

# Delegated Authority Report

Period from 20 December 2021 to 14 January 2022

Awaroa ki Tuakau		Ward Total: 17		
Applicant	ID No	Address	Details	Decision
Ministry Of Education - Auckland	DES0015/22	54 Pokeno Road POKENO	Outline Plan of Works pursuant to Section 176A of the Resource Management Act 1991 to install three temporary classrooms for a 3-4 year period.	AcceptPlan
Auckland Waikato Fish & Game Council	LUC0040/22	63 Bregman Road WAIUKU	Comprehensive earthworks consent to enable maintenance of existing stopbanks, weirs and ponds at various locations within the Rural Zone including within areas identified as Significant Natural Areas under the PDP.	Granted
M S Hutton, D S Hutton, L D G Hutton, A S Twiss	LUC0048/22	10 St Johns Avenue TUAKAU	Land Use Consent for temporary multi-unit housing to enable the construction of three dwellings on the subject site prior to completion of proposed subdivision.	Granted
G J McIntosh, D I McIntosh	LUC0136/22	45 Great South Road POKENO	To establish and operate a commercial building inclusive of a gym, offices and juice bar in the Business Zone	Granted
Hawkins Group Limited	LUC0174/22	31 Flannery Road POKENO	To construct a dwelling with attached minor dwelling with non-compliant Outdoor Living Court and associated earthworks within in the Residential 2 Zone.	Granted
S Sharma	LUC0179/22	7 Dominion Road TUAKAU	Proposed to erect a single-level, 2-bedroom dwelling on a site within the Residential Zone, which will become the second dwelling upon the site.	Granted
I M Pengelly, P Pengelly	LUC0230/22	66 Pook Road PUKEKOHE	To construct a Subsidiary Dwelling within the Rural Zone that does not comply size standards and locations standards in relation to the main dwelling and front (road) yard boundary	Granted
J B Thrupp	LUC0267/22	9 Clifford Road PUKEKOHE	To undertake earthworks with non-compliances relating to volume and cut depth in the Rural Zone.	Granted
M J Noble	LUC0270/22	45 Fraser Road POKENO	To construct a minor dwelling that breaches the side setback within the Village Zone	Granted
Brilliant Building Limited	LUC0309/22	163 Hitchen Road POKENO	To construct a dwelling that breaches site coverage in the Residential 2 Zone.	Granted
X Qu, S Fu	LUC0310/22	Hitchen Road POKENO	It is proposed to construct a dwelling that breaches site coverage in the Residential 2 Zone. Lot 727 DP 567585 Paul Way, Pokeno	Granted
Garland Builders Limited	LUC0313/22	Hitchen Road POKENO	To construct a dwelling which breaches site coverage in the Residential 2 Zone. Lot 711 DP 567585 Paul Way Pokeno	Granted

# Delegated Authority Report

Period from 20 December 2021 to 14 January 2022

Sri Om Incorporated	LUC0444/18.01	250 Hull Road WAIUKU	Application to vary conditions 1 (General Accordance), 14 (Car Parking), 16 (updated Three Waters Report) and correction of the condition numbering to be sequential in resource consent LUC0444/18.01 to make provision for a new building and ablution block to the consented community facility for a meditation and prayer centre in the Rural Zone	Granted
M S Hutton, D S Hutton, L D G Hutton, A S Twiss	SUB0019/22	10 St Johns Avenue TUAKAU	Subdivision: Three lot subdivision in the Residential Zone to create allotments that are below the minimum lot size of 350 m2 by up to 53m2.	Granted
Neale Russell Limited	SUB0084/22	16 Horace Russell Road MERCER	Operative District Plan: To subdivide one freehold title into two titles in the Business (Franklin) Zone. NESCS: Discretionary consent is also required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) as there was no Preliminary Site Investigation (PSI) or Detailed Site Investigation (DSI) submitted with the application.	Granted
B G Estall, P W Estall	SUB0094/21.01	22 St Johns Avenue TUAKAU	Application to amend Condition 10 to include reference to onsite stormwater detention tank design and sizing, amend Condition 17 to include an additional advice note and to include a new consent notice for the installation and maintenance of the detention tanks on Lots 1 and 3 and for the long term maintenance on Lot 2.	Granted
RCR Properties Limited	SUB0207/21	118C Barnaby Road TUAKAU	Subdivision Consent Operative District Plan: Environmental Lot subdivision within the Environmental Enhancement Overlay Area on a site subject to an Ecological Corridor, in exchange for the creation of one additional allotment in the Rural Zone with non-compliance regarding number of users for a private way. Proposed District Plan: Subdivision of a property dividing an existing Significant Natural Area. Consent Notice Variation Vary Consent Notice 9994405.3 relating to no further subdivision of the site.	Granted

