

Vineway Limited Delmore Development

Record of Engagement and Feedback received
with surrounding Property Owners and
Central Government Agencies

as at

11 February 2025

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Adjacent Properties Location Map

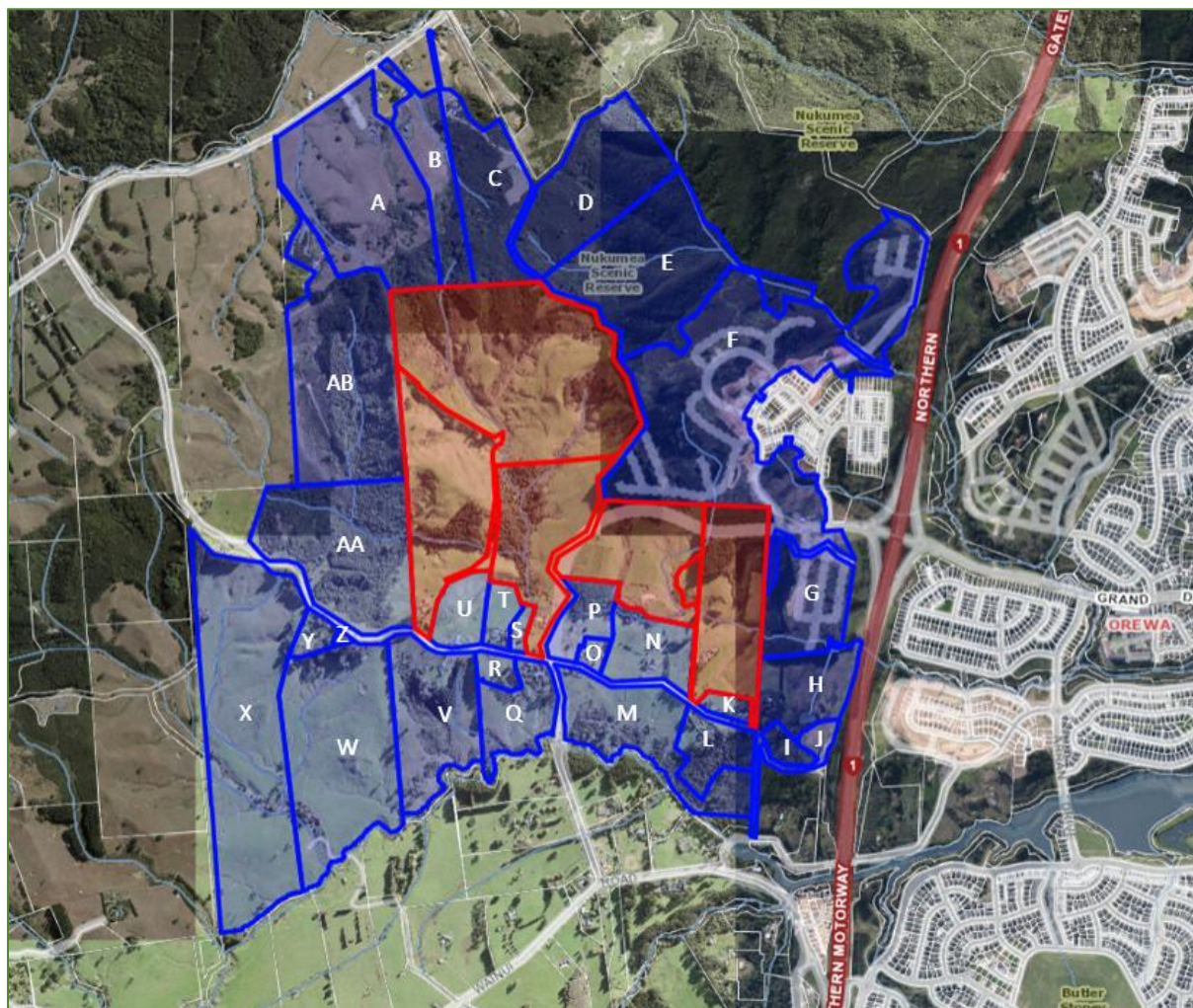


Figure 1 image supplied by Barker & Associates - Adjacent properties (blue) in relation to subject site (red).

Key

A	927 Weranui Road	O	11 Russell Road
B	907 Weranui Road	P	3 Russell Road
C	889 Weranui Road	Q	85 Upper Ōrewa Road
D	851 Weranui Road	R	105A Upper Ōrewa Road
E	Nukumea Scenic Reserve	S	90 Upper Ōrewa Road
F	47 Ara Hills Drive	T	100 Upper Ōrewa Road
G	226 Grand Drive	U	118 Upper Ōrewa Road
H	19A Kowhai Road	V	117 Upper Ōrewa Road
I	19B Kowhai Road	W	173 Upper Ōrewa Road
J	19C Kowhai Road	X	231 Upper Ōrewa Road
K	59 Russell Road	Y	163 Upper Ōrewa Road
L	54 Russell Road	Z	159 Upper Ōrewa Road
M	6 Russell Road	AA	180 Upper Ōrewa Road
N	35 Russell Road	AB	955 Weranui Road

Part 1 - Methodology

Engagement Summary

A series of two engagement letters were delivered on 7 January 2025 and 17 January 2025 to 25 adjacent properties as indicated using the Adjacent Properties' Location map. Letters were mailed by NZ Post where this was a separate address for the registered owner. Engagement included a covering letter of introduction and colour images of Vineway's proposed Delmore development. Letters were directed to the registered owner and to the occupier of the property.

Engagement letters were not necessary for 3 adjoining properties given that contact engagement had already been established. The parties were the Department of Conservation (Nukumea Scenic Reserve) and AVJ Hobsonville (Ara Hills development) who own 47 Ara Hills Drive and 226 Grand Drive.

Our record of engagement including Vineway's reply to emails was completed up to 11 February 2025.

Engagement Letters

The engagement letter contained information concerning Vineway's proposed Delmore development including colour images and plans. Recipients were invited to comment and to contact the writer, or to discuss the proposal further with the development manager. Dependent on any prior level of engagement, there were three letter types prepared. Letters were provided firstly, where a landowner had already been approached, and secondly, where for the first time contact about Vineway's proposed Delmore development was made. Finally, to ensure that all persons at the address are included, a third letter addressed to the occupier of the property was provided. A sample of each letter is attached within the Appendices. Note the second letter dated 17 January 2025 was delivered as a reminder for the landowner or occupant to respond.

Responses

During the period of engagement to 11 February 2025, 12 adjacent property owner responses had been received including 1 occupier, plus 1 non-adjacent enquiry from a real estate agent. A total of 14 adjacent properties did not respond. Accordingly, the response received to Vineway's Delmore development proposal, by direct engagement and by letter provided a 50% success rate. A full account of correspondence with respondents is contained in Parts 2 and 3 of this report. Vineway Limited will continue to engage with property owners who respond after 11 February 2025, and with the central government agencies referred to in this report.

