

Resource Consents Issued Under Delegated Authority Weekly Report

Period from 29 August 2022 to 2 September 2022

Awaroa ki Tuakau		Ward Total: 11		
Applicant	ID No	Address	Details	Decision
K J Jordan, K Buchanan	LUC0002/23	31A Leathem Crescent POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted setback and building coverage standards in the Residential 2 Zone. Proposed District Plan - Appeals Version: To construct a dwelling that does not comply with the permitted building coverage and earthworks setback standards in the General Residential Zone.	Granted
DW Homes Limited	LUC0027/23	11 Aitkenhead Street POKENO	Operative Plan: Construct a dwelling that does not comply with front yard setbacks in the Residential 2 Zone.	Granted
Hawkins Group Limited	LUC0074/23	39 Elizabeth Street TUAKAU	Operative District Plan: To construct an additional dwelling and associated earthworks in the Residential Zone. Proposed District Plan - Appeals Version: To construct an additional residential unit that does not comply with the permitted earthworks setback standards in the General Residential Zone. Lot 52 of SUB0147/21 (Resultant Lot Number)	Granted
Hawkins Group Limited	LUC0078/23	39 Elizabeth Street TUAKAU	Operative District Plan: To construct an additional dwelling and associated earthworks in the Residential Zone. Proposed District Plan - Appeals Version: To construct an additional residential unit that does not comply with the permitted earthworks setback standards in the General Residential Zone. Lot 49 of SUB0147/21 (Resultant Lot Number)	Granted
Hawkins Group Limited	LUC0087/23	39 Elizabeth Street TUAKAU	Operative District Plan: To construct an additional dwelling with associated earthworks at a site within the Residential Zone. Proposed District Plan - Appeals Version: To construct an additional residential unit that does not comply with the permitted earthworks setback and garage positioning standards in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0088/23	39 Elizabeth Street TUAKAU	Operative District Plan: To construct an additional dwelling that does not comply with the permitted earthworks volume standards at a site within the Residential Zone. Proposed District Plan - Appeals Version: To construct an additional residential unit that does not comply with the permitted earthworks setback and garage positioning standards in the General Residential Zone	Granted

Resource Consents Issued Under Delegated Authority Weekly Report

Period from 29 August 2022 to 2 September 2022

Hawkins Group Limited	LUC0107/23	39 Elizabeth Street TUAKAU	Operative District Plan: To construct an additional dwelling and associated earthworks in the Residential Zone. Proposed District Plan - Appeals Version: To construct an additional residential unit that does not comply with the permitted earthworks setback standards in the General Residential Zone. Lot 53 of SUB0147/21.01	Granted
Hawkins Group Limited	LUC0108/23	39 Elizabeth Street TUAKAU	Operative District Plan: To construct an additional dwelling with associated earthworks at a site within the Residential Zone. Proposed District Plan - Appeals Version: To construct an additional residential unit that does not comply with the permitted earthworks setback and garage positioning standards in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0109/23	39 Elizabeth Street TUAKAU	Operative District Plan: To construct an additional dwelling and associated earthworks in the Residential Zone. Proposed District Plan - Appeals Version: To construct an additional residential unit that does not comply with the permitted earthworks setback standards in the General Residential Zone. Lot 50 of SUB0147/21 (Resultant Lot Number)	Granted
Mittal Family Trust	LUC0295/22	7 Tuakau Saleyards Road TUAKAU	Concrete batching and pre-cast concrete manufacturing plant	Granted
Z Rahman	LUC0373/22	43 Flannery Road POKENO	Operative Waikato District Plan (Franklin Section) 2000: To construct a dwelling that breaches earthworks volume, building coverage and dwelling density in the Residential 2 Zone. Proposed Waikato District Plan – Appeals Version August 2022: To construct a dwelling with attached minor residential unit that breaches dwelling density and requires earthworks within 1.5m of boundaries within the General residential Zone	Granted

Eureka Ward Total: 1

Applicant	ID No	Address	Details	Decision
Vision Complete Earthworks Limited	LUC0041/23	86 Gordonton Road HAMILTON	To operate a Transport Depot in the Rural Zone, urban expansion policy area until 2027	Granted

Huntly Ward Total: 2

Applicant	ID No	Address	Details	Decision
RJT Holdings Limited	LUC0249/22	183 Ohinewai South Road OHINEWAI	Operative District Plan: To conduct earthworks exceeding volume, area and cut and batter heights. Soil disturbance of a HAIL site.	Granted