Eureka

Ward Total: 4

Applicant	ID No	Address	Details	Decision
M P Williams, S D Vincent	LUC0280/22	353 Scotsman Valley Road TAUWHARE	To allow for part of a dwelling to be constructed within Lot 5, within the Country Living Zone 12m minimum building setback to the eastern boundary of Lot 5, and within the Rural Zone 25m minimum building setback to the eastern boundary of Lot 5, under the Operative District Plan.	Granted

# Delegated Authority Report

Period from 20 December 2021 to 14 January 2022

M P Williams, S D Vincent, Shane Vincent Family Trust, Williams Family Trust	SUB0064/19	353 Scotsman Valley Road TAUWHARE	To undertake a 5 lot subdivision in two stages, where one lot is a conservation house allotment in the Rural Zone and for three rural-residential lots in the Country Living Zone, which do not comply with Operative District Plan rules relating to subdivision-policy areas, allotment boundaries, frontage, road access, access and entrances and building platform.	Granted
T A Tuliau, S Whiting	SUB0133/22	221 Woodside Road MATANGI	To relocate the boundary of two continuous records of title in common ownership within the Rural Zone.	Granted
Kalvary Farms Limited	SUB0151/22	63 Hooper Road EUREKA	To create two additional allotments from two existing records of title, one of which being issued post 6 December 1997 with a separation distance non-compliance in the Rural Zone.	Granted

**Hukanui - Waerenga**

**Ward Total: 6**

Applicant	ID No	Address	Details	Decision
CB Lawyers Trustee Limited, J M M Annals, B S Graham	LUC0252/22	60 Williamson Road GORDONTON	Land use consent for earthworks for the construction of a new dwelling and garage	Granted
Foster & Milroy Trustee Company Limited, R W Taylor, C A Taylor	LUC0264/22	257 Puketaha Road PUKETAHA	To construct a Dependent Persons Dwelling that exceeds the permitted total building coverage of 500m <sup>2</sup> within the Rural Zone.	Granted
P W Rogers, J E Smith, RW & LM Crampton Family Trust, M Smith, M J Smith	LUC0526/21.01	82 Graham Road ROTOTUNA	S127 RMA 1991 Change/Cancel Conditions of LUC0526/21 consent conditions relating to the location of an existing building within the applicable rural zone setback	Granted
C W Hickey	SUB0070/22	869 Taniwha Road WAERENGA	General subdivision to create two additional allotments and simultaneous boundary relocation between a total of 4 records of titles in the Rural Zone.	Granted
P W Rogers, J E Smith, RW & LM Crampton Family Trust, M Smith	SUB0134/21.01	82 Graham Road ROTOTUNA	To relocate condition 19(d) (stage 1) to be condition 20(b) (stage 2) and change condition 1 of the land use application in the Rural Zone.	Granted
T N E Nikau	SUB0185/21	216 Waikare Road WAITERIMU	Undertake a boundary relocation and general subdivision between two Titles in the Rural Zone that are not in common ownership, where one Title does not meet the definition of a viable Record of Title & an Esplanade Reserve is not being provided.	Granted

# Delegated Authority Report

Period from 20 December 2021 to 14 January 2022

Huntly		Ward Total: 4		
Applicant	ID No	Address	Details	Decision
Iroam International Limited	LUC0350/21.01	142A Harris Street HUNTLY	Change Condition 1 to allow for the construction of an additional bedroom to the dwelling on Lot 2.	Granted
Ginger Acres Ltd	SUB0112/22	114 Pukekapia Road ROTONGARO	To create two general lots from two Records of Title (one post 1997) and undertake a simultaneous boundary relocation within the Rural Zone.	Granted
R W Brien, C M Brien	SUB0137/22	721 Waikokowai Road WAIKOKOWAI	To undertake boundary relocations between four viable Records of Title and create one additional lot via general subdivision, with non-compliances relating to title date, allotment size and boundaries, road access and frontage, within the Rural Zone. To revoke right of way A insofar as it relates to Lot 5.	Granted
P J L Christensen, R M Christensen	VAR0004/22	3 Willow Lake Road HUNTLY	To vary a consent notice relating to removing geotechnical requirements.	Granted
Newcastle		Ward Total: 6		
Applicant	ID No	Address	Details	Decision
B J Panckhurst	FST0008/22	155B Walsh Road WHATAWHATA	Relocate a second-hand dwelling onto the subject site in the Rural Zone	Granted
P I R Spicer	LUC0259/22	111 Highbrook Way WHATAWHATA	To construct a Dependent Person's Dwelling that will not share an outdoor living court with the main dwelling in the Country Living.	Granted
Te Kahurangi Limited	LUC0274/20	484 Ngaruawahia Road NGARUAWAHIA	Establish and operate a function venue on a site zoned rural	Granted
CC Developments Limited	LUC0306/22	376 Horotiu Road TE KOWHAI	for earthworks to establish an earth bund and to construct a second vehicle entrance that fails access and intersection separation distances on a property located within the Rural Zone.	Granted
M R Gibbs, C J Gibbs, C & M Gibbs No 2 Family Trust	SUB0127/22	44 Wallace Road DINSDALE	Undertake a Two Lot Rural Subdivision and Amalgamation in the Rural Zone (Boundary Adjustment).	Granted
D L Doherty, G P Doherty	SUB0185/22	31 Waimana Drive ROTKAURI	Minor boundary adjustment between two adjoining Country Living Zone properties	Granted

