2024
PROJECT NO. 24001

NO.	DATE	REVISION
A	12-11-24	BC Issue
B	03-02-25	RFFS

NOTES
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SHEET TITLE
Bathroom Details

A6-04

REVISION B
BC ISSUE

ORIGINAL SIZE A1 0 50 100

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ABA-2024-2026

NOISE CONTROL SYSTEMS – INTERTENANCY

Two way FRR — timber frame wall — GIB Rail®

Specification number	Performance		Specifications	
GBTLA 80r	STC	55	Lining	2 x 10mm GIB Braceline®/GIB Noiseline® each side
	Rw	54	LB/NLB	Load bearing
	FRR	60/60/60	Partition	142mm wide

FRAMING

Stud size	Space between frames
90mm	N/A

Framing to comply with:
- NZBC B1 — Structure: AS1 Clause 3 — Timber (NZS 3604) or VM1 Clause 6 — Timber (NZS 3603).
- NZBC B2 — Durability: AS1 Clause 3.2 — Timber (NZ 3602).
- Studs at 600mm centres maximum.
- Nogs at 1350mm centres maximum.

Heights as determined by NZS 3604 stud and top plate tables for load-bearing walls.

SOUND CONTROL INFILL

Pink® Batts® R2.2 (90mm) glass wool insulation installed between the studs and nogs.

FASTENING THE GIB RAIL®

The rail shall be fixed horizontally at 600mm centres using 32mm x 8g GIB® Grabber® Water Head Self Tapping Screws through the base flange into each stud. The base flange shall face downwards and the open edge upwards. The top rail shall be fastened with its upper edge below the top plate but no more than 75mm below the ceiling line. Bottom rail 50mm from the floor line. The bottom rail only may be fixed with its base flange up or down for ease of attachment. Splice rails directly over the studs by nesting (not butting) with no more than a 20mm overlap. Drive the fastener through both flanges into the stud.

WALL LINING

2 layers of 10mm GIB Braceline®/GIB Noiseline® fixed vertically each side of the frame.

Vertical joints of the outer layer are offset 600mm from those of the inner layer. Use full height sheets where possible. Sheet joins are touch fitted and must occur over timber on the framing side. Where sheet end joins are unavoidable they must be over nogs or rail and the outer layer joints offset from those on the inner layer.



ACOUSTIC SEALANT

A bead of GIB Soundseal® acoustic sealant is required around the perimeter of the inner lining. The outer lining is then bedded onto the bead.

FASTENING THE LINING

Fasteners
Framing side
Inner layer: 41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Outer layer: 51mm x 7g GIB® Grabber® High Thread Drywall Screws.

GIB Rail® side
Inner layer: 25mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

Outer layer: 41mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

Fastener centres
Rings at 300mm centres to each stud and plate, and along each rail. Place fasteners no closer than 12mm to sheet edges.

Warning: Systems that utilise GIB Rail® require particular attention to ensure the sheet fasteners do not compromise acoustic performance. When fastening the lining through the GIB Rail®, set the screws to the side of the studs. The screws must not touch or penetrate the framing. Marking the position of the studs on the floor will help to avoid screwing into the studs.

JOINTING

Inner layer: Unstopped.

Outer layer: All fastener heads stopped and all sheet joins tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.

NOISE CONTROL SYSTEMS – INTERTENANCY

Floor/ceiling — timber joists

Specification number	Performance		Specifications	
GBDFA 60b	STC	57	Lining	2 x 13mm GIB Fyreline®
	Rw	56	LB/NLB	Load bearing
	FRR	60/60/60	IIC*	47–69

FLOOR FRAMING

Floor joists shall comply with NZS 3604. Joists shall be spaced at 600mm centres maximum and shall have a depth of 190mm minimum.

Alternative floor framing
Use either Hyspan® or Hybeam® HJ series joists designed for strength and serviceability, no less than 190mm deep and spaced at no more than 600mm. Consult the joist manufacturer regarding construction of the solid blocking contained in the floor/ceiling to wall junctions.

FLOORING

Flooring shall be nominal 20mm particle board or 20mm oriented strand board or minimum 17mm thick structural plywood fixed to the joists in accordance with the manufacturer's specifications. Flooring sheet joins must have a tongue and groove joiner, or be formed over framing.

If 17mm thick structural plywood is selected as the flooring material, one of the following floor coverings must be installed to achieve the listed STC and Rw performance:
- 4mm cushion-back vinyl, or,
- Wooden strip flooring, or,
- Ceramic tile, or,
- 40oz cut pile carpet loose laid on 8mm foam underlay.

CEILING BATTEN AND DIRECT FIX CLIP SYSTEM

The clips shall be fastened to the joists at 1200mm centres maximum (and no less than 900mm centres) to support the GIB® Rondo® metal ceiling batten system. Fasten each clip to the joist with 3 x 32mm x 8g GIB® Grabber® Self Tapping Wafer Head Screws. The battens shall be spaced at 600mm centres maximum.

SOUND CONTROL INFILL

Ceiling overlaid with Pink® Batts® RIB R1.8 (75mm) glass wool insulation.

CEILING LINING

2 layers of 13mm GIB Fyreline® fixed at right angles to the steel battens.

Offset the joins of the outer layer by 600mm from those of the inner layer. All sheet end butt joins shall occur on the battens and are offset between the first and second layers. Sheet joins are touch fitted.

FASTENING THE LINING

Fasteners
Inner layer: 32mmx 6g GIB® Grabber® Self Tapping Drywall Screws.

Outer layer: 41mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

Fastener centres (both layers)
200mm centres along each batten and at 100mm centres along sheet end butt joints. Place fasteners no closer than 12mm to the sheet edges.

ACOUSTIC SEALANT

A bead of GIB Soundseal® acoustic sealant is required on the inner lining around the ceiling perimeter. The outer lining is then bedded onto the bead.

WALL/CEILING JUNCTIONS

The internal angle between the ceiling and walls are finished with GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped in accordance with the publication entitled GIB® Site Guide.

JOINTING

Inner layer: Unstopped.

Outer layer: All fastener heads stopped and all sheet joins tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide.

***Impact Insulation Class (IIC)**
A performance of IIC 47 is achieved by a bare floor.

A performance of IIC 50 is achieved with a floor covering of 4mm cushion-backed vinyl.

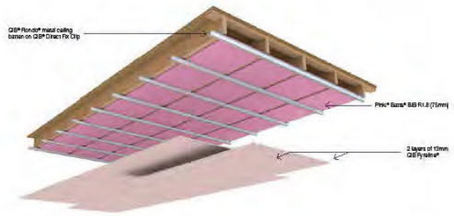
A performance of IIC 69 is achieved with a floor covering of 40oz cut pile carpet loose laid on 8mm foam underlay.

Note: See page 90 for perimeter details.