Use of the Report

This report has been prepared for Vineway Limited in support of its application and for the purposes of recording adjacent property and central government agency engagement and feedback received to Vineway's proposed Delmore development.

Completed by



Public Works Advisory Limited
11 February 2025

Part 2 - Adjacent Property Engagement

851 Weranui Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier.
- 11 Feb 2025** No response has been received to date.

889 Weranui Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier.
- 11 Feb 2025** No response has been received to date.

907 Weranui Road

Registered Owners: [REDACTED]

- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier
- 31 Jan 2025** Email from [REDACTED]
- Good morning [REDACTED],
- Thanks for getting in touch. We have been away so only just got a chance to reply and realise we are late submitting feedback. We are opposed to the development due to:
- Destruction of valuable farming land
- Lack of public services for existing residents, such as doctors, dentists and schools. All of which are full and cannot support more residents. This is already a significant problem and additional houses will make it much worse. Can you please get in touch to discuss a review of the boundary fencing plan?
- Our contact details are
- [REDACTED]
- [REDACTED]
- Thanks
- [REDACTED]
- 1 Feb 2025** Notes to phone call [REDACTED].
- [REDACTED] confirming no change to boundary fencing. The boundary adjoins the Significant Ecological Area (SEA) remains unchanged and this provides a vegetation buffer at the rear of 907 Weranui Road. [REDACTED] confirmed receiving both letters and wishes to check the condition of the boundary fence with the surveyor when development occurs. [REDACTED] said a new school should have already been built and open within Upper Ōrewa Road but hasn't. [REDACTED] said there is a strain on public services due to growth in the area.

How the proposal responds to feedback:

No boundary fence is proposed along the boundary of 907 Weranui Road because housing with the site does not extend up to this point. The area adjoining 907 Weranui Road is proposed to remain as it is with additional planting and Vineway Limited is discussing potential future options for that land with the Department of Conservation.

927 Weranui Road

Registered Owners:

[REDACTED]
[REDACTED]

- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier. Letter also mailed to [REDACTED].
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier. Letter also mailed to [REDACTED].
- 22 Jan 2025** Email from [REDACTED]
Hi [REDACTED]
I am one of the landowners who has received your letter about the Vineway development project.
Is it possible to access the draft scheme anywhere else? The attachments to the letter are small and very hard to read. We're on Weranui Road and my parents are on Upper Orewa Road so we are just trying to understand how much of an impact this will have on us.
Thanks!
[REDACTED]
- 22 Jan 2025** Email to [REDACTED]
Hi [REDACTED],
Thanks for your email following our recent letter delivered to 927 Weranui Road. I have included an electronic version of our letter dated 17 January 2025 with attachments showing the Vineway development area. I trust this helps. Please note that a copy of the same letter was posted to [REDACTED]
[REDACTED]. Please feel free to provide any feedback or questions you or your parents may have regarding the Vineway development that I can provide to the project team. Again, thank you for making contact.

regards
[REDACTED]
- 11 Feb 2025** No further feedback received.

955 Weranui Road

Registered Owners: [REDACTED]

7 Jan 2025 Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.

7 Jan 2025 Email from [REDACTED]
Hi [REDACTED],
I am in favour of the development proposal and am interested to know more . My site is 955 weranui road. please sent me any info or links you have
Regards
[REDACTED]

8 Jan 2025 Email to [REDACTED]
Hi [REDACTED],
Thank you for your email. Further to my telephone call today, find attached a copy of our letter dated 7 January 2025 including some of the detailed attachments.
Should you require anything specific, please contact me.

Regards
[REDACTED]

8 Jan 2025 Email from [REDACTED]
H [REDACTED],
thanks for the info. I am wondering if you would be interested in using one of my gullies as a clean landfill landfill from the new development, it would be very close and require no road movements for trucks etc . I would be interested in a deal that works for both parties.
Regards
[REDACTED]

9 Jan 2025 Email to [REDACTED]
Hi [REDACTED],
Thanks for your email and I trust the information provided has been helpful. I have referred your clean landfill offer on your adjoining property to the project team for comment. Do you have any additional information on this for them to investigate, or already hold a resource consent or similar for a landfill? Any other information would be handy [REDACTED], so they can investigate this more closely and come back to you.

Regards
[REDACTED]

12 Jan 2025 Email from [REDACTED]

Hi [REDACTED],
unfortunately I have no resource consents or anything else in regards to a clean fill option.
Regards
[REDACTED] y

17 Jan 2025 Delivery of a second letter was not needed as contact had been established.

11 Feb 2025 No further feedback received.

How the proposal responds to feedback:

Vineway Limited's fast track application cannot seek consents for a clean fill at 955 Weranui Road because the activity and property are outside the scope of Delmore's schedule description. As a result, this has not been included in the proposal.

Nukumea Scenic Reserve

Registered Owners: Her Majesty the Queen c/- Department of Conservation
subject to the Reserves Act 1977.

11 Feb 2025 Separate consultation has occurred directly with the Department of Conservation concerning the Nukumea Scenic Reserve. No Engagement letter was required, refer to Part 4.

47 Ara Hills Drive & 226 Grand Drive

Registered Owners: [REDACTED]

- 13 Dec 2024** Email to [REDACTED]
Subject Ara Hills
Good morning [REDACTED]
Hope you are well and looking forward to a break.
As you might be aware, we have the property to the west of Ara Hills referred to the fast-track consenting programme. We would like to come and meet to discuss the interactions between Ara Hills and our site. Are you best to meet to talk through this, or do you have a lead Eng I could catch up with? Early next week would be great for a coffee and chat.

Regards,
[REDACTED]
[REDACTED]
- 18 Dec 2024** Meeting notes of [REDACTED]

Meeting between [REDACTED] (AVJ/Ara Hills Civil Engineer) on 18th December. [REDACTED] ran through the project and site. Discussed working together on earthwork levels and showed [REDACTED] the Vineway plans and typologies.

[REDACTED] said he would speak to AVJ project manager and share details of their levels and works with Vineway.
- 7 Jan 2025** Email to [REDACTED]
Re Ara Hills
Hi [REDACTED]
Happy New Year. How did you get on with the Ara Hills levels for EW tie in and the other matters we discussed?
Regards,
[REDACTED]
- 7 Jan 2025** Delivery of a first letter was not needed as contact had already been established as communicated above.
- 11 Feb 2025** Engagement ongoing

19A Kowhai Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier
- 11 Feb 2025** No response has been received to date.

19B Kowhai Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier
- 11 Feb 2025** No response has been received to date.

