

Property report: 303 Queen Street, Auckland Central, Auckland

This is not a LIM. It brings together open data from LINZ, Auckland Council and Stats NZ for one property. For a purchase you still need the council LIM (Local Government Official Information and Meetings Act 1987, s 44A).

The property

Address	303 Queen Street, Auckland Central, Auckland
Suburb / local board	Auckland Central · Waitematā Local Board
Parcel (legal description)	Lot 1 DP 200296
Parcel area (calculated)	6,453 m²
Record of title	NA128A/480 · Freehold · Fee Simple, 1/1, Lot 3 Deposited Plan 199399, Lot 1 Deposited Plan 200296 and above Reduced Level RL 25.77, 4,181 m2 Fee Simple, 1/1, Lot 3 Deposited Plan ... (see the record of title) · issued 1999-12-24

Auckland Unitary Plan

Base zone	Open Space - Civic Spaces Zone (Operative)
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Overlays and precincts at this address

- **Precinct:** Arts, Civic and Entertainment sub-precinct A

Natural hazards (Auckland Council maps)

Liquefaction vulnerability (calibrated assessment)	Very Low
Liquefaction vulnerability (basic assessment)	Very Low
Shallow landslide susceptibility (2025)	Low
Large-scale landslide susceptibility (2025)	Very Low
Tsunami evacuation zone	not in a mapped area
Coastal inundation, 1% AEP (100-year) storm tide	not in a mapped area
Coastal inundation, 1% AEP storm tide + 1 m sea-level rise	not in a mapped area
Flood plains, flood-prone areas, overland flow paths	not included (no open licence) — check free on GeoMaps: https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html

What building costs here

New houses consented in the Waitemata local board, September 2025 – August 2026: **35 houses**, average **224 m²**, declared building value **NZ\$4,490 per m²** (Auckland: NZ\$3,311 per m²).

House size	At the local average (NZ\$)
120 m²	538,800
150 m²	673,500

200 m ²	898,000
224 m ²	1,005,760

Floor area × declared value per m² on building consents (Stats NZ). This is the value of the building work stated at consent, not a sale price, a valuation or an insurance sum insured.

A council LIM costs NZ\$351 (Auckland Council residential LIM, 2024 fee) and up to 10 working days.

Before you buy

1. Order the council LIM before you go unconditional: it adds consents, code compliance certificates, requisitions and rates that open data does not hold.
2. Search the record of title (LINZ) for covenants, easements and consent notices; a cross lease or unit title also has a flats plan or body corporate rules.
3. Check flood plains, flood-prone areas and overland flow paths on Auckland Council GeoMaps: they are not in this report because those layers carry no open licence.
4. Ask for an insurance quote early: natural hazard exposure can change the premium or the excess.
5. Commission a builder's report for the physical condition of the house.

Sources

LINZ – NZ Addresses, NZ Primary Parcels, NZ Property Titles (without owners), CC BY 4.0; Auckland Council open data – Unitary Plan base zone, overlays and natural hazard layers, CC BY 4.0; Stats NZ – Building consents issued: August 2026, CC BY 4.0; Auckland Unitary Plan (operative, July 2026), chapters H3–H6. Retrieved 24 October 2026. Independent report, not a council.