

# Resource Consents Issued Under Delegated Authority Weekly Report

Period from 19 September 2022 to 25 September 2022

Awaroa ki Tuakau		Ward Total: 4		
Applicant	ID No	Address	Details	Decision
R Briscoe, L Briscoe, R & L Briscoe Trust	LUC0082/23	7B Ridge Road TUAKAU	Operative District Plan: To construct a dwelling with non-compliances relating to earthworks volume and cut height on a site in the Rural Zone. Proposed District Plan - Appeals Version: To construct a dwelling with non-compliances relating Building Coverage on a site in the General Rural Zone.	Granted
K Goyal, A Garg	LUC0564/22	6 Clark Rise POKENO	Operative District Plan: To construct a dwelling that does not comply with earthworks volume, earthworks cut and fill heights, retaining wall height, garage setback and outdoor living court positioning standards on a site in the Residential 2 Zone. Proposed District Plan: To construct a dwelling that does not comply with the permitted garage positioning, outdoor living court positioning, earthworks setback and earthworks volume and height standards on a site in the General Residential Zone.	Granted
D F A Thompson	LUC0620/22	176C S Hwy 2 POKENO	Operative District Plan: A second dwelling on a site less than 40ha, where the existing entranceway cannot comply with the separation distance requirements in the Rural Zone. Proposed District Plan - Appeals Version: A minor residential unit that exceeds the maximum size and setback requirements and creates a maximum building coverage non-compliance on the site in the General Rural Zone.	Granted
T A Swift, Homerton Swift Trustees Limited	SUB0157/22	45 Gibson Road TUAKAU	Operative District Plan: Four lot subdivision creating three additional titles in the Residential Zone Proposed District Plan: Four lot subdivision creating three additional lots in the Medium Density Zone	Granted
Hukanui - Waerenga		Ward Total: 2		
Applicant	ID No	Address	Details	Decision
Hamilton City Council	LUC0600/22	126 Gordonton Road ROTOTUNA	Setback infringement of an existing canopy into the permitted 7.5m road boundary setback on a Record of Title less than 1.6ha within the Rural/General Rural Zone of the Operative District Plan and the Proposed District Plan – Decisions Version.	Granted

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White Heron Holdings Limited	SUB0286/22	2189 Gordonton Road GORDONTON	Operative District Plan: To create five additional lots and two access allotments from one existing record of title in the Rural Zone. Proposed District Plan – Appeals Version: To create five additional lots and two access allotments from one existing record of title in the General Rural Zone. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health: Subdivision where a Detailed Site Investigation or Preliminary Site Investigation is not provided.	Granted
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## Huntly Ward Total: 1

Applicant	ID No	Address	Details	Decision
Charleston House Trading Limited	LUC0379/22	153 Hakanoa Street HUNTLY	Operative District Plan: To relocate two additional dwellings onto a Living Zone site which has already been granted consent for a first relocatable dwelling (resulting in three dwellings on one site) and for shared access to have a formed width of 3.2m. Proposed District Plan – Appeals Version: To relocate two additional dwellings onto a General Residential Zone site which has already been granted consent for a relocatable dwelling and for shared access to have a formed width of 3.2m and earthworks undertaken within 1.5m of boundaries.	Granted

## Newcastle Ward Total: 1

Applicant	ID No	Address	Details	Decision
Brook Law Trustee Company Limited, R Kaur	LUC0050/23	2 Penbeagle Road TE KOWHAI	Operative District Plan: To construct a new dwelling that exceeds height and earthworks requirements in the Country Living Zone Proposed District Plan – Appeals Version: To construct a new residential unit that exceeds height and earthworks requirements in the Rural Lifestyle Zone	Granted

