

# Delegated Authority Report

Period from 13 February 2023 to 3 March 2023

Awaroa Maramarua		Ward Total: 2		
Applicant	ID No	Address	Details	Decision
Fineway Construction (2004) Ltd	LUC0294/23	373A Monument Road MARAMARUA	Operative District Plan: To undertake earthworks exceeding permitted volume and area limits in the Rural Zone Proposed District Plan - Appeals Version: To undertake earthworks exceeding permitted volume and area limits and undertaking earthworks within 1.5m of a boundary in the General Rural Zone	Granted
Smythes Quarries Limited	LUC0377/19.01	State Highway 2 MARAMARUA	Section 127 to change condition 1, 4 and 5 and add conditions 20-22 of LUC0377/19 to provide for the deposit of external cleanfill into the existing eastern cleanfill site	Granted
Huntly		Ward Total: 4		
Applicant	ID No	Address	Details	Decision
J F Sawtell	LUC0079/23	182 Hakanoa Street HUNTLY	Operative District Plan: To establish a garage within the side boundary setback, to the south of the site in the Living Zone. Proposed District Plan: To establish a garage within a side boundary setback and undertake earthworks within the 1.5m of the side and rear boundary setback in the General Residential Zone.	Granted
Parangon Building Limited	LUC0090/23	73A Weavers Crossing Road HUNTLY	Operative District Plan: To construct a dwelling on a site that is less than 2500m2 in the Rural Zone Proposed District Plan: To undertake Earthworks within 1.5m of the boundaries of the site.	Granted
D J Penman, S G Jones	LUC0173/23	74 Weavers Crossing Road HUNTLY	Operative District Plan: To construct a dwelling where the minimum lot area is not met when providing for onsite wastewater management in the Rural Zone. The dwelling is located within the road boundary setback and within the setback with the adjoining reserve area. The proposed water tank and garden rotunda are located with internal boundary setbacks and the onsite manoeuvring area is not formed. Proposed District Plan – Appeals Version: To construct a dwelling that infringes on road boundary and internal boundary setback requirements in the General Rural Zone. The garden rotunda is located within internal boundary setbacks and the onsite manoeuvring area is not formed.	Granted
P N Parsons, M R B Kwok	SUB0086/23	31 Harlock Place HUNTLY	To convert an existing cross lease title into fee simple land tenure in the Living Zone of the Operative District Plan and General Residential Zone of the Proposed District Plan – Appeals Version.	Granted

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Newcastle-Ngaruawahia		Ward Total: 11		
Applicant	ID No	Address	Details	Decision
Rivers Hospitality Limited	LUC0257/23	1333 Horotiu Road WHATAWHATA	Planning Certificate for the new owner of the business.	Approved
B N Pilkington, G E Pilkington	LUC0336/23	28 Laxon Road ROTOKAURI	Operative District Plan: To construct a second dwelling on a site less than 40ha in the Rural Zone	Granted
Kang Food Warehouse Limited	LUC0366/23	561 Horotiu Road TE KOWHAI	Planning Certificate for Off - license (Grocery).	Approved
Saffey Trustee Limited	LUC0368/23	91B Lindsay Road ROTOKAURI	Operative District Plan: To construct a shed that does not comply with the permitted building coverage and setback standards at a site in the Rural Zone. Proposed District Plan - Appeals Version: To construct a shed that does not comply with the permitted building coverage and setback standards at a site in the General Rural Zone.	Granted
J B T Giles	LUC0035/22.01	17 Market Street NGARUAWAHIA	Change of conditions due to relocated consented building platform within consented Lot 3.	Granted
M G C Sanson, S B Sharland	LUC0150/23	134 Starr Road NGARUAWAHIA	Proposal for a 120m <sup>2</sup> non-habitable building on the subject site which exceeds the permitted 70m <sup>2</sup> for a non-habitable building in the new residential zone by 50m <sup>2</sup> .	Granted
Kildare Development Limited	LUC0372/23	61 Murphy Lane TAUPIRI	Retrospective consent is sought under Regulation 11 of the National Environmental Standard for Contaminants in Soil, as lead-contaminated soils were removed from one site and placed on an adjacent site. Additionally, the remediation of the contaminated land is not a Permitted Activity under the Operative District Plan.	Granted
B E Kelly	LUC0530/21	51 Great South Road TAUPIRI	Relocation of an existing dwelling onto a property to be the third separate dwelling on the site in the Living Zone of Operative District Plan and General Residential Zone of the Proposed District Plan – Appeals Version.	Granted
J B T Giles, Count Thaddeus Limited	SUB0011/22.01	17 Market Street NGARUAWAHIA	Change of conditions due to relocated consented building platform within consented Lot 3.	Granted
P Harris, J L Harris	SUB0022/19.01	140 Great South Road TAUPIRI	Extension of time to create 6 additional lots (7 total) and an access leg (Lot 8) in the New Residential Zone, inclusive of contaminated land on proposed Lot 1.	Granted
B E Kelly	SUB0182/21	51 Great South Road TAUPIRI	To create 4 additional allotments, three residential allotments and one shared access allotment with a reduced frontage width and	Granted

