

Resource Consents Issued Under Delegated Authority Weekly Report

Period from 14 March 2022 to 20 March 2022

Awaroa ki Tuakau		Ward Total: 6		
Applicant	ID No	Address	Details	Decision
DC Home Construction Limited	LUC0299/22	26 Leathem Crescent POKENO	Operative District Plan To construct a dwelling that exceeds the permitted building coverage and earthworks volumes and cut depth in the Franklin Residential 2 Zone. Proposed District Plan – Decisions Version To construct a dwelling that exceeds the permitted earthworks cut depth, has earthworks within 1.5m of a boundary and has a height in relation to boundary encroachment in the General Residential Zone.	Granted
N A Nadan, C L Nadan	LUC0376/22	25 Moyle Street POKENO	Operative District Plan: To construct a dwelling that encroaches the rear yard setback and also exceeds the maximum permitted earthworks volume in the Residential 2 Zone. Proposed District Plan - Decisions Version: To construct a dwelling where the garage is not set back behind the front façade of the residential unit and also non-compliances in relation to the maximum permitted earthworks volume, earthwork setbacks, outdoor living space area in the General Residential Zone	Granted
MJB Construction Limited	LUC0380/22	7 Paul Way POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted building coverage standards and side yard setback standards in the Residential 2 Zone. Proposed District Plan - Decisions Version: To construct a dwelling where the garage in front of the residential unit that does not comply with the permitted earthwork setback standards and side yard setback standards in the General Residential Zone.	Granted
D P Lavea, A H Schwencke	LUC0409/22	24 Leathem Crescent POKENO	Operative District Plan: To construct a dwelling that does not comply with the permitted garage setback standards in the Residential 2 Zone. Proposed District Plan - Decisions Version: To construct a dwelling that does not comply with the permitted earthworks setback and garage positioning standards in the General Residential Zone.	Granted
Pokeno Village Holdings Limited	LUC0421/22	163 Hitchen Road POKENO	Blanket consent for earthworks up to 30cm in excavation depth for vehicle entrances within 1.5m of a road/JOAL boundary.	Granted
Pokeno Village Holdings Limited	SUB0040/21	163 Hitchen Road POKENO	Subdivision: To create 59 vacant residential lots in two stages, including a number of amenity, drainage and roads (to vest) on land zoned Residential 2 (ODP) and General Residential (PDP-DV).	Granted

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			NES: To authorise the use and development with new lots where a DSI has been provided but has not confirmed whether or not the area of contamination exceeds the thresholds of the NES – Soil Contamination.	
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Hukanui - Waerenga Ward Total: 3

Applicant	ID No	Address	Details	Decision
A W Borrie	SUB0003/22.01	1160 Waerenga Road TE KAUPHATA	To amend Condition 1 & add Condition 6a relating to the amalgamation of Lot 1 DPS 5748 (Residue RT SA1714/89) with Lot 4.	Granted
Puketaha Farming Enterprises Limited	SUB0053/22	145 Rutherford Road ORINI	Undertake a boundary relocation between four viable records of title to create 3 rural-residential Lots in the Rural Zone.	Granted
K N Amon	SUB0186/22	708B Whitikahu Road WHITIKAHU	Operative District Plan; To create one additional lot and undertake a boundary relocation which does not meet boundary setback from existing buildings, and where the access to serve Lot 2 does not meet standards within Appendix A, at a site located within the Rural Zone. Proposed District Plan – Decisions Version -To create one additional lot and undertake a boundary relocation which does not meet boundary setback from existing buildings, to undertaken earthworks within 1.5m of the boundary and where the access to serve Lot 2 does not meet separation standards and has a mixture of soil qualities, at a site located within the General Rural Zone.	Granted

Huntly Ward Total: 1

Applicant	ID No	Address	Details	Decision
Ambury Properties Limited	LUC0168/22	231 Tahuna Road OHINEWAI	To undertake bulk earthworks and ground remediation works including the importation of fill material associated with a planned industrial development in the Ohinewai Zone	Granted

Ngaruawahia Ward Total: 1

Applicant	ID No	Address	Details	Decision
L G Forbes, B N Forbes	SUB0177/22	44A Clark Road NGARUAWAHIA	Operative District Plan: Undertake a two-stage subdivision in the Country Living Zone that creates two additional lots from four Titles. Proposed District Plan: Undertake a two-stage subdivision in the Rural Lifestyle Zone that creates two additional Lots with an undersized right of way	Granted