19C Kowhai Road

Registered Owners: [REDACTED]

- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier
- 29 Jan 2025** Telephone call from [REDACTED]

Has received recent letters and discussed content, and his property behind 19A and 19B Kowhai Road. Was generally in favour of the proposal and with construction dust controls as required. Other developments around his property included AV Jennings Ara Hills, Milldale and opposite side of motorway. Requested copy of engagement letter by email.
- 29 Jan 2025** Email to [REDACTED]

H [REDACTED]

Thank you for making contact today and your general comments in support. Find attached a copy of our letter dated 17 January 2025 and attachments of the Vineway development proposal.

Feel free to email any questions or comments you have that I can refer to the development manager to note or respond.

Regards

[REDACTED]
- 11 Feb 2025** No further feedback received.

3 Russell Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier.
- 11 Feb 2025** No response has been received to date.

6 Russell Road

Registered Owners:

[REDACTED]

- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier. Letters also mailed to [REDACTED]
[REDACTED].
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier. Letters also mailed to [REDACTED]
[REDACTED]
- 11 Feb 2025** No response has been received to date.

11 Russell Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier.
- 11 Feb 2025** No response has been received to date.

35 Russell Road

Registered Owners:

[REDACTED]

7 Jan 2025 Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier. Letters mailed to [REDACTED]

[REDACTED]
[REDACTED].

17 Jan 2025 Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier. Letters mailed to [REDACTED]

[REDACTED]
[REDACTED]

11 Feb 2025 No response has been received to date.

54 Russell Road

Registered Owners: [REDACTED]

- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier. Letter mailed to [REDACTED]
[REDACTED]
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier. Letter mailed to [REDACTED]
[REDACTED]
- 21 Jan 2025** Telephone call from J. [REDACTED] (Occupier)

Received letter. [REDACTED] outlined his concerns with property maintenance within new developments (eg, Milldale, Millwater, Hobsonville) and how owners don't or can't maintain their new homes.

[REDACTED] noted road infrastructure issues with Auckland Transport (AT) and motorway access and traffic queues. He will contact AT on this.
- 11 Feb 2025** No further feedback received.

How the proposal responds to feedback:

The project has been designed with input from Commute Limited, an experienced transport engineering company to ensure that additional vehicle movements from Delmore do not unacceptably change traffic volumes. Initially, the primary route out of the site will be via the new NoR 6 road direct to Grand Drive and then SH1. This is a critical new road which forms part of NZTA and AT's overall roading upgrades for north Auckland.

59 Russell Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier
- 11 Feb 2025** No response has been received to date.

85 Upper Ōrewa Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier.
- 11 Feb 2025** No response has been received to date.

90 Upper Ōrewa Road

Registered Owners: [REDACTED]

- 7 Jan 2025 Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier. Letter mailed to [REDACTED]
[REDACTED]
- 17 Jan 2025 Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier. Letter mailed [REDACTED]
[REDACTED].
- 23 Jan 2025 Email from [REDACTED], Director

Hi [REDACTED]
I'm the owner and Builder of an early childcare center located at [REDACTED]
[REDACTED] Yesterday we have received a letter by post outlining some basic information about the proposed Delmore development. Would it be possible to arrange a meeting with the development manager [REDACTED] sometime next week?
Best regards
[REDACTED]
- 23 Jan 2025 Email to [REDACTED] Director

Hi [REDACTED],
Thanks for your email. I'll come back to you on your meeting request for a date next week with [REDACTED] You can also email some questions that we can forward to [REDACTED] to respond.
regards
[REDACTED]
- 24 Jan 2025 Email to [REDACTED] Director

Hi [REDACTED]
I have spoken with [REDACTED] this morning and he suggested you call him next week (after the long weekend) A [REDACTED] mobile number is [REDACTED]
[REDACTED], I trust that is suitable for you.
regards
[REDACTED]
- 29 Jan 2025 Notes following conversation between [REDACTED]

[REDACTED] spoke with [REDACTED] explained the integrated nature of the development.
[REDACTED] is building a childcare facility, so seemed happy with the Vineway proposal, considering the increased population.

100 Upper Ōrewa Road

Registered Owners: [REDACTED]

- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier. Letter also mailed to [REDACTED].
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier. Letter also mailed to [REDACTED].
- 11 Feb 2025** No response has been received to date.

105A Upper Ōrewa Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier. A letter was also included into the letterbox of 105 Upper Ōrewa Road.
- 11 Feb 2025** No response has been received to date.

117 Upper Ōrewa Road

Registered Owners: [REDACTED]

7 Jan 2025 Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.

17 Jan 2025 Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier.

22 Jan 2025 Email from [REDACTED]
Dear [REDACTED]
Thank you for the information you sent regarding this proposed development. We support the plan as described, and would welcome any updates on progress.
Kind regards
[REDACTED]

23 Jan 2025 Email to [REDACTED]
Hi [REDACTED]
Thank you for your email and support for Vineway's residential development. We will ensure there are updates made available as Vineway seeks planning approvals. Again, thank you for your support.
regards
[REDACTED]

118 Upper Ōrewa Road

Registered Owners:

- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier. Letter also mailed to [REDACTED]
[REDACTED]
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier. Letter also mailed to [REDACTED]
[REDACTED]
- 23 Jan 2025** Phone call from [REDACTED] as Owner
- Had received the letter and asked when work will begin and request to be kept informed of the development. Has tenants at 118 Upper Ōrewa Road and requested construction considers their tenant.
- There is an inground swimming pool. Request vibration is managed away from the inground pool.
- 11 Feb 2025** No further feedback received.

How the proposal responds to feedback:

The pool is located approx. 100 metres from where earthworks will occur, so it is not expected that any vibration effects will occur to the pool structure. As a result, no monitoring is proposed. However, Vineway Limited has included this property as one of the properties to be notified when earthworks will begin in the Stage 2E area to provide the owner with the opportunity to discuss and work with Vineway Limited at the time.

159 Upper Ōrewa Road

Registered Owners: [REDACTED]

7 Jan 2025 Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.

17 Jan 2025 Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier.

23 Jan 2025 Email from [REDACTED]

Hi Ian

This is [REDACTED] here the residents and owners of 159 Upper Orewa Road. We are writing to you in relation to the proposed Delmore development, located in Orewa.

Although we aren't outrightly opposed to the development going ahead we are concerned as to the effect it will have on our property value.

We bought the section we're on approximately 5 years ago now, thinking it was going to retain its rural outlook for many years to come, yet now we are faced with a development that will likely obstruct some %50 of our northern view (directly in sight of our outdoor entertainment area).

As such I would like to know if there is some type of financial compensation that can be issued in order to mitigate the decrease in property value we will be subjected to as a result of this resource consent being granted.

I have attempted to consider other ways to prevent such an impact on our existing dwelling however given the topography the only thing I could think of would be to include shielded street lighting to minimize light pollution in an attempt to maintain our rural nights.

We would also love it if some of your designated parks could be dog friendly.

Hope this see's you well

Kind regards

[REDACTED]

28 Jan 2025 Email to [REDACTED]

[REDACTED]

Thank you for your email and your feedback following receipt of our letter outlining Vineway's proposed development plans. The points you raise include any compensation for any decrease in property value, the loss of your northern rural

outlook, and suggestion for shielding to minimise street light spill and dog friendly parks in the development.

