

## Resource Consents Issued Under Delegated Authority

Period Issued 22-26 April 2024

| Applicant                              | Application | PropertyAddress                   | Description  | Decision | General Ward          | Maori Ward        |
|--|-------------|-----------------------------------|--|----------|-----------------------|-------------------|
| Hawkins Homes Ltd                      | LUC0303/24  | 7 Piedmonte Avenue,<br>POKENO     | Operative Plan: To construct a dwelling that does not comply with setbacks, coverage, and earthwork standards in the Residential 2 Zone<br>Proposed Plan: Undertake earthworks within 1.5m of the boundary.  | Granted  | Tuakau-Pokeno         | Tai Raro Takiwaa  |
| P J Young Development Limited          | SUB0018/23  | 29 Rimu Street,<br>TE KAUWHATA    | To undertake a 5-lot subdivision on a rear site within the Living/General Residential Zones that includes earthworks for the construction of the Right of Way (ROW).<br>To remove a building line restriction in instrument number S247247.  | Granted  | Waerenga-Whitikahu    | Tai Raro Takiwaa  |
| River Haven Medical Properties Limited | LUC0055/24  | 160 Great South Road,<br>HUNTLY   | Operative District Plan: To establish an integrated medical centre, including a doctor's general practice (GP), pharmacy, and three supporting medical activities in individual tenancies including (but not limited to) radiology, pharmacy, midwifery, acupuncture, chiropractor and dentist, on a site located in the Living Zone.<br><br>Proposed District Plan – Appeals Version: To establish an integrated medical centre, including a doctor's general practice (GP), pharmacy, and three supporting medical activities in individual tenancies including (but not limited to) radiology, pharmacy, midwifery, acupuncture, chiropractor and dentist, on a site located within the General Residential Zone (GRZ). | Granted  | Huntly                | Tai Raro Takiwaa  |
| P Royal, S Royal                       | SUB0009/24  | 86 Horotiu Road,<br>HOROTIU       | Operative District Plan: Application for a three-lot subdivision with a shared Right of Way (RoW) where the RoW does not comply with minimum width and sight distance requirements.<br>Proposed District Plan: Application for a three-lot subdivision where the proposed shared Right of Way (RoW) does not comply with minimum separation distances from other vehicle accesses.   | Granted  | Newcastle-Ngaruawahia | Tai Runga Takiwaa |
| M Junge                                | LUC0315/24  | 28 Hereford Drive,<br>HOROTIU     | To construct a shed that exceeds the permitted building coverage and encroaches a boundary setback in the Rural/General Rural Zone.  | Granted  | Newcastle-Ngaruawahia | Tai Runga Takiwaa |
| P Burrows                              | LUC0317/24  | 54 Wallace Road,<br>DINSDALE      | Operative District Plan: To construct a shed that will result in total site building coverage exceeding the permitted level on the site.<br>Proposed District Plan – Appeals Version: To construct a shed that will result in total site building coverage exceeding the permitted level on the site.  | Granted  | Newcastle-Ngaruawahia | Tai Runga Takiwaa |
| D Potts                                | LUC0256/24  | 3 Harri Jay Rise PVT,<br>TAMAHERE | Operative Plan: To construct a new shed with an internal second dwelling that will infringe on yard setbacks, and daylight admission rules, and exceed building coverage, earthworks standards and impervious surface limits in the Country Living Zone.<br>Proposed Plan: To construct a new shed with an internal MRU that will infringe on yard setbacks, and exceed building coverage and earthworks standards in the Rural Lifestyle Zone.  | Granted  | Tamahere-Woodlands    | Tai Runga Takiwaa |
| D Wells                                | LUC0325/24  | 27 Bellevue Road,<br>TAUWHARE     | Operative District Plan: To construct a second dwelling that does not comply with the permitted number of dwellings or the permitted building setback standards at a site in the Rural Zone.<br><br>Proposed District Plan - Appeals Version: To construct a Minor Residential Unit (MRU) that does not comply with the permitted setback standards at a site in the General Rural Zone (GRUZ).  | Granted  | Tamahere-Woodlands    | Tai Runga Takiwaa |
| FAST Nation Family Trust               | LUC0326/24  | 79 Pencarrow Road,<br>TAMAHERE    | Operative District Plan; To retain an existing shed (that was to be removed) on a site in the Rural Zone that will exceed building coverage.<br>Proposed District Plan - Appeals Version; To retain an existing shed (that was to be removed) on a site in the General Rural Zone that will exceed building coverage.  | Granted  | Tamahere-Woodlands    | Tai Runga Takiwaa |
| L Chhour, D Chhour, B Chhour, J Chhour | LUC0175/24  | 129 Harrisville Road,<br>TUAKAU   | Operative District Plan: To construct a principal dwelling and a second dwelling on a site in the Rural Zone with non-compliances relating to number of dwellings and setbacks from an intensive farm.<br><br>Proposed District Plan - Appeals Version: To construct a principal dwelling and a Minor Residential Unit on a site in the General Rural Zone with non-compliances relating to building setbacks.   | Granted  | Tuakau-Pokeno         | Tai Raro Takiwaa  |
| D Newman                               | LUC0300/24  | 28 Swan Road,<br>TE KAUWHATA      | Operative District Plan: To construct a second dwelling and garage on a site less than 40ha that is unable to comply with building setbacks, building coverage, and separation distance.<br><br>Proposed District Plan – Appeals Version: To construct a minor residential unit and a garage that is unable to comply with building setbacks and building coverage requirements.   | Granted  | Waerenga-Whitikahu    | Tai Raro Takiwaa  |
| S Laing, S Ian                         | LUC0323/24  | 22 Kaipō Heights Drive,<br>TUAKAU | Operative District Plan: To construct a dwelling that does not comply with the permitted earthworks standards at a site in the Village Zone.<br><br>Proposed District Plan - Appeals Version: To construct a residential unit that does not comply with the permitted earthworks and garage positioning standards at a site in the Settlement Zone.  | Granted  | Western Districts     | Tai Raro Takiwaa  |