

Resource Consents Issued Under Delegated Authority
Period Issued 20 Oct - 2 Nov 2025

Applicant	Application	PropertyAddress	Description	Decision	General Ward	Māori Ward
Hawkins Homes Ltd	LUC0104/26	47 Coptic Terrace, POKENO	To construct a dwelling that fails to comply with the minimum outlook space dimension of 4m x 4m and earthworks cut exceeding the permitted depth of 1.5m on a site in the Medium Density Residential Zone 2	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
Hawkins Homes Ltd	LUC0105/26	29 Coptic Terrace, POKENO	To undertake earthworks that exceed the permitted cut depth of 1.5m in the Medium Density Residential Zone 2	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
Builtsmart Properties Limited	SUB0052/26	Waugh Lane, HUNTLY	To renew previously lapsed consent SUB0022/20.05 for Stages 2 and 3. The subdivision consent is occurring on land in the Medium Density Residential 2 Zone. Stage 2: To create 26 residential lots, 2 Lots to vest as Drainage Reserve, 1 Lot as a Communal Open Space and to create 1 Lot as a Road to Vest. Stage 3: To create 3 residential lots, 1 Lot as Road to Vest and 1 balance Lot.	Granted	Huntly general ward	Tai Raro Takiwaa
Da-Silva Builders Limited	LUC0080/26	613 Horsham Downs Road, HORSHAM DOWNS	Waikato District Plan – Operative in Part: To undertake earthworks exceeding permitted volume area, fill and excavation limits.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
J Caddigan	LUC0106/26	8 Murphy Lane, TAUPIRI	To relocate a second-hand residential unit to the site, which will be the second residential unit on-site, and for earthworks within 1.5m of a side boundary, under the Waikato District Plan – Operative In Part, and where part of the building will be within 1.5m of the northern site boundary, being within a minimum building setback under the Operative District Plan – Waikato Section.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Korris Limited	SUB0016/24.02	6257 Great South Road, HOROTIU	A s127 application is required to amend existing conditions of consent and add conditions of consent to SUB0016/24 to reflect the inclusion of proposed Super Stage 1.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Precision Built Limited	SUB0025/26	160 Duck Road, ROTOKAURI	To undertake a boundary relocation between two vacant sites in the Rural/General Rural Zones.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
Riverbank Ventures Limited	SUB0015/25	698 Hakarimata Road, NGARUAWAHIA	Operative District Plan: To undertake a subdivision consent in the Country Living Zone to create eight additional lots, and vest one lot as an esplanade reserve. Waikato District Plan - Operative in Part: To undertake a subdivision consent in the Rural Lifestyle Zone to create eight additional lots, and vest one lot as an esplanade reserve.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
S Savage	LUC0058/26	284 Hakarimata Road, NGARUAWAHIA	Operative District Plan (Waikato Section): The proposal is to construct an accessory building of 300m2, which exceeds the permitted combined gross floor area for all accessory buildings for sites in the Country Living Zone. There is an existing shipping container on the site temporarily, with a gross floor area of 14.4m2, which takes the overall accessory building coverage to 314.4m2. The shipping container and an existing lean-to-shed is located within the permitted boundary setbacks. Waikato District Plan – Operative in Part: The proposal sees the existing shipping container and existing 'lean-to-shed' being located within the permitted boundary setbacks for a site in the Rural Lifestyle Zone.	Granted	Newcastle-Ngaruawahia	Tai Runga Takiwaa
A Christie, P Jones, P Jones, P Jones Family Trust	SUB0058/26	118 Scotsman Valley Road, TAUWHARE	Operative District Plan: To undertake a boundary relocation in the Rural Zone between two Records of Title, where the proposal creates additional development rights. Waikato District Plan – Operative in Part: To undertake a boundary relocation where new Lot 2 will comprise of more than 15% High Class Soils and existing dwelling and the sheds will infringe on setbacks.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
G McMahon	LUC0043/26	337 C Newell Road, TAMAHARE	Operative District Plan: To re-site a relocatable dwelling to be the primary dwelling that does not comply with the impervious surfaces rule in the Country Living Zone.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
J Maling, J&K Maling Family Trust, Maling Trustees No 1 Ltd	LUC0107/26	15 Pekapeka Lane PVT, TAMAHARE	Operative District Plan: To construct an accessory building on a site in the Country Living Zone, where the gross floor area of the accessory building exceeds 80m2 and is located within the permitted boundary setback. Waikato District Plan – Operative in Part: To construct a building within the permitted boundary setback in the Rural Lifestyle Zone.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
Lightyears Solar Limited	LUC0230/25	226 Ringer Road, TAUWHARE	Land Use Consent - to establish and operate a 40 Hectare (Ha) solar farm.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
Lindsfarne Trust, L Jordan, J Jordan, L Jordan	SUB0038/26	Woodlands Road, GORDONTON	To undertake a boundary relocation on a site in the Rural/General Rural Zone	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