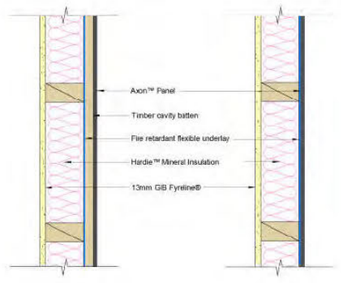
NOISE CONTROL SYSTEMS – INTERTENANCY

Floor/ceiling — timber joists

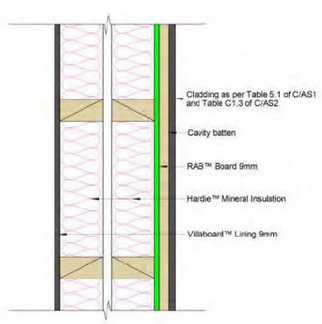
Specification number	Performance		Specifications	
GBDFA 60b	STC	57	Lining	2 x 13mm GIB Fyreline®
	Rw	56	LB/NLB	Load bearing
	FRR	60/60/60	IIC*	47–69



JHETQA60	Fire Resistance	STC 42	Under 10m
Cladding	Axon™ Panel	Lining	13mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum	Insulation	Hardie™ Mineral Insulation
Cavity Batten	Timber cavity battens nominal 20mm	Underlay	A flexible underlay that complies with Table 23 of FP/AS1 and has a 'Terminal(B) index' rating according to can be used
Cladding Fixing	**Direct Fix:** 40 x 2.8mm ringed head nail at 150mm centres to entire frame **Cavity Fix:** 63 x 3.15mm ringed head nail at 150mm centres to entire frame	Lining Fixing	For GIB Fyreline® with 41mm x 6g uPVC Uniqueⁿᵉᵂ high thread Drywall Screws 600mm centres around the sheet perimeter and intermediate studs. Fixing to be 12mm from sheet edges and 18mm from sheet ends



JHETVR120-N	Fire Resistance 120 Minutes	STC 56	
Cladding	Cladding system as per Table 5.1 of C/AS1 and Table C1.3 of C/AS2	Lining	Villaboard™ Lining 9mm
Framing	Timber framing to be in accordance with the NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum. Double frame with 25mm gap between frames	Insulation	2 x Hardie™ Mineral Insulation
Cavity Batten	As per cladding manufacturers' technical specification	Underlay	RAB™ Board 9mm
Cladding Fixing	As per cladding manufacturers' technical specification	Lining Fixing	30mm x 6g Villaclive™ screws at 150mm to entire framing. Fixing to be 12mm from sheet edges
RAB™ Board Fixing	50 x 2.8mm fibre cement nail at 150mm centres to entire framing. Fixing to be 12mm from sheet edges		



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PROJECT
Alterations to 33 Russell Street, Dunedin

DATE Jan 2024
PROJECT NO. 24001

NO.	DATE	REVISION
A	12-11-24	BC Issue
B	08-04-25	Building WFIs

NOTES
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SHEET TITLE
Notes

A7-01

REVISION B
ORIGINAL SIZE A1 0 50 100
BC ISSUE

Proposed Alterations
to 33 Russell Street

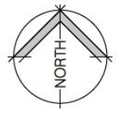
Drawing Schedule

Drawing Number	Drawing Name	Current Revision	Current Revision Date
A0-00	Cover Sheet	A	01-02-24
A0-01	Site Plan	A	01-02-24
A1-01	Existing/Demolition Floor Plans	A	01-02-24
A1-02	Proposed Ground Floor Plan	A	01-02-24
A1-03	Proposed Level 1 Floor Plan	A	01-02-24
A2-01	Elevations	A	01-02-24
A2-02	Elevations	A	01-02-24



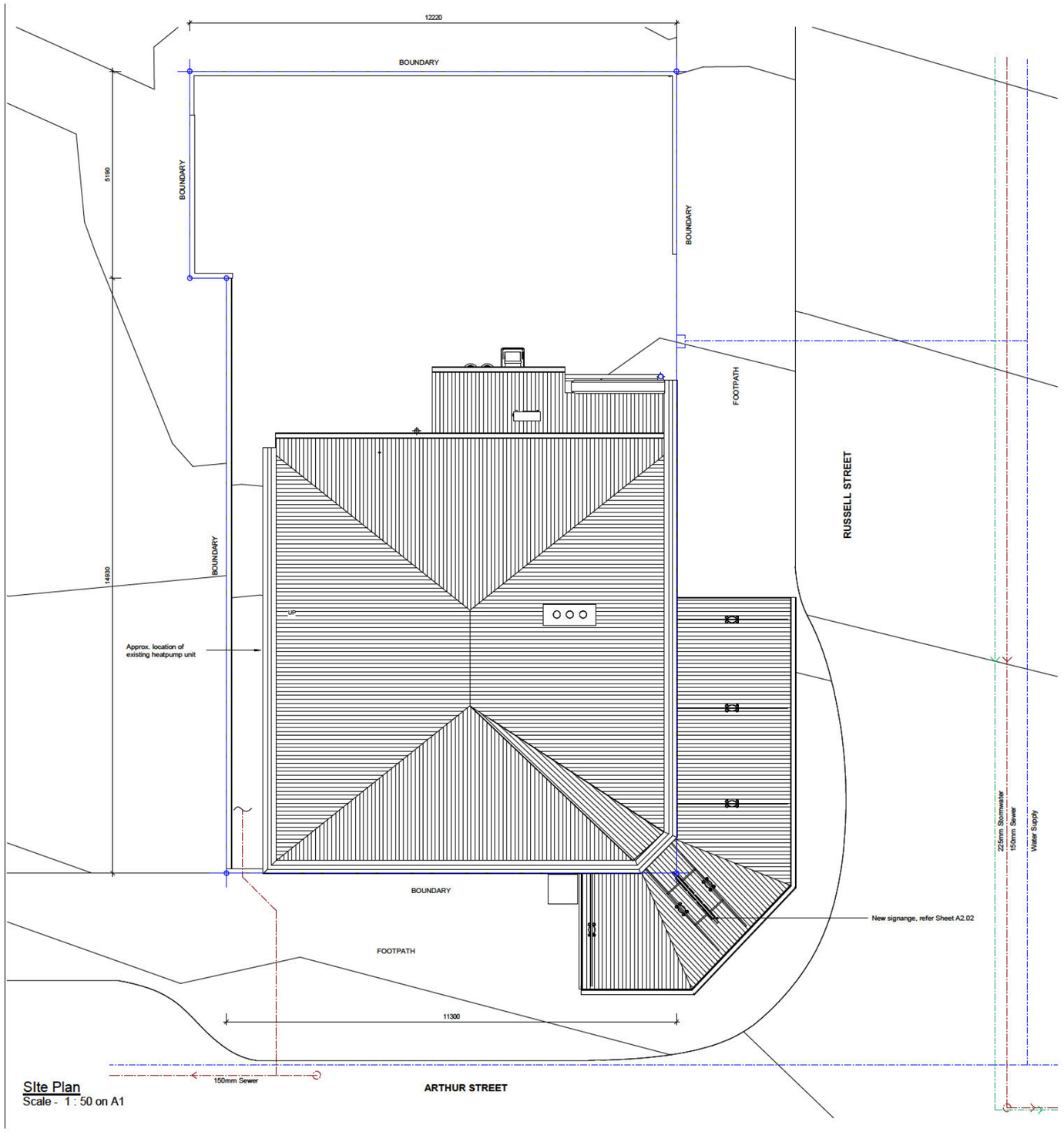


Location Plan
(NTS)



Resource Consent

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SIte Plan
Scale - 1 : 50 on A1