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			access leg in the Living Zone of Operative District Plan and General Residential Zone of the Proposed District Plan – Appeals Version.	
<b>Tamahere-Woodlands</b>		<b>Ward Total: 11</b>		
<b>Applicant</b>	<b>ID No</b>	<b>Address</b>	<b>Details</b>	<b>Decision</b>
K F Thorburn, M G Thorburn	LUC0122/23	47 Birchwood Lane TAMAHERE	To construct two new dwellings and associated sheds and install services on a site, and to construct a dwelling and shed and install services on each proposed new lot (Lot 1 and Lot 2 of SUB0014/21), in the Country Living Zone under the Operative Waikato District Plan and in the Rural Lifestyle Zone under the Waikato Proposed District Plan – Appeals Version The proposal does not comply with Operative District Plan rules for type of activity, impervious surfaces – Tamahere, number of dwellings, building coverage and road network. The proposal does not comply with Proposed District Plan - Appeals Version rules for residential unit, building coverage, building setbacks and earthworks.	Granted
C Holmes	LUC0271/23	15 Broadmeadows Road HAUTAPU	Operative District Plan: To construct a new dwelling and renovate the existing dwelling into a second dwelling on a site in the Rural Zone. Proposed District Plan - Appeals Version: To construct a new residential unit and renovate the existing dwelling into a minor residential unit on a site in the General Rural Zone.	Granted
A D Thompson, L Thompson	LUC0272/23	456 Pencarrow Road TAMAHERE	Construction of an alfresco roof addition to the existing dwelling, exceeding the permitted building coverage under the Operative District Plan and Proposed District Plan – Appeals Version, and a retrospective consent for the two existing water tanks and existing garden shed located within the permitted minimum building setbacks under both District Plans.	Granted
Waikato Home Builders Limited	LUC0282/23	305 Newell Road TAMAHERE	Operative District Plan: Earthworks exceed permitted volume limits; Proposed dwelling building height exceeds permitted height; and Impervious surfaces exceed permitted area for Tamahere, in the Country Living Zone. Proposed District Plan- Appeals Version: Proposed dwelling building height exceeds permitted height; and Earthworks in the Rural Lifestyle Zone.	Granted
R Early, R J Haslam	LUC0313/23	21B Yumelody Lane MATANGI	Operative Plan: To construct a second dwelling on a site less than 40ha in size in the Rural Zone	Granted
Greenfingers Garden Bags	LUC0100/23	Holland Road NEWSTEAD	Operative District Plan: Retrospective consent is sought for an existing green-waste facility in the Rural Zone, as a commercial activity, where the green-waste is temporarily stored on-site	Granted

