



Delmore
Myland Partners I Vineway Ltd
88 / 130 / 132 Upper Orewa Road
Approximate area: **78.45 ha**
53a / 53b / 55 Russell Road
Approximate total: **30.75 ha**

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

Strathmill
Myland Partners I 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 -
Arran Hills (currently under
construction), Arran Point,
Seaview, Ridgedale, and Bonair

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

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

NoR 10 ●●●●●●●●
Lodged by AT on 20th October
2023 to designate an upgrade to
Wainui Road to an urban arterial
corridor between Lysnar Road
and State Highway 1
Northbound Wainui Rd offramp

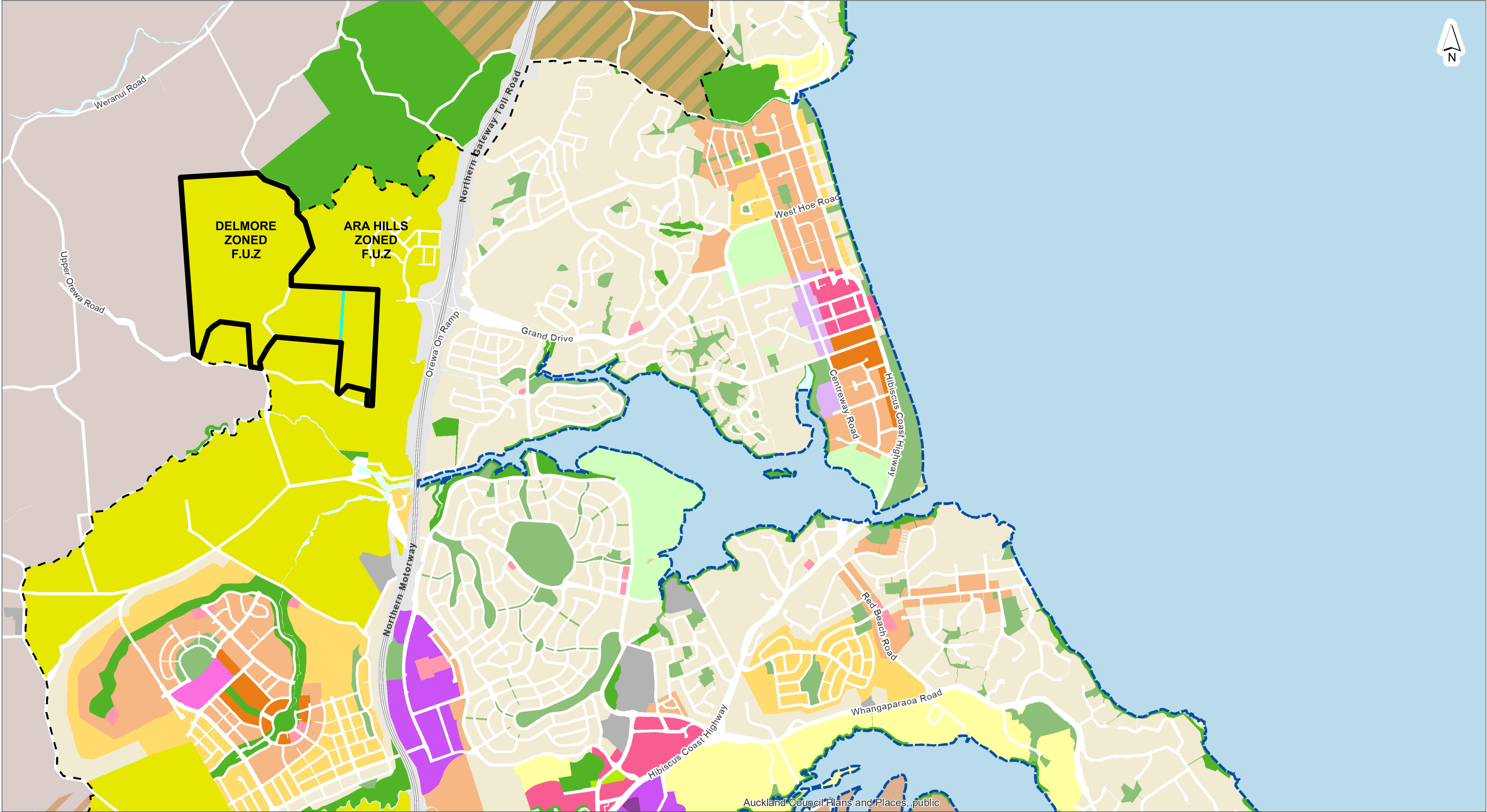
R ●●●●●●●● **Route to Orewa Town Centre**