LEGEND
- Foul Sewer
- Stormwater
- Water Supply
- Toby (cos)
- Boundary

GENERAL NOTES
- Confirm all dimensions on the job, obtain all consents and pay all fees.
- All work shall be carried out strictly according to NZS 3604:2011 and the NZBC.
- Foundation detailed assume solid bearing on 'GOOD GROUND' as per NZS 3604:2011
- Concrete construction shall comply with NZS 3109:1997 and shall be a min. 20MPa strength at 28 days.
- Reinforcing shall comply with AS/NZS 4671:2001.
- Concrete masonary shall comply with NZS 4210:2001 with all cells concrete filled.
- Fix all frames to slab (Mailhold DPC between plates & concrete using Ramset 12150GH Masonry Anchors set 150mm from corners and at 600mm crs elsewhere, all according to 7:5:12 of NZS 3604:2011.
- Fix all studs to top plates with 2/90x3.15 end nails & 2 wire dogs.
- Allow to fix all angle bracing, straps, bolts, sheet bracing etc, all as necessary.
- Allow to fix in position shown - battery powered smoke detectors to NZBC F7/AS1- shown as ⊠SD on plans.
- All wall and ceiling linings to be stopped to LEVEL 4 finish, apply sealer and paint finish all to manuf. specifications.
- All flashings shall comply with Tables 20 - 22 of the NZBC E2/AS1.
- Contractor shall ensure site conditions comply with Section F2 and F5 of the NZBC.
- Unless otherwise specified ALL TIMBER GRADES shall be SG 8.
- All timber treatments shall be as shown on the drawings or as specified.
- All plumbing and drainage shall be in accordance with AS/NZS 3500.2 Sections 2 - 4 & appendix C
All foul and stormwater drainage shall be run in 100mm uPVC, all to AS/NZS 1260 and be run to min grades of 1:60.
- Cold water supply pipework shall be run from site main in Polybutylene, all to AS/NZS 2642 parts 1 - 3, reticulate to all fittings using 20mm Buteline pipework. Hose tap upstands to be in copper to NZS 3501 and polybutyline fixing clips.
- All Buteline pipe shall be factory tested and certified for use., then water tested after installation to 1500kPa Pressure for 15 minutes ensure 'Buteline' compliant.
- All pipework in wall,roof space or above ground shall be frost protected using 13mm Armaflex insulation. Allow to wrap around all drains penetrating concrete walls or slab with Densotape.
- Similarly reticulate the Hot Water System from 180L mains presure hot-water cylinder.
- Ensure tempering valve is fitted to hot water system.
- Any and all Electrical work shall be undertaken by registered Electrician with any downlights to be 'I.C.' rated.
- Provide exterior lighting to allow safe movement around exterior of house, confirm on site with client and electrical/light consultant.
- Exterior surface at main entrance to have slip resistance value of 0.4 when tested under AS/NZS 3661.1

SITE ADDRESS	
Address	
Town/City	
Postcode	
LEGAL DESCRIPTION	
SITE AREA	0m²
BUILDING AREA	0m²
SITE COVERAGE	
EARTHQUAKE ZONE	Zone 1
EXPOSURE ZONE	Zone C
SNOW ZONE	N5
WIND REGION	A
GROUND ROUGHNESS	Urban
TOPOGRAPHIC CLASS	
Hill Height and Formation	Hill
Gradient Value and Class	Moderate
Topography	Outer
Site Exposure	Sheltered
Topographic Class	T2
WIND ZONE	

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PROJECT
Alterations to 33 Russell Street, Dunedin

