

Resource Consents Issued Under Delegated Authority
Period from 12th - 16th February 2024

Applicant	Application	PropertyAddress	Description	Decision	General Ward	Maaori Ward
Kiana Lace Limited	SUB0053/24	399 Bedford Road, TE KOWHAI	General subdivision to create three additional allotments plus the developed balance area in the Country Living Zone of the ODP and Rural Lifestyle Zone of the PDP and cancellation of a Consent Notice.	Granted	Newcastle- Ngaruawahia	Tai Runga Takiwaa Maaori ward
Kiana Lace Limited	VAR0010/24	399 Bedford Road, TE KOWHAI	Change or cancel consent notice s221.	Granted	Newcastle- Ngaruawahia	Tai Runga Takiwaa Maaori ward
Daks Developments Limited	LUC0235/24	3 - 24 Jackson Street, NGARUAWAHIA	Operative District Plan: The construction of a dwelling in the Living (Residential) Zone that infringes upon the permitted boundary setback on the western boundary. The associated earthworks exceeds the permitted maximum earthworks volume. Proposed District Plan - Appeals Version: The construction of a residential unit in the General Residential Zone that infringes upon the permitted boundary setback on the western boundary. The associated earthworks are to be undertaken within 1.5 metres of the boundaries of the site, and where the attached garage will not be setback further than the front façade of the residential unit.	Granted	Newcastle- Ngaruawahia	Tai Runga Takiwaa Maaori ward
S Bisht	LUC0233/24	23 A Woodcock Road, TAMAHERE	Operative District Plan: The construction of a dwelling that will encroach on setbacks associated with a gully and private boundaries. The proposed effluent reserve field will also be within the permitted gully setbacks. Additionally, the earthworks associated with the construction of the dwelling will exceed the permitted volume. Proposed District Plan - Appeals Version: The construction of a minor residential unit that will encroach on setbacks associated with private boundaries.	Granted	Tamahere- Woodlands	Tai Runga Takiwaa Maaori ward
Hawkins Group Limited	LUC0128/24	6 Titchmarsh Lane, POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted setbacks and 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	Tuakau-Pokeno	Tai Raro Takiwaa Maaori ward
Sabre Developments Limited	LUC0218/24	5 Noverma Street, TE KAUPHATA	To construct a new dwelling that is unable to comply with outdoor living court requirements under the Operative District Plan and outdoor living space requirements and building setbacks under the Proposed District Plan – Appeals Version.	Granted	Waerenga- Whitikahu	Tai Raro Takiwaa Maaori ward
M Bell	LUC0148/24	11 A Centreway Road, TUAKAU	Proposed District Plan - Appeals Version: To establish a detached dwelling and non-habitable detached accessory building within the Coastal sensitivity area (erosion) in the Settlement zone (SETZ).	Granted	Western Districts	Tai Raro Takiwaa Maaori ward
M Bell	VAR0007/24	11 A Centreway Road, TUAKAU	Section 221(3) vary to conditions of consent notices 7324605.2 and 7324605.3.	Granted	Western Districts	Tai Raro Takiwaa Maaori ward