

Delmore Fast-Track

25/06/2025 – Auckland Council Response

Annexure 4:

Strategic Planning

Claire Gray / Rosie Stoney

Memo

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To: Carly Hinde, Principal Project Lead, Planning and Resource Consents
From: Rosie Stoney, Senior Advisor Growth and Spatial Strategy,
Claire Gray, Manager Growth and Spatial Strategy

Subject: Strategic planning matters – Delmore fast-track approval application

Proposal

1. The Delmore fast-track approval application is to develop a comprehensively planned residential community in Orewa, including approximately 1,250 dwellings, one super lot, supporting infrastructure, and associated works.
2. The land is currently zoned Future Urban in the Auckland Unitary Plan 2016 (Operative in Part) and has a sequencing of 2050+ in the Future Development Strategy (FDS). The application is for a resource consent only and does not include a plan change application.
3. Our comments consider the strategic planning implications of this application.

Strategic alignment

4. The FDS does not anticipate this area being rezoned until at least 2050. Enabling development now via this resource consent will have implications on the later rezoning of the remaining future urban area.
5. The application is in advance of a structure plan and plan change to rezone the future urban zone to appropriate urban uses and is not aligned with planned provision for infrastructure.
6. Some consideration is given to how aspects of the development will relate to the neighbouring Ara Hills development, however there is little consideration in the plans of how the proposed development can or will integrate with other areas of FUZ to the south and southeast of the site. This raises concerns around urban form density and scale and that future rezoning options may be compromised.
7. The application's assessment of the FDS in relation to the subject site is very light and focuses only on the timing and sequencing of growth. It has not considered all of the FDS principles for growth and change:
 - 1. Reduce greenhouse gas emissions
 - 2. Adapt to impacts of climate change
 - 3. Make efficient and equitable infrastructure investments
 - 4. Protect and restore the natural environment
 - 5. Enable sufficient capacity for growth in the right place at the right time

Residential capacity and well-functioning urban environment

8. The economic assessment provided takes a very narrow view of greenfield development capacity. The assessment does not consider the significant greenfield residential capacity available in the wider catchment, particularly at Milldale. It also does not consider future development across the broader catchment, as sequenced in the FDS, only development at the adjacent Ara Hills.

9. In failing to include these areas, the application has not considered the effects which impact on the efficiency of enabling growth in different locations across the wider catchment and across the wider region (FDS principle 5).
10. Insufficient detail has been provided as to how the application is proposed to contribute to a well-functioning urban environment on a regional and local scale, particularly as it is out of sequence with the FDS.
11. The application has not factored in centres in the development area, instead relying on centre provision in adjacent areas. This does not factor in future plans for the wider area and has implications for accessibility.

Infrastructure

12. The FDS identifies four infrastructure prerequisites which have informed the indicative timing of the future urban zoned land, all of which are expected to be delivered over the long-term:
 - Wainui Road upgrade (NoR 10)
 - Milldale and Grand Drive connection (NoR 6)
 - North Shore Rapid Transit (extension to Milldale) (NoR 2)
 - Army Bay Wastewater Treatment Plant Upgrade
13. NoR 2, 6 and 10 have not been prioritised for funding for delivery by NZTA/AT in RLTP 2024-2034 or the LTP 2024-2034. The timing for delivery of these projects in the detailed business case for route protection is late 2040s.
14. The funding and timing of delivery of NoR 2 and NoR 10 and how they relate to the subject site have not been included in the application.
15. In their application, the developer states they will part fund and deliver NoR 6. The application does not address the efficiency of bringing this development forward and the subsequent public operation maintenance costs.
16. There are limited considerations around alternative transport modes, which relates both to FDS principle 1 and well-functioning urban environment requirements.
17. Army Bay Wastewater Treatment Plant upgrade is scheduled for completion in 2031. Until this time, wastewater capacity is limited within the catchment. The developer has proposed an onsite wastewater solution, which they suggest could be vested back to Watercare.
18. Detailed information about the provision and timing of these identified infrastructure prerequisites should be discussed by other council and CCO specialists.
19. The application has not considered the efficiency of serving this growth from an opportunity cost perspective, nor has it considered the costs to residents in the economic analysis.
20. Enabling development in this area ahead of bulk infrastructure delivery has the potential to draw growth away from other catchments which better align with existing infrastructure provision (FDS principle 5).
21. These deficiencies raise questions about the efficiency of the proposed infrastructure investments (FDS principle 3) and the cost implications on a local and regional scale to the council, AT and Watercare for enabling and supporting strategic infrastructure ahead of planned delivery.

Summary

22. Our view is the proposal is not aligned to the FDS, this is both in terms of the proposed timing and the FDS principles for growth and changes.
23. Bringing the development forward has wide ranging local and subregional implications in terms of infrastructure investment and costs.
24. There are several deficiencies which would be best addressed through a structure planning and plan change process.