DATE Issue Date
PROJECT NO. 15013

NO.	DATE	REVISION
A	01-12-26	As-Built

CONSENT FOR 01-12-2026 2:44:35 pm

NOTES
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NORTH

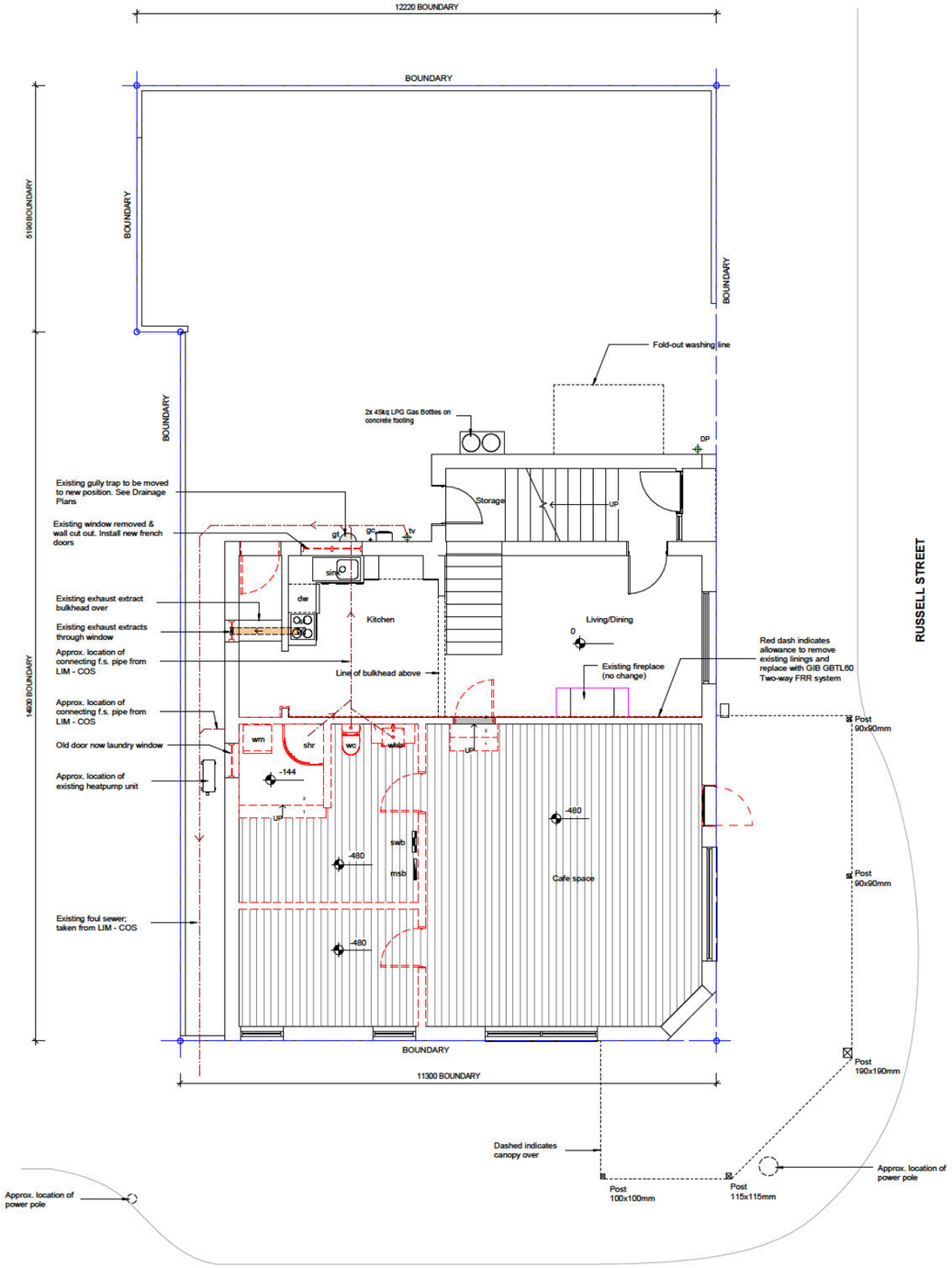
SHEET TITLE
Site Plan

A0-01

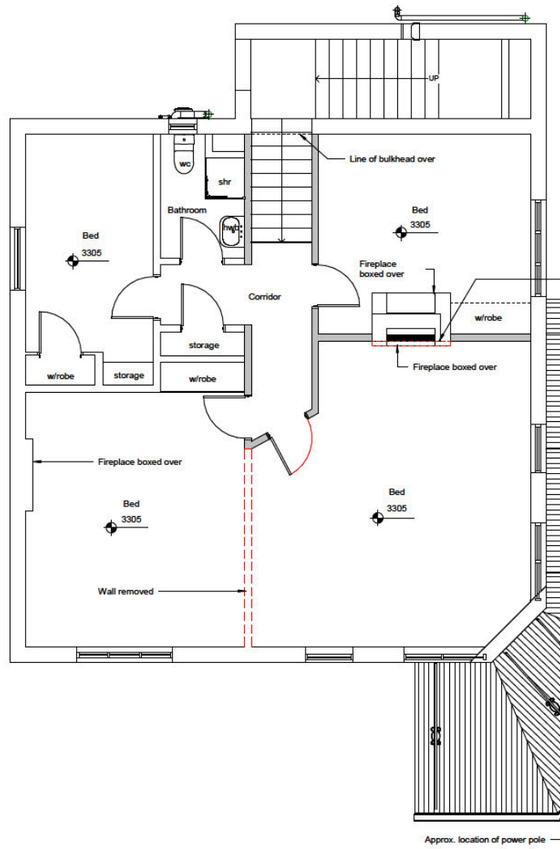
REVISION A

ORIGINAL SIZE A1 0 50 100

Resource Consent



Existing/Demolition Floor Plan - Ground
Scale - 1 : 50 on A1



Existing/Demolition Floor Plan - Level 1
Scale - 1 : 50 on A1

DEMOLITION LEGEND

- Objects to be demolished
- Wall to be demolished
- Existing 300mm Brick
- 130-150mm Existing timber framed wall with sarking or GIB Plasterboard
- Remove paper & scrim; replace with new 10mm GIB Standard

DEMOLITION NOTE

Allow to prop all existing roof, walls, floors and ceilings prior to any internal walls or structure being removed or demolished until all new support members are securely fixed in place. Confirm all on site prior to any demolition commencing.

PLUMBING DEMOLITION NOTE

Cap and seal all existing pipes as necessary for proposed alteration - contractor to confirm exact locations and extent of demolition on site prior to any demolition commencing.

- Existing Foul Sewer

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DATE
PROJECT NO.
Issue Date 15013

NO.	DATE	REVISION
A	01-12-26	As-built

CONSENT FOR REVIEW 22/10/2024 2:44:35 pm

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USE FIGURED DIMENSIONS ONLY

NORTH

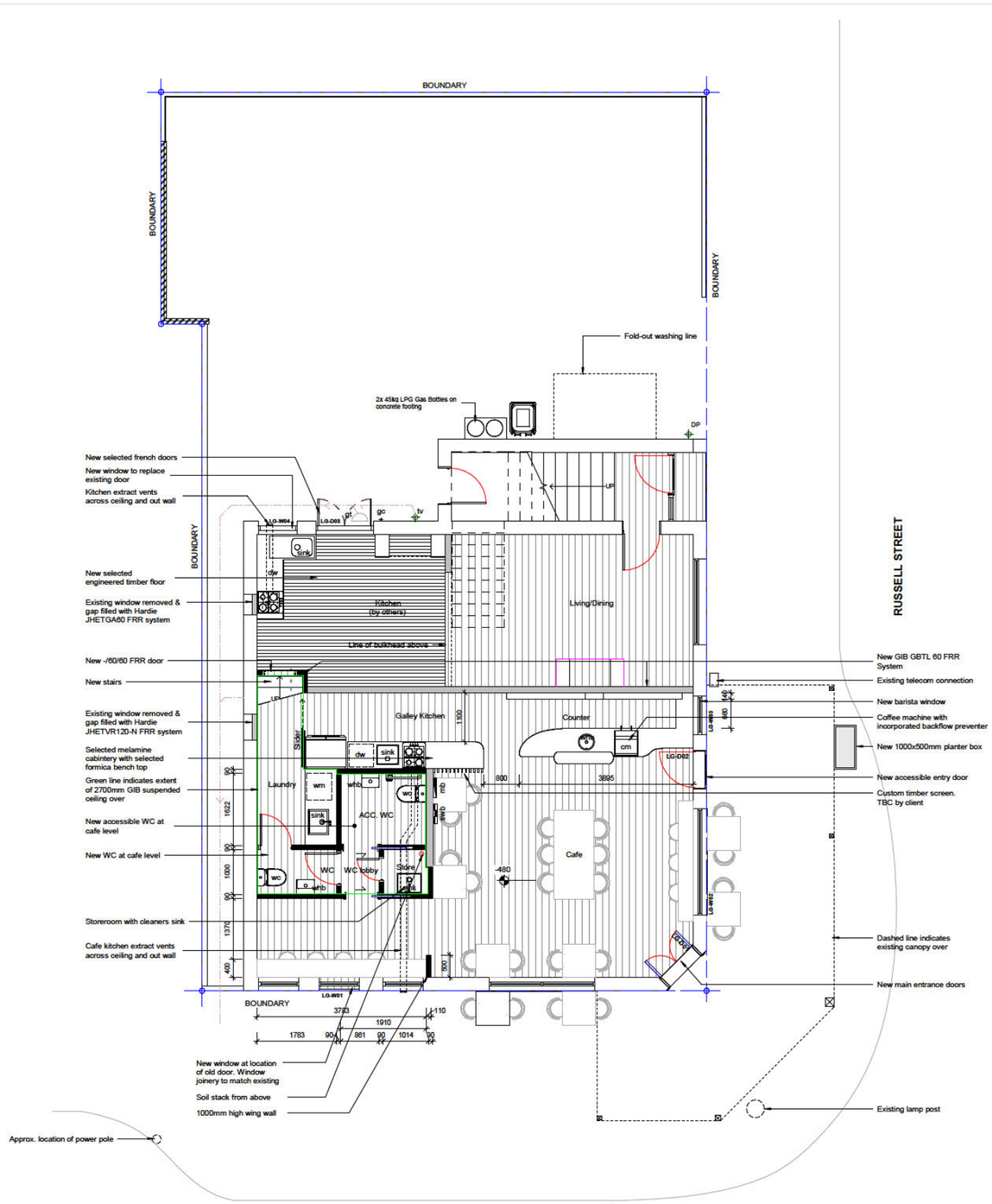
SHEET TITLE
Existing/Demolition Floor Plans

A1-01

REVISION A

ORIGINAL SIZE A1 0 50 100

Resource Consent



Proposed Floor Plan - Ground
Scale - 1 : 50 on A1

WALL LEGEND

- Existing 300mm Brick
- 130-150mm Existing timber framed wall with sarking or GIB Plasterboard
- New 90mm timber wall with 10mm GIB Standard each side
- Remove paper & sarim; replace with new 10mm GIB Standard
- sd — Smoke detector
- Mechanical extract fan

KEY:

gt	Gully Trap
tv	Terminal Vent
gc	Gas Califont
DP	Downpipe
wc	Toilet
whb	Wash Hand Basin
shr	Shower
wm	Washing Machine
sink	Kitchen Sink
dw	Dishwasher under bench
cdw	Commercial Dishwasher
st	Stove top & oven under, Range hood over

