

# Resource Consents Issued Under Delegated Authority

Period Issued 15 - 21 December 2025



| Applicant  | Application   | PropertyAddress                      | Description   | Decision   | General Ward       | Māori Ward        |
|--|---------------|--------------------------------------|---|------------|--------------------|-------------------|
| HGK Investment Limited   | LUC0140/26    | 13 D Pokeno Road,<br>POKENO          | Conversion of a residential dwelling to a childcare centre.   | Granted    | Tuakau-Pokeno      | Tai Raro Takiwaa  |
| L Bao, Z Zhu   | LUC0169/26    | 212 D Newell Road,<br>TAMAHERE       | Application for Land Use consent to allow for a shed located within the boundary setback, to exceed 700m² of impervious surface for Lot 7, to establish a dwelling within 32m of a wetland and within 15m of the top of a gully contour and for earthworks including earthworks within a Sites and Areas of Significance to Māori.  | Granted    | Tamahere-Woodlands | Tai Runga Takiwaa |
| Mint Homes Limited   | DES0012/26    | 45 Elizabeth Street,<br>TUAKAU       | For a new single storey administration block at Tuakau College.   | AcceptPlan | Tuakau-Pokeno      | Tai Raro Takiwaa  |
| HD Land Limited  | LUC0302/25    | Hampton Downs Road,<br>HAMPTON DOWNS | Land Use Consent - to undertake earthworks at Hampton Downs. This includes cutting from PREC14 (Lot 5 DP 411257) and filling the western and northern parts of PREC15 (Lot 2 & Lot 7 DP 411257) to improve the topography of the land within the allotments for the appropriate use of the designated zoning.   | Granted    | Waerenga-Whitikahu | Tai Raro Takiwaa  |
| A Matheson, L Blackbourn   | LUC0185/26    | 591 C Pencarrow Road,<br>TAMAHERE    | Land use consent to convert a non-habitable building to a minor residential unit in conjunction with the establishment of a new principal dwelling on the site. The minor residential unit will fail the 25m yard setback required under rule GRUZ-S12 of the Waikato District Plan – Operative in Part.  | Processing | Tamahere-Woodlands | Tai Runga Takiwaa |
| Game Farms Limited   | SUB0047/26    | 599 Te Puroa Road,<br>NGARUAWAHIA    | Operative District Plan: Proposal for a three Lot house conservation subdivision in the Rural Zone.<br>Waikato District Plan - Operative in Part: Proposal to undertake a three Lot subdivision in the General Rural Zone with a Record of Title that has an issuance date post December 1997.  | Granted    | Western Districts  | Tai Runga Takiwaa |
| L Bao, Z Zhu   | SUB0134/25    | 212 D Newell Road,<br>TAMAHERE       | Subdivision in the Rural Lifestyle Zone to create eight rural residential lots, one access lot, one lot to vest as road and one lot to vest as local purpose reserve.   | Granted    | Tamahere-Woodlands | Tai Runga Takiwaa |
| Riverdale Group Ltd  | SUB0076/26    | 102 Hooker Road,<br>TAMAHERE         | The proposal is to create two reserve allotments (one per title) pursuant to Rule SUB-R50 of the Waikato District Plan (Operative in Part) from each of the existing titles on the basis of the creation of an esplanade strip along the frontage of the Waikato River to enable public access.   | Granted    | Tamahere-Woodlands | Tai Runga Takiwaa |
| Create Investments Limited   | LUC0037/26    | 97 Matakotea Road,<br>TE UKU         | To enable built development on Lots 5 and 6 of SUB0028/26 to be within the minimum building setback to a wetland in the Rural Lifestyle Zone.   | Granted    | Whaingaroa general | Tai Runga Takiwaa |
| Te Whakaruruhau 2013 Inc T/as Waikato Women's Refuge – Te Whakaruruhau | LUC0187/26    | 42 Roto Street,<br>TE KAUWHATA       | To relocate a new dwelling within 300m of the edge of oxidation ponds that are part of a municipal wastewater treatment facility and cannot comply with stormwater requirements in the General Residential Zone   | Granted    | Waerenga-Whitikahu | Tai Raro Takiwaa  |
| L Xie  | LUC0221/15.01 | 21 B Riverfields Lane,<br>TAMAHERE   | To remove conditions 5 and 7 and add conditions 13 and 14 to enable the retention and stabilisation of existing fill material within the site.  | Granted    | Tamahere-Woodlands | Tai Runga Takiwaa |
| Create Investments Limited   | SUB0028/26    | 97 Matakotea Road,<br>TE UKU         | To subdivide the site to create six new rural lifestyle allotments, one road to vest, and one small lot and one balance lot (to be amalgamated), in the Te Uku Precinct. This proposal does not comply with Waikato District Plan – Operative In Part general subdivision within Te Uku Precinct, subdivision – building platform, earthworks activities associated with infrastructure, service connections for subdivision, and new public roads rules. This proposal does not comply with Operative District Plan allotment boundaries rule. | Granted    | Whaingaroa general | Tai Runga Takiwaa |
| E Slack, H Slack   | SUB0068/26    | 756 Aka Aka Road,<br>FRANKLIN        | To undertake a boundary relocation between two titles not in the same ownership and where there is a greater than 20% change in title size  | Granted    | Awaroa-Maramarua   | Tai Raro Takiwaa  |
| Arreton Farms Limited  | SUB0072/26    | 88 Davies Road,<br>ORINI             | To undertake a two stage subdivision as a boundary relocation between 4 titles in the General Rural Zone where building setbacks are infringed  | Granted    | Waerenga-Whitikahu | Tai Runga Takiwaa |
| A Marsh  | SUB0065/26    | 52 A Lorenzen Bay Road,<br>RAGLAN    | To undertake the conversion of a Cross Lease title to a Fee Simple title.   | Granted    | Whaingaroa general | Tai Runga Takiwaa |
| M Ewing, A Ewing   | SUB0069/26    | 61 B Cherry Lane,<br>TAMAHERE        | Two Lot boundary relocation in the Country Living/ Rural Lifestyle Zone.  | Granted    | Tamahere-Woodlands | Tai Runga Takiwaa |
| CMP Construction NZ Ltd  | LUC0121/26    | 117 Whangarata Road,<br>TUAKAU       | Undertaken Earthworks to form a hardstand area and upgrade a Vehicle Crossing to mitigate sight distance infringements.   | Granted    | Tuakau-Pokeno      | Tai Raro Takiwaa  |
| L Xie  | VAR0008/26    | 21 B Riverfields Lane,<br>TAMAHERE   | Vary Condition 2(c) of Consent Notice 7538135.1 to enable fill placed over the gully edge and remedial works to take place.   | Granted    | Tamahere-Woodlands | Tai Runga Takiwaa |
| D Lorson   | LUC0170/26    | 6 - 123 Greenslade Road,<br>RAGLAN   | Waikato District Plan – Operative in Part<br>To construct a new dwelling that protrudes through the permitted height in relation to boundary plane and undertake earthworks within 1.5m of a boundary in the General Residential Zone.  | Granted    | Whaingaroa general | Tai Runga Takiwaa |