Housing and Land Development - Referral applications in pipeline – as at 23 September

Project Name *Applicant Name*	Residential Lots	District and/or Region	STAGE 2 Status	Cross-boundary	Infrastructure effects	NZTA Invited to comment	SH network effects
Waitiri Project ***Oaks Living Limited***	*1115 residential lots*	*Queenstown Lakes District*	7 Aug	*No*	*High, focussed on transport effects and feasibility of private three waters infrastructure*	*Invited and responded*	*Significant*
					Out of Scope		
					Out of Scope		
Horseshoe Bush Road, Dairy Flat - Residential Development ***Tuakiri Property Limited***	*1100 residential lots*	*Auckland*	14 Aug	*No*	*Opposed by Watercare and AT. Watercare don't support private infrastructure, AT have concerns about planned designations*	*Not invited*	*NZTA have lodged an NOR for new Rapid Transit Corridor in Dairy Flat*
The Rest ***Shannon Leigh Trust***	*36 dwellings 125 retirement units*	*Waikato District*	19 Aug	*Not for infrastructure, may use HCC services*	*Local roads may have capacity constraints, waters proposed to be private infrastructure*	*Not invited*	*Not near SH, no comments raised concerns regarding SH effects*
Rangitoopuni Forest ***Rangitoopuni Developments Limited Partnership***	*4212 residential lots*	*Auckland*	19 Aug	*No*	*Water servicing proposed to be private, but transport effects may be significant and project appears to rely on future SH upgrades*	*Invited and responded*	*NZTA did not state effects would be significant, but noted the project would affect SH16.*
					Out of Scope		
John Paterson Estates ***John Paterson Estates Limited***	*510 lots*	*Christchurch*	27 Aug	*Not for Infrastructure, may use Selwyn services*	*No capacity in wastewater network for project, water and transport would both require upgrades*	*Invited and responded*	*Requested ITA but were not concerned with project being referred*
Horsham Downs Estate ***Horsham Downs Estate Limited***	*950 residential lots*	*Waikato District*	1 Sep	*Yes*	*No available connections to HCC water or wastewater connections so would need private supply*	*Invited and responded*	*Requested ITA but raised no major concerns*
Franco Farms Project ***Sabys 101 Limited***	*350 residential lots*	*Christchurch*	3 Sep	*Not for Infrastructure, may use Selwyn services*	*No capacity in wastewater network for project, water and transport would both require upgrades*	*Invited and responded*	*Requested ITA but were not concerned with project being referred*
Drury West Crossing ***Drury West Crossing Limited***	*Industrial land development*	*Auckland*	8 Sep	*No*	*Opposed by Watercare as private servicing proposed, AT noted upgrades required to several local roads*	*Invited and responded*	*Upgrades not planned, application will be constrained if it progresses ahead of upgrades*
Whangapouri Road ***132 Whangapouri Drury Limited***	*1150 dwellings 200 retirement units*	*Auckland*	8 Sep	*No*	*Opposed by Watercare as private servicing proposed, AT noted upgrades required to several local roads, and raised concerns about proposed SH access*	*Invited and responded*	*Strongly opposed applicant's proposed access to SH, urged they redesign for an alternative access*
Cannon Point Development ***Cannon Point Development Limited***	*162 dwellings*	*Upper Hutt*	10 Sep	*No*	*Concerns the applicant doesn't propose sufficient water conservation measures to enable connection to public network*	*Invited and responded*	*Did not specifically oppose but considered project would result in unacceptable delays for the SH2 intersections*
					Out of Scope		
				Out of Scope			