

Delegated Authority Report

Period from 17 April 2023 to 28 April 2023

Applicant		ID No	Address	Details	Decision
Awaroa-Maramarua Ward Total: 2					
Millsbury Holdings Limited	LUC0346/23	123 Maxwell Road MARAMARUA	Operative District Plan: Expand an existing free range poultry farm in the Rural Zone where the proposal breaches intensive farming rule requirements and building coverage for rural productive activities.	Granted	
Maketu Poultry Farms Limited	LUC0452/23	1816 Miranda Road MIRANDA	Land Use Consent to relocate three additional dwellings onto the site and for the use as farm workers accommodation associated with an existing poultry farm operation in the Rural/General Rural Zone.	Granted	
Huntly Ward Total: 3					
Waikato District Council	LUC0356/23	Tumate Mahuta Drive HUNTLY	Operative Plan;The upgrade and replacement of an existing carpark in Huntly which exceeds earthwork requirements in a Flood Risk and Landscape Policy Area. Proposed Plan;The upgrade and replacement of a carpark that is used by members of the community for recreational purposes. The car park is located in an Outstanding Natural Landscape, High Risk Flood Area and Floodplain Management Area and exceeds earthworks requirements, separation requirements and does not provide the required number of accessible carparks and bike parks.	Granted	
Builtsmart Limited	SUB0051/23	3765 State Highway 1 HUNTLY	Operative District Plan: Proposed boundary relocation in the Rural Zone. Proposed District Plan - Appeals Version: Proposed boundary relocation in the General Rural Zone and General Industrial Zone.	Granted	
Konini Farms Limited	SUB0101/22.01	15 Ohinewai South Road OHINEWAI	Change of conditions in relation to telecommunications and provision for wireless connection.	Granted	
Newcastle - Ngaruawahia Ward Total: 4					
Oakworth Farms Limited	SUB0236/22.01	102 Collie Road TE KOWHAI	Change of conditions in relation to telecommunications and provision for wireless connection.	Granted	
Waikato District Council	LUC0358/23	19A Whatawhata Avenue NGARUAWAHIA	OPD - To upgrade an existing car park and create a new car park at the Ngaruawahia League Rugby Grounds within the Recreation Zone where there is no Reserve Management Plan, that will exceed maximum earthwork volumes and result in transportation infringements	Granted	

Delegated Authority Report

Period from 17 April 2023 to 28 April 2023

			PDP - To upgrade an existing car park and create a new car park at Ngaruawahia League Rugby Grounds within the General Residential Zone where the proposal will exceed maximum earthwork volumes and result in transportation infringements	
Urban Homes NZ Limited	LUC0380/23	1 Flemings Way PVT NGARUAWAHIA	Operative District Plan: The proposal will fail to comply with rules for maximum volume of earthworks using imported fill material that is not part of building work in the Living Zone. Proposed District Plan – Appeals Version: The proposal will fail to comply with rules for earthworks within 1.5m of the site boundaries and maximum volume of earthworks using imported fill material in General Residential Zone.	Granted
C J T A Hawira	SUB0079/21	9 Law Crescent HOROTIU	12 Lot Residential Subdivision in the Living Zone of the Operative District Plan and General Residential Zone of the Proposed District Plan with Stormwater Reserve and Road to Vest in Waikato District Council and associated earthworks for site and road formation.	Granted

Tamahere-Woodlands

Ward Total: 3

Applicant	ID No	Address	Details	Decision
K Griffiths, A Linney, Griffiths Family Trustees Limited	LUC0410/23	399 Bruntwood Road TAMAHERE	Operative District Plan: To construct a second dwelling on a site less than 40ha that does not comply with the setback from intensive farm standards at a site in the Rural Zone.	Granted
Montgomery Land Developments Limited	SUB0238/22.01	639B Tauwhare Road TAUWHARE	S127 Change of conditions relating to flood risk assessment report.	Granted
Montgomery Land Developments Limited	SUB0238/22.02	639B Tauwhare Road TAUWHARE	Revocation of Easement relating to Telecommunications and Electricity	Granted