NOTE:

- Type 4 Smoke Alarm System

Cadzow Design
ARCHITECTURAL DESIGN & CONTRACT DRAUGHTING

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29 GLADSTONE ROAD, MOSGIEL 9024
PO BOX 145, MOSGIEL 9053
PHONE (03) 489 4196

AUCKLAND OFFICE
31 BARRIES POINT ROAD,
TAKAPUNA, AUCKLAND 0622
PHONE (09) 837 7654

PROJECT
Alterations to 33 Russell Street, Dunedin

DATE Issue Date
PROJECT NO. 15013

NO.	DATE	REVISION
A	01-02-24	As-built

NOTES
DO NOT SCALE FROM DRAWINGS
USE FIGURED DIMENSIONS ONLY

NORTH

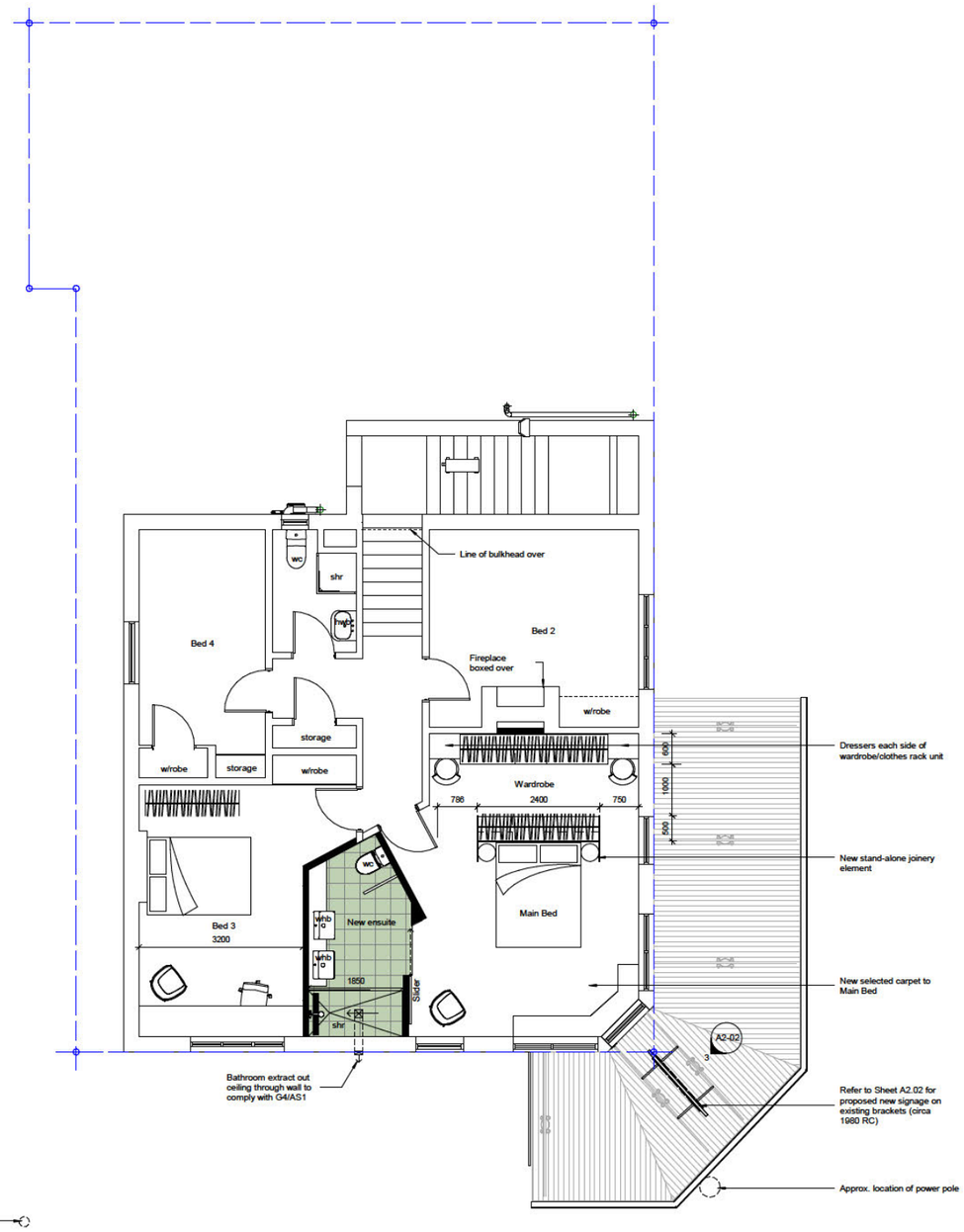
SHEET TITLE
Proposed Ground Floor Plan

A1-02

REVISION A

ORIGINAL SIZE A1

Resource Consent



Proposed Floor Plan - Level 1
Scale - 1 : 50 on A1

WALL LEGEND

- Existing 300mm Brick
- 130-150mm Existing timber framed wall with sarking or GIB Plasterboard
- New 90mm timber wall with 10mm GIB Standard each side
- Remove paper & scrim; replace with new 10mm GIB Standard
- sd — Smoke detector
- Mechanical extract fan

KEY:

gt	Gully Trap
tv	Terminal Vent
gc	Gas Califont
DP	Downpipe
wc	Toilet
whb	Wash Hand Basin
shr	Shower
wm	Washing Machine
sink	Kitchen Sink
dw	Dishwasher under bench
cdw	Commercial Dishwasher
st	Stove top & oven under, Range hood over

NOTE:

- Type 4 Smoke Alarm System

Cadzow Design
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31 BARRIES POINT ROAD,
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PHONE (09) 837 7654

