

Resource Consents Issued Under Delegated Authority
Period from 8 - 12 April 2024

Applicant	Application	PropertyAddress	Description	Decision	General Ward	Maori Ward
DC Home Construction Limited	LUC0264/24	14 Piedmonte Avenue, POKENO	Operative Plan ; To construct a new dwelling that require earthworks exceeding permitted volumes and cut depth in the Residential 2 Zone. Proposed Plan ; To construct a dwelling that requires undertaking earthworks within 1.5m of side yards and exceeds cut depth in the General Residential Zone.	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
DC Home Construction Limited	LUC0265/24	1 Dolcetto Place, POKENO	Operative District Plan: To establish a dwelling which does not comply with front yard setbacks, and requires earthworks exceeding permitted volume limits and cut heights in the Residential 2 Zone Proposed District Plan - Appeals Version: To construct a dwelling that requires earthworks within 1.5m of a boundary and breaches cut height, within the General Residential Zone.	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
Golden Star Homes Limited	LUC0266/24	15 Piedmonte Avenue, POKENO	Operative District Plan: To undertake earthworks exceeding permitted volume limits and cut height for a dwelling in the Residential 2 Zone. Proposed District Plan – Appeals Version: To undertake earthworks exceeding permitted volume and cut height limits and undertaking earthworks within 1.5m of the northwestern boundary in the General Residential Zone.	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
W M Luo Limited	LUC0275/24	7 Dolcetto Place, POKENO	Operative District Plan: To undertake earthworks exceeding permitted volume limits for a new dwelling, which also has non-compliance in relation to the outdoor living court position in the Residential 2 Zone. Proposed District Plan - Appeals Version: To undertake earthworks exceeding permitted volume of imported fill and to undertake earthworks within 1.5m of the north-eastern boundary for a residential unit in the General Residential Zone.	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
Waikato District Council	LUC0114/24	Road Reserve, POKENO	Land use consent for the construction of a public toilet block in legal road reserve in Pokeno.	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
Matawhaanui Trust	LUC0102/24	135 Harris Street, HUNTLY	Operative District Plan: To relocate second-hand buildings to a Rural Zoned site, where the buildings will be used to establish a community facility (GP services/mental health/drug and addition services) and where the site is subject to Flood Risk. Proposed District Plan - Appeals Version: To establish a community facility (GP services/mental health/drug and addition services) on a site within the General Rural Zone, where the site is subject to the Defended Policy Area.	Granted	Huntly	Tai Raro Takiwaa
UPC Evolution Limited	LUC0292/24	4 Spence Way PVT, HOROTIU	Operative District Plan: To construct a warehouse and establish a water tank in the Industrial Park Zone that will encroach within the road boundary setbacks, exceed permitted building coverage and that will require earthworks exceeding the permitted area and imported fill for a building platform not approved by building consent. Also, for vehicle entranceways from a road with higher average daily traffic and that will not comply with specified widths. Proposed District Plan - Appeals Version: To construct a warehouse in the General Industrial Zone, where the associated earthworks including imported fill exceed the permitted area and volume. Also, for vehicle entranceways from a road with higher average daily traffic.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
A Moore, L Binns	SUB0077/24	27 A Havelock Road, NGARUAWAHIA	To create one additional lot in the Living Zone (ODP) and General Residential Zone (PDP).	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
G Lynch, J Lynch	LUC0298/24	107 E Tauwhare Road, TAMAHERE	Operative District Plan: Construction of a building to be used for residential activity for the occupation of a single household unit, which will encroach on the minimum building setback from the southeastern boundary, exceed the maximum permitted impervious surfaces and involve earthworks exceeding the maximum permitted volume of imported fill material to form the vehicle access and driveway. Proposed District Plan - Appeals Version: Construction of a residential unit within the minimum building setback from the southeastern boundary and undertake earthworks exceeding the maximum permitted depth.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
J W Trustees Limited, M Emms, D Emms	LUC0253/24	126 C Woodcock Road, TAMAHERE	Operative District Plan: Land Use Consent for the construction of an attached garage that triggers impervious surfaces and building setback non-compliances. Proposed District Plan – Appeals Version: Land Use Consent for the construction of an attached garage that triggers building setback non-compliances	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
KiwiRail Holdings Limited	DES0018/24	State Highway 1, HUNTLY	Outline Plan to install a portacom and shipping container on a section of rail land to the south of the ECMT railway tracks.	AcceptPlan	Tuakau-Pokeno	Tai Raro Takiwaa
R George, L George	SUB0080/24	253 Razorback Road, BOMBAY	Operative District Plan: To undertake a boundary relocation at a site in the Rural Zone where the relocation results in a greater than 20% increase. Proposed District Plan – Appeals Version: To undertake a boundary relocation at a site in the General Rural Zone. Consent Notice Cancellation: The proposal also involves the part cancellation of Consent Notice 11628853.6 insofar as it relates to Lot 1.	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
L Smith, A Smith	SUB0047/23	136 Reed Road, WAERENGA	Operative District Plan: Subdivision of a 40.2 hectare Record of Title to create one additional lot around an existing dwelling, where the land to be subdivided comprises high quality soils. Proposed District Plan – Appeals Version: Subdivision of a 40.2 hectare Record of Title to create one additional lot around an existing residential unit, where the land to be subdivided comprises high class soils and where the new lot will contain more than 15% of the total area as being high class soils.	Granted	Waerenga-Whitikahu	Tai Raro Takiwaa
A Kotze, M Loire	LUC0306/24	106 Andrews Road, TUAKAU	Land use consent for a Minor Residential Unit that exceeds the permitted gross floor area for a minor residential unit and encroaches the road setback in the General Residential Zone under the Proposed District Plan Appeals Version and a second dwelling on a site less than 40 ha in the Rural Zone under the Operative District Plan – Franklin Section.	Granted	Western Districts	Tai Raro Takiwaa