

# Resource Consents Issued Under Delegated Authority Weekly Report

Period from 14 November 2022 to 18 November 2022

Awaroa ki Tuakau		Ward Total: 4		
Applicant	ID No	Address	Details	Decision
V Kumar	LUC0172/23	59 Leathem Crescent POKENO	Operative District plan (F): To construct two dwellings on the site infringing outdoor living space, earthworks, number of dwellings, delineated area/notional boundary, building coverage and earthworks requirements. Proposed District Plan -Appeals Version: To construct two dwellings on site infringing outdoor living space and earthwork requirements.	Granted
Datum Homes Limited	LUC0197/23	14 Thomason Crescent POKENO	Operative District Plan: To construct a dwelling and minor residential unit in the Residential 2 Zone Proposed District Plan: To construct a minor residential unit where the gross floor area is greater than 70m <sup>2</sup> in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0225/23	163 Hitchen Road POKENO	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
Pokeno Village Holdings Limited	SUB0040/21.01	163 Hitchen Road POKENO	Change of conditions to amend lot sizes, create a new reserve to vest lot and creation of a new drainage easement.	Granted
Eureka		Ward Total: 2		
Applicant	ID No	Address	Details	Decision
G C Waylen, M L Waylen	LUC0134/23	1110C Tauwhare Road TAUWHARE	Operative District Plan: To undertake earthworks within the Hauraki Gulf Catchment Area and a Flood Risk Area exceeding the permitted earthworks volume, volume of imported cleanfill that is not part of building work approved by building consent and filling within a Flood Risk Area within the Country Living Zone. Proposed District Plan – Appeals Version: To undertake earthworks exceeding the permitted excavation-depth, volume of fill for non-building platform purposes and the importation of cleanfill within the Rural Lifestyle Zone.	Granted
Generation Homes Limited - Cambridge	LUC0202/23	1275 Tauwhare Road TAUWHARE	Operative District Plan: To undertake earthworks on a site that is situated within the Hauraki Gulf Catchment Area in the Rural Zone. Proposed District Plan - Appeals Version: To	Granted

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			undertake earthworks on a site that are within the permitted 1.5m boundary setback on a site in the General Rural Zone.	
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## Huntly Ward Total: 4

Applicant	ID No	Address	Details	Decision
C Ing, R Mao	LUC0563/22	162 Great South Road HUNTLY	Operative District Plan: To undertake earthworks within a Flood Risk Area. Proposed District Plan – Appeals Version: To undertake the minor upgrading of existing infrastructure, where the infrastructure is to be re-aligned more than 5 metres from its current location and to undertake earthworks to re-align an existing wastewater pipe within 1.5 metres of the boundaries of the site.	Granted
A G Kosoof, B A Kosoof	LUC0603/22	120 Kimihia Road HUNTLY	Land use consent to establish a second dwelling on one record of title that fails to meet access, earthwork in the Living Zone/General Residential Zone and to breach setback standards in the Living Zone.	Granted
Laing Holdings Limited	SUB0031/23	241 Glen Murray Road RANGIRIRI	Four lot subdivision creating two additional titles in the Rural / General Rural Zone and simultaneous boundary relocation.	Granted
C Ing, R Mao	SUB0279/22	162 Great South Road HUNTLY	Operative District Plan: To create two additional fee simple allotments across two Records of Title and one Jointly Owned Access Allotment, where one allotment is less than 450m <sup>2</sup> in net site area and where the subdivided allotments are within a Flood Risk Area. The proposed subdivision also fails to comply with Appendix A requirements. An esplanade reserve is also proposed to be created, given the proximity of the sites to the Waikato River. Proposed District Plan – Appeals Version: To create two additional fee simple allotments across two Records of Title and one Jointly Owned Access Allotment, where one allotment is less than 450m <sup>2</sup> in net site area. The sites to be subdivided are also within the Flood Plain Management Area, the High Risk Flood Area and contain an Outstanding Natural Feature. An esplanade reserve is also proposed to be created, given the proximity of the sites to the Waikato River.	Granted

