

6 July 2026

Ben Gracewood

Email: fyi-request-34777-f34d9cf8@requests.fyi.org.nz

Dear Ben

REQUEST FOR INFORMATION UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987 (LGOIMA) – APPROVED DEVELOPMENTS AND NEW CONNECTIONS IN TE ATATU PENINSULA (CLARIFICATION)

Your request

On 22 June 2026, we received a clarification on your request for information. In particular, your request was as follows:

Thank you for your response.

In your response you said "Three applications were identified that appear not to align with the current approach for managing development within this limited capacity area. These applications have been highlighted in yellow and red within the attached spreadsheet (attachment 1)."

1. There were no items highlighted in red.

2. If those are indeed the only applications that do not align with the current approach, can you please explain how the developments adding more than 5 DUEs "align with the current approach"?

Specifically:

77099 Matipo Rd 6 DUEs

76235 Dawnhaven Dr. 13 DUEs (was 15)

74765 Titoki St 10 DUEs

73938 Matipo Rd 8 DUEs

...these all appear to be squarely in the restricted capacity area?

Yours sincerely,

Ben Gracewood

Our response

The response letter stating "and red" was a typo. We apologise for the confusion and confirm that the spreadsheet should have identified only three applications in yellow, with no applications highlighted in red.

We would like to clarify the approach that applies within this limited-capacity area, as outlined in our original response. Under the current approach, Watercare may approve a net increase of up to five Dwelling Unit Equivalents (DUEs) per lot. This assessment is undertaken on a per-lot basis rather than across a wider development site.

By way of example, where a developer owns three adjoining lots that currently contain one dwelling on each (three existing DUEs in total), Watercare may approve redevelopment resulting in up to six dwellings on each lot. This would equate to a net increase of five DUEs per lot, resulting in a total of 18 dwellings across the three lots (comprising the three existing DUEs plus a net increase of 15 DUEs).

On that basis, we have completed an assessment of the developments you have requested more information on.

77099 Matipo Rd 6 DUEs

This was a 6 DUE development that would replace 1 existing DUE. The net change is 5 DUEs, which is allowed in this area.

76235 Dawnhaven Dr 13 DUEs (was 15)

This applicant received confirmation for 13 DUEs (two lots + 11 dwellings) in November 2024 prior to the capacity maps being released. Subsequently, the applicant sought a further 2 dwellings (15 DUEs) which Watercare declined. The applicant reverted to the previous approval of 13 DUEs total. The net change of 5.5 was upheld based on the previous approval occurring prior to the release of the capacity maps.

The attachment you have been provided was prepared manually by our Engineer, which may have caused the confusion in understanding the complexity of this development. We confirm that this was a 13 DUE development that would replace 2 existing dwellings.

74765 Titoki St 10 DUEs

This was for 10 additional dwellings across three separate sites, representing a net change of <4 DUEs for each lot.

73938 Matipo Rd 8 DUEs

The applicant applied for an 8-lot subdivision. The approval was for a net change of 5 DUE (plus 1 existing).

Further options

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Yours sincerely



Shane Lawton
Head of Developer Services