

Resource Consents Issued Under Delegated Authority Weekly Report

Period from 25 July 2022 to 29 July 2022

Awaroa ki Tuakau		Ward Total: 9		
Applicant	ID No	Address	Details	Decision
Pokeno East Limited	LUC0036/23	114 Dean Road POKENO	ODP: Land Use Consent for encroachments of the yard (road and side/rear) setbacks, encroachment of the wetland features and bulk earthworks across the 6 stages. PDP: Land Use Consent for bulk earthworks across the 6 stages, including the importation of fill within the Large Lot Residential Zone and Rural Zone and for breaching the wetland setback in Stage 5 by Lots 47, 50, 53 and Lots 71-74 and 76-78.	Granted
Supreme Construction Limited	LUC0521/22	135 Huia Road POKENO	To construct a new dwelling site cannot comply with the earthworks rules exceeding the permitted volume and cut depth in the Franklin Rural Zone.	Granted
WTS Homes Limited	LUC0539/22	23 Market Street East POKENO	Resource consent is required under the Operative Waikato District Plan (ODP) to operate a show home activity via a no-exit road and for a longer period than six months, located at 23 Fraser Road, Pokeno. Resource consent is also required under the Proposed District Plan – Decisions Version (PDP) to operate a show home activity that is not specifically provided for within under the PDP, involving sight distance and signage infringements, and where earthworks to construct the new access will be undertaken within 1.5m of the site boundaries.	Granted
Hawkins Group Limited	LUC0558/22	Hitchen Road POKENO	Operative District Plan: Land use consent for a dwelling that does not meet building coverage, for an attached minor residential unit that does not meet the density requirement in the Residential 2 Zone and for earthworks that exceed the volume limit. Proposed District Plan – Decisions Version: Land use consent for a dwelling with an attached minor residential unit and attached garage that is forward of the front façade and for earthworks within the 1.5m boundary setback in the General Residential Zone.	Granted
Hawkins Group Limited	LUC0559/22	Hitchen Road POKENO	Operative District Plan: To undertake earthworks exceeding volume limits and requiring importation of cleanfill in the Residential 2 Zone Proposed District Plan - Decisions Version: To undertake earthworks within 1.5m of a boundary in the General Residential Zone	Granted

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Garland Builders Limited	LUC0569/22	Hitchen Road POKENO	Operative District Plan: To establish a dwelling which exceeds building coverage and undertake earthworks exceeding permitted volume limits in the Residential 2 Zone Proposed District Plan - Decisions Version: To undertake earthworks within 1.5m of a boundary in the General Residential Zone	Granted
Garland Builders Limited	LUC0601/22	Hitchen Road POKENO	Operative District Plan: To undertake earthworks exceeding volume limits in the Residential 2 Zone Proposed District Plan - Decisions Version: To undertake earthworks within 1.5m of a boundary in the General Residential Zone	Granted
Pokeno East Limited	SUB0292/17	114 Dean Road POKENO	Concept Plan - A concept plan to establish 78 residential lots within the Village B Growth Area.	Granted
Pokeno East Limited	SUB0292/17.01	114 Dean Road POKENO	To create 78 residential lots with 1 access lot, 5 roads to vest, 1 road reserve to vest within the Village Growth Area B concurrently applied for with a concept plan in a schedule 5A area with shape factors within the Rural Zone setback, proposed use of cul-de-sac heads rather than T-heads and for stormwater discharge that is not hydraulically neutral within the Village Zone.	Granted

Newcastle Ward Total: 1

Applicant	ID No	Address	Details	Decision
D and L Gamble Limited	SUB0272/22	56 Karakariki Road KARAKARIKI	Subdivision under the operative District Plan: To create an additional lot and to amalgamate the balance lot with residual allotments from the parent title in the Rural Zone. Subdivision under the Proposed District Plan- Decisions Version: To undertake a boundary relocation, to create one additional lot and amalgamate it with the residual lots from the parent title and to undertake minor earthworks for the construction of entranceways in the General Rural Zone.	Granted

Ngaruawahia Ward Total: 2

Applicant	ID No	Address	Details	Decision
D S Readman, C T Readman	LUC0288/22	23A Birdwood Road HOROTIU	Operative District Plan – To construct a dwelling with an attached garage that exceeds the permitted impervious surfaces of 70% by 5.2% within the Living Zone. Proposed District Plan – To construct a residential unit with an attached garage that exceeds permitted impervious surfaces of 70% by 5.2% and associated earthworks occurring within 1.5m of multiple boundaries within General Residential Zone (GRZ).	Granted

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M S Turner, W A Turner	LUC0623/22	39 Rangimarie Road NGARUAWAHIA	To construct a dwelling within 13m of an Indicative Road and earthworks to form a building platform within 1.5m of the boundary within the General Residential Zone.	Granted
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Onewhero-Te Akau	Ward Total: 2			
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Applicant	ID No	Address	Details	Decision
S G Evans	LUC0288/20.01	163 Klondyke Road TUAKAU	Change of conditions to retain the consented dwelling in its existing location within the road boundary setback.	Granted
M H Poole, C J Poole	LUC0599/22	206 Maunsell Road PORT WAIKATO	Operative Plan - Construct a dwelling where the garage encroaches the front yard setback in the village zone Proposed Plan Decisions Version - Construct a dwelling and garage where the garage is set in front of the facade of the of dwelling, requires importation of cleanfill, and that exceeds site coverage for sites not connected to public wastewater and water supply in the Settlement Zone	Granted