

# Delegated Authority Report

Period from 16 January 2023 to 28 January 2023

Tuakau-Pookeno		Ward Total: 5		
Applicant	ID No	Address	Details	Decision
R J Twomey, J L Twomey	LUC0178/23	52 Parker Lane PUKEKOHE	Operative Plan: To construct a dwelling that does not comply with earthworks volume and cut depth in the Rural Zone Proposed Plan – Appeals Version: To construct a dwelling within the boundary setback in the General Rural Zone	Granted
Hawkins Group Limited	LUC0295/23	41A Leathem Crescent POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted building coverage, front yard setback, outdoor living area and earthwork volume 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 and outdoor living space standards at a site in the General Residential Zone.	Granted
Urban Homes NZ Limited	LUC0318/23	6 Te Ara Aukati Terrace POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted earthworks volume standards at a site in the Village Zone. Proposed District Plan - Appeals Version: To construct a residential unit that does not comply with the permitted earthworks and garage positioning standards at a site in the Large Lot Residential Zone.	Granted
C A Nicholson	SUB0075/23	504 Settlement Road PUKEKOHE	Operative District Plan: To undertake a boundary relocation between one rural lot and a lot not meeting the definition of a “rural lot” within the Franklin Section of the Plan on a site in the Rural Zone. Proposed District Plan - Appeals Version: To undertake a boundary relocation between two rural lots where one of the Records of Title used does not meet the minimum size requirements on a site in the General Rural Zone.	Granted
MJB Construction Limited	LUC0317/23	22 Bathurst Crescent POKENO	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
Huntly		Ward Total: 1		
Applicant	ID No	Address	Details	Decision
M U A Homes Limited	SUB0039/20.01	Rayner Road HUNTLY	To vary conditions 1 (general accordence) and 6 (non-compliances for existing buildings) deletion of condition 11 (duplication of easements in gross), amend Conditions 10.1 (Earthworks) 10.5 (Roading/Access) and conditions 13 and 17 (easements in gross), Condition 30.1, 30.2	Granted

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			(consent notices) and NEW 30.3 (consent notice – buildable area of Lot 2) and NEW conditions 10.1a, 18.1, and 18.2 (retaining walls), 12.1 and 13.1 (easements) of subdivision SUB0039/20 that creates 9 residential lots in the Living Zone/Medium Density Residential Zone and to undertake a boundary adjustment with the neighbouring property at 71 Raynor Road and creation of easements.	
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## Newcastle-Ngaruawahia Ward Total: 5

Applicant	ID No	Address	Details	Decision
T Perry, C J Harvey	LUC0246/23	23 Dromara Drive ROKOKAURI	Operative District Plan: Proposal to construct a boat awning which exceeds building coverage and infringes the neighbouring properties setback in the Country Living Zone Proposed District Plan: Proposal to construct a boat awning which exceeds building coverage and infringes the neighbouring properties setback and associated earthworks in the Rural Lifestyle Zone.	Granted
Andersen Boys Family Trust	LUC0278/23	34 Captain Stone Road TE KOWHAI	To establish a minor residential unit which proposes earthworks to be undertaken within 1.5m of the boundary, within 1.5m horizontally from an open drain, fill within 1.5m of the boundary and earthworks involving the importation of cleanfill in the Large Lot Residential Zone.	Granted
D R Nevill, F M Nevill	LUC0292/23	199 Cemetery Road WHATAWHATA	Operative District Plan: To construct a shed that does not comply with the building coverage standards in the Rural zone. Proposed District Plan – Appeals Version: To construct a shed that does not comply with the building coverage standards in the General rural zone.	Granted
JCC Build (JCC Limited)	LUC0344/23	6 Coombes Road TE KOWHAI	Operative District Plan: To construct additions to an existing dwelling that does not comply with the permitted building coverage standards at a site in the Rural Zone. Proposed District Plan - Appeals Version: To construct additions to an existing dwelling that does not comply with the permitted building coverage standards at a site in the General Rural Zone.	Granted
G J Gardner Homes Limited - Hamilton	LUC0323/23	15 Kahakaha Place NGARUAWAHIA	Operative District Plan: To construct a dwelling and attached garage where no onsite manoeuvring space has been provided on a site in the New Residential Zone. Proposed District Plan - Appeals Version: To construct a residential unit and attached garage with non-compliances relating to earthworks setbacks and vehicle access separation distances on a site in the General Residential Zone.	Granted