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Onewhero-Te Akau		Ward Total: 1		
Applicant	ID No	Address	Details	Decision
Habon Ventures Limited	SUB0175/22.01	163 Kereru Road GLEN MASSEY	S127 application for change of conditions to remove the relevant vehicle entrance conditions relating to Lot 3.	Granted

Raglan		Ward Total: 1		
Applicant	ID No	Address	Details	Decision
M Hemi, H W Hemi	VAR0011/22	108E Whaanga Road WHALE BAY	Variation to the existing Conservation Covenant over the property.	Granted

Tamahere		Ward Total: 4		
Applicant	ID No	Address	Details	Decision
J N Stark, M D Stark	LUC0277/22	212B Newell Road TAMAHERE	Operative District Plan – Waikato Section: Construct a new dwelling that will increase the exceedance of impervious surfaces, a helicopter pad the use of which may exceed noise standards and earthworks within the Country Living Zone. Proposed District Plan – Decisions Version: Exceed the earthworks and noise provisions within the Rural Lifestyle Zone.	Granted
Parangon Building Limited	LUC0298/22	16 Koppens Road TAMAHERE	ODP: To construct a two-storied dwelling located within 100m of Tamahere Commercial Area B, that exceeds the permitted maximum building height, exceeds the permitted building coverage, and infringes upon the permitted boundary setback on the south-eastern boundary. PDP-DV: The construction of a residential unit that is located within 100m of Tamahere Commercial Area B, exceeds the permitted maximum building height, exceeds the permitted total building coverage, and infringes upon the permitted boundary setback on the south-eastern boundary. The associated earthworks are also within 1.5m of the boundaries of the site and include the importation of fill.	Granted
Hanrahan Trustees Limited, Hanrahan Family Trust	SUB0204/22	126B Woodcock Road TAMAHERE	Operative District Plan; To undertake a four lot subdivision within the Country Living Zone Proposed District Plan - Decisions Version; To undertake a four lot subdivision within the Rural Lifestyle Zone which contains a Significant Natural Area	Granted
Parangon Building Limited	VAR0015/22	16 Koppens Road TAMAHERE	Consent Notice Variation: The proposal seeks to vary Consent Notice 11852418.2 Condition 2 as the proposed dwelling exceeds the maximum building coverage limitation of 10% of the allotment size, by 0.28%. The proposal also	Granted

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			seeks to vary Condition 4 as the proposed dwelling is not located on the south-eastern corners of the building envelope.	
Whangamarino		Ward Total: 6		
Applicant	ID No	Address	Details	Decision
Ekam B Holdings Limited	LUC0251/22	1 Cabernet Court TE KAUPHATA	To construct a dwelling where the garage is positioned in front of the main dwelling that does not comply with the permitted earthworks standards in the Living Zone Te Kauwhata West.	Granted
River View Limited	LUC0318/22	1237 Kopuku Road KOPUKU	Retrospective resource consent for a relocated dwelling that is already on site in the Rural Zone.	Granted
WTS Homes Limited	LUC0319/22	5 Rylstone Way TE KAUPHATA	ODP: To undertake earthworks which exceed the permitted maximum volume and area in association with the construction of a dwelling in the Te Kauwhata West Living Zone. Associated retaining walls also exceed the maximum permitted height with one retaining wall being located within the permitted rear boundary setback. PDP - DV: The construction of a residential unit in the General Residential Zone, where the associated earthworks exceed the permitted volume and where earthworks are to be undertaken within 1.5m of the boundaries of the site.	Granted
WTS Homes Limited	LUC0383/22	23 Matau Close TE KAUPHATA	Resource consent is required under both the Operative Waikato District Plan (ODP) and Proposed District Plan (PDP) for exceedance in earthworks, and retaining wall height and setbacks, required to support the construction of a new dwelling located at 23 Matau Close, Te Kauwhata.	Granted
Thames House Properties Limited	LUC0420/22	23 Hall Road TE KAUPHATA	Earthworks setback infringement and building platform setback infringement for Lot 1	Granted
Thames House Properties Limited	SUB0135/22	23 Hall Road TE KAUPHATA	Undertake subdivision by way of a boundary relocation between two Record of Titles, right of way, setback and earthwork infringements within the Rural Zone.	Granted