

# Resource Consents Issued Under Delegated Authority Weekly Report

Period from 28 August to 1 September 2023

Applicant		ID No	Address	Details	Decision
<b>Awaroa - Maramarua</b> <span style="float: right;"><b>Ward Total: 2</b></span>					
B S MacDonald, K L Watson	LUC0496/23.01	373 Highway 22 TUAKAU	To vary conditions 1 (General accordance), 4 and 5 (Building Setbacks) of the original resource consent to accommodate changes to the location of a Minor Residential Unit.	Granted	
J A Withers, T J Withers	SUB0198/21.01	1360 Kaiaua Road MANGATANGI	S127 to change Condition 8 of RC SUB0198/21 to allow off-grid solar energy to be used as a power alternative in the future. This would require variation to condition 8 to allow for possible off-grid solar power connection. There will be no further changes to the original RC application other than power service.	Granted	
<b>Huntly</b> <span style="float: right;"><b>Ward Total: 2</b></span>					
Ministry of Education - Wellington	DES0001/24	3 Tamihana Avenue HUNTLY	Outline Plan Waiver pursuant to Section 176A of the Resource Management Act 1991 to undertake alterations for weathertightness remediation works to Blocks C, E, G, H, & K.	Granted	
S A Wallington	LUC0523/23	73 Russell Road HUNTLY	Operative District Plan: Additions to an existing dwelling located within the Huntly East Mine Subsidence which will also encroach on the permitted minimum building setbacks from the northern, south-eastern and south-western boundaries. The proposed new water tank will also be located within the minimum building setback from the south-eastern boundary. Retrospective consent is also sought for the existing garden shed encroaching on the permitted minimum building setback from the northern boundary. Proposed District Plan – Appeals Version: Additions to an existing dwelling located within the Mine Subsidence Risk area which will also encroach on the permitted minimum building setbacks from the northern, south-eastern and south-western boundaries. Retrospective consent is also sought for the existing garden shed encroaching on the permitted minimum building setback from the northern boundary.	Granted	
<b>Newcastle-Ngaruawahia</b> <span style="float: right;"><b>Ward Total: 5</b></span>					
J R McConnell	LUC0047/24	493 Horsham Downs Road HORSHAM DOWNS	Operative District Plan: To construct a second dwelling on a site less than 40ha that does not comply with the permitted setback standards at a site in the Rural Zone. Proposed District Plan - Appeals Version: To construct a minor residential unit at a site in the	Granted	

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			General Rural Zone that does not comply with the permitted setback standards and that does not share an access with the existing residential unit.	
Manai Developers Limited	FST0004/23	5A Havelock Road NGARUAWAHIA	Relocation of a second-hand dwelling to a vacant site, placed on timber piles; which is a Controlled Activity under the Operative District Plan.	Granted
L S Jerome, S C Erb	LUC0474/23	11 Kepler Street NGARUAWAHIA	Proposed District Plan - Appeals Version - To construct a second dwelling as a permitted activity resulting in non-compliances relating to; earthworks within 1.5m of boundaries; onsite manoeuvring; and internal vehicles access width. Operative District Plan - To construct a second dwelling on a title that fails to comply with; earthworks volume; onsite manoeuvring; existing building setback to new accessway; and internal vehicles access width.	Granted
R N Clarke, C E Clarke	LUC0540/23	6 Kernott Road HOROTIU	Operative: To construct a garage that will infringe the road boundary setback, infringe earthworks standards and the permitted building coverage. Proposed: To construct a garage that will infringe the road boundary setback, be located in front of the dwelling and infringe earthworks standards.	Granted
L S Jerome, S C Erb	SUB0118/23	11 Kepler Street NGARUAWAHIA	Operative District Plan - create on additional lot in the Living Zone. Non-compliances relate to; front boundary minimum width; and internal access width. Proposed District Plan - Appeals Version - Two lot fee simple subdivision around an existing residential dwelling and to create one vacant lot in the Medium density residential zone (MRZ).	Granted
<b>Tamahere - Woodlands</b>		<b>Ward Total: 4</b>		
<b>Applicant</b>	<b>ID No</b>	<b>Address</b>	<b>Details</b>	<b>Decision</b>
Te Whata A Tamihana Ltd	LUC0010/24	65 Beer Road TAUWHARE	Retrospective consent to relocate six used buildings to site to be used as papkaainga dwellings on Maori Freehold Land. Consent is also required for earthworks and a non-compliant access.	Granted
M J Sadler	LUC0030/24	236B State Highway 26 NEWSTEAD	Operative District Plan: To construct a shed in the Rural Zone that results in building coverage being exceeded and is located within a boundary setback. Proposed District Plan – Appeals Version: To construct a shed in the Rural Zone that results in building coverage being exceeded.	Granted

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L E Pavitt, J D Slack	LUC0530/23	703B State Highway 26 NEWSTEAD	Operative District Plan: To construct a new principal dwelling, which will be the second dwelling on a site less than 40 hectares in area; and which breaches total building coverage. Proposed District Plan - Appeals Version: To construct a new principal residential unit, where the existing residential unit will be converted to a minor residential unit. The new principal residential unit breaches total building coverage.	Granted
C M Bell, R F Bell	SUB0014/21.01	47 Birchwood Lane TAMAHERE	To change condition 5 and delete condition 25 of SUB0014/21, to allow for additional building coverage and building setback encroachments on proposed Lots 1, 2 and 3 of Stage 2 of SUB0014/21.	Granted

## Tuakau-Pokeno Ward Total: 3

Applicant	ID No	Address	Details	Decision
Troy Wheeler Contracting Limited	LUC0015/24	17 Roose Road MERCER	Land Use Consent for truck depot and administration office in the LCZ.	Granted
G H Smith, S P Smith	LUC0066/24	74 Avon Road POKENO	Operative District Plan: To convert a garage / workshop attached to an existing dwelling into a subsidiary dwelling.	Granted
Hawkins Group Limited	LUC0042/24	25 Coptic Terrace POKENO	Operative District Plan: To create a new dwelling and a suitable building platform, which involves 220m <sup>3</sup> of earthwork surpassing the permitted 100m <sup>3</sup> earthwork volume required by the Residential 2 Zone of the Operative District Plan – Franklin Section. Proposed District Plan: The proposed earthwork situated within 1.5m from both the Southern and Northern boundaries, does not comply with the earthwork setback requirements specified in the Proposed District Plan.	Granted

## Western Ward Total: 1

Applicant	ID No	Address	Details	Decision
B J Lees, Knobloch & Associates Trustees Ltd, S Lees	SUB0013/24	80 Ramsey Road TUAKAU	Create one additional lot in the General Rural Zone.	Granted

## Whaingaroa Ward Total: 3

Applicant	ID No	Address	Details	Decision
D C Darling, A E Darling	LUC0034/24	6 John Street RAGLAN	To demolish the existing fire damaged home on a residential fully serviced site and construct one in the same location within the Coastal Sensitivity Area – Inundation.	Granted

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Parawai Stream Limited	LUC0415/23	318 Ohautira Road OHAUTIRA	Operative District Plan: To construct two domes to be used as Traveller's Accommodation in the Rural Zone, where the proposal will generate additional traffic movements. Proposed District Plan – Appeals Version: To construct two domes to be used as Visitor's Accommodation in the General Rural Zone.	Granted
T L R Richardson, C A Greene	LUC0571/23	19 Ruruhi Street RAGLAN	Proposed District Plan – Appeals Version: To construct a dwelling which exceeds the permitted building coverage in the Rangitahi Peninsula Zone.	Granted