

Delegated Authority Report

Period from 28 November 2020 to 10 January 2021

Awaroa ki Tuakau		Ward Total: 19		
Applicant	ID No	Address	Details	Decision
A K Singh	LUC0039/21	22 Te Ara Aukati Terrace POKENO	Undertake earthworks which exceed the permitted volume per 12 month period in the Franklin Village Zone.	Granted
S L Powell	LUC0145/21	141 Karioitahi Road WAIUKU	To establish and operate a Dog Homestay and Training Facility in the Rural Zone	Granted
N S Mokaraka, A D Mokaraka	LUC0166/21	2 Kairoa Court TUAKAU	Construct a single storey dwelling that exceeds permitted earthwork volumes, fill depth and setback standards within the Rural-Residential Zone.	Granted
D K Munshi, A Munshi	LUC0180/21	14 James Elliot Way POKENO	Construct a new dwelling which exceeds permitted earthwork volumes within the Residential 2 Zone.	Granted
J S Gill, N Kaur	LUC0187/21	37 Wingfield Road POKENO	Establish a new dwelling that encroaches into the required setback to the eastern and western boundaries located within the Residential 2 Zone.	Granted
Lee & Li Limited	LUC0194/21	3 Peter Bourne Drive POKENO	Land Use Consent for proposal to build a single storey new dwelling located in the subject site.	Granted
New Concept Homes Limited	LUC0197/21	21 James Elliot Way POKENO	Construct a single storey dwelling that fails earthwork volume and cut standards within the Residential 2 Zone.	Granted
Synlait Milk Limited	LUC0218/21	45 McDonald Road POKENO	Land Use Consent for Earthworks. refer to MON1412/18	Granted
W L Spillane, S J Spillane	LUC0235/21	124 Kellyville Road MERCER	Shed proposed to be located within a Schedule 5B area and associated earthworks which exceed the maximum cut height and volume.	Granted
J J Blundell	LUC0237/21	19A Jellicoe Avenue TUAKAU	To establish a dwelling within Lot 6 of SUB0121/19 that is not setback 23m from a waterbody.	Granted
Synlait Milk Limited	LUC0403/18.02	45 McDonald Road POKENO	S127: Variation to consent conditions to allow for a new wet mix area and associated changes in traffic, including an underestimation from the original consent on the number of traffic movements.	Granted
N & J Wood Limited	LUC0439/20	564 Ridge Road BOMBAY	Establish a transport depot in the Rural Zone to serve as a rural industry.	Granted

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Armadale Holdings Limited	LUC0474/20	21 Helenslee Road POKENO	Medium Density Housing Development within the Residential 2 Zone comprising of 26 units and lots, road to vest, JOALS, associated earthworks, works within the dripline of a stand of protected trees. and recreation reserve to vest	Granted
H R Stuckey	SUB0056/21	74 Roberts Road TUAKAU	To undertake a boundary adjustment of a site containing a Significant Natural Area in the Rural Zone exceeding a 20% adjustment in area, where consent is also required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health as a Discretionary Activity in absence of a Detailed Site Investigation.	Granted
P F Montagna	SUB0075/21	227 Jericho Road PUKEKOHE	Subdivision application to undertake subdivision by way of boundary adjustment in the Rural Zone, which exceeds the 20% adjustment area provided for.	Granted
J J Blundell	SUB0121/19	19A Jellicoe Avenue TUAKAU	Create five additional lots from two titles in the Residential Zone, and for a right of way that does not meet the minimum width requirement.	Granted
W J Muir, K Muir	SUB0149/20.01	557 Waiuku-Otaua Road WAIUKU	Changes to Conditions 6 to allow for solar power as an alternative for confirmation of power connections, and the inclusion of an encumbrance to serve as an advisory for any future owners of the new allotments.	Granted
Armadale Holdings Limited	SUB0158/20	21 Helenslee Road POKENO	Medium Density Housing Development within the Residential 2 Zone comprising of 26 units and lots, road to vest, JOALS, associated earthworks, works within the dripline of a stand of protected trees. and recreation reserve to vest	Granted
B Cockrell, E L Cockrell	SUB0298/18.01	257 Koheroa Road MERCER	S127 application to change Consent Conditions 16 and 29 of Stage 2 of SUB0298/18.	Granted

Eureka **Ward Total: 3**

Applicant	ID No	Address	Details	Decision
W & T Developments Limited	LUC0159/21	1030B Tauwhare Road TAUWHARE	Retrospective earthworks within the Hauraki Gulf Catchment Area and the construction of a dwelling within the permitted boundary setback in the Rural Zone.	Granted
W J Pitts, L J Pitts	LUC0172/21	1246A State Highway 26 EUREKA	Undertake earthworks in the Rural Zone to form a building platform for a garage, within the Hauraki Gulf Catchment Area.	Granted
T Campbell	LUC0207/21	302 Vaile Road NEWSTEAD	To construct a second DPD for occupation by a family member on a site in the Rural Zone that also encroaches the 25 metres building setback	Granted