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			before being moved to another facility for composting. Proposed District Plan – Appeals Version: Retrospective consent is required for an existing green-waste facility, which meets the definition of a waste management facility in the General Rural Zone, where the green-waste is temporarily stored on-site before being moved to another facility for composting. The activity also fails to comply with the Equivalent Car Movements for sites with access to an arterial road.	
P Jones Family Trust	LUC0142/23	1094 Victoria Road TAUWHARE	Construction of a new dwelling to replace an existing one (being a second dwelling on-site) which will accommodate workers involved in the productive rural activities on-site. The proposal will fail to comply with Operative District Plan rules for type of activity, earthworks within the Hauraki Gulf Catchment Area, number of dwellings, minimum building setbacks, and vehicle crossing separation distance, and Proposed District Plan – Appeals Version rules regarding number of residential units and minimum building setbacks.	Granted
R Davies	LUC0201/23	1271 Tauwhare Road TAUWHARE	Operative District Plan: To construct a dwelling that does not comply with the permitted earthworks standards at a site in the General Rural Zone. Proposed District Plan - Appeals Version: To construct a residential unit that does not comply with the permitted earthworks standards at a site in the General Rural Zone.	Granted
Waikato Outdoor Society Incorporated	LUC0375/23	50A Trentham Road MATANGI	To vary condition 4 (General accordence) of the original resource consent to change the location of a small toilet block to allow for more effective use of the facility.	Granted
T Y Wilson, G M Wilson	LUC0631/22	39 Shaw Road TAUWHARE	Operative District Plan: To relocate a (new build) second dwelling upon a site in the Rural Zone that does not comply with the permitted building coverage standards. Proposed District Plan - Appeals Version: To relocate a (new build) minor residential unit upon a site in the General Rural Zone that does not comply with the permitted building coverage standards.	Granted
D J Wells	SUB0295/22.01	27 Bellevue Road TAUWHARE	Application to vary Conditions 1 and 6 of Resource Consent SUB0295/22 to allow for an increase to total building coverage.	Granted

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Tuakau-Pookeno		Ward Total: 14		
Applicant	ID No	Address	Details	Decision
C F Van der Walt, D D Van der Walt	LUC0276/23	39 Calder Crescent POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted building 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
Hawkins Group Limited	LUC0354/23	37 Calder Crescent POKENO	Proposed Plan: Land use consent for earthworks in the 1.5m sites boundaries to establish a suitable platform for a residential dwelling.	Granted
Hawkins Group Limited	LUC0355/23	9 Bathurst Crescent POKENO	Proposed District Plan - Appeals Version: To undertake earthworks within 1.5m of a boundary and garage positioning standards in the General Residential Zone.	Granted
C M S Ang, R T Breadnam	LUC0382/23	65 Maioro Road WAIUKU	Proposed District Plan - Appeals Version: To construct a residential unit with non-compliances relating to earthworks setbacks and garage positioning on a site in the Settlement Zone	Granted
Hawkins Group Limited	LUC0386/23	187 Hitchen Road POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted earthworks volume and road setback 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
Gladwin Homes Limited	LUC0151/23	35B Leathem Crescent POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted building coverage 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
M Singh, S K Makkra	LUC0220/23	46 Leathem Crescent POKENO	Operative Plan: To construct a dwelling that does not comply with earthwork volumes and garage yard setbacks in the Residential 2 Zone. Proposed Plan – Appeals Version: To construct a dwelling that does not comply with garage positioning standards and requires earthworks within 1.5m of the boundary in the General Residential Zone.	Granted

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Envirofert Limited	LUC0249/23	74 Geraghtys Road TUAKAU	Operative District Plan: To establish a Vermicomposting Facility in the Rural Zone for a trail period of 3 years. Proposed District Plan - Appeals Version: To establish a Vermicomposting Facility in the General Rural Zone for a trail period of 3 years .	Granted
Hawkins Group Limited	LUC0255/23	10 Springburn Place POKENO	Operative District Plan: To construct a dwelling with non-compliances relating to site coverage and earthworks volume on a site in the Residential 2 Zone. Proposed District Plan - Appeals Version: To construct a residential unit with non-compliances relating to earthworks setbacks and garage positioning on a site in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0258/23	10 Springburn Place POKENO	Operative District Plan: To construct a dwelling with non-compliances relating to building setbacks on a site in the Residential 2 Zone. Proposed District Plan - Appeals Version: To construct an additional residential unit with non-compliances relating to earthworks setbacks on a site in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0259/23	10 Springburn Place POKENO	Operative District Plan: To construct a dwelling on a site with non-compliances relating to earthworks volume in the Residential 2 Zone. Proposed District Plan - Appeals Version: To construct a residential unit on a site with non-compliances relating to earthworks setbacks in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0261/23	10 Springburn Place POKENO	Operative District Plan: To construct a dwelling on a site with non-compliances relating to earthworks volume in the Residential 2 Zone. Proposed District Plan - Appeals Version: To construct a residential unit with non-compliances relating to earthworks setbacks and garage positioning on a site in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0262/23	10 Springburn Place POKENO	Operative District Plan: To construct a dwelling on a site with non-compliances relating to earthworks volume in the Residential 2 Zone. Proposed District Plan - Appeals Version: To construct a residential unit on a site with non-compliances relating to earthworks setbacks in the General Residential Zone.	Granted
Waikato Regional Council	LUC0371/23	74 Geraghtys Road TUAKAU	Proposed District Plan - Appeals Version: To undertake repair works and upgrade the Tuakau Pump Station that involves the replacement of one of the outlet pipes, upgrade an outlet pipe and change the location of the two outlet pipes.	Granted