C **Orewa Town Centre**

T **Northern Gateway Toll Road**

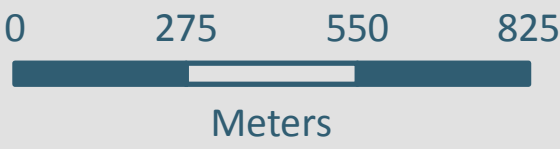
S **Schools**





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DELMORE ZONING MAP



Scale @ A3
= 1:25,000

Date Printed:
13/05/2025





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



1	2	3	4	5	6	N	T	X
Delmore	Strathmill Development	Ara Hills Development	Millwater Development	Milldale Development	Orewa Town Centre	NoR 6	Northern Gateway Toll Road	NoR 10
Myland Partners I Vineway Ltd	Myland Partners I Shildon Ltd	AV Jennings	Comprised of five communities - Arran Hills	Currently under construction	Approximately 10 minute drive from from the proposed project site	Lodged by AT on 20th October 2023 to designate a new urban corridor between Wainui Road in Milldale 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 Lysnar Road and State Highway 1 Northbound Wainui Rd offramp
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	433 lots Date of fast-track approval 09/23 Construction commencement 10/23	Resource consent granted in Future Urban Zone Currently under construction	(currently under construction), Arran Point, Seaview, Ridgedale, and Bonair					

PROJECT KEY



55 RUSSELL ROAD
LOT 1 DP 336616
14.7674 HA

UPPER OREWA ROAD LOTS

130 UPPER OREWA ROAD
LOT 2 DP 153477
42.2000 HA

132 UPPER OREWA ROAD
LOT 1 DP 153477
20.5220 HA

OVERALL SITE AREA	109.1968 HA
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KEY

--- INTERNAL SITE BOUNDARY

 NOR 6 DESIGNATION WITHIN
NEIGHBOURING 3 RUSSELL RD

☐ PAPER ROAD - VESTED

PROJECT NAME	DELMORE
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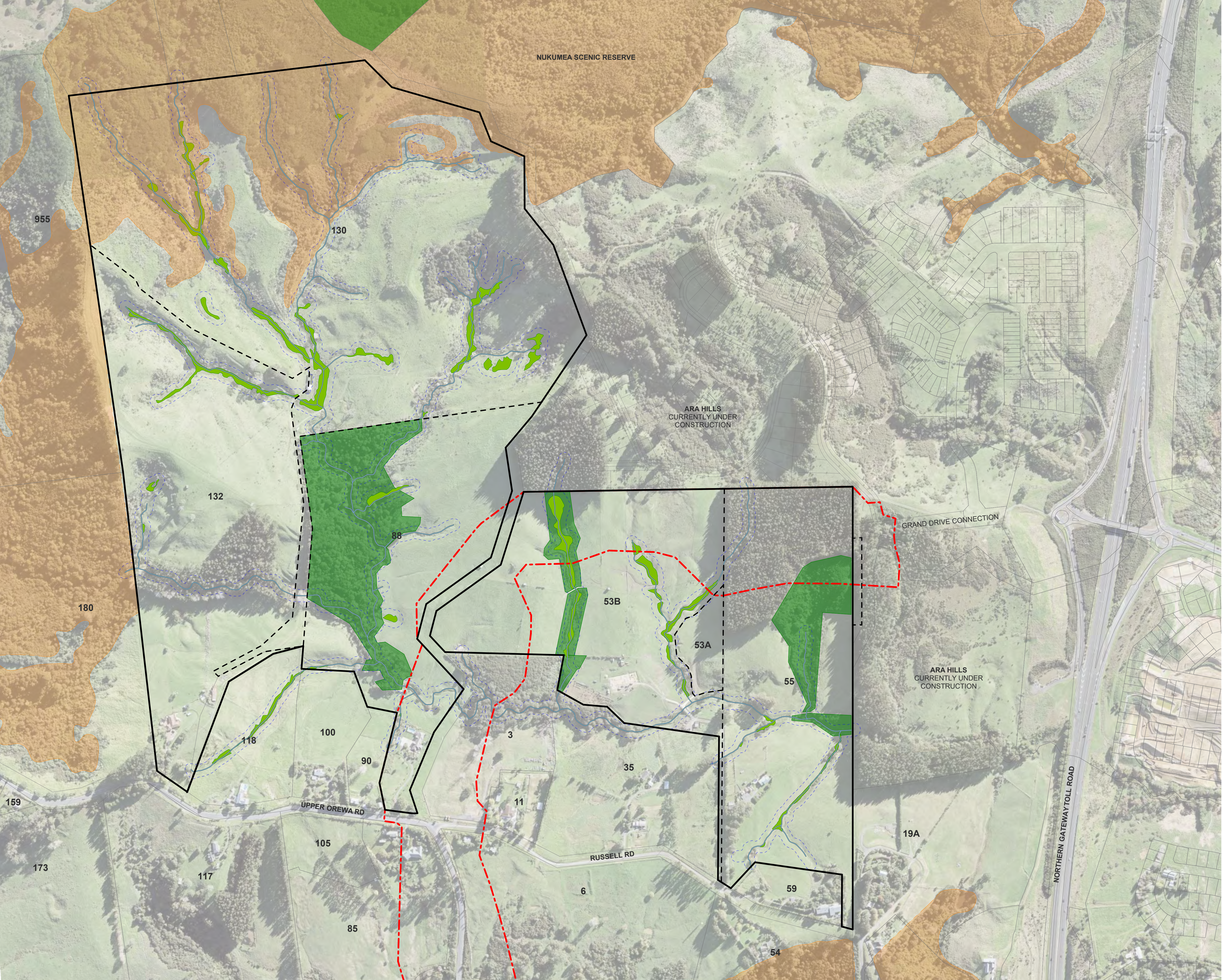
DRAWING TITLE	SITE - LEGAL
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SCALE 1:3000, 1:1.4594