I have referred your comments to the Vineway development manager, and the feedback received is that any change to the surrounding land use, including any impact upon property values, is a natural consequence of Auckland Council's Future Urban Zoning covering the development area and any change in property values is outside Vineway's control. On this there is no compensation for impact on value, but mitigation measures will be looked at by Vineway with input from its technical team for inclusion in the development design.

Your property at 159 Upper Orewa Road is outside the future zoning, however the proposal would introduce new amenities including walkways and parks to the area.

About streetlighting, this would be designed and installed subject to standard Council requirements, and the provision for dog friendly parks would also be determined through Auckland Council or the local board. We will ensure your suggestions are noted.

Thank you for your email and making contact, and I trust this reply covers the matters you have raised.

regards



11 Feb 2025 No further feedback received.

How the proposal responds to feedback:

A condition of consent is proposed requiring that final lighting will meet Auckland Council's standard requirements. Further consideration and adoption in reducing any potential adverse impacts on visual amenity are provided for Delmore in the Landscape Assessment Report prepared by Greenwood and Associates.

163 Upper Ōrewa Road

Registered Owners:



- 7 Jan 2025** Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.
- 17 Jan 2025** Deliver second letter dated 17 January 2025 addressed to the registered landowner and to the Occupier.
- 11 Feb 2025** No response has been received to date.

173 and 231 Upper Ōrewa Road

Registered Owners:

[REDACTED]

- 7 Jan 2025** Mailed letter dated 7 January 2025 addressed to the registered landowner and to the Occupier. Letter also mailed to [REDACTED]
[REDACTED]
[REDACTED]
- 17 Jan 2025** Mailed second letter dated 17 January 2025 addressed to the registered landowner. Letter also mailed to [REDACTED]
[REDACTED]
- 11 Feb 2025** No response has been received to date.

180 Upper Ōrewa Road

Registered Owners: [REDACTED]

7 Jan 2025 Deliver letter dated 7 January 2025 addressed to the registered landowner and to the Occupier.

8 Jan 2025 Email from [REDACTED]

RE: Subdivision and Residential Dev in Wainui by Vineway/Delmore

H [REDACTED]

Thanks for the information received by post this morning re the above.

I have forwarded one copy to my sister [REDACTED] who is the joint owner with me of 180 Upper Orewa Road. We will definitely want a meeting with [REDACTED] but I am overseas next week, and already meeting [REDACTED] on the 25th to discuss other estate matters, so will get back to you on this.

In the meantime, grateful if could you forward me a copy of the slides that were printed in the information you sent - I wasn't able to read the keys on the map slides at that scale. Thanks for your help

Best regards

[REDACTED]
Director

8 Jan 2025 Email to [REDACTED]

H [REDACTED]

Thank you for your email to our letter dated 7 January 2025. I have attached a copy so this can be emailed to your sister [REDACTED] I have attached some of the printed slides that contain details and can forward more slides to you.

Let me know when you are available upon your return to meet up with project manager [REDACTED] has indicated his availability on 28 January 2025 @11.00am. I can set up this meeting date/time at 180 Upper Orewa Road. Let me know if this works for you and I will send an invite. Again, thank you for making contact [REDACTED] and we look forward to hearing back from you.

regards

[REDACTED]

- 10 Jan 2025** Email from [REDACTED]
- H [REDACTED]
- My sister [REDACTED] (who co-owns the property) needs to be there too - the first available weekday date they have is 5 February and if possible we would need to meet in a coffeeshop towards Takapuna, as they have to come from Mangere. 11am would be fine. Let me know if that works.
- Best regards
- [REDACTED]
Director
- 13 Jan 2025** Email to [REDACTED]
- Hi [REDACTED]
- Thanks for your email and alternative date for meeting you and [REDACTED] It would be helpful what questions you may already have now that can be answered by [REDACTED] via email? This may be easier.
- regards
[REDACTED]
- 17 Jan 2025** Delivery of second letter not needed
- 28 Jan 2025** Email from [REDACTED]
- Hi [REDACTED]
- Responding by email in line with [REDACTED] suggestion. I needed to wait until I had had a chat with my sister, who is the co-owner with me of the property at 180 Upper Orewa Road, which adjoins the proposed project, on the upstream side. The short version is that we do have significant concerns about the whole project, and I won't be able to address them all in this email. However, some of the main ones would be:
1. Environmental impact - my family has spent over 50 years as kaitiaki of some very special native bush (as well as its resident birds, insect life, geckos and aquatic life) and so have multiple concerns about impacts from the proposed development, including:
 1. How wastewater / sewage is going to be handled, give the 7-year moratorium on new connections to the Hibiscus Coast facility at Army Bay - this is a major concern, because all of the alternatives we are aware of have significant negative impacts;
 2. How you propose to prevent domestic animals from a) entering the property and causing damage and killing wildlife and b) killing our native birds that fly into the development;
 3. How you will keep residents of the development from trespassing on our property;

4. How you will ensure that the main creek which runs from the Orewa Estuary up to the top of the watershed (west of our property) will still be navigable and safe for the range of aquatic life we have on our property, including long-fin eel, native crayfish, fresh water mussels, fish etc.
2. Landscape impact - even allowing for poetic licence and heavy earthmoving equipment, the artist's impression in the information pack bears no relationship to what will be a very hilly sub-division. However we have had a look at your existing development in Orewa, which gives us an idea of the degree of extreme landscaping you intend. Our concern is how you will prevent earth movements (slips, washouts etc) from impacting our property. One concrete example would be the mature stand of radiata on our property, adjoining the boundary of 132 Upper Orewa Road - my concern would be any carving away of the hill from the 132 side is likely to result in the loss of some or all of these trees, not to mention potential loss and injury on your side of the boundary.
3. Infrastructure impact - even in the 5 years I have been back in the country, I have had ample opportunity to see the extent to which Auckland is allowed to grow without anyone paying proper attention to the provision of infrastructure (roads, water, power and as mentioned above, sewage). Clearly during the construction phase we are going to have to deal with endless delays on the roads, but I am not confident that the disruption will end there. Upper Orewa Road already acts as a dangerous rat run for morning and evening traffic. Even with the new road connecting at the end of Russell Road, I have not seen anything to suggest that the rest of the road net will be suitably upgraded to cope with the much greater traffic flows.
4. Plus all the obvious ones - noise, loss of quiet enjoyment of our property, impact on its value etc.

As you may guess, this all has come as something of a surprise to us - the council has the area in question earmarked for development post 2050, and since the location data of this project (alone amongst the successful projects, as far as I can see) was redacted in the published Bill, there was no opportunity to know of its existence, let alone raise concerns with government prior to Ian's letter to us of 7 January this year.

