
Re: Delmore [FTAA-2502-1015] - comment by AVJ Hobsonville Pty Limited [TEL-DOC.FID2017]

From [REDACTED]

Date Wed 25/06/2025 12:17

To ContactFastTrack <contact@fasttrack.govt.nz>; FastTrack Substantive <substantive@fasttrack.govt.nz>

 2 attachments (3 MB)

ID Delmore Fast Track Evidence 25 06 25.pdf; MR Delmore Fast Track Evidence 25 06 25 (004).pdf;

To the Expert Consenting Panel.

1. AVJ Hobsonville Pty Limited ("AVJ") is the owner of [REDACTED] [REDACTED] ("AVJ's land").
2. AVJ's land is listed in Appendix 1 of Minute 3 of the Expert Consenting Panel - land adjacent to the substantive application land.
3. Accordingly, AVJ has been invited to comment on the Delmore resource consent application.
4. In light of how quickly the panel has to make its decision, AVJ has obtained the following expert advice and arranged for it to be presented in the form of a brief of evidence, with the appropriate confirmation that the evidence complies with the Environment Court's Expert Witness Code of Conduct. Please see **attached** for the Panel's consideration:
 - a. Evidence from Ila Daniels (Campbell Brown), planner; and
 - b. Evidence from Mitchell Roberts, (Airey Consultants), engineer.
5. AVJ's comments are set out in the evidence above. In summary:
 - a. The roading, water and wastewater servicing proposed for Delmore's land relies on a paper road being vested by AVJ, which would extend Grand Drive to Delmore's boundary. AVJ has a contract requiring it to vest that paper road, but not until April 2028. AVJ could choose to vest it earlier as its resource consent allows it to do so.
 - b. AVJ is not required to construct the road.
 - c. Delmore has assumed that AVJ will construct the road and may not have included the area for road construction within the scope of its fast-track authorisation. Delmore has not applied for the necessary consents to enable construction of the road. Given the steep topography it may be difficult to construct the road within the width of land that AVJ is to vest.
 - d. Delmore has a substantial amount of design and assessment work if Delmore is to use Grand Drive as a connection point. AVJ would want to have the opportunity to review and comment on any of that new work, given that it would be on or adjacent to AVJ's land.
 - e. The extensive amount of earthworks and cut along Delmore's common boundary with AVJ is a concern and needs to be carefully managed. The amount of excess cut will need to be transported off site and has not been properly assessed.
 - f. The stormwater modelling appears to have a greater impact on AVJ's land than has been assessed, approximately 300mm in a 100 ARI event. This will impact the sale value of AVJ's titles as the increased flood plain will show up on Council LIMs. Delmore should mitigate its stormwater effects and Mr Roberts has identified some options.

- g. If Delmore is to connect to the Watercare wastewater system, it must manage the peak flow constraints within the local infrastructure. Mr Roberts and Ms Daniel outline a solution and the basis for that solution. AVJ will insist that Watercare treats it the same as Delmore if a connection is to be provided in advance of the Army Bay upgrade. Both Mr Roberts and Ms Daniels address this issue.
- h. Water supply is quite complicated, as outlined by Mr Roberts. Delmore appears to have misunderstood how watermains within AVJ's land will be used in the long term (one will be a transmission main). Delmore cannot not rely on or integrate with AVJ's water infrastructure unless and until AVJ's designs have been approved and there is clarity that the timing will align (and if AVJ's land is to be acquired, that relevant land acquisition agreements are in place).

If the Panel wishes, AVJ would make its witnesses available for expert witness conferencing, workshopping or any other step considered appropriate by the panel.

As there are a number of decisions for Delmore to make about resolving these matters, AVJ will still look to exercise its opportunity to comment on the Panel's draft conditions.

Please send any future emails on the Delmore application to myself and Katelyn Orton. Our details are at the bottom of this email.

Monica De Magalhaes

Senior Development Manager

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

For and on behalf of Katelyn Orton

Katelyn Orton

Project Director

[REDACTED] [REDACTED]

AVJennings

Monica De Magalhaes

Senior Development Manager

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

AVJennings



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