N Knights, C Knights	LUC0122/26	37 Scotsman Valley Road, TAUWHARE	A building which fails to comply with boundary setbacks and accessory building coverage. Retrospective consent is also sought to legally establish two accessory buildings within the required boundary setback.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
R Wilcock, G Wilcock	LUC0112/26	117 Windmill Road, TAMAHARE	Earthworks relating to a subdivision and the formation of a Joint Access Lot in the Rural Lifestyle Zone	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
R Wilcock, G Wilcock	SUB0109/25	117 Windmill Road, TAMAHARE	Subdivision to create 7 Lots within the Rural Lifestyle zone, including 5 Lifestyle lots, 1 Access Lot and an Esplanade Reserve. Land use consent for earthworks for access construction.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
Titoki Sands Limited	LUC0214/10.06	34 A Tauwhare Road, TAUWHARE	Variation of Conditions (Condition 1 (Method of Operation), Condition 2.2 (restriction of sales) Condition 5.4 (maximum volume of stockpiles), Condition 14.1 (Heavy Vehicle Movements), Condition 14.6 (Vehicle Records) Condition 14.7 (debris spillage cleanup) and Condition 17.1 (Review Condition)), to enable up to 20,000 metres of imported pre-processed aggregate to be sold from the Titoki Quarry Site in the General Rural Zone – Aggregate Extraction Area.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
W Zhang	LUC0555/23.01	49 Seddon Road, PUKETAHA	S127 variation application to amend Conditions 1 and 4 of approved consent LUC0555/23 to allow for an increase in the allowable building coverage area.	Granted	Tamahere-Woodlands	Tai Runga Takiwaa
Waikato District Council	LUC0161/25	Blishorpe Lane, MATANGI	To construct a walkway within the Mangaharakeke Gully exceeding permitted earthworks volumes and areas and also for the clearance of indigenous vegetation within a Significant Natural Area and for earthworks within a significant natural area.	Processing	Tamahere-Woodlands	Tai Runga Takiwaa
Young Callander Limited	LUC0339/25	3 Dominion Road, TUAKAU	Proposal/Waikato District Plan - Operative in Part: To undertake earthworks which are located within 1.5m of a boundary and exceed the permitted cut area and volume within the Commercial Zone.	Granted	Tuakau-Pokeno	Tai Raro Takiwaa
A R and D M Allen Limited	SUB0113/25	750 Storey Road, WAITERIMU	Subdivision to create 3 records of title from 4 records of title and cancellation of an amalgamation covenant.	Granted	Waerenga-Whitkahu	Tai Raro Takiwaa
N Van De Pas, R Van De Pas, Hamilton Lands Limited	SUB0116/25	563 A Kneebone Road, ORINI	To undertake a boundary relocation between two existing Records of Title in the Rural Zone / General Rural Zone, which does not comply with Operative District Plan subdivision generally, allotment boundaries, allotment size, road access and access and entrances rules, and which also does not comply with Waikato District Plan – Operative in Part boundary relocation, title boundaries, road frontage and building platform rules. Cancellation of amalgamation condition pursuant to section 243(1) of the Resource Management Act 1991.	Granted	Waerenga-Whitkahu	Tai Raro Takiwaa
Transpower New Zealand Ltd, Waerenga Solar Farm Ltd	EPA0003/23.02	1276 Waerenga Road, WAERENGA	S125 to extend the lapse periods for EPA0003/23	Granted	Waerenga-Whitkahu	Tai Raro Takiwaa
Fruition Farms Limited	LUC0096/26	272 Broughton Road, ROTONGARO	To construct a composting barn (building containing a productive rural activity) which does not meet gross floor area requirements under the Operative District Plan and does not meet building coverage requirements under the Waikato District Plan – Operative in Part on a rural site.	Granted	Western Districts	Tai Raro Takiwaa
Waikato Regional Council	DES0012/25	264 Furniss Road, RUAWARO	To undertake maintenance work and upgrades (earthworks and vegetation clearance) to sections of an existing stop bank in the Lower Waikato Zone, in order to meet the level of service required for the flood schemes.	AcceptPlan	Western Districts	Tai Raro Takiwaa
T Urfich	LUC0082/26	20 Edgecombe Drive, GLEN MASSEY	A garage fails to meet the permitted standards as it is located in front of the front façade of the dwelling, within the permitted road setback, and triggers earthworks within 1.5 metres of the road boundary	Granted	Western Districts	Tai Runga Takiwaa
Burns Construction Ltd, V Singh, N Singh	LUC0053/26	2 Rerekahu Street, RAGLAN	Operative District Plan: To undertake earthworks exceeding permitted imported fill limits in the Living – Rangitahi Zone. Waikato District Plan – Operative in Part: To undertake earthworks exceeding permitted volume limits and imported fill depth. The new residential unit is unable to comply with height in relation to boundary rules in the Rangitahi Peninsula Zone.	Granted	Whaingaroa general	Tai Runga Takiwaa
C Sciascia	LUC0029/26	14 C Greenslade Road, RAGLAN	Waikato District Plan - Operative in Part: To construct an accessory shed within the General Rural Zone, where the shed will be within the permitted boundary setbacks. Furthermore, the earthworks for the construction of the driveway will be within 1.5 metres of the boundaries of the site and the earthworks areas will not be revegetated as to a minimum of 80% within two months.	Granted	Whaingaroa general	Tai Runga Takiwaa
Hunza Farming Limited, K Weston-Arnold	SUB0015/19.01	437 Te Mata Road, TE MATA	To delete Condition 17 of the resource consent under Section 127 of the RMA, removing the need for third-party approval.	Granted	Whaingaroa general	Tai Runga Takiwaa