

Resource Consents Issued Under Delegated Authority

Period Issued 13 - 19 October 2025

Applicant	Application	PropertyAddress	Description	Decision	General Ward	Maaori Ward
D Black, M Wilson	LUC0098/26	11 A Kelly Road, MERCER	To construct a new principal dwelling and convert the existing dwelling into an oversize Minor Residential Unit that exceeds the permitted building coverage of 2% on a site in the General Rural Zone	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
D Dean	SUB0126/25	869 Kopuku Road, KOPUKU	To undertake subdivision of five existing records of title (RTs) including a simultaneous boundary relocation resulting in the creation of four additional RTs	Granted	Awaroa-Maramarua	Tai Raro Takiwaa
BS Sandhu & Sons Developers Limited	LUC0315/25	119 Hakanoa Street, HUNTLY	LUC - To construct six new detached dwellings, in addition to the existing dwelling and shops on two Records of Title in the Medium Density Residential Zone 2 and associated earthworks Subdivision - To undertake a seven lot subdivision around consented and existing development in the Medium Density Residential Zone 2 in accordance with a concurrent land use consent LUC0315/25	Granted	Huntly general	Tai Raro Takiwaa
BS Sandhu & Sons Developers Limited	SUB0108/25	119 Hakanoa Street, HUNTLY	Subdivision - To undertake a seven lot subdivision around consented and existing development in the Medium Density Residential Zone 2 in accordance with a concurrent land use consent LUC0315/25 LUC - To construct six new detached dwellings, in addition to the existing dwelling and shops on two Records of Title in the Medium Density Residential Zone 2 and associated earthworks	Granted	Huntly general	Tai Raro Takiwaa
N Sunde	LUC0360/25	16 Ohinewai North Road, OHINEWAI	To establish and operate a daycare facility / childcare facility on-site in the Business Zone / Local Centre Zone, which does not comply with Operative District Plan vehicle movements rule and which does not comply with Waikato District Plan – Operative In Part, landscaping, on-site manoeuvring, and earthworks rules.	Granted	Huntly general	Tai Raro Takiwaa
Jersey Views Estate Ltd	SUB0086/25.01	266 Orini Road, ORINI	A s127 application is required to amend conditions of consent 1 and 6, and remove conditions 7 and 17 for SUB0086/25.	Granted	Huntly general	Tai Runga Takiwaa
AML 24 Limited	LUC0226/25.01	26 Jackson Street, NGARUAWAHIA	To amend Conditions 1, 9, 14, and 15 of the resource consent under Section 127 of the RMA, to reflect updated site plans, enable staged dwelling relocation based on earthworks complexity, and separate stormwater reporting into standalone conditions for improved clarity and accuracy (conditions 16 and 17).	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Fleming Developments Limited	LUC0305/25	101 Old Taupiri Road, NGARUAWAHIA	Land use consent for earthworks including the importation of cleanfill associated with a residential subdivision to establish building platforms, install three waters infrastructure and formation of access within the General Residential Zone and partially within a Flood Plain Management Area and Outstanding Natural Landscape (Waikato River). Land use consent to allow existing development within Lot 1 of SUB0103/25 to exceed the total impervious surface coverage and for two signs exceeding 0.25m ² and within 60m of a controlled intersection.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Fleming Developments Limited	SUB0103/25	101 Old Taupiri Road, NGARUAWAHIA	Subdivision in the General Residential Zone across 4 stages to create 29 lots for residential development, one road to vest in Council (split across three lots), one local purpose reserve to vest in Council, one esplanade reserve to vest in Council and two joint owned access lots.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Fortysouth Limited	LUC0077/26	213 Lake Road, HORSHAM DOWNS	Certificate of Compliance to install a new 25m high telecommunication facility	#APPROVED	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Grinter Building & Maintenance Limited	LUC0113/26	9 Onslow Avenue, TAUPIRI	Waikato District Plan - Operative in Part: Land use consent is required in conjunction with SUB0267/22.01 for retrospective earthworks that exceeded the permitted volume and area for a site within the General Residential Zone. The earthworks were also undertaken within 1.5 metres of the boundaries of the site. National Environmental Standard for Assessing and Managing Contaminants in Soil Regulations 2011: Retrospective consent is required for soil disturbance under the NES for Contaminants in Soils, as a Discretionary Activity under Regulation 11.