

Delegated Authority Report

Period from 6 March 2023 to 19 March 2023

Applicant		ID No	Address	Details	Decision
Awaroa - Maramarua Ward Total: 2					
N R Hall	LUC0059/23.01	353 Bell Road MANGATAWHIRI	S127 to change Condition 1, 4 & 10 of LUC0059/23.	Granted	
P Narayan, S A Narayan	LUC0379/23	407 Settlement Road PUKEKOHE	Operative District Plan: To construct a dwelling and sleepout that does not comply with the permitted size standards at a site in the Rural Zone where retrospective earthworks have occurred. Proposed District Plan - Appeals Version: To construct a residential unit and sleepout that does not comply with the permitted building coverage standards at a site in the Rural Zone where retrospective earthworks have occurred.	Granted	
Huntly Ward Total: 2					
Black & Orange Company Limited	SUB0086/19.02	27 Tamihana Avenue HUNTLY	Application to amend Condition 37A of approved consent SUB0086/19.01 to allow for an updated Geotechnical Report.	Granted	
Iroam International Limited	SUB0118/21.01	142A Harris Street HUNTLY	Application to amend Conditions 1, 7(e), 8 and 13 of subdivision consent SUB0118/21 to update the scheme plan and conditions to remove the right of way over Lot 4	Granted	
Newcastle - Ngaruawahia Ward Total: 9					
G G Currie	LUC0165/23	84 Horotiu Bridge Road HOROTIU	To establish a general practice clinic (health facility) in New Residential Zone and General Residential Zone, which requires consent under the Operative District Plan for the type of activity, access and entrances, vehicle movements, earthworks and non-residential building rules and Proposed District Plan – Appeals Version for earthworks, on-site parking and traffic generation rules.	Granted	
Northgate Estate Limited	LUC0269/23	2 Evolution Drive HOROTIU	Operative District Plan: Land use consent to construct and establish an industrial building for manufacturing of outdoor products that fails to comply with Appendix A (traffic non-compliances) landscaping and earthworks non-compliances in the Horotiu Industrial Park. Proposed District Plan - Appeals Version: Land use consent to construct and establish an industrial building for manufacturing of outdoor products that fails to comply with traffic non-compliances and earthworks non-compliances in the Horotiu Industrial Park.	Granted	

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Maui Industrial Limited	LUC0277/23	22 Evolution Drive HOROTIU	Operative District Plan: To construct an industrial building for a manufacturing and warehousing business in the Horotiu Industrial Park, where the associated vehicle trips for the Horotiu Industrial Park will be exceeded, and where the associated earthworks exceed the permitted area. Proposed District Plan - Appeals Version: To construct an industrial building for a manufacturing and warehousing business in the General Industrial Zone, where the associated vehicle trips for the Horotiu Industrial Park will be exceeded, and where the associated earthworks exceed the permitted area.	Granted
T Burgess	LUC0309/23	60 Murphy Lane TAUPIRI	Land use consent for a New Changing Room facilities for the Taupiri Rugby Football Club.	Granted
F D Marsh, R K Marsh	LUC0320/23	8 Smith Road NGARUAWAHIA	To construct a shed and dwelling that will infringe the river setback in the Rural and General Rural Zones.	Granted
L J MacKay	LUC0374/23	748 Hakarimata Road NGARUAWAHIA	Operative District Plan: To create one additional lot and an esplanade reserve in the Country Living Zone Proposed District Plan: To create one additional lot and an esplanade reserve in the Rural Lifestyle Zone within the high flood risk area and concurrent Land Use to enable the construction of a dwelling on Lot 1 within a high flood risk area.	Granted
Fleming Developments Limited	SUB0015/23	23 King Street NGARUAWAHIA	For the subdivision of a site into two fee simple lots around the two existing residential buildings on the site in the Living / General Residential zones	Granted
L J MacKay	SUB0021/23	748 Hakarimata Road NGARUAWAHIA	Operative District Plan: To create one additional lot and an esplanade reserve in the Country Living Zone Proposed District Plan: To create one additional lot and an esplanade reserve in the Rural Lifestyle Zone within the high flood risk area and concurrent Land Use to enable the construction of a dwelling on Lot 1 within a high flood risk are	Granted
Classic Developments Rotokauri Limited	LUC0205/23	439 Rotokauri Road ROTOKAURI	Operative District Plan: To establish a childcare facility in the Rural Zone, where the childcare facility will exceed the permitted building coverage, exceed the gross floor area of a non-residential building and will be within the permitted boundary setbacks. The childcare facility will also exceed the permitted vehicle movements. The associated earthworks will also exceed the permitted volume. Proposed District Plan - Appeals Version: To establish a childcare facility in the General Rural Zone, where the facility will accommodate	Granted