PROJECT
Alterations to 33 Russell Street, Dunedin

DATE Issue Date
PROJECT NO. 15013

NO.	DATE	REVISION
A	01-12-26	Issued

CONSENT FOR 22/12/2026 2:44 PM

NOTES
DO NOT SCALE FROM DRAWINGS
USE FIGURED DIMENSIONS ONLY

NORTH

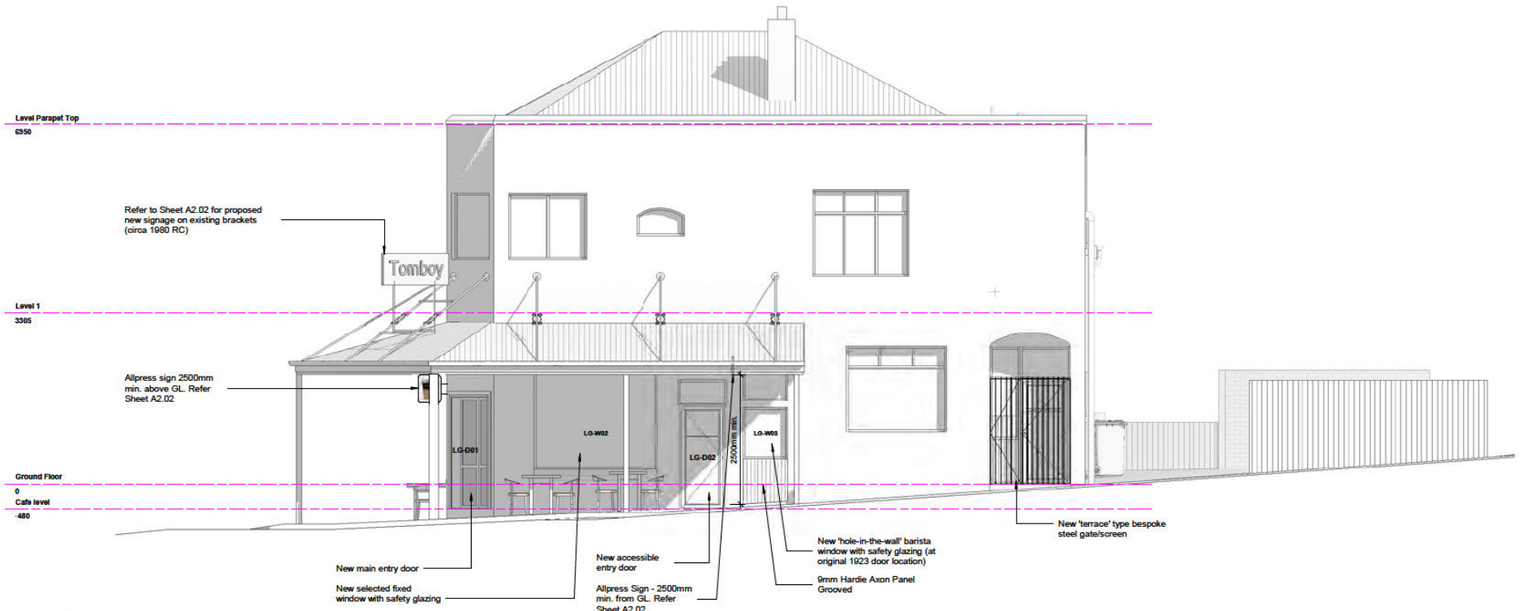
SHEET TITLE
Proposed Level 1 Floor Plan

A1-03

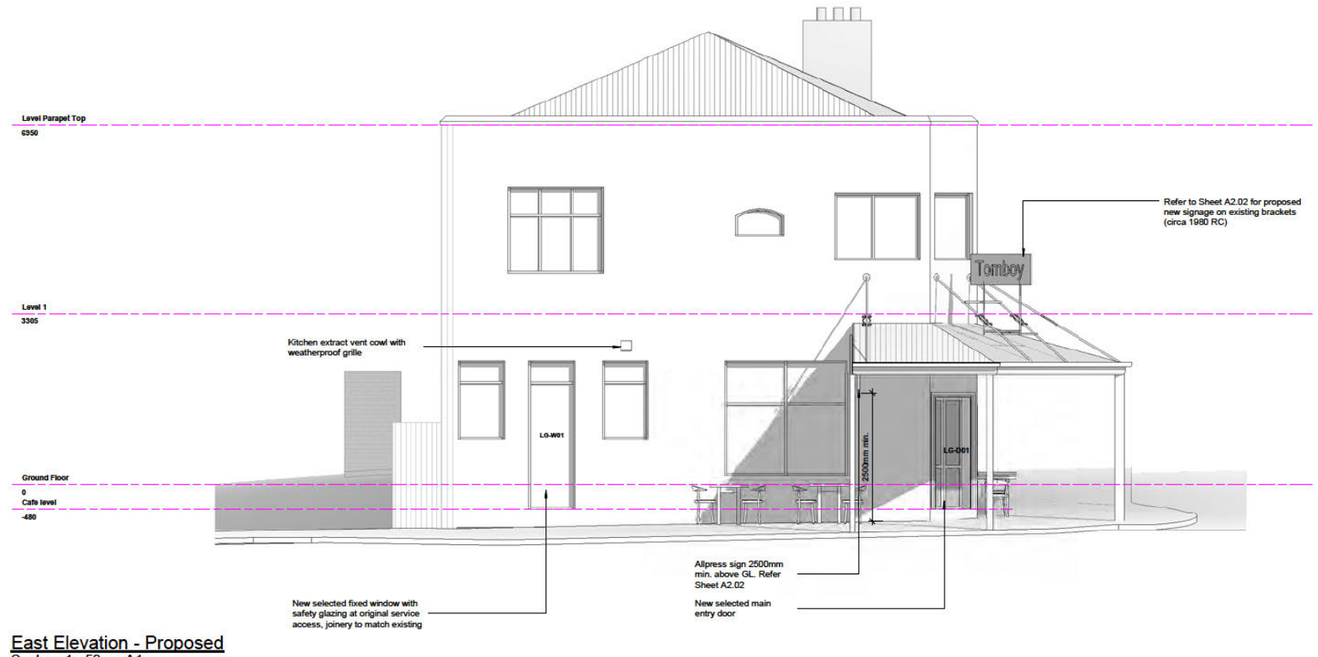
REVISION A

ORIGINAL SIZE A1 0 50 100

Resource Consent



North Elevation - Proposed
Scale - 1 : 50 on A1



East Elevation - Proposed
Scale - 1 : 50 on A1

Cadzow Design
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PROJECT
Alterations to 33 Russell Street, Dunedin