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Grinter Building & Maintenance Limited	SUB0267/22.01	9 Onslow Avenue, TAUPIRI	A s127 application is required to amend condition 18(a) to change the existing Geotechnical Report reference to accommodate for an updated Geotechnical Report that occurred as a result of the retrospective earthworks undertaken on the site.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Sentinel Homes Limited	LUC0085/26	342 Horsham Downs Road, HORSHAM DOWNS	Waikato District Plan – Operative in Part To replace an existing dwelling infringing on side yard and road setbacks as well as height to boundary requirements in the General Rural Zone.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Swordfish Projects Limited	LUC0083/26	Muru Street, NGARUAWAHIA	Construction of six new dwellings (A duplex within consented Lots 23 and 24 of Stage 3A and terraced units within Lots 43-46 of Stage 3B) in the Medium Density Residential 2 Zone, on a site with an approved subdivision consent.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
G Ballard, R Ballard	LUC0088/26	142 Ballard Road, GORDONTON	Classification of an existing Residential Unit on RT 723660 to become a Minor Residential Unit on Lot 2 where the MRU cannot comply with separation distances from the main Residential Unit and does not share a driveway.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
G Ballard, R Ballard	SUB0048/26	142 Ballard Road, GORDONTON	Subdivision: Boundary Relocation between two records of title in the Rural/ General Rural Zone	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
Marshland Family Trust	SUB0029/26	306 Telephone Road, PUKETAHA	Operative District Plan: General subdivision between two adjoining titles in the Rural Zone in separate ownership to relocate boundaries where the allotment size does not comply with the Operative District Plan requirements. Waikato District Plan – Operative in Part: To undertake a boundary relocation of two titles in General Rural Zone in separate ownership. National Environmental Standards for Contaminants in Soil: Consent is required under the NESCS as a Restricted Discretionary Activity, due to Arsenic and Cadmium concentrations from past HAIL activities exceeding applicable guideline values, triggering consent for any subdivision of the site.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
P Sadlier, N Sadlier, NPS Trust	LUC0067/26	495 A Piako Road, GORDONTON	To construct and use an access (driveway) which is parallel to the public road and within 30m of the public road and for earthworks within 1.5m of a property boundary with a cut or fill depth not exceeding 0.5m.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
B McDonald	SUB0078/25.01	115 Harrisville Road, TUAKAU	To change condition 1 of a boundary relocation between two sites in the Rural Zone of the Operative Waikato District Plan (Franklin Section) and the General Rural Zone of the Waikato District Plan – Operative in Part.	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
M McAuley	LUC0097/26	141 Waitetuna Valley Road, WAITETUNA	For residential unit alterations and a new carport and attached enclosed area, located within minimum building setbacks to boundaries, in the General Rural Zone.	Granted	Whaingaroa	Tai Runga Takiwaa
Raggascruffin Limited	LUC0044/26	25 C Government Road, RAGLAN	The proposed alteration to the existing dwelling exceeds both the maximum permitted height limit (8m) and the maximum permitted HIRB plane on the western adjoining property, which is located within the General Residential Zone under the Waikato District Plan – Operative in Part.	Granted	Whaingaroa	Tai Runga Takiwaa
S Bollen, A Bollen	LUC0025/26	30 C Government Road, RAGLAN	Waikato District Plan – Operative in Part: To construct a new dwelling in a Coastal Sensitivity Area – Erosion overlay which breaches the building height standard within the General Residential Zone.	Granted	Whaingaroa	Tai Runga Takiwaa