

Delmore – key changes

This table sets out the key issues raised by either the panel or Auckland Council in respect of the first substantive application for Delmore and the changes made to, or further information included in, the new substantive application to respond to those issues. Implementing the changes described in this table has resulted in further, more detailed changes to the project’s design. For example, adjustments to the internal road network design, adjustments to residential and infrastructure (SW ponds, additional planting areas to be held in a society) lot size and shape, and adjustments to housing typologies. Collectively, the adjustments to the project have resulted in a change to the total number of residential lots as between the first substantive application and the new substantive application from 1,218 to 1,213. Like the first substantive application, the new substantive application includes a residential super lot. The applicant is currently still working with the Department of Conservation, Heritage New Zealand, and Auckland Council and this may result in further changes to the new substantive application.

Key issue raised in respect of first substantive application	Amendments made to new substantive application or further information provided with new substantive application
Potable water supply	
<p>Insufficient certainty of potable water supply.</p> <p><i>Detail:</i> After the first substantive application had been lodged, Watercare advised that a connection to the public water supply network was not available for the Delmore development because the Delmore development is within a 2050+ Future Urban Area (“FUA”) and Watercare considered that capacity should be reserved for other potential growth within the existing live zoned areas and the 2030+ to 2035+ FUAs, despite technical analyses presented by the applicant confirming there was technical capacity within the network to service the Delmore development.</p>	<p>The new substantive application provides for on-site potable water supply (as well as the ability to connect to the public water supply network).</p> <p><i>Detail:</i> A groundwater take consent to service the full development was granted by Auckland Council in February 2026. The new substantive application seeks approvals for the supporting treatment and distribution infrastructure.</p> <p>The new substantive application also provides for connections to the public water supply network so this can be done when connections are available. During pre-lodgement meetings on the new application, Watercare confirmed there is technical capacity within the water supply network for Delmore to connect in accordance with its development timeline (Appendix 7 to the AEE, pg 78-79). The applicant is working with the Auckland Urban Development Office (“AUDO”) and Watercare regarding potential connections in accordance with that timeline.</p>
Wastewater treatment	
<p>Insufficient certainty of wastewater treatment servicing.</p> <p><i>Detail:</i> After the first substantive application had been lodged, Watercare advised that a connection to the public wastewater network was</p>	<p>The new substantive application provides for on-site wastewater treatment (as well as the ability to connect to the public wastewater treatment network).</p> <p><i>Detail:</i> The new substantive application seeks approvals for on-site wastewater treatment and discharge of treated wastewater. The treatment infrastructure proposed treats water to what is</p>

not available for the Delmore development after the stage 1 upgrade to the Army Bay wastewater treatment plant because the Delmore development is within a 2050+ FUA and Watercare considered that capacity should be reserved for other potential growth within the existing live zoned areas and the 2030+ to 2035+ FUAs, despite technical analyses presented by the applicant confirming there was technical capacity within the network to service the Delmore development.

internationally considered to be of drinking water standard (Appendix 29 to the AEE, pg 22-23).

For the first 475 homes (equivalent of stage 1 of the Delmore development), almost all treated wastewater can be disposed on site. A portion of treated wastewater is not able to be disposed on-site during the summer months. This will be trucked off-site to be disposed of at an appropriate facility. Treated wastewater from the remaining homes (equivalent of stage 2 of the Delmore development) cannot be discharged on-site because of the nature of on-site waterways. Construction of these homes is some years in the future (approximately 2031, see Appendix 46 to the AEE) so a consent condition is proposed in accordance with Section 84A of the FTAA that any approvals must be obtained for off-site discharge before these houses are occupied.

The new substantive application also provides for connections to the public wastewater treatment network so this can be done when connections are available.¹ During pre-lodgement meetings on the new application, Watercare confirmed there is technical capacity within the public wastewater treatment network for Delmore to connect with the stage 1 upgrade to the Army Bay wastewater treatment plant (Appendix 7 to the AEE, pg 76-78). The applicant is working with the AUDO and Watercare regarding potential connections in line with the stage 1 upgrade and its development timeline more broadly.