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Hukanui - Waerenga		Ward Total: 5		
Applicant	ID No	Address	Details	Decision
Ministry Of Education - Hamilton	DES0014/21	395 Puketaha Road PUKETAHA	Application for Outline Plan Waiver for new pool/changing sheds to replace existing.	Granted
G J Gardner Homes Limited - Hamilton	LUC0007/21.01	20 Oaktree Lane ROTOTUNA	To change condition 1 and 6 and the addition of condition 5 to construct a Dependent Persons Dwelling within the permitted 25m setback for an adjoining property over 1.6ha in the Rural Zone.	Granted
Trilford Homes	LUC0173/21	252 Kainui Road TAUPIRI	Construct a dwelling, dependent person's dwelling and shed exceeding the permitted building coverage on a site within the Rural Zone, where the shed also encroaches upon a boundary setback.	Granted
CC Developments Limited	LUC0204/21	108 Osborne Road HORSHAM DOWNS	To construct a dwelling, that will temporarily be a second dwelling on the title and shed that exceeds building coverage, encroachment of building setbacks and gross floor area for a non-residential building in the Rural Zone	Granted
Da-Silva Builders Limited	SUB0057/21	263 Kay Road ROTOTUNA	Undertake a general subdivision via boundary relocation in the Rural Zone between two titles not in common ownership.	Granted
Huntly		Ward Total: 5		
Applicant	ID No	Address	Details	Decision
B R Davies, V L Mourie, J Mourie	FST0002/21	283A Rotowaro Road ROTOWARO	To relocate a used dwelling onto a property within the Rural Zone.	Granted
R Anthony	LUC0118/21	24 Semple Street HUNTLY	To establish an additional dwelling prior to subdivision resulting in two dwellings contained temporarily on one Record of Title.	Granted
L Nieuwenhuizen	LUC0171/21	121 Hakanoa Street HUNTLY	To Establish a Laundromat in the Living Zone	Granted
D S Crozier	LUC0178/21	143 Renown Road RENOWN	Relocate a second-hand dwelling to a site less than 2,500m ² in the Living Zone that is not connected to reticulated wastewater.	Granted
R Anthony	SUB0038/21	24 Semple Street HUNTLY	To create one additional allotment which does not meet minimum allotment size, and where the access to serve the allotment does not meet standards within Appendix A.	Granted

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Newcastle		Ward Total: 3		
Applicant	ID No	Address	Details	Decision
Kiwispan NZ - Waikato	LUC0183/21	12 Vic Knight Lane PVT TE KOWHAI	To construct a shed that will exceed the permitted gross floor area of an accessory building, in the Country Living Zone.	Granted
A J Shiels, J C van den Berg	LUC0201/21	61A Ferguson Road WHATAWHATA	To undertake earthworks that exceed the permitted volume and area, and to construct an accessory building that exceeds permitted gross floor area, in the Country Living Zone.	Granted
P J L Christensen, R M Christensen	LUC0236/13.02	494 Ngaruawahia Road NGARUAWAHIA	S127 to change conditions of consent LUC0236/13.01 to enable the operation of three waterslides as part of an existing commercial activity within the Rural Zone and also change conditions relating to advertising signs and the annual operating period of the activity.	Granted
Ngaruawahia		Ward Total: 5		
Applicant	ID No	Address	Details	Decision
Mountainview Developments Limited	LUC0066/19.02	28 Button Lane TAUPIRI	To amend conditions of land use consent LUC0066/19.01 to reduce the setback from a wetland, in the Living and New Residential Zone.	Granted
Zyza Properties Limited	LUC0148/21	108 Great South Road TAUPIRI	Proposal to relocate two dwellings onto the subject site.	Granted
J H Phillips	SUB0019/21	178 Park Road HOROTIU	Subdivide one lot into two in the Living Zone, where the distance between the proposed vehicle crossing and an existing vehicle crossing on the opposite site of the Park Road do not meet the minimum separation distance.	Granted
Zyza Properties Limited	SUB0054/21	108 Great South Road TAUPIRI	Application for a fee simple subdivision to create one additional allotment in the Living Zone in conjunction with a Land Use Consent for the proposal to relocate two dwellings onto the subject site.	Granted
River Road North (3) Limited	SUB0062/21	130 Starr Road NGARUAWAHIA	Boundary Adjustment between four records of title being Lot 67 and 106 DP 547555 and Lot 506 and 507 DP 544230	Granted
Onewhero-Te Akau		Ward Total: 3		
Applicant	ID No	Address	Details	Decision
A W Clayton-Greene	SUB0021/21	67 Jacobs Road TE AKAU	Boundary Relocation in the Rural Zone between two allotments with Record of Title dates issued after 06 December 1997, creating one allotment above 20 ha and a second exceeding the 1.6 ha maximum allowed by 22.99 ha.	Granted