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Western		Ward Total: 1		
Applicant	ID No	Address	Details	Decision
D S Hall	LUC0207/23	8 Ashwell Drive TUAKAU	Operative Plan: To relocate a dwelling which will infringe on setback to an Outstanding Natural feature in Schedule 5A for Activities in the Village Zone Proposed Plan: To relocate a dwelling within a Coastal Sensitivity Policy Overlay and that requires earthworks in the Settlement Zone.	Granted

Whaingaroa		Ward Total: 2		
Applicant	ID No	Address	Details	Decision
G L Kevey, B M Town, M P Maiden	SUB0036/23	12 Bankart Street RAGLAN	Application for a subdivision consent to convert an existing cross lease title into fee simple land tenure in the Living Zone/General Residential Zone.	Granted
Raglan Excavations	SUB0227/22	45 Nau Mai Road OKETE	Operative District Plan: To undertake a three-lot industrial subdivision where buildings are located outside of the Effective Building Area in the Light Industrial Zone. Proposed District Plan - Appeals Version: To undertake a three-lot industrial subdivision where the site has no public reticulated water or wastewater in the General Industrial Zone.	Granted

Tamahere-Woodlands		Ward Total: 6		
Applicant	ID No	Address	Details	Decision
S R Lye	LUC0224/23	606 Airport Road TAMAHERE	Operative District Plan: The proposal is for the construction of a second dwelling on a 1.98ha site Proposed District Plan – Appeals Version: The proposal is for the placement of a second dwelling for the purpose of an Orchard Manager’s accommodation	Granted
S A Hart, M N Hart	LUC0270/23	420A Pencarrow Road TAMAHERE	Operative District Plan: To construct a dwelling and pool house that does not comply with the permitted building coverage standards at a site in the Rural Zone. Proposed District Plan - Appeals Version: To construct a residential unit and pool house that does not comply with the permitted building coverage and earthworks setback standards at a site in the General Rural Zone.	Granted
W A S Pickford, G J McClunie	LUC0285/23	21 Te Awa Lane TAMAHERE	Operative District Plan: To construct a shed on a site in the Country Living Zone with non-compliances relating to Impervious Surfaces, Daylight Admission, Building Coverage and Building Setbacks. Proposed District Plan - Appeals Version: To construct a shed on a site in the Rural Lifestyle Zone with non-compliances relating to Height in Relation to Boundary, Building Setbacks and Earthworks.	Granted

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J W Janssen	LUC0312/23	382 Matangi Road MATANGI	To allow for future dwellings on the building platforms of Lots 2 and 3 on a site less than 2,500m <sup>2</sup> subject to onsite wastewater systems in the Living Zone.	Granted
W A & L M Mayall Limited	SUB0061/23	115B Windmill Road TAMAHERE	Operative District Plan - Proposal to create two additional lots and ROW access lot within the Country Living Zone and subject to the Airport Control Area and within the Tamahere Catchment Management Plan Area and a gully area. Proposed District Plan - Proposal to create two additional lots and ROW access lot within the Rural Lifestyle Zone and subject to the Airport Control Area and within the Tamahere Catchment Management Plan Area and contains a Significant Natural Area. There are also earthwork infringements.	Granted
J W Janssen	SUB0066/23	382 Matangi Road MATANGI	To rearrange the boundaries of three existing records of titles to allow for all buildings to be located on one title, and two vacant lots with all lots being less than 2,500m <sup>2</sup> and reliant on onsite wastewater systems. The proposal results in two additional vehicle crossings and earthworks non-compliances.	Granted

## Awaroa-Maramarua

Ward Total: 1

Applicant	ID No	Address	Details	Decision
C S Reddish	LUC0213/23	29 Arrowville Road WAIUKU	Operative District Plan: To relocate a dwelling, sleepout that encroaches the 10 metre yard setback and retrospective earthworks in the Rural Zone Proposed District Plan: To relocate a dwelling, sleepout that encroaches the 25 metre yard setback, the 300 metre intensive farming setback, exceeds site coverage and retrospective earthworks in the General Rural Zone.	Granted

## Waerenga-Whitikahu

Ward Total: 2

Applicant	ID No	Address	Details	Decision
Eco-Logical Architecture	DES0029/22	39 Rangiriri Road RANGIRIRI	Outline Plan of works pursuant to Section 176A of the Resource Management Act 1991 for external alterations and building extension to Block B with additional covered outdoor learning spaces at Rangiriri Primary School.	AcceptPlan
Sabre Developments Limited	LUC0238/23	2 Pourewa Street TE KAUPHATA	To construct a new dwelling that does not comply with type of activity, service court, outdoor living court and overlooking of public spaces rules under the Operative District Plan and construction, or alteration of a building for a sensitive landuse and overlooking of public spaces rules under the Proposed District Plan – Appeals Version.	Granted

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