Lack of certainty regarding where transported wastewater (treated and untreated) would be taken to and disposed of.

Detail: The first substantive application provided for the final disposal location to be confirmed as a condition of consent prior to specified development steps occurring.

The new substantive application includes a confirmed disposal location.

Detail: Whangarei District Council has confirmed it will accept the treated wastewater and untreated wastewater (Appendix 30 to the AEE, pg 5-6).

The applicant is continuing to work to see if an Auckland-based disposal site can be identified. The applicant is currently in communications with Chemwaste (see Appendix 30 to the AEE), and also understands there is technical capacity to take treated and untreated wastewater at Watercare facilities, which is something the applicant will explore with the AUDO and others.

Ecology

¹ As part of this, if Watercare advises that a connection to the public wastewater network is expected to become available within a short timeframe, the new substantive application provides for wastewater to be temporarily managed by trucking untreated wastewater off-site to an approved disposal facility. This approach recognises that it would not be efficient or practical to construct and commission an on-site wastewater treatment plan to service only a small number of dwellings for a limited period, particularly where a permanent connection to the public network is expected shortly thereafter.

<p>Site-Specific Fauna and Flora Surveys and Reporting/ assessments have not been provided.</p> <p><i>Detail:</i> The first substantive application adopted the approach used in respect of the NOR6 designation, by assuming native fauna species potentially present on the site were present and requiring on-site fauna surveys closer to construction starting as a condition of consent.</p>	<p>Site specific flora and fauna surveys have been undertaken on the site and an addendum report to the Ecological Impact Assessment has been prepared.</p> <p><i>Detail:</i> The findings of the surveys do not alter the conclusions of the Ecological Impact Assessment, and the proposed works are not expected to result in significant adverse effects on ecological values in conjunction with the proposed mitigation and offsetting.</p>
<p>Ecological Effects associated with the alignment of the NOR6 road where it exited the site to the south.</p> <p><i>Detail:</i> The first substantive application’s development’s design shifted the NOR6 road slightly from the NOR6 concept plan alignment at this point.</p>	<p>The new substantive application NOR6 alignment matches the concept plan within the designation.</p> <p><i>Detail:</i> The NOR6 alignment matches the NOR6 concept plan both where it enters and exits the site. The new substantive application also shifts associated stormwater infrastructure to a location that results in a reduction in native vegetation removal, when compared to the concept plan.</p>
<p>Public walkways through existing areas of native vegetation.</p> <p><i>Detail:</i> The first substantive application included public walkways through areas of existing native vegetation in response to feedback from Auckland Council urban design and landscape technical specialists that these were required to improve connectivity.</p>	<p>Public walkways are proposed in areas where they can be constructed alongside new vegetation being planted or where overpass infrastructure can be constructed.</p> <p><i>Detail:</i> A new walkway has been proposed, located to the east of the consent notice area in Stage 2. A public walkway is also proposed to connect Russell Road to the site in the south-eastern corner. Both would be constructed alongside new planting. One walking trail is proposed through the central consent notice area but uses a bridge. See Appendix 9.1 to the AEE.</p>
<p>Concerns about residential society to deliver on native vegetation planting responsibilities</p>	<p>The new substantive application provides for the consent holder to have responsibility for overseeing the establishment phase for all enhancement and new planting. Only after that point will the Residential Society take over responsibility for maintenance work.</p> <p><i>Detail:</i> The applicant has worked with Strata Title to confirm that its proposed residential societies will be equipped to manage this maintenance responsibility (Error! Reference source not found. to the AEE).</p> <p>A draft Planting and Implementation Plan has been prepared and included with the new substantive application which addresses these responsibilities. Related conditions have been included</p>