I know you need to report back on discussions with landowners; I am afraid you can only report that in our case, we are not at all supportive of this proposal.

Best regards

[REDACTED]

Director

10 Feb 25

Email from [REDACTED]

Hi both, Grateful if I could have an acknowledgement of my earlier email.

Best regards

[REDACTED]

10 Feb 2025 Email from [REDACTED]
Hi [REDACTED]
Apologies, I wasn't in the office last week. How are you placed for a call tomorrow?
Regards
[REDACTED]

11 Feb 2025 Notes following a phone discussion between [REDACTED]
Matters raised in [REDACTED] email dated 28 January 2025 were responded by [REDACTED] as noted:

1. Environmental Impact - Management plans have been prepared for any environmental impact on the native bush and wildlife.
2. Wastewater - Vineway Limited is working with WSL on numerous solutions and tankering raw solids is not proposed – Jon was concerned about raw tankering.
3. The main creek will remain navigable for aquatic life. A management plan and ESC controls are in place.
4. Landscape impact - the land use consent provides for physical barriers in way of fence.
5. Infrastructure impact - Traffic reports will be available to address this. Most traffic will use the NoR 6 corridor.
6. Noise, Dust, and Quite Enjoyment – Management plans will address the construction related matters.

How the proposal responds to feedback:

Vineway Limited's fast track application will respond on each matter as outlined to [REDACTED] on 11 February 2025.

Part 3 - Non-Adjacent Property Engagement

Matty Ma Mars Realty Group

31 Jan 2025 Text from [REDACTED] Mars Realty Group

H [REDACTED]

This is [REDACTED] realty group. Received letter re fast track Wainui area. May worth a call. Talk soon as many sites near yours are my clients.

[REDACTED]

31 Jan 2025 Text to [REDACTED] Group

Hi [REDACTED] I will forward your details to the developer.

Regards

[REDACTED]

Part 4 – Engagement with Central Government Agencies

Supporting Growth Alliance – North (NoR 6) Designation

8 Dec 2023	Submission lodged by Vineway Limited for the North (NoR 6) designation for connection between Milldale and Grand Drive, Orewa and consideration to Vineway's future residential development.
6 Mar 2024	Notification of Hearing for the North Project received by Vineway as submitter.
15 Mar 2024	<div><div></div><div></div><div></div><div></div><div></div></div>
20 May 2024	Vineway Limited submits expert evidence by McKenzie & Co for NoR 6 with an alternative carriageway and services for the Delmore development, still made possible within the extent of the proposed NoR 6 designation corridor.
1 July 2024	Vineway Limited presents to the Independent Hearing Panel. The presentation includes expert evidence from McKenzie & Co, Corporate, Legal and Public Works submissions supporting integration and delivery of Vineway's Delmore development within the extent of the proposed designation.
8 Nov 2024	Vineway Limited receives notification of the Hearing Panel recommendation dated 24 October 2024 for all 13 Notices of Requirement including NoR 6.
21 Jan 2025	Vineway Limited receives notification from Auckland Council that Auckland Transport and Waka Kotahi NZ Transport Agency have accepted the conditions recommended by the Council's independent Hearing Commissioners for Supporting Growth North. Any submitter may appeal the decision to the Environment Court.
11 Feb 2025	There has been no further communication with the SGA (NoR 6) designation.

Auckland Transport – Unformed (Paper) Road

- 1 Nov 2024** Meeting held at Auckland Transport with [REDACTED] (AT) and [REDACTED] (AT) concerning Vineway's Delmore development and recent road stopping to 55 Russell Road and amalgamation of land at 47 Ara Hills Road and the process for future road stopping within Vineway's Delmore development.
- 4 Dec 2024** [REDACTED] (AT) advised the process for road stopping applications and application by Vineway Limited will be referred to [REDACTED] (AT).
- 6 Dec 2024** Request for a pre-application meeting concerning road encroachment and corridor access by Vineway Limited (Stage 1) and road stopping (Stage 2). Pre-application meeting fee payment (\$345) made on 5 Dec 2024.
- 17 Dec 2024** Pre-Application meeting held with [REDACTED] (AT) and [REDACTED] (AT) to discuss an application for encroachment over unformed paper road and corridor access request (Vineway Stage 1) and application for future road stopping (Vineway Stage 2). AT confirmed that no encroachment application was required. The corridor access request can be made nearer to the time of access. [REDACTED]
[REDACTED]
- 18 Dec 2024** Email from [REDACTED] (AT) confirming the pre-application meeting advice: -
- Encroachment Application
- The encroachment application is not required. The proposed earthworks and battering within the paper road do not trigger the need for encroachment approval.
- Corridor Access Request
- As part of obtaining Engineering Approval, the applicant will need a Corridor Access Request to access the road to construct. [REDACTED] (AT) will reach out to the Corridor Access Team to let them know this is coming.
- Road Stopping Application
- For the future road stopping application, a process map for a road stopping under the provisions of the Public Works Act 1981 (PWA) is provided and further comments on the steps involved. [REDACTED]
[REDACTED]
[REDACTED]. A note of fees payable and advice concerning land in exchange was provided.
- 11 Feb 2025** There has been no further communication with AT. Vineway Limited will obtain adjoining landowner consent as part of the development programme.

Ministry for the Environment

- 20 Jan 2025** Email sent to the Ministry for the Environment (MFE) advising for purposes of meeting statutory engagement requirements, providing draft site plan and indicative plan set, and requesting Teams meeting 21/22 or 23 January 2025.
- 24 Jan 2025** Email from MFE () advising MFE starting role as administering agency for FTAA on 7 February 2025 when applications can be lodged and that it will be in touch.
- 28 Jan 2025** Email to MFE requesting meeting morning of 7 February 2025 for initial discussion.
- 29 Jan 2025** Emails from MFE () advising no meetings until 10 February 2025 and not organizing pre meetings until guidance is released and if meeting need after review of guidance. Guidance will be released 7 February.
- 31 Jan 2025** Email to MFE requesting to organise pre-application meeting to get feedback. Response from MFE saying pre-application meetings not yet being scheduled and will be scheduled on a case-by case basis once applicants have reviewed the guidance.
- 7 Feb 2025** Email to MFE noting updates to MFE website but no administering agency engagement guidance available and asking for guidance to be sent through.
- 11 Feb 2025** Email to MFE requesting response to 7 February 2025 email. No further response or communication has been received from MFE.