DATE
PROJECT NO. Issue Date 15013

NO.	DATE	REVISION
A	01-22-24	Apr-24

CONSENT FOR ACTION 22/01/2024 2:41:41 pm

NOTES
DO NOT SCALE FROM DRAWINGS
USE FIGURED DIMENSIONS ONLY

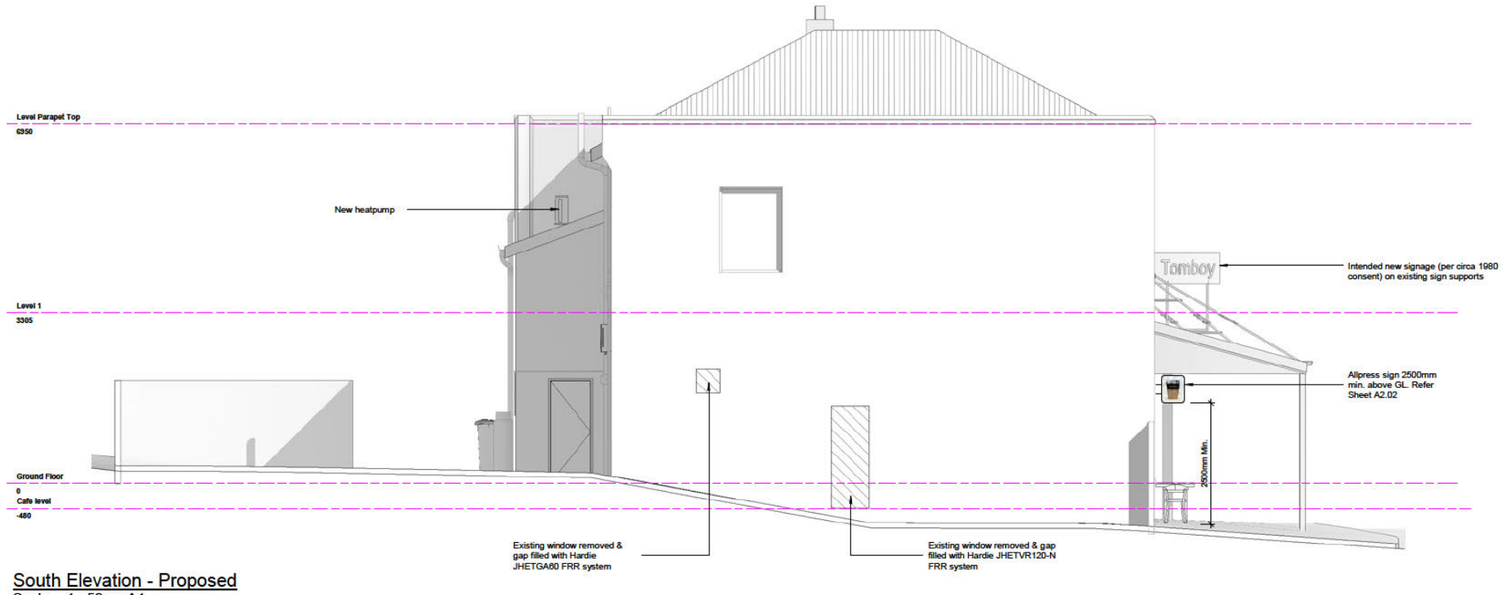
SHEET TITLE
Elevations

A2-01

REVISION A

ORIGINAL SIZE A1 0 50 100

Resource Consent

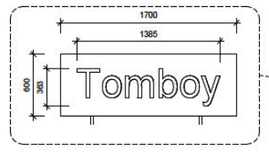


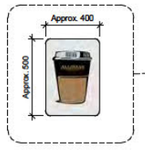
South Elevation - Proposed
Scale - 1 : 50 on A1

Signage notes from 2GP

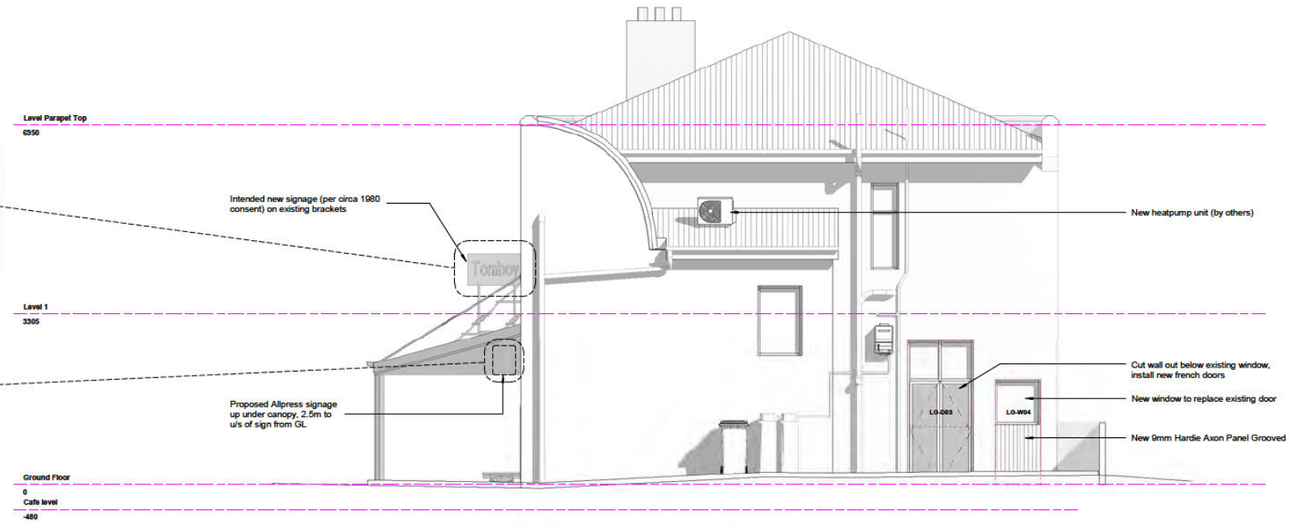
1. Max. allowable height of sign above GL = 4m
Current proposed = Approx. 5.2m

2. Max. area per display face = $2m^2$
Current Proposed = 1.1m2 (Tomboy), $0.4m^2$ (Allpress)x2





Signage



West Elevation - Proposed
Scale - 1 : 50 on A1

Cadzow Design
ARCHITECTURAL DESIGN & CONTRACT DRAUGHTING

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AUCKLAND OFFICE
31 BARRIES POINT ROAD,
TAKAPUNA, AUCKLAND 0622
PHONE (09) 837 7654

PROJECT
Alterations to 33 Russell Street, Dunedin

DATE
PROJECT NO.
Issue Date 15013

NO.	DATE	REVISION
A	01-22-24	As-Built

CONSENT FOR REVIEW 22/02/2024 2:44:41 pm

NOTES
DO NOT SCALE FROM DRAWINGS
USE FIGURED DIMENSIONS ONLY

SHEET TITLE
Elevations

A2-02

REVISION A

ORIGINAL SIZE A1 0 50 100

Resource Consent

27 October 2026

The Secretary
Dunedin District Licensing Committee
P O Box 5045
Dunedin

Dear Sir

Application for Building Compliance Certificate

Sale and Supply of Alcohol Act 2012
33 Russell Street Dunedin - The MIG

In response to your application 5 October 2026 requesting a Building Compliance Certificate for the purpose of the Sale and Supply of Alcohol Act 2012 I advise the following:

- According to our records Building Consent ABA-2024-2026 has been issued against the property and has not yet had a Code Compliance Certificate issued.

Until this building consent has had a Code Compliance Certificate issued, a Building Compliance Certificate cannot be issued.

Yours faithfully

Cory Barnes
Building Compliance Officer

Reference: BCC-2026-26 DCCBCA-F5-BCC-2B-v4.0

PUBLIC NOTICE DECLARATION

To the Secretary, Dunedin District Licensing Committee

Premises Name: The MIG

Premises Address: 33 Russell Street, Dunedin

Reference number: ON-28-2026

The Public Notice of the above application was displayed on or adjacent to the site of the premises in accordance with the requirements of the Sale and Supply of Alcohol Act 2012

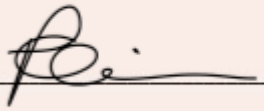
The notice was displayed (describe where):

Main Corner Entrance, 33 Russell Street, Dunedin Central, 9016 Dunedin.

From Date: Wednesday, 7 October 2026

To Date: Thursday, 12 November 2026

Name: Paul William Keesing

Signature: 

- Within 10 working days after filing the application with the District Licensing Committee the applicant must ensure that notice of the application in accordance with form 1A is attached in a conspicuous place on or adjacent to the site to which the application relates.
- The notice shall be displayed until the close of the public objection period. (The public objection period is 25 working days from the first public notice being advertised in the newspaper).
- This declaration shall be forwarded to the Secretary of the District Licensing Committee via email dla@dcc.govt.nz, posted to: Alcohol Licensing, Dunedin City Council, P.O Box 5045, Dunedin

Alcohol Licence Application for DCC Noticeboard

First notice Wednesday, 7 October 2026

ALCOHOL LICENCE APPLICATIONS

ON-28-2026 - Paul William Keesing, The MIG, 33 Russell Street, Dunedin. First notice. Closes Thursday, 12 November.

ON-23-2016 - Saer Bowl Line Limited, Bowl Line, 38 Kaikorai Valley Road, Dunedin. First notice. Closes Thursday, 12 November.

ON-16-2022 - K A Investments Limited, The Rope and Twine, 301 King Edward Street, Dunedin. Second notice. Closes Thursday, 5 November.

For full details of the applications, visit *www.dunedin.govt.nz/alcohol-applications*

Second notice Wednesday, 14 October 2026

ALCOHOL LICENCE APPLICATIONS

ON-12-2022 - Linanh Limited, China Palace Restaurant & Takeaway, 228 King Edward Street, Dunedin. First notice. Closes Thursday, 19 November.