# Delegated Authority Report

Period from 20 December 2021 to 14 January 2022

Ngaruawahia		Ward Total: 10		
Applicant	ID No	Address	Details	Decision
C Holmes	LUC0055/22	127 Old Taupiri Road NGARUAWAHIA	Construct a second dwelling in the Country Living Zone that exceeds the maximum building height.	Granted
Tainui Group Holdings Limited	LUC0088/22	15 River Road NGARUAWAHIA	To relocate a heritage building (Police Cell Block) located at 10 Waikato Esplanade, Ngaruawahia to a new location within the same property; and To relocate a heritage building (Police House) located at 10 Waikato Esplanade, Ngaruawahia to another property at 15 River Road, Ngaruawahia.	Granted
L & T Homes Limited	LUC0208/22	2 Landon Lane PVT HORSHAM DOWNS	To construct a Dwelling and Dependent Person's Dwelling that does not share an outdoor living court and exceeds the permitted building coverage in the Country Living Zone.	Granted
Perez Livestock Trading Limited	LUC0287/22	303 Waingaro Road NGARUAWAHIA	To reduce a setback from a river for a future dwelling to be constructed on Lot 2 of SUB0071/22.	Granted
Swordfish Projects Limited	LUC0497/21	15 Galbraith Street NGARUAWAHIA	Comprehensive Residential Development including 20 residential lots and associated other lots.	Granted
Affco New Zealand Limited	LUC0587/21	6128 Great South Road HOROTIU	Construct two signs in the Industrial Zone that do not comply with the permitted sign area and number of signs per site.	Granted
Perez Livestock Trading Limited	SUB0071/22	303 Waingaro Road NGARUAWAHIA	Subdivision Component: To undertake a boundary relocation between two records of titles in common ownership which is unable to comply with vehicle entrance separation and minimum lot frontage in the Rural Zone.	Granted
G J & R W Ballard Trust, Ballard Corporate Trustee Limited, Accountants on London Trustees 2011 Limited	SUB0144/22	2 Boyd Road GORDONTON	Subdivision between nine existing parcels of land to create seven small rural allotments and two farming balance allotments in the Rural Zone.	Granted
Swordfish Projects Limited	SUB0168/21	15 Galbraith Street NGARUAWAHIA	Comprehensive Residential Development (Subdivision and Land Use Consent) to establish 20 Dwellings within 20 allotments and two Balance Lots, Formation of a Road to vest, formation of a private shared open space, vesting of a land in relation to wastewater management. Cancellation of Consent Notice 11398828.1. Revocation of easements and easements in gross.	Granted

# Delegated Authority Report

Period from 20 December 2021 to 14 January 2022

Rata Hill Investments Limited	SUB0194/21	1097 Waingaro Road NGARUAWAHIA	To undertake boundary relocations and create additional lots resulting in a total of 8 lots from 5 viable Records of Title in the Rural Zone	Granted
-------------------------------	------------	-----------------------------------	--	---------

## Onewhero-Te Akau Ward Total: 2

Applicant	ID No	Address	Details	Decision
A H Nelson, D A Nelson	SUB0006/22	209 Onewhero-Tuakau Bridge Road TUAKAU	To create three environmental lots from the protection of 12.43ha of significant natural areas outside the EEOA and transfer one environmental lot to a receiver site opposite the donor site within the Rural Zone	Granted
Passau Farms Limited	SUB0042/22	357 Onewhero-Tuakau Bridge Road TUAKAU	To undertake a subdivision consent to utilise an existing entitlement created from the protection of a Qualifying Natural Feature (QNF) protected through FSUBS08127 on a Record of Title, where the proposed lot will be created on another title within the same property.	Granted