## Newcastle Ward Total: 1

Applicant	ID No	Address	Details	Decision
Hamilton City Council	LUC0551/22	183 Brymer Road ROKOKAURI	Operative District Plan: To establish a commercial activity (restaurant and associated functions) which exceeds the required noise	Granted

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			standards and to sell alcohol in the Rural Zone. Proposed District Plan – Appeals Version: To establish a rural commercial and commercial activity (restaurant and associated functions) which exceeds the daily number of allowable vehicle movements, exceeds the required noise standards and to sell alcohol in the General Rural Zone.	
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## Ngaruawahia Ward Total: 3

Applicant	ID No	Address	Details	Decision
P W Rogers, J J Rogers	SUB0028/23	44 Rogers Road TAUPIRI	Operative District Plan: To create 1 general lot from a title less than 20ha and undertake a boundary relocation between two existing records of titles in the Rural Zone Proposed District Plan – Appeals Version: To create 1 general lot from a title less than 40ha and undertake a boundary relocation between two existing records of title in the General Rural Zone	Granted
H H Coenen, M J Coenen	SUB0037/23	116C Old Taupiri Road NGARUAWAHIA	Proposed District Plan: Two-lot subdivision that infringes upon existing building setbacks, building platform setbacks and access width in the Rural Lifestyle Zone. Operative District Plan: Two-lot subdivision that infringes upon existing building setbacks, building platform setbacks and increases vehicle movements in the Country Living Zone.	Granted
G V & R W Ballard Trust	SUB0060/23	2 Boyd Road GORDONTON	Boundary Relocation between two Records of Title in the Rural/General Rural Zone and Easement Revocation.	Granted

## Onewhero-Te Akau Ward Total: 1

Applicant	ID No	Address	Details	Decision
K N Callaghan	LUC0615/22	25 Te Awa Kite Road TUAKAU	To construct a subsidiary dwelling which exceeds permitted size and is located more than 6m from the principal dwelling in the Rural Zone.	Granted

## Raglan Ward Total: 3

Applicant	ID No	Address	Details	Decision
Waikato District Council	LUC0007/23	79 Wallis Street RAGLAN	Operative District Plan – Business Zone: Noise that does not comply with construction noise limits An activity within 3m of the seaward edge of the wharf, not for boat loading or unloading. Construction of a building (balustrades) within 23m of the MHWS. Trimming of a notable tree. Proposed District Plan – Commercial Zone: Noise that does not comply with construction	Granted

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			noise limits Trimming of a notable tree.	
K J Van Der Helder, L M Fosdike	LUC0171/23	15 Rakaunui Street RAGLAN	Proposed District Plan - Appeals Version: To undertake earthworks within 1.5m of a boundary in the General Residential Zone	Granted
A Perin, P S Perin	SUB0044/23	393 Wainui Road RAGLAN	Operative District Plan: To undertake a two-lot subdivision that does not comply with the permitted density and roading standards at a site in the Country Living Zone. Proposed District Plan - Appeals Version: To undertake a two-lot subdivision that does not comply with the permitted density and roading standards at a site in the Rural Lifestyle Zone.	Granted

## Tamahere Ward Total: 2

Applicant	ID No	Address	Details	Decision
F T Teat	LUC0212/23	9 Kirriemuir Close TAMAHERE	Operative District Plan: To construct a pool and pool house that does not comply with the permitted setback standards at a site in the Country Living Zone. Proposed District Plan - Appeals Version: To construct a pool and pool house that does not comply with the permitted earthworks, setback and building coverage standards at a site in the Rural Lifestyle Zone	Granted
M L Cooper, T M Cooper	LUC0285/21.01	357B Hautapu Road HAUTAPU	To enable a Dependent Persons Dwelling to be occupied by persons who are not dependent	Granted

## Whangamarino Ward Total: 1

Applicant	ID No	Address	Details	Decision
Te Kauwhata Bowling Club Incorporated	LUC0244/23	6 Waerenga Road TE KAUWHATA	Planning Certificate for the sale and supply of liquor – on-license within the Living (Operative District Plan) and the Medium Density Residential Zone (Proposed District Plan: Decisions Version).	Approved