ON-28-2026 - Paul William Keesing, The MIG, 33 Russell Street, Dunedin. Second notice. Closes Thursday, 12 November.

ON-23-2016 - Saer Bowl Line Limited, Bowl Line, 38 Kaikorai Valley Road, Dunedin. Second notice. Closes Thursday, 12 November.

For full details of the applications, visit *www.dunedin.govt.nz/alcohol-applications*

Closes Thursday, 12 November 2026

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

Office use only
Property ID
Person ID
Receipt Number
Planning Pre Pay

Application for Planning and Building Certificates

The Sale and Supply of Alcohol Act 2012

☒ Application for Building Compliance Certificate Fee $_____

☒ Application for Planning Certificate Fee $_____

Fees are subject to change during the Council's Annual Plan process – please ask for the appropriate fee at the time of completing the application form

Details of the Contact Person

Full Name: Paul William Keesing

Phone No.: 0211 383 055 Mobile Number: 0211 383 055

Email Address: tawinintravellers@gamil.com

Preferred Contact Method: Phone ☐ Email ☒

Details of the Applicant

Full Legal Name of Applicant *(or the exact company name as shown on the certificate of incorporation)*

Paul William Keesing

Usual Residential Address: 33 Russell Street

Dunedin Central Post Code: 9016

Postal Address for Service of Documents: 33 Russell Street

Dunedin Central Post Code: 9016

Phone No: 0211 383 055 Mobile No: 0211 383 055

Email address: tawinintravellers@gamil.com

Business Details

Type of liquor licence sought: On licence ☒ Off licence ☐ Club licence ☐

What is the general nature of the business to be conducted under the licence?

Tavern/Bar	☐	Café/Restaurant	☒	Supermarket/Grocery	☐
Hotel	☐	Nightclub	☐	Entertainment	☐
Bottle Store	☐	Club	☐	Other *provide details below:*	☐

Premises Details

Street Address: 33 Russell Street, Dunedin Central, 9016

Existing Trading Name: N/A

Proposed Trading Name: The MIG

Existing Licence Number: N/A - New Licence Application Expiry Date: .....

Existing Licenced Days and Hours: N/A

.....

Proposed licenced days and hours: 0800 - 2200 hrs, M,T,W,T,F,S,S (7 Days)

.....

What is the maximum occupancy of the premises? 33 persons

If unsure contact DCC Building Warrant of Fitness bwof.contact@dcc.govt.nz

Is there an accessible toilet? Yes ☒ No ☐

Will there be live amplified music? Yes ☐ No ☒

Will there be outdoor seating? Yes ☒ No ☐

Has resource consent been issued previously for the proposed activity?

No ☐ Yes ☒ consent number: LUC-2025-146

The Building in which the Premises Intended to be Licenced is:

☐ A new building – not yet built/under construction

Building Consent Number .....

☒ An existing building to which alterations are being made and/or the use is being changed

Building Consent Number ABA-2024-2026

☐ An existing building to which alterations are being made that do not require a building consent

☐ An existing building – no alterations or change of use are being made

Signature of the applicant or person authorised to sign on behalf of the applicant:

Signed ..... **Date** 24 Sept 2026 **Place** Dunedin

DUNEDIN CITY COUNCIL Kaunihera-a-rohe o Ōtepoti

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

PO Box 5045
DUNEDIN 9054

Debtor No:	301475
Invoice No:	1168829
Payment Ref:	1860882
Invoice Date:	2 October 2026
Licence No:	ON-28-2026

Paul William Keesing
33 Russell Street
Dunedin 9016

Tax Invoice
GST No: 51-997-891

DESCRIPTION	AMOUNT (incl GST)

Licensee: Paul William Keesing

Location: 33 Russell Street Dunedin

The Mig

Fee Category Low cost/risk rating (3-5)

Annual Fee - DLC	356.50
Annual Fee - ARLA	34.50
Application Fee - DLC	575.00
Application Fee - ARLA	34.50

Payment due upon receipt of invoice

DIRECT CREDIT DEPOSIT DETAILS - 03 0905 0184000 07
Please include your debtor number in your reference

TOTAL GST:	$130.50	**TOTAL DUE:**	$1,000.50

Licence number: ON-28-2026
Licensee name: Paul William Keesing
Debtor number: 301475
Payment reference: 1860882

INVOICE NO:	1168829
INVOICE DATE:	2 October 2026
TOTAL DUE:	$1,000.50

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Invoice
Please pay on invoice

Debtor No	301475
Invoice No	1168943
Application No	BCC-2026-26
Invoice Date	5 October 2026
Purchase Order	
Telephone No	03 477 4000

Paul William Keesing
33 Russell Street
Dunedin 9016

TAX INVOICE
GST NO: 51-997-891

DESCRIPTION	AMOUNT (incl GST)
Project Location: 33 Russell Street Dunedin	
Description: The MIG	
Building Compliance Certificate	390.00

Payment due in full upon receipt of invoice

DIRECT CREDIT DEPOSIT DETAILS – 03 0905 0184000 07
Please include your debtor number and invoice number in the code and reference fields

Total GST	$50.87	**Total Due**	$390.00

✂

Debtor Name: Paul William Keesing
REMITTANCE ADVICE Please detach and return to: - Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9054

Debtor No	301475
Invoice No	1168943
Application No	BCC-2026-26
Invoice Total	$390.00

Page 1 of 1

From: Cory Barnes
To: Kelsie King; Tanya Morrison
Subject: BCC-2026-26 - Waiting on CCC.pdf
Date: Tuesday, 27 October 2026 10:10:03 am
Attachments: BCC-2026-26 - Waiting on CCC.pdf

Hi all,

Letter sent to 33 Russell Street attached for your records.

Kind regards

Cory Barnes
BUILDING COMPLIANCE OFFICER
BUILDING SERVICES

P 03 4774000 | **E** **cory.barnes@dcc.govt.nz**
Dunedin City Council, 50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz



Kevin Mechen

From:	webmaster@dcc.govt.nz
Sent:	Tuesday, 13 October 2026 11:50 am
To:	Alcohol Licensing
Subject:	Objection to Alcohol Licence application - ON-28-2026
Attachments:	The-Secretary-Liquor-Licence.docx

Reference number
ON-28-2026

Objection made pursuant to:

Name
Jo Baldwin

Organisation

Address [redacted] Street Dunedin, Dunedin, 9010

Contact phone number
[redacted]

Email address
[redacted]

Do you wish to speak in support of your objection?
Yes

Describe your interest in the application:
I am the owner and a resident of the property immediately adjoining 33 Russell Street. I have lived there for approximately 10 years and in the general area for over 20 years.

Explain your objection:
I object to the proposed On-Licence because I am concerned that changing the neighbouring property from residential use to a licensed hospitality business operating seven days a week from 7am to 10pm, 15 hours a day, will negatively affect the peace, quiet and character of the neighbourhood and impinge on my right, and those of my neighbours, to quiet enjoyment of our homes.

Reasons for objection:
My concerns include that the proposed licencing hours, the increased noise and activity, additional traffic and parking demands, impact the privacy, security my right, and those of my neighbours, to quiet enjoyment of our homes. The extensive hours in the application are highly inappropriate in a residential area such as ours.

Additional information
The-Secretary-Liquor-Licence.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 20.6 KB

1