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Bendogerit Farm Limited	SUB0032/21	280 Slater Road RUAWARO	Two lot rural subdivision (one additional allotment) resulting in an allotment exceeding 1.6ha (application amended on 19 November 2020)	Granted
Manuka Ridge Farms Limited	VAR0003/21	Wairamarama Onewhero Road TUAKAU	Removal of land consent for Consent Notice B548242.2 - Wairamarama Onewhero Road.	Granted

Raglan Ward Total: 4

Applicant	ID No	Address	Details	Decision
S H Laity, S R Laity	LUC0155/21	13 Rangitahi Road RAGLAN	A new dwelling that protrudes through the western boundary height control plane to the road boundary and where earthworks to create the building platform are in exceedance of the permitted volumes located within the Rangitahi Living Zone.	Granted
J H Grimshaw, M E Hovell	LUC0176/21	16 Rangitahi Road RAGLAN	To construct a dwelling that will protrude through the daylight admission height control plane along the road and neighbour's boundary and to undertake earthworks within a Significant Natural Area for works associated with the construction of a dwelling, within the Rangitahi Peninsula Zone.	Granted
L M Harry	LUC0205/21	460 Phillips Road TE MATA	Retrospective consent for a dependent person's dwelling in the Rural Zone.	Granted
P J Quirke	SUB0058/21	664 Maungatawhiri Road TE MATA	To create three additional lots on a title and undertake a boundary relocation in the Rural Zone.	Granted

Tamahere Ward Total: 8

Applicant	ID No	Address	Details	Decision
J A Armstrong, J E Magee	LUC0081/21.01	791D Bruntwood Road TAMAHERE	S127 to amend conditions 1 & 3 and delete condition 5 of Resource Consent LUC0081/21 to reflect a change in position of the stable building.	Granted
D L Kells, E S Wright	LUC0147/21	14 Windmill Road TAMAHERE	Construct an 80m2 shed that fails yard setback requirements in the Country Living Zone.	Granted
Parklea Investments Limited	LUC0169/21	7 Parklea Drive TAMAHERE	Establish additional paving resulting in impervious surface exceedance and an existing garden shed which exceeds total building coverage and is within the permitted building setback in the Country Living Zone.	Granted
G R Wilson, R Lyons	LUC0177/21	38 Fernando Drive TAMAHERE	Construct a Dwelling in the Rural Zone with an attached Dependent Persons Dwelling that does not share an outdoor living court and associated non-residential building that exceeds the permitted building coverage by 19m2.	Granted

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J G McCaffrey, C A McCaffrey	LUC0192/21	803E Bruntwood Road TAMAHERE	To convert an existing garage/sleepout which is within the permitted boundary setbacks into a Dependent Person's Dwelling, that will not share an outdoor living court, and will utilise an existing right of way that does not comply with the permitted number of users, in the Rural Zone.	Granted
Foster Develop Limited	LUC0318/17.03	61 Devine Road TAMAHERE	S127 application to change condition 1 and 7(a) and 7(e) imposed as part of the primary consent application, LUC0318/17.	Granted
Regal Haulage NZ Limited	LUC0453/20	651 Airport Road TAMAHERE	To construct a warehouse for storage of bulk products (industrial activity) and soil disturbance within a HAIL site	Granted
FDL Tamahere Limited	SUB0033/21	65 Devine Road TAMAHERE	Subdivision application for a boundary relocation at Tamahere Village, Devine Road, Tamahere.	Granted

Whangamarino	Ward Total: 6
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Applicant	ID No	Address	Details	Decision
Waikato District Council	DES0013/21	14 Te Paea Avenue MEREMERE	Outline Plan of Works pursuant to Section 176A of the Resource Management Act 1991 for the upgrade of treatment to the membrane bioreactor and associated earthworks for the Meremere Wastewater Treatment Plant	Granted
Lakeside Developments 2017 Limited	LUC0124/21	78 Scott Road TE KAUWHATA	Land Use consent for minor non-compliances (transport/ roading).	Granted
WTS Homes Limited	LUC0189/21	45 Murray Ward Drive TE KAUWHATA	To undertake earthworks that exceed the permitted volume and include imported fill in the New Residential (Living) Zone.	Granted
D H D Taylor	LUC0193/21	612 Findlay Road MARAMARUA	Earthworks in the Hauraki Gulf Catchment to construct a shed to be used for a home occupation within the permitted setback in the Rural Zone.	Granted
Lakeside Developments 2017 Limited	SUB0044/21	78 Scott Road TE KAUWHATA	To undertake a subdivision in 2 stages to create 295 residential lots, 3 balance lots (5100, 5101 & 5102), including provision for the establishment of roads and infrastructure, in the Lakeside Development Precincts, Te Kauwhata. STAGE 2	Granted
Hampton Estates Limited	SUB0066/21	26 Chris Amon Drive HAMPTON DOWNS	To vary the conditions as to the creation of the Rights of way over the areas marked "A" and "V" on DP 411257 created by Easement Instrument 8035800.11 pursuant to Section 243(a) of the Resource Management Act 1991, to provide for one additional lot.	Granted