

# Delmore Fast-Track

25/06/2025 – Auckland Council Response

## **Annexure 34:**

### **Panel Response Table**

Delmore [FTAA-2502-1015]

**Council Response to MINUTE 3 OF THE EXPERT PANEL (26 May 2025)**

**Appendix 4 - Preliminary list of matters the Auckland Council (including its CCOs are asked to consider) – note there is a matter here that may require comment from NZTA as is noted**

Ecology (Appendix 4 of the application)	
<u>Panel Comment</u>	<u>Council Response</u>
<i>Is the approach taken of predominantly desktop research with on-site observation (as opposed to targeted, detail on-site surveys) appropriate and sufficient for a development of this scale? Particularly given the conclusion that the “proposal is expected to have an overall low level of effect on the ecological values of the area”. And, if no, what is best practice?</i>	<p>Council does not consider that the predominantly desktop research is appropriate or sufficient for the nature and location of the site, and a development of this scale, and that site specific surveys should be undertaken including fauna (bats, birds and lizards), and flora (more specifically within existing covenant areas). This has been flagged in Council’s initial high-level comments that were provided to the applicant.</p> <p>The applicant has also relied on bat surveys prepared as part of the NoR6 consent (which are dated from 2003 and do not cover all the land subject to this consent) and, bird / lizard surveys were not undertaken due to ‘seasonal reasons’ (again, we deem this surprising), noting that ‘seasonal justifications’ do not align with the dates of the ecological site visits, which began in December 2023 with further visits during appropriate months, through 2024 and 2025. This is a period extending more than 2 years. None of the visits were carried out during late autumn or winter.</p> <p>In addition, there was a lack of basic details and assessment within the lodgement material, and the failure to provide draft Management Plans (MP) – notably: Fauna MP, Lizard MP, Stream and Wetland Planting MP – has made any assessment of the proposed works difficult to fully review or determine. There were also significant inconsistencies between the recommended conditions within the lodged Ecology Assessment and the draft conditions which has made any assessment difficult.</p>
<i>Is the SEA adequately protected?</i>	<p>The existing SEA to the north of the site will be well setback from the new dwellings (noting further details of this will need to be conditioned), however in accordance with Policy B7.2.1 and the NPS-IB, the Council has sought further assessment / identification of other areas of</p>

	SEA, additional to ones currently identified in the Council Overlay. This is reviewed further within the Council's specialist Terrestrial Ecology Memo (Annexure 23).
<i>Has there been adequate assessment of the effects of residential development, including large scale earthworks and construction, on terrestrial and freshwater ecosystems?</i>	The Council has sought further assessment of the actual and potential adverse effects on these ecosystems as it is our opinion that the applicant has provided insufficient reporting, and the updated details provided to date have been insufficient to fully address their concerns – a more detailed review is included within the Council's specialist Freshwater Ecology (Annexure 22) and Terrestrial Ecology (Annexure 23) Memos.
<i>Are the measures to alter the consent notices appropriate? Are the proposed off-set areas sufficient in size and robust in their proposed conditions to mitigate any proposed vegetation loss?</i>	In the first instance Council has raised concerns that these measures are insufficient and requested further details of the offsetting methodology and wetlands areas, including additional analysis of the proposed offsetting (noting no justification has been provided for the 3:1 offsetting proposed) and accountancy models. Council has also requested that the applicant review the legal mechanisms for protection of the vegetation areas and whether these would be more appropriately managed by an Incorporated Society rather than individual lot owners.
<i>Provide specific comment about earthworks within, and proximate to, wetlands</i>	The Council specialist's response on this matter is included within the Freshwater Ecology Memo (Annexure 22) – in summary, insufficient details have been provided by the applicant team, firstly noting that groundwater drawdown has not been reviewed within the applicant's ecology assessment or geotechnical reporting and could trigger additional reasons for consent.
<b><i>Landscape (Appendix 19 of the application)</i></b>	
<b><u>Panel Comment</u></b>	<b><u>Council Response</u></b>
<i>Has the assessment appropriately considered the effects of the change of use from predominantly rural to predominantly suburban residential? Particularly from various vantage points in the public realm?</i>	The Landscape Assessment prepared by Greenwoods identified a number of viewpoints that show the existing site but did not include details / images of these views post-development. Council considers that a selection of the identified viewpoint is necessary to understand the effects of the change of land use from rural to a suburban residential. As a starting point viewpoints V01-3 and V02-2 have been requested from the applicant and deemed useful to

	assist with undertaking these effects - and we understand that these will be provided by the applicant team on 2 July.
<i>Please provide more detailed comment on the extent of retaining walls, connectivity and the appropriateness of the park (location, size, slope and staging).</i>	Council identified in feedback provided to the applicant that further details and clear plans are required in respect to proposed neighborhood parks including retaining wall details at site interfaces, contours dimensions of the park and connectivity overall, plus interface details – these are awaited.
<b>Open Space generally</b>	
<u>Panel Comment</u>	<u>Council Response</u>
<i>What level of park provision should be provided for 1250 dwellings?</i>	<p>Council's Parks Team clearly identified at the pre-application stage that the park provision should include two Neighborhood parks. The lodged proposal provided for only one Neighborhood Park in Stage 2, with the subsequent plans indicating an additional Neighborhood Park is now proposed within Stage 1.</p> <p>It is noted that both Neighborhood Parks will need to comply with the "metrics", though the Stage 1 Park is undersized and there has been a lack of detail provided to enable a full assessment, as outlined within the Council Park's specialist memo (Annexure 25).</p>
<b>Urban Design (Appendix 27 of the application)</b>	
<u>Panel Comment</u>	<u>Council Response</u>
<p><i>While the land is zoned FUZ, the development needs to be looked at as if it is MHS (as that is what is being proposed to form the basis for the land use consent), therefore comments need to be provided as if MHS is the zoning.</i></p> <p><i>The development of 1,250 dwellings could lead to a population of between 4,000-6,000. What sort of social infrastructure (e.g. shops, medical centres, parks, schools etc) would</i></p>	<p>Council would expect that a development of this scale and location would include a Structure Plan that is prepared in accordance with Structure Plan Guidelines contained in Appendix 1 of the AUP. The Structure Plan that has been prepared by the applicant is not in accordance with the relevant guidelines, and this does not provide a detailed and integrated approach with other FUZ land including roading and infrastructure. This creates a potential ad-hoc / piece-meal approach to future development in the wider area, poor quality outcomes and non-integrated approach for the delivery/ coordination of infrastructure and roading.</p> <p>The proposed development has relied upon the existing and future social infrastructure that does not form part of the site / proposal and is either unconsented or has not been built. It is</p>

<p><i>be expected to support this development? And within what radius?</i></p>	<p>noted that there is no certainty that the future social infrastructure (retail/ commercial area), for example within the adjacent Ara Hills development will be delivered.</p> <p>Council notes that nearby social infrastructure (within Ara Hills and Milldale, for example) is at a distance that would require residents of the Delmore proposal to drive by car, also noting the steep gradients of the future land. This reinforces the car-dominance nature of the proposal and lack of public transport provision, as noted within the Auckland Transport comments.</p> <p>The recent incorporation of a new 'neighbourhood centre' within the