## Ngaruawahia Ward Total: 5

Applicant	ID No	Address	Details	Decision
PT & FM Leather NoI Trust, FM Leather, PT Leather	LUC0075/23	9B River Downs ROTOTUNA	ODP: To expand an existing 90m <sup>2</sup> shed by a further 90m <sup>2</sup> in the Country Living Zone, exceeding the permitted building coverage for accessory buildings. PDP: To expand an existing 90m <sup>2</sup> shed by a further 90m <sup>2</sup> in the Rural Lifestyle Zone in the Flood Plain Management Area	Granted
G J Gardner Homes Limited - Hamilton	LUC0083/23	6 Kahakaha Place NGARUAWAHIA	Operative District Plan: To construct a new residential dwelling and attached garage that does not provide onsite manoeuvring space. Proposed District Plan – Appeals Version: To	Granted

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			construct a new residential dwelling and attached garage in which the garage is not setback from the front façade of the dwelling and the earthworks infringe upon the 1.5m side and rear boundary setback.	
GJ Gardner Homes	LUC0098/23	8 Kahakaha Place NGARUAWAHIA	Proposed District Plan - Appeals Version: To construct a dwelling where the garage is situated in front of the front façade of the residential unit and also a non-compliance in relation to earthwork setbacks on a site in the General Residential Zone.	Granted
Fillmore Trusts Partnership	LUC0464/22	71 Horotiu Road HOROTIU	Operative District Plan: Land use consent to establish a transport depot that exceeds noise standards during night-time hours, for exceeding traffic generation standards, to no seal a parking area and for two accessways that are unable to meet separation distance requirements in the Industrial Park Zone. Proposed District Plan – Appeals Version: Land use consent for a transport depot that exceeds the noise, traffic generation, landscaping and access separation standards in the General Industrial Zone.	Granted
Swordfish Projects Limited	SUB0269/22.01	15 Galbraith Street NGARUAWAHIA	S127 - Changes to consent conditions to split Lot 1 into two lots (Lots 21 and 22).	Granted

## Onewhero-Te Akau

Ward Total: 1

Applicant	ID No	Address	Details	Decision
L C Hitchens, J E Cruikshank	LUC0030/23	1231 Hetherington Road ROTONGARO	Operative District Plan: To construct a principal dwelling within the permitted boundary setback of an adjoining allotment 6ha or more and convert the existing dwelling into a secondary dwelling. Proposed District Plan: To construct a principal residential unit within the permitted boundary setback of an adjoining allotment 6ha or more in the General Rural Zone.	Granted

## Tamahere

Ward Total: 1

Applicant	ID No	Address	Details	Decision
Sanderson Group Limited	LUC0597/21.02	70 Tamahere Drive TAMAHERE	S127 RMA 1991 - Change of Consent condition 1, to include architectural plans as lodged with building consent.	Granted

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Whangamarino		Ward Total: 5		
Applicant	ID No	Address	Details	Decision
Sabre Developments Limited	LUC0044/23	3 Bittern Road TE KAUWHATA	To build a dwelling which will fail to comply with Operative District Plan rules for type of activity, earthworks, living court and service court and Proposed District Plan – Appeals Version rules for earthworks and construction or alteration of a building for a sensitive landuse.	Granted
Sabre Developments Limited	LUC0051/23	1 Bittern Road TE KAUWHATA	To build a dwelling which will fail to comply with Operative District Plan rules for type of activity and living court and a Proposed District Plan – Appeals Version rule for construction or alteration of a building for a sensitive landuse.	Granted
WTS Homes Limited	LUC0055/23	58 Eccles Avenue TE KAUWHATA	Operative District Plan: To construct a dwelling and attached garage where the garage will be setback 3.615m from the road boundary where 6m is required on a site in the Recreation Zone & New Residential Zone.	Granted
WTS Homes Limited	LUC0062/23	50 Eccles Avenue TE KAUWHATA	Operative District Plan: To construct a dwelling and attached garage where the garage will be setback 5.325m from the road boundary where 6m is required on a site in the Recreation Zone & New Residential Zone	Granted
G Singh, J Kaur	LUC0108/22.01	38D Te Kauwhata Road TE KAUWHATA	Change of conditions to encroach the side yard building setback and reduced the consented building rear yard setback.	Granted