## Raglan Ward Total: 13

Applicant	ID No	Address	Details	Decision
C F Beehan, S Iwai	LUC0138/22	671B Wainui Road RAGLAN	To construct a new dwelling that infringes building setbacks in the Coastal Zone (ODP) and earthworks within an SNA in a Rural Zone (PDP)	Granted
Lee Property Solutions Limited	LUC0176/22	26 Rangitahi Road RAGLAN	Construct a mixed use, residential and commercial development consisting of 11 residential units and one commercial building of either two or three tenancies and associated unit title subdivision, within the Rangitahi Living Zone on a site identified for the purposes of mixed use	Granted
Haarewa Housing Limited	LUC0190/22	56 Rangitahi Road RAGLAN	Construct a five unit residential development and associated unit title subdivision, within the Rangitahi Living Zone on a site identified for the purposes of a commercial activity (indicatively tourism focused)	Granted
Rangitahi Limited	LUC0191/22	29 Rangitahi Road RAGLAN	To construct a Stage 1 commercial development of a permanent commercial building comprising three tenancies, a temporary commercial building comprising either one or two tenancies and temporary on-site parking within the Rangitahi Living Zone on a site identified for Mixed-Use	Granted
J R Watson	LUC0256/22	7A Whaanga Road WHALE BAY	To construct a dwelling and a second dwelling without an onsite living court and with non-compliances in relation to height, daylight	Granted

# Delegated Authority Report

Period from 20 December 2021 to 14 January 2022

			admission, number of dwellings, living court and earthworks in the Living Zone.	
M C Adams, A M Adams	LUC0258/22	18 Maataitai Road RAGLAN	To construct a dwelling that exceeds the permitted volume of earthworks and will protrude through daylight admission on the Southern boundary in the Rangitahi Living Zone .	Granted
S R Tabrum, L M Mitchell	LUC0284/22	2 Mahana Place RAGLAN	To construct a deck within the road boundary setback in the Living Zone.	Granted
The Rural Connectivity Group Limited	LUC0301/22		S139 application for the proposal to establish, operate and maintain a telecommunication facility (Paper Road opposite 42 Kawhia Road TE MATA).	Approved
Rangitahi Limited	LUC0309/18.03	Opororu Road RAGLAN	S127 RMA 1991 - Change of Condition 1 to LUC0309/18	Granted
Lee Property Solutions Limited	SUB0111/22	26 Rangitahi Road RAGLAN	Construct a mixed use, residential and commercial development consisting of 11 residential units and one commercial building of either two or three tenancies and associated unit title subdivision, within the Rangitahi Living Zone on a site identified for the purposes of mixed use	Granted
Haarewa Housing Limited	SUB0117/22	56 Rangitahi Road RAGLAN	Construct a five unit residential development and associated unit title subdivision, within the Rangitahi Living Zone on a site identified for the purposes of a commercial activity (indicatively tourism focused)	Granted
B C Hammond	SUB0132/22	2 Point Street RAGLAN	To convert a cross lease title to a fee simple title in the Living Zone where the subdivision results in a non-compliance with the access standards.	Granted
Rangitahi Limited	SUB0173/18.06	Opororu Road RAGLAN	S127 RMA 1991 - To Change Conditions of Consent to enable additional Comprehensive Residential Development Lots	Granted

## Tamahere

Ward Total: 2

Applicant	ID No	Address	Details	Decision
Urban Homes NZ Limited	LUC0227/22	5E Woodcock Road TAMAHERE	To construct a dwelling that will exceed the permitted earthworks volume, exceed impervious surfaces and infringe the road boundary setback.	Granted
N G Wakelin, A A O'Connor, MCK Trust	SUB0143/22	205 Matangi Road MATANGI	Operative Plan: Boundary relocation resulting in 2 rural-residential lots in the Rural Zone. Proposed Plan: Subdivision of a Record of Title containing a Significant Natural Area, which is already divided by the lot boundaries in the Rural Zone.	Granted

# Delegated Authority Report

Period from 20 December 2021 to 14 January 2022

Whangamarino		Ward Total: 4		
Applicant	ID No	Address	Details	Decision
WTS Homes Limited	LUC0135/22	20 Matau Close TE KAUWHATA	Resource consent is required under the Operative Waikato District Plan (ODP) for exceedance in earthworks, vehicle crossing separation distance and retaining wall height	Granted
A B Jacobs, C R Jacobs	LUC0171/22	16 Cabernet Court TE KAUWHATA	To construct a duplex (two dwellings on a title) that exceeds earthworks provisions in the Living Zone Te Kauwhata West	Granted
L S Hamilton, E M A Hamilton	LUC0305/22	46 Te Kauwhata Road TE KAUWHATA	To construct a dwelling with non-compliances related to the daylight admission plane, living court and the living court position within the Remediation Policy Area in the Te Kauwhata West Living Zone.	Granted
Vannoo Limited	SUB0086/22	1510 Miranda Road MIRANDA	Operative District Plan: To undertake transferable subdivision of a rural lot where both the receiver and donor sites are outside the Environmental Enhancement Overlay Area (EEOA) in the Franklin Rural Zone and undertake a simultaneous boundary adjustment. Proposed District Plan: A subdivision of land on a site in the Rural Zone that contains a Significant Natural Area.	Granted