Resource Consents Issued Under Delegated Authority Weekly Report

Period from 29 August 2022 to 2 September 2022

			Proposed District Plan – Appeals Version: To conduct earthworks exceeding volume and area. Soil disturbance of a HAIL site.	
Ohinewai Estate Limited	SUB0147/22	183 Ohinewai South Road OHINEWAI	Operative District Plan: Subdivision to create sixteen country living lots and two access lots on a HAIL site in the Country Living Zone in four (4) stages. Proposed District Plan – Appeals Version: Subdivision to create sixteen rural lifestyle lots and two access lots on a HAIL site in the Rural Lifestyle Zone in four (4) stages.	Granted
Ngaruawahia		Ward Total: 6		
Applicant	ID No	Address	Details	Decision
Swordfish Projects Limited	LUC0014/23	15 Galbraith Street NGARUAWAHIA	The proposal is to create a duplex on a 2.48ha site creating three dwellings temporarily on a site prior to issue of titles under Stage 1 of SUB0269/22. On issue of title the lot will contain two attached dwellings and infringe building coverage and living court requirements.	Granted
G J Gardner Homes Limited - Hamilton	LUC0049/23	7 Kahakaha Place NGARUAWAHIA	Operative District Plan To construct a new residential dwelling that exceeds building coverage and does not provide on site manoeuvring in the New Residential Zone. Proposed District Plan – Appeals Version: To construct a new residential dwelling that exceeds building coverage and for earthworks within 1.5m of yard boundaries in the General Residential Zone.	Granted
C R MacKenzie, S E I MacKenzie	LUC0054/23	39B Rangimarie Road NGARUAWAHIA	Proposed District Plan - Appeals Version: To construct a dwelling that does not comply with the setback from an indicative road setback standard and undertake earthworks within 1.5m of a boundary in the General Residential Zone.	Granted
P V Hedau, B Dhamapurkar	LUC0073/23	35 Rangimarie Road NGARUAWAHIA	Proposed District Plan – Appeals Version: To construct a residential unit that does not comply with the earthwork's setback standards in the General Residential Zone.	Granted
L & T Homes Limited	LUC0208/22.01	2 Landon Lane PVT HORSHAM DOWNS	Application for to cancel Condition 4 to allow for a Dependent Persons Dwelling to be occupied as a Second Dwelling.	Granted
D R Hooker	LUC0262/22	2747 River Road NGARUAWAHIA	Operative District Plan: To construct a shed that will encroach on a side boundary and road boundary setback, water tanks that encroach within a side boundary and which has vehicle access separation distance failures within the Rural Zone. Proposed District Plan - Appeals Version: To	Granted

Resource Consents Issued Under Delegated Authority Weekly Report

Period from 29 August 2022 to 2 September 2022

			construct a shed that will encroach on a road boundary setback, has earthworks setback rule failures and which has a vehicle access separation distance failure within the General Rural Zone.	
--	--	--	--	--

Onewhero-Te Akau Ward Total: 1

Applicant	ID No	Address	Details	Decision
K A Hogan, M E Salvatierra- Hogan, G G Paton, T J Paton, R C Comision, J J Comision	SUB0294/22	160 Kauri Road TUAKAU	Operative Plan: Resource consent for a boundary relocation subdivision between two Records of Title in the Rural Zone. Proposed Plan - Appeals Version: Resource consent for a boundary relocation subdivision between two Records of Title in the Rural Zone.	Granted

Raglan Ward Total: 1

Applicant	ID No	Address	Details	Decision
Hillcrest Farms Limited	LUC0394/20.01	430 Te Hutewai Road TE HUTEWAI	To change condition 1 (General Accordance) and new conditions 3A and 3B to include two additional 20m ² buildings to be established adjacent to the existing creamery for a rural industry activity.	Granted

Tamahere Ward Total: 1

Applicant	ID No	Address	Details	Decision
Gunnadoo Trust	LUC0609/22	20 Alisha Place TAMAHERE	To put a second dwelling on site, and for retrospective resource consent for a firewood shed, which will result in Operative District Plan rule failures relating to type of activity, maximum permitted impervious surfaces, minimum building setback, and vehicle crossing separation distance, and for Proposed District Plan – Appeals Version rule failures relating to earthworks and minimum building setback.	Granted

Whangamarino Ward Total: 1

Applicant	ID No	Address	Details	Decision
Sabre Developments Limited	LUC0034/23	8 Pourewa Street TE KAUPHATA	The proposal is to build a single-level three-bedroom dwelling with internal access to a single garage on a vacant residential site. Building setback does not comply.	Granted