

# Resource Consents Issued Under Delegated Authority Weekly Report

Period from 12 September 2022 to 17 September 2022

Awaroa ki Tuakau		Ward Total: 5		
Applicant	ID No	Address	Details	Decision
T J Mauheni-Zacharias, D Mauheni-Zacharias	LUC0019/23	12 Noble Lane PVT POKENO	Operative District Plan: To undertake earthworks exceeding permitted volume limits in the Residential 2 Zone Proposed District Plan - Decisions Version: To undertake earthworks within 1.5m of a boundary in the General Residential Zone	Granted
Brilliant Building Limited	LUC0038/23	54 Leathem Crescent POKENO	Operative District Plan: To establish a dwelling which exceeds building coverage, garage setbacks, and front yard setbacks and undertake earthworks exceeding permitted volume limits 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 garage positioning standards within the General Residential Zone.	Granted
C E Pullin	LUC0067/23	51 Baird Road POKENO	Operative District Plan: To relocate a newly constructed second dwelling onto a site in the Rural Zone.	Granted
Hawkins Group Limited	LUC0085/23	41B Leathem Crescent POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted outdoor living court standards at a site within the Residential 2 Zone. Proposed District Plan - Appeals Version: To construct a dwelling that does not comply with the permitted earthworks setback at a site within the General Residential Zone.	Granted
L Q Higgins, V S Higgins	LUC0585/22	12 Clark Rise POKENO	Operative District Plan: To construct a dwelling and retaining wall with non-compliances relating to Yard Setbacks, Outdoor Living Court, and Earthworks on a site in the Residential 2 Zone. Proposed District Plan - Appeals Version: To construct a residential unit where the garage is not set back behind the front façade of the residential unit and additional non-compliances relating to Outdoor Living Space, Service Court, and Earthworks on a site in the General Residential Zone.	Granted
Eureka		Ward Total: 1		
Applicant	ID No	Address	Details	Decision
J Stewart	LUC0565/22	522A Matangi Road MATANGI	Operative District Plan - To establish a Dependent Persons Dwelling that infringes side boundary setbacks and does not provide for a shared outdoor area with the principal dwelling on the site within the Rural Zone. Proposed District Plan – Appeals Version - To establish a minor residential unit which infringes	Granted

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			side boundary setback requirements within the General Rural Zone.	
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Newcastle		Ward Total: 1		
Applicant	ID No	Address	Details	Decision
P J Birss	LUC0063/23	54D Hartstone Road TE KOWHAI	Operative District Plan: Construct a Shed which exceeds the permitted site coverage and building setbacks within the Rural zone. Proposed District Plan – Appeals Version: Construct a Shed which exceeds the permitted site coverage and building setbacks within the General Rural zone.	Granted

Ngaruawahia		Ward Total: 5		
Applicant	ID No	Address	Details	Decision
Native Bird Drafting Ltd	LUC0024/23	64 Horotiu Road HOROTIU	Operative District Plan: To relocate a used dwelling onto the subject site which will not be connected to its foundations within 7 days of arrival, and which has a daylight admission encroachment within the Living zone. Proposed District Plan - Appeals Version: To undertake earthworks and place fill within 1.5m of a boundary within the General Residential zone.	Granted
A Srivastava, S Srivastava	LUC0070/23	39A 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 at a site in the General Residential Zone	Granted
J Clapson, K C Clapson	LUC0076/23	49 Ridge Park Drive HOROTIU	To construct a dwelling that exceeds building coverage and a retaining wall that breaches setback requirements on a site less than 2500m <sup>2</sup> in the Rural Zone/General Rural Zone.	Granted
M D Spicer, T Mercury	LUC0126/23	37A Rangimarie Road NGARUAWAHIA	Proposed District Plan - Appeals Version: To construct a dwelling that does not comply with the earthwork's setback standard at a site in the General Residential Zone.	Granted
T I Bawden	LUC0552/22	2324 River Road HORSHAM DOWNS	To establish a new 9-hole golf course and associated clubroom and canteen (Commercial Activity) in the Rural Zone under the Operative District Plan To establish a new 9-hole golf course and associated clubroom and canteen (Rural Commercial Activity) in the general Rural Zone under the Proposed District Plan	Granted