How the proposal responds to feedback:

In the absence of the anticipated guidance document and a meeting with MFE on the substantive application specifically, Vineway Ltd has referred and responded to the feedback about Delmore given by MFE to the panel making recommendations on the schedule application. Specifically: (a) it has taken a thorough approach to iwi engagement, noting the large number of iwi with a potential interest in the area. As a result of this, 3 cultural impact assessments have been prepared and provided and Vineway Ltd has considered and responded setting out how all recommendations inform the project. 1 further CIA is expected to be provided, and this will be considered in the same way. Engagement is being approached as an on-going and iterative thing. It has also identified all relevant Treaty settlements and iwi planning documents and assessed the project against these. It is considered that the project is consistent with the relevant provisions of all applicable documents for the reasons set out in the application; (b) it has worked closely with its engineering and ecological advisors to understand the nature and extent of any works relating to natural inland wetlands, and to identify which regulations in the NES-F apply; (c) it has adopted a design that ensures all services can be provided to new homes, and approached and assessed the project at a strategic as well as at a consenting level, to ensure delivering houses at the site ahead of the indicative date in the Future Development Strategy supports a well-functioning urban environment.

Department of Conservation - Nukumea Scenic Reserve

- 2 May 2024** Formal letter about project and schedule application. Including offer to meet.
- 3 May 2024** Email from DOC requesting AEE. Contact [REDACTED], Ranger Email [REDACTED]
- 6 May 2024** Email to DOC setting out technical reports prepared for the schedule application and asking which it would like and inviting to meet.
- 9 May 2024** Email to DOC providing planning assessment and ecological assessment prepared for schedule application and inviting to meet.
- 10 June 2024** Correspondence DOC about potential site-visit dates and providing further reports.
- 24 June 2024** Email to DOC providing balance of technical reports lodged with fast-track application. Also advising project paused until more clarity fast-track process and will be in touch to organize a visit then. Offer to discuss as required in meantime.
- 24 Oct 2024** Email to DOC advising listed and preparing substantive application and requesting to meet on site – suggested dates provided and note that updated master-plan provided prior.
- 29 Oct 2024** Correspondence with DOC confirming site visit 5 November. Attending [REDACTED] [REDACTED] for DOC and [REDACTED] for Vineway Ltd.
- 5 Nov 2024** Onsite meeting undertaken. DOC feedback:
- 10m buffer between development and reserve as included in design supported and considered essential.
 - DOC could input into vegetation used for buffer planting (Viridis Ltd and Greenwood Associates overseeing for applicant).
 - Request to be kept updated as design progresses.
- 11 Nov 2024** Email to DOC re proposal for internal team to prepare draft buffer planting proposal and then provide for review and comment.
- 12 Nov 2024** Email from DOC confirming suggested way forward.
- 14 Jan 2025** Email to DOC re future of land abutting Reserve within project site. And reply from DOC requesting further information.
- 28 Jan 2025** Email to DOC with further information and regarding meeting.
- 29 Jan 2025** Email from DOC confirming meeting but later in February. Date to be agreed.

How the proposal responds to feedback:

Feedback has been incorporated by a 10m buffer between development and reserve where interface included in master-plan design. Further comments can be found in the Landscape Assessment Report prepared by Greenwood and Associates. Engagement about plant species to be used in the 10m buffer and about the future of the land abutting the Reserve within the project site is ongoing.

End of Report

Attachment A: Letter dated 7 January 2025 to Owners previously approached

7 January 2025

[REDACTED]
19A Kowhai Road
RD 2
Silverdale 0992

SUBDIVISION AND RESIDENTIAL DEVELOPMENT IN WAINUI – INTRODUCTION

1. Vineway Ltd is in the process of preparing applications for the authorisations required to enable residential development of a large site on the western side of State Highway 1 at Wainui¹. I am helping Vineway engage to neighbours and interested parties.
2. You will already be familiar with the project at a high-level given Ray White's previous contact with you regarding the possibility of Vineway purchasing your property for the purpose of including it in the project site.
3. Vineway's development is one of the projects included in the schedule to the final Fast-track Approvals Act. This means that Vineway will be able to apply for the planning approvals the project needs using that process.
4. The purpose of this letter is to again introduce Vineway and the development to you, and to seek your feedback on the project as owner of a next-door property. I have also contacted the occupier of the property which may mean you have received two letters.
5. A draft scheme plan is **attached**.
6. The draft scheme plan shows 1200 residential dwellings. The final number may be slightly lower or higher than this depending on feedback received through consultation, and input from technical experts.
7. You will see from the scheme plan that the development includes extensive parks, vegetated areas, pedestrian walkways, and delivery of the road connecting the existing interchange at Grand Drive with Russell Road. This road has been identified by Auckland Transport as being of regional significance.

¹ The site comprises six properties: 88 Upper Orewa Road, 130 Upper Orewa Road, 132 Upper Orewa Road, 55 Russell Road, 53A Russell Road, 53B Russell Road

8. [REDACTED] the development manager, would be happy to receive any feedback and/or meet with you to discuss the development further. If you would like to organise a meeting or have any questions, please contact me using the details below. Otherwise, it would be much appreciated if you could please send through any feedback you have, including if you support the project or support the project with specific things in place.

Yours sincerely



[REDACTED]
Public Works Advisory

Mobile: [REDACTED]

Email: [REDACTED]

Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND









Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
83A, 83B AND 85 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND

Attachment B: Letter dated 7 January 2025 to Owners not previously approached

7 January 2025

[REDACTED]
927 Weranui Road
RD 1
Silverdale 0994

SUBDIVISION AND RESIDENTIAL DEVELOPMENT IN WAINUI – INTRODUCTION

1. Vineway Ltd is in the process of preparing applications for the authorisations required to enable residential development of a large site on the western side of State Highway 1 at Wainui¹. I am helping Vineway engage to neighbours and interested parties.
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7. [REDACTED] the development manager, would be happy to receive any feedback and/or meet with you to discuss the development further. If you would like to organise a meeting or have any questions, please contact me using the details below. Otherwise, it would be much appreciated if you

¹ The site comprises six properties: 88 Upper Orewa Road, 130 Upper Orewa Road, 132 Upper Orewa Road, 55 Russell Road, 53A Russell Road, 53B Russell Road

could please send through any feedback you have, including if you support the project or support the project with specific things in place.

Yours sincerely



[Redacted]

Public Works Advisory

Mobile: [Redacted]

Email: [Redacted]

Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
S3A, S3B AND S5 RUSSELL ROAD
M8, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND











Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND

Attachment C: Letter dated 7 January 2025 to the Occupier

7 January 2025

The Occupier
927 Weranui Road
RD 1
Silverdale 0994

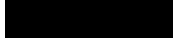
SUBDIVISION AND RESIDENTIAL DEVELOPMENT IN WAINUI – INTRODUCTION

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2. Vineway's development is one of the projects included in the schedule to the final Fast-track Approvals Act. This means that Vineway will be able to apply for the planning approvals the project needs using that process.
3. The purpose of this letter is to introduce Vineway and the development to you, and to seek your feedback as the occupier of a next-door property. I have also contacted the registered owner of the property which may mean you have received two letters.
4. A draft scheme plan is **attached**.
5. The draft scheme plan currently shows 1200 residential dwellings. The final number may be lower or higher than this depending on feedback received through consultation, and input from technical experts.
6. You will see from the scheme plan that the development includes parks, vegetated areas, pedestrian walkways, and delivery of the road connecting the existing interchange at Grand Drive with Russell Road. This road has been identified by Auckland Transport as being of regional significance.
7. [REDACTED] the development manager, would be happy to receive any feedback and/or meet with you to discuss the development further. If you would like to organise a meeting or have any questions, please contact me using the details provided. Otherwise, it would be

¹ The site comprises six properties: 88 Upper Orewa Road, 130 Upper Orewa Road, 132 Upper Orewa Road, 55 Russell Road, 53A Russell Road, 53B Russell Road

much appreciated if you could please send through any feedback you have, including if you support the project or support the project with specific things in place.