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Western		Ward Total: 1		
Applicant	ID No	Address	Details	Decision
M L Fergusson, J Fergusson	LUC0288/23	57 Wilton Collieries Road GLEN MASSEY	Operative District Plan: To relocate a dwelling onto a site in the Living Zone. Proposed District Plan - Appeals Version: To relocate a residential unit onto a site in the Settlement Zone where it will not comply with the permitted earthworks standards.	Granted

Whaingaroa		Ward Total: 4		
Applicant	ID No	Address	Details	Decision
M C Meek	LUC0353/23	28 Omahina Street RAGLAN	Operative District To construct a dwelling and separate accessory building that does not comply with the permitted earthworks standards at a site in the Living Rangitahi Zone. Proposed District Plan - Appeals Version: To construct a dwelling and separate accessory building that does not comply with the permitted earthworks and accessory building standards at a site in the Rangitahi Peninsula Zone.	Granted
A T Wood	LUC0327/23	29 Nihinihi Avenue RAGLAN	To construct an addition to an existing dwelling and construct a garage within the mean high water spring and building setbacks in the Living Zone under the Operative District Plan and General Residential Zone under the Proposed District Plan – Appeals Version.	Granted
Barrelled Wines Raglan Limited	LUC0361/22	1638 Whaanga Road RUAPUKE	Planning Certificate application for a new off-licence - Barrelled Wines Raglan.	Approved
DB & MJ Kalma Limited	SUB0041/23	119 Waimaori Road TE MATA	Operative District Plan: To undertake a boundary relocation between two existing Records of Title on a site in the Rural Zone. Proposed District Plan - Appeals Version: To undertake a boundary relocation between two existing Records of Title on a site in the General Rural Zone where more than 15% of Lot 1 is comprised of high-class soils.	Granted

Waerenga-Whitikahu		Ward Total: 4		
Applicant	ID No	Address	Details	Decision
Lakeside Developments 2017 Limited	LUC0223/22	98 Scott Road TE KAUPHATA	Subdivision consent to create three recreation reserve allotments to vest, two dual purpose reserve lots to vest, one lot as road to vest and one balance lot. Land use consent for a Comprehensive Land Development	Granted
Lakeside Developments 2017 Limited	SUB0130/22	98 Scott Road TE KAUPHATA	Subdivision consent to create three recreation reserve allotments to vest, two dual purpose reserve lots to vest, one lot as road to vest and one balance lot.	Granted

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			Land use consent for a Comprehensive Land Development	
C C Phillips, R D Phillips	LUC0237/23	760 Whitikahu Road WHITIKAHU	Operative District Plan: To seek retrospective consent for earthworks for a new dwelling and attached shed (which will be used as temporary dwelling) with non-compliances relating to building coverage in the Rural Zone. Proposed District Plan - Appeals Version: To construct a temporary second residential unit with non-compliances relating to building coverage in the General Rural Zone.	Granted
N J Mooney, S Mooney	LUC0304/23	422 Mangapiko Valley Road WAITERIMU	Operative District Plan: To construct a dwelling and two water tanks on a site in the Rural Zone with non-compliances relating to building setbacks. Proposed District Plan - Appeals Version: To construct a dwelling on a site in the General Rural Zone with non-compliances relating to building setbacks and earthworks setbacks.	Granted