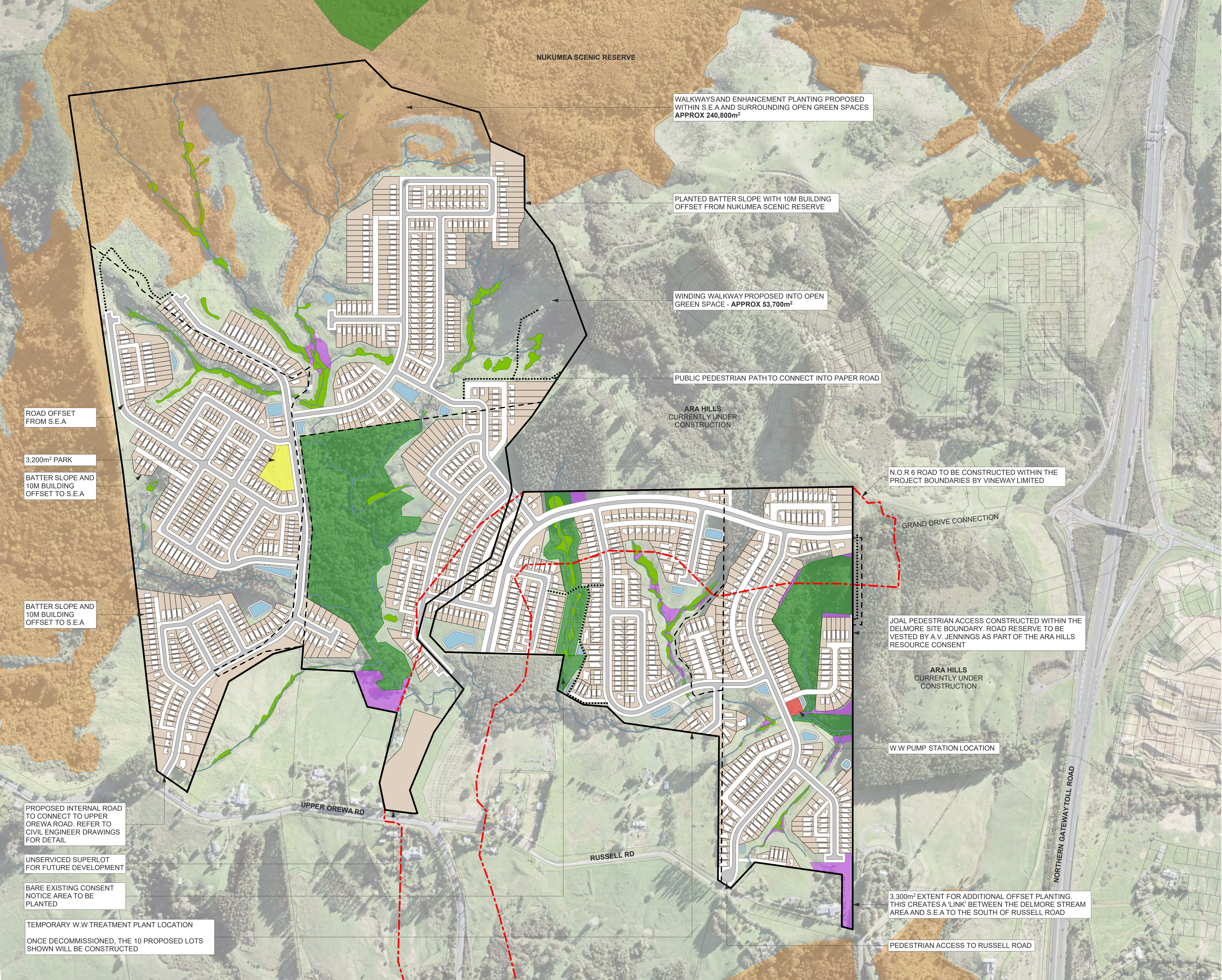
REVISION NO. A

DRAWING NO.

A-S-1-01



TERRA STUDIO	
	
PROJECT KEY	
LEGAL	
	WIDER SITE BOUNDARY
	INTERNAL SITE BOUNDARY
	N.O.R 6 DESIGNATION
ECOLOGY	
	STREAM
	WETLAND
	STREAM/WETLAND 10m OFFSET
	CONSENT NOTICE AREA
	SIGNIFICANT ECOLOGICAL AREA
CLIENT VINEWAY LIMITED	
PROJECT NAME DELMORE	
DRAWING TITLE SITE - EXISTING	
SCALE 1:3000	
REVISION NO. A	
DRAWING NO. A-S-1-02	



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

INTERNAL EX. SITE BOUNDARY

N.O.R 6 DESIGNATION

SITE

STREAM

WETLAND

CONSENT NOTICE AREA

SIGNIFICANT ECOLOGICAL AREA

DRAINAGE RESERVE TO VEST

OPEN GREEN SPACE

OFFSET PLANTING

W.W PUMP STATION

PUBLIC PATH - DESIGN TBC

PRIVATE REALM

PRIVATE LOT

NOTE: ONLY THE 'NET' SITE IS DISPLAYED AT THIS SCALE. FOR 'GROSS' LOT BOUNDARIES WHICH EXTEND OVER THE RIPARIAN MARGIN, REFER EITHER TO THE CIVIL SCHEME PLAN OR THE 1:200 SCALE ARCHITECTURAL DRAWINGS

TOTAL LOTS

STAGE 1	469
STAGE 2	749 + SUPERLOT
TOTAL	1218 + SUPERLOT

TYPOLOGY MATRIX

STANDARD FLOOR PLANS	22
BESPOKE FLOOR PLANS	42
SINGLE LEVEL	492 (40%)
TWO LEVEL	726 (60%)
3-BED TYPOLOGY	536 (44%)
4-BED TYPOLOGY	362 (30%)
5-BED TYPOLOGY	320 (26%)

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE

DRAWING TITLE

SITE - PROPOSED

SCALE

1:3000

REVISION NO.

A

DRAWING NO.

A-S-1-03

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1 - CHANGE PLAN
SCALE	1:1500
REVISION NO.	