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			more than four non-resident children and is not located within the Urban Expansion Area. The childcare facility will also exceed the permitted building coverage and exceed the permitted vehicle movements.	
Tamahere-Woodlands		Ward Total: 1		
Applicant	ID No	Address	Details	Decision
Sanderson Group Limited	LUC0597/21.03	70 Tamahere Drive TAMAHERE	S127 to alter Condition 1 to include reference to new site plan (site plan inclusive of three additional villas to southern corner of site, to alter Condition 30 (building coverage) coverage on site from 15% to 18.5%, in reflect of the additional three villas.	Granted
Tuakau-Pokeno		Ward Total: 8		
Applicant	ID No	Address	Details	Decision
Protein Ingredients Limited	LUC0162/14.01	Whangarata Road TUAKAU	Change of conditions to allow 60,000m ³ of imported fill within the approved volume of earthworks, and interim roadworks for heavy vehicle access.	Granted
Garland Builders Limited	LUC0245/23	142 Hitchen Road POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted building coverage, earthworks volume, and front yard setback standards at a site in the Residential 2 Zone. Proposed District Plan – Appeals Version: To construct a dwelling that does not comply with the permitted earthworks setback standards at a site in the General Residential Zone.	Granted
R H Radford	LUC0293/23	12 Kowhai Street TUAKAU	To construct a second residential unit on a property in the Medium Density Residential Zone/ Medium Density Residential Zone 2.	Granted
P C Thrupp, S Thrupp	LUC0349/23	28 Leathem Crescent POKENO	Land use consent to construct a dwelling that exceeds the permitted earthworks and setback rules in the Franklin Residential 2 Zone under the Operative District Plan (ODP). Additionally, under the Proposed District Plan- Appeal Version (PDP), they are applying for land use consent to construct a dwelling that exceeds earthworks cut depth which is proposed to be structurally retained.	Granted
C M Gallagher	LUC0363/23	57 Fraser Road POKENO	Proposing to make minor internal and external alterations to a dwelling which is classed as a historical heritage building under the Operative District Plan and Proposed District Plan.	Granted
M J Potter	LUC0392/23	22B St Johns Avenue TUAKAU	Proposed District Plan - Appeals Version: To construct a residential unit with a non-compliance relating to earthworks setbacks on a site in the General Residential Zone.	Granted

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Hawkins Group Limited	LUC0409/23	17 Pipi Crescent TUAKAU	To construct a residential unit that does not comply with the permitted earthworks setback standards at a site in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0398/23	167 Hitchen Road POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted earthworks volume standards at a site in the Residential 2 Zone. Proposed District Plan - Appeals Version: To construct a residential unit that does not comply with the permitted earthworks setback standards at a site in the General Residential Zone	Granted

Waerenga-Whitikahu Ward Total: 1

Applicant	ID No	Address	Details	Decision
Woodlands Garden Grove Limited	LUC0343/23	42 Whitikahu Road GORDONTON	Sale of Liquor application for the operation an on-license café and function centre which also caters for private events.	Approved

Western Ward Total: 3

Applicant	ID No	Address	Details	Decision
P A Reeson	SUB0087/23	2599 Highway 22 TUAKAU	Operative District Plan: To undertake a boundary relocation between two existing records of title in the Rural Zone.	Granted
M Van Der Star	SUB0189/22.01	1266 Churchill Road TUAKAU	Application to amend Condition 1 of SUB0189/22 to insert an amended scheme plan and recognise a minor variation to the approved lot configuration.	Granted
P G Sowden, M J Sowden	LUC0350/23	32 Kaipo Heights Drive TUAKAU	Land use consent application to undertake earthworks for a future dwelling within the Onewhero Tuff Ring under the Operative District Plan and to undertake earthworks and to import cleanfill under the Proposed District Plan – Appeals Version.	Granted

Whaingroa Ward Total: 3

Applicant	ID No	Address	Details	Decision
D P Icke	LUC0204/18.01	42 Government Road RAGLAN	Extension of time for Land Use Consent: Construct a second dwelling that exceeds the permitted height and encroach upon the mean high water spring setback. Earthworks will exceed the permitted volume and cut depth, Access will not achieve the required width.	Granted
M P Loten, J G Loten	LUC0310/23	2C Rakaunui Street RAGLAN	Operative District Plan: Construction of an addition to an existing dwelling that does not comply with building setbacks including the permitted setback from wastewater ponds in the Rural Zone. Proposed District Plan – Appeals Version:	Granted

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			Construction of an addition to an existing residential unit that does not comply with building setbacks including the permitted setback from wastewater ponds in the General Rural Zone.	
J M J Kaniewski	LUC0352/23	7 Puriri Street RAGLAN	Operative District Plan: To construct a second dwelling on a title in the Living Zone with a non-compliant outdoor living court. Proposed District Plan – Appeals Version: Consent for an outdoor living area that fails to comply with the minimum size and dimension for a minor unit in the General Residential Zone.	Granted