	with performance targets (eg. 90% species establishment and 80% canopy coverage) and annual reporting during the implementation period.
Stormwater / Flooding	
<p>No Geomorphic Risk Assessment undertaken.</p> <p><i>Detail:</i> This was considered necessary to ensure that the development was designed in a way that provided for long term resilience to river movement.</p>	<p>A Geomorphic Risk Assessment has been prepared by Morphum and some geotechnical engineering solutions have been adjusted in accordance with those recommendations.</p> <p><i>Detail:</i> The assessment confirms that the proposed setbacks are sufficient, subject to specific engineering solutions being implemented which the conditions of consent provide for. See Appendices 20, 20.1, 21, 21.1 to the AEE.</p>
<p>Stormwater raingardens incorrectly labelled.</p> <p><i>Detail:</i> Different feedback was provided by different Auckland Council teams about desired labelling.</p>	<p>Scheme plan labels have been updated to “Land in Lieu of Reserve – for Drainage Purposes”.</p> <p><i>Detail:</i> The new substantive application labelling is based on most recent engagement with Auckland Council.</p>
<p>Inadequate detail on raingarden plans</p> <p><i>Detail:</i> Precise design details were requested to be included on plans to enable vesting decisions.</p>	<p>Detailed plans prepared and included within application, rather than being left to EPA stage.</p>
Parks	
<p>A park in each stage meeting Council’s key metrics is required.</p> <p><i>Detail:</i> The first substantive application as lodged included a park in the stage 1 Delmore area. During the application process a park in the stage 2 Delmore area was added.</p>	<p>Two parks meeting Council’s key metrics are included.</p> <p><i>Detail:</i> A park is included in each stage for Auckland Council to acquire if it chooses. These have been designed with multiple rounds of input from Auckland Council parks. They are free from flooding.</p>
Transport	
<p>Design does not include collector roads and it should.</p> <p><i>Detail:</i> The first substantive application did not include collector roads because technical analyses suggested these were not required</p>	<p>A collector road is included in each stage of the Delmore development.</p>

and would be difficult to construct due to landform.	
NOR6 horizontal alignment and gradient does not match the NOR6 concept plan at the southern boundary.	<p>The new substantive application NOR6 horizontal alignment and vertical gradient matches the concept plan, at the southern boundary.</p> <p><i>Detail:</i> The revised alignment and gradient have been prepared in consultation with Auckland Transport.</p>
Inadequate upgrades to external road network to manage impacts from Delmore development.	<p>Additional upgrades have been included in the new substantive application, identified after several meetings with Auckland Transport.</p> <p><i>Detail:</i> See Appendix 24 and 24.1 to the AEE, and proposed conditions in Appendix 44 to the AEE.</p>
Uncertainty regarding the timing of the construction of the road between the Delmore site and the existing Grand Drive.	<p>This portion of road has now been vested as road reserve in Auckland Transport. A condition of consent has been proposed which requires this road to be constructed and operational prior to section 224 certification.</p> <p><i>Detail:</i> The applicant is discussing the process for constructing this road with AUDO.</p>
Economics	
Cost benefit analysis not provided.	<p>A cost benefit analysis that looks at economic benefits and economic costs has been provided.</p> <p><i>Detail:</i> The assessment concludes that the project would generate considerable net benefit for Auckland and for New Zealand and will have significant regional and national benefits.</p>
Conditions	
Deemed certification for management plans not appropriate.	<p>“Deemed certification” has been removed from the management plan conditions.</p> <p><i>Detail:</i> This has been removed. It has been identified that one was retained inadvertently in respect of the Tree Management Plan. This will be removed at the first opportunity the applicant has to provide updated conditions.</p>
No requirement for earthworks Adaptive Management Plan	Adaptive management plan condition included.

<p>Conditions fail to properly provide for management of NZTA managed culverts.</p>	<p>Condition included for a management plan to address NZTA’s concerns relating to culvert blockage.</p> <p><i>Detail:</i> A condition has been proposed to address NZTA’s concerns (see Appendix 44 to the AEE) and the wording of this has been prepared in consultation with NZTA.</p>
<p>No requirement for operation and maintenance plan for counterfort drains.</p>	<p>Condition included.</p> <p><i>Detail:</i> Condition prepared in consultation with Auckland Council (see Appendix 44 to the AEE).</p>