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Onewhero-Te Akau		Ward Total: 1		
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D E Garrett, T S Abel	SUB0234/22	1798 Chapman Road TUAKAU	Operative District Plan: To undertake a boundary relocation between two existing records of title and to undertake an Environmental Lot subdivision outside the Environmental Enhancement Overlay Area in exchange for the creation of one additional allotment in the Rural Zone with a non-compliance relating to exceeding the maximum lot area requirements. Proposed District Plan – Appeals Version: To undertake a boundary relocation between two existing records of title and create one additional lot from one record of title that is less than 40ha in size in the General Rural Zone with non-compliances relating to building platforms and subdivision of a Signatural Natural Area.	Granted

Raglan		Ward Total: 4		
Applicant	ID No	Address	Details	Decision
A E Orleans	LUC0053/23	87A Houchen Road TE MATA	Operative District Plan: To relocate a second-hand dwelling onto the subject site within the Rural zone. Proposed District Plan - Appeals Version: To undertake earthworks within 1.5m of a boundary within the General Rural zone.	Granted
A S Hill	LUC0086/23	1 Hapuapua Street RAGLAN	Operative District Plan: To construct a dwelling on a site in the Living Rangitahi Zone with non-compliances relating to Daylight Admission. Proposed District Plan - Appeals Version: To construct a residential unit on a site in the Rangitahi Peninsula Zone with non-compliances relating to Height in Relation to Boundary and Separation Distances.	Granted
D G Newman, J C Newman	LUC0635/22	21 Omahina Street RAGLAN	Operative District Plan: Construct a dwelling, attached second dwelling and associated earthworks in the Rangitahi Living Zone. Proposed District Plan – Appeals Version: Construct a dwelling, minor residential unit and associated earthworks in Rangitahi Peninsula zone.	Granted
A M Hall	SUB0290/22	Okete Road OKETE	Operative District Plan: To carry out a boundary relocation between two Records of Title within the Rural Zone Proposed District Plan - Appeals Version: To carry out a boundary relocation between two Records of Title at a site within the General Rural Zone	Granted

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Tamahere		Ward Total: 1		
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G D McMahon	LUC0408/20.01	106 Newell Road TAMAHERE	A Section 127 application is required to change Conditions 1, 3, 4 and 5 of LUC0408/20. An additional condition of consent is required to restrict the combined gross floor area of accessory buildings on-site. Consent is also sought for earthworks including the importation of cleanfill to the site under the Proposed District Plan – Appeals Version.	Granted

Whangamarino		Ward Total: 3		
Applicant	ID No	Address	Details	Decision
Sabre Developments Limited	LUC0043/23	4 Pourewa Street TE KAUPHATA	Operative District Plan: To build a single-level four-bedroom dwelling with internal access to a single garage on a residential site in the Living Zone. The project triggers infringements for earthworks area, service court and height in relation to the boundary, under the Operative District Plan. Proposed District Plan – Appeals Version: To build a single-level four-bedroom dwelling with internal access to a single garage on a residential site in the General Residential Zone. The project triggers infringements for earthworks area and height in relation to the boundary under the Proposed District Plan – Appeals Version.	Granted
N R Hall	LUC0059/23	353 Bell Road MANGATAWHIRI	Operative District Plan: To replace an existing dwelling with a new dwelling (containing a kitchen and kitchenette) that does not meet setback standards and for a barn with a subsidiary dwelling, that does not meet setback standards, exceeds building coverage and for earthwork exceedances and a new access that does not comply with separation distance requirements. Proposed District Plan – Appeals Version: To replace existing dwelling with a new dwelling (containing a kitchen and kitchenette) that does not meet setback standards and for a barn with a second minor residential unit that exceeds building coverage, does not meet setback standards and for earthwork exceedances and a new access that does not comply with separation distance requirements.	Granted
M Nagaiya, M L Nagaiya	SUB0016/23	374 Mangatangi Road MANGATANGI	Operative District Plan: Boundary relocation of two properties in separate ownership which defaults to non-complying subdivision application. Proposed District Plan: Boundary relocation which does not meet all standards of Rule SUB-R.	Granted

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