A004

Delmore

PROJECT SUMMARY OVERALL PROPOSAL

53A, 53B, 55 RUSSELL ROAD
88, 130, 132 UPPER OREWA ROAD

TOTAL LOTS	1218 LOTS OVERALL ADDITIONALLY, THE PROPOSAL SEEKS APPROVAL FOR A 9,400m ² UNSERVICED SUPERLOT FOR FUTURE DEVELOPMENT IN STAGE 2
TYPOLOGIES	22 STANDARD + 42 BESPOKE FLOOR PLAN DESIGNS 3G.1 - 3 BED, GARAGE, SINGLE LEVEL - <u>436</u> 4G.1 - 4 BED, GARAGE, SINGLE LEVEL - <u>53</u> 5G.1 - 5 BED, GARAGE, SINGLE LEVEL - <u>3</u> 3.2 - 3 BED, TWO LEVELS - <u>95</u> 3G.2 - 3 BED, GARAGE, TWO LEVELS - <u>5</u> 4G.2 - 4 BED, GARAGE, TWO LEVELS - <u>309</u> 5G.2 - 5 BED, GARAGE, TWO LEVELS - <u>317</u>
SINGLE LEVEL / DOUBLE LEVEL HOMES	492 SINGLE (40%) / 726 DOUBLE (60%) + SUPERLOT
ZERO LOT / STANDALONE BOUNDARY	146 ZERO LOT (12%) / 1072 STANDALONE (88%)
TOTAL OVERALL SITE AREA (UPPER OREWA ROAD)	109.2 HA
PRIVATE LOT AREA	456,752m2
BUILDING COVERAGE	116,447m2 - 25.5% OF THE 'PRIVATE LOT AREA'
IMPERMEABLE COVERAGE	209,604m2 APPROX - 45.9% OF THE 'PRIVATE LOT AREA'
RETAINED WETLANDS / STREAMS / RIPARIAN ACROSS STAGE 1 AND 2	APPROXIMATELY 43.7 HECTARES (40%) OF NATURAL ENVIRONMENT ACROSS THE SITE IS TO BE MAINTAINED, PROTECTED OR ENHANCED
LOTS SERVICED BY JOALS	456 - 37% OF THE OVERALL LOT TOTAL



Delmore

CONSENTS SOUGHT UNDER THE AUCKLAND UNITARY PLAN



LAND DEVELOPMENT

- EARTHWORKS (INCLUDING WITHIN RIPARIAN YARDS), CONSTRUCTION ACTIVITY AND NOISE, GROUNDWATER AND SURFACE WATER DIVERSION



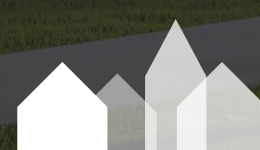
ENVIRONMENTAL

- RECLAMATION OF AND WORKS (INCLUDING VEGETATION REMOVAL) WITHIN PROXIMITY TO WETLANDS
- ROADS AND INFRASTRUCTURE SERVICING WITHIN 1% AEP FLOOD PLAIN
- DISCHARGE TO AIR AND STORAGE OF HAZARDOUS SUBSTANCES ASSOCIATED WITH WASTEWATER TREATMENT



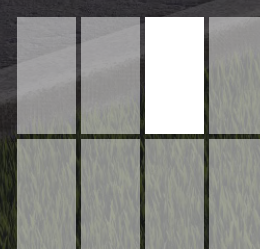
INFRASTRUCTURE

- WASTEWATER TREATMENT PLANT, STORMWATER DISCHARGE, NEW ROADS, ABOVE-GROUND PIPES, STORMWATER PONDS



BUILT-FORM

- NEW DWELLINGS AND USE OF DWELLINGS WITHIN F.U.Z
- DWELLINGS ENCROACHING F.U.Z AND RIPARIAN YARDS
- RETAINING WALLS
- VEHICLE CROSSINGS AND ACCCESSES, TRIP GENERATION



SUBDIVISION

- SUBDIVISION IN THE F.U.Z, SUBDIVISION FOR OPEN SPACES, RESERVES AND ROADS, SUBDIVISION IN A FLOOD PLAIN
- VARIATION TO CONSENT NOTICE CONDITIONS RELATING TO BUSH PROTECTION



Delmore

OTHER PLANNING APPROVALS

NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER REGULATIONS 202

- CONSENT FOR WORKS WITHIN THE PROXIMITY TO NATURAL INLAND WETLANDS

HERITAGE NEW ZEALAND POUHERE TAONGA ACT 2014

- ARCHAEOLOGICAL AUTHORITY TO MODIFY

FRESHWATER FISHERIES REGULATIONS 1983

- CULVERTS

PUBLIC WORKS ACT 1981

- ROAD STOPPING OF PAPER ROAD

RESOURCE MANAGEMENT ACT 1991 SECTION 176A

- OUTLINE PLAN OF WORKS FOR GRAND DRIVE EXTENSION