Yours sincerely



Public Works Advisory

Mobile: 

Email: 

Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND



Delmore
 Myland Partners | Vineyard Ltd
 88 / 130 / 132 Upper Orewa Road
 Approximate area: 78.45 ha
 Size: 53a / 53b / 55 Russell Road
 Approximate total: 35.75 ha

Total site area: 109.2 ha approx
 All lots zoned Future Urban Zone

Strathmill
 Myland Partners | Shildon Ltd
 433 lots
 Date of fast-track approval 09/23
 Construction commenced 10/23

Ara Hills Development
 AV Jennings
 Currently under construction
 Resource consent granted in the Future Urban Zone

Millwater Development
 Comprised of five communities -
 Aran Hills (currently under construction), Aran Point, Seaview, Ridgevale, and Bonar

Mildale
 Part of the development is currently under construction. A structure plan is also proposed for Mildale North

NoR 6
 Lodged by AT on 20th October 2023 to designate a new urban corridor between Waiuku Road in Mildale and Grand Drive in Upper Orewa

NoR 10
 Lodged by AT on 20th October 2023 to designate an upgrade to Waiuku Road to an urban arterial corridor between Lyster Road and State Highway 1 Northbound Waiuku Rd off-ramp

Route to Orewa Town Centre

Orewa Town Centre

Northern Gateway Toll Road

Schools



Delmore

88 / 130 / 132 Upper Orewa Road - 78.45ha approx
 53a / 53b / 55 Russell Road - 35.75ha approx
 Total Site Area - 109.2 approx

Strathmill by Myland Partners
 Fast-track consent granted 09/23
 Construction commenced 10/23

Ara Hills by AV Jennings
 RC approved - zoned FUZ
 Under Construction

Millwater
 Under construction
 Aran Hills Stage PG

NoR 6

Ecological
 Covenant

Significant
 Ecological Area

Total Lots
 1200

0.1km
 N



5	2	3	4	1	6	N	1	5
Delmere	Strathmill Development	Ara Hills Development	Millwater Development	Mildale Development	Orewa Town Centre	NoR 6	Northern Gateway Toll Road	NoR 10
Myland Partners / Vineway Ltd	Myland Partners / Shilton Ltd	AV Jennings	Comprised of five communities - Aranui Hills (currently under construction), Aman Point, Seaview, Ridgedale, and Bonair	Currently under construction	Approximately 10 minute drive from the proposed project site	Lodged by AT on 20th October 2023 to designate a new urban corridor between Waiuku Road and Grand Drive in Upper Orewa		Lodged by AT on 20th October 2023 to designate an upgrade to Waiuku Road to an urban arterial corridor between Lynmar Road and State Highway 1 Northbound Waiuku Rd off-ramp
88 / 130 / 132 Upper Orewa Road - Approx area 78.45 ha 51a / 51b / 55 Russell Road - Approx area 30.75 ha Total project site: 109.2ha approx	Date of fast-track approval 09/23 Construction commencement 10/23	Resource consent granted in Future Urban Zone Currently under construction						



1	2	3	4	5	6	7	8	9
Delmore	Strathmill Development	Ara Hills Development	Millwater Development	Nukumea Primary School	Woodlands Rise	NoR 6	Northern Gateway Toll Road	NoR 10
Myland Partners Vineyard Ltd 88 / 130 / 132 Upper Orewa Road - Approx area: 78.45 ha 53a / 53b / 55 Russell Road - Approx area 30.75 ha Total project site: 109.2ha approx	Myland Partners Shilton Ltd 433 Hils Date of fast-track approval: 09/23 Construction commencement: 10/23	AV Jennings Resource consent granted in Future Urban Zone Currently under construction	Comprised of five communities - Arran Hills (currently under construction), Arran Point, Seaview, Ridgedale, and Bonar		Residential development by Generation Homes offering house and land packages. Currently under construction	Lodged by AT on 20th October 2023 to designate a new urban corridor between Wainui Road in Middle and Grand Drive in Upper Orewa		Lodged by AT on 20th October 2023 to designate an upgrade to Wainui Road to an urban arterial corridor between Lyneal Road and State Highway 1 Northbound Wainui Rd off-ramp



1	2	3	4	5	6	7	8	9
Delmore	Strathmill Development	Ara Hills Development	Millwater Development	Nukumea Primary School	Woodlands Rise	NoR 6	Northern Gateway Toll Road	Russell Road
Myland Partners Vineyard Ltd 88 / 130 / 132 Upper Orewa Road - Approx area: 78.45 ha 53a / 53b / 55 Russell Road - Approx area 30.75 ha Total project site: 109.2ha approx	Myland Partners Shilton Ltd 433 Hils Date of fast-track approval: 09/23 Construction commencement: 10/23	AV Jennings Resource consent granted in Future Urban Zone Currently under construction	Comprised of five communities - Arran Hills (currently under construction), Arran Point, Seaview, Ridgedale, and Bonar		Residential development by Generation Homes offering house and land packages. Currently under construction	Lodged by AT on 20th October 2023 to designate a new urban corridor between Wainui Road in Middle and Grand Drive in Upper Orewa		




Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND

Attachment D: Letter dated 17 January 2025 to Owners previously approached

17 January 2025


19A Kowhai Road
RD 2
Silverdale 0992

SUBDIVISION AND RESIDENTIAL DEVELOPMENT IN WAINUI – INTRODUCTION/ FEEDBACK REMINDER

1. You would have received information from us on 7 January 2025 in connection with the proposed subdivision and residential development in Wainui. Thank you if you have already responded back and provided your feedback to the writer. If you haven't responded or are still in the process of responding, then this letter is a reminder and invitation for you to offer your feedback. Our previous letter contained the following information: -
2. Vineway Ltd is in the process of preparing applications for the authorisations required to enable residential development of a large site on the western side of State Highway 1 at Wainui¹. I am helping Vineway engage to neighbours and interested parties.
3. You will already be familiar with the project at a high-level given Ray White's previous contact with you regarding the possibility of Vineway purchasing your property for the purpose of including it in the project site.
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10. We appreciate if your feedback can be received by 24 January 2025.

Yours sincerely



[REDACTED]

Public Works Advisory

Mobile: [REDACTED]

Email: [REDACTED]

Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND











Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND

Attachment E: Letter dated 17 January 2025 to Owners not previously
approached

17 January 2025

[REDACTED]
927 Weranui Road
RD 1
Silverdale 0994

SUBDIVISION AND RESIDENTIAL DEVELOPMENT IN WAINUI – INTRODUCTION / FEEDBACK REMINDER

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9. We appreciate if your feedback can be received by 24 January 2025.

Yours sincerely



[REDACTED]
Public Works Advisory

Mobile: [REDACTED]

Email: [REDACTED]

Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND





Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND

Attachment F: Letter dated 17 January 2025 to the Occupier

17 January 2025

The Occupier
927 Weranui Road
RD 1
Silverdale 0994

SUBDIVISION AND RESIDENTIAL DEVELOPMENT IN WAINUI – INTRODUCTION / FEEDBACK REMINDER

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2. Vineway Ltd is in the process of preparing applications for the authorisations required to enable residential development of a large site on the western side of State Highway 1 at Wainui¹. I am helping Vineway engage to neighbours and interested parties.
3. Vineway's development is one of the projects included in the schedule to the final Fast-track Approvals Act. This means that Vineway will be able to apply for the planning approvals the project needs using that process.
4. The purpose of this letter is to introduce Vineway and the development to you, and to seek your feedback as the occupier of a next-door property. I have also contacted the registered owner of the property which may mean you have received two letters.
5. A draft scheme plan is **attached**.
6. The draft scheme plan currently shows 1200 residential dwellings. The final number may be lower or higher than this depending on feedback received through consultation, and input from technical experts.

¹ The site comprises six properties: 88 Upper Orewa Road, 130 Upper Orewa Road, 132 Upper Orewa Road, 55 Russell Road, 53A Russell Road, 53B Russell Road

7. You will see from the scheme plan that the development includes parks, vegetated areas, pedestrian walkways, and delivery of the road connecting the existing interchange at Grand Drive with Russell Road. This road has been identified by Auckland Transport as being of regional significance.
8. [REDACTED] the development manager, would be happy to receive any feedback and/or meet with you to discuss the development further. If you would like to organise a meeting or have any questions, please contact me using the details provided. Otherwise, it would be much appreciated if you could please send through any feedback you have, including if you support the project or support the project with specific things in place.
9. We appreciate if your feedback can be received by 24 January 2025.

Yours sincerely



[REDACTED]
Public Works Advisory

Mobile: [REDACTED]

Email: [REDACTED]

Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND



Delmore
 Myland Partners | Vineyard Ltd
 88 / 130 / 132 Upper Orewa Road
 Approximate area: 78.45 ha
 Size: 53a / 53b / 55 Russell Road
 Approximate total: 35.75 ha

Total site area: 109.2 ha approx
 All lots zoned Future Urban Zone

Strathmill
 Myland Partners | Shildon Ltd
 433 lots
 Date of fast-track approval 09/23
 Construction commenced 10/23

Ara Hills Development
 AV Jennings
 Currently under construction
 Resource consent granted in the Future Urban Zone

Millwater Development
 Comprised of five communities -
 Aran Hills (currently under construction), Aran Point, Seaview, Ridgevale, and Bonar

Mildale
 Part of the development is currently under construction. A structure plan is also proposed for Mildale North

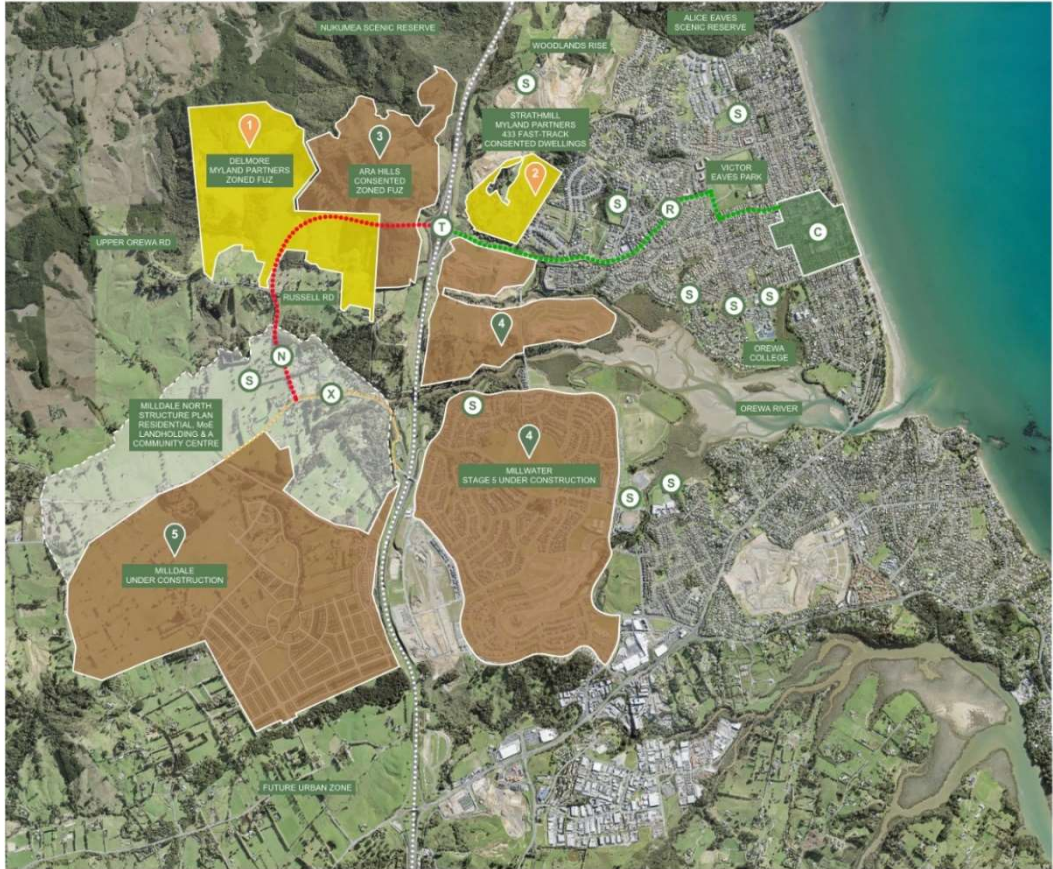
NoR 6
 Lodged by AT on 20th October 2023 to designate a new urban corridor between Waiuku Road in Mildale and Grand Drive in Upper Orewa

NoR 10
 Lodged by AT on 20th October 2023 to designate an upgrade to Waiuku Road to an urban arterial corridor between Lyster Road and State Highway 1 Northbound Waiuku Rd off-ramp

Route to Orewa Town Centre
 Orewa Town Centre

Northern Gateway Toll Road

Schools









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VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT
53A, 53B AND 55 RUSSELL ROAD
88, 130 AND 132 UPPER OREWA ROAD
OREWA, AUCKLAND