Tuakua-Pokeno

Ward Total: 7

Applicant	ID No	Address	Details	Decision
S A Gounder	LUC0338/23	19 Bathurst Crescent POKENO	Operative District Plan: To construct a dwelling and an attached second 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 and an attached minor residential unit that does not comply with the density standards, permitted outdoor living court and earthworks setback at a site in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0431/23	17 Calder Crescent POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted	Granted

Delegated Authority Report

Period from 17 April 2023 to 28 April 2023

			earthworks 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.	
Gladwin Homes Limited	LUC0459/23	21 Bathurst Crescent POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted setback and 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
R L Newson, K R Newson	LUC0321/23	544 Ridge Road BOMBAY	Operative District Plan: Land use consent to convert an existing shed into a second dwelling. Proposed District Plan - Appeals Version: Land use consent to convert an existing shed into a minor residential unit which is located within the building setback, and which exceeds maximum area (m2) requirements in the General Rural Zone.	Granted
Phoenix Private Limited	LUC0432/23	31 George Street TUAKAU	Application for a Sale of Liquor for an Off-License on a site in the Business Zone under the Operative District Plan – Franklin Section and the Town Centre Zone under the Proposed District Plan – Appeals Version.	Approved
D W Phillips, Heartland Farm Family Trust	SUB0109/23	219 S Hway 2 POKENO	To undertake a boundary relocation between two existing Records of Title on a site in the Rural Zone, and for earthworks within 1.5m of a boundary to upgrade the Lot 1 vehicle entrance.	Granted
J P Brownlee	SUB0298/17.03	160A S Hway 2 POKENO	Application to change the conditions of consent to cater for the reconfiguration of the previously approved lot layout of SUB0298/17.01.	Granted

Waerenga-Whitikahu

Ward Total: 5

Applicant	ID No	Address	Details	Decision
SSA 2021 Limited	LUC0227/23	13 Main Road TE KAUPHATA	Planning Certificate for the sale and supply of alcohol (Off License) in the Business Zone / Town Centre Zone.	Approved
T R Fisher, Y Zhang, Kendons Trust Services (Fisher & Zhang) Ltd	LUC0266/23	52C Vineyard Road TE KAUPHATA	Operative District Plan: To construct a dwelling that does not comply with the permitted earthworks standards at a site in the Country Living Zone. Proposed District Plan - Appeals Version: To construct a residential unit that does not	Granted

Delegated Authority Report

Period from 17 April 2023 to 28 April 2023

			comply with the permitted earthworks standards at a site in the Rural Lifestyle Zone.	
S Singh	LUC0340/23	13 Main Road TE KAUWHATA	To establish a commercial activity in an existing building, which does not comply with Operative District Plan type of activity, accessible car parking and vehicle crossing separation distance rules, and Proposed District Plan – Appeals Version accessible car parking rule.	Granted
Transpower New Zealand Limited - Auckland	DES0010/23	480 Storey Road WAITERIMU	Outline Plan to add another bay to the existing switching station for connection to a new temporary line.	AcceptPlan
Transpower New Zealand Limited - Auckland	LUC0347/23	542B Storey Road WAITERIMU	The construction, operation, maintenance and then removal of a temporary overhead transmission line connection between the Brownhill to Whakamaru (BHL-WHN) 220 kV transmission line and the Ohinewai Switching Station	Granted

Whaingaroa		Ward Total: 2		
Applicant	ID No	Address	Details	Decision
C P Kayser, J Kayser	LUC0483/23	58 Omahina Street RAGLAN	Operative District Plan: To construct a dwelling that does not comply with the permitted water setback standards Proposed District Plan - Appeals Version: To construct a residential unit that does not comply with the permitted water setback standards	Granted
R T Galloway, M S De Jong, A D Kirby	SUB0069/23	State Highway 23 RAGLAN	Subdivision consent to convert an existing cross lease site (5 Sites) to fee simple and undertake a simultaneous boundary relocation between 2 of the sites (Lot 3 and 5) in the Coastal Zone of the Operative District Plan and the Rural Zone of the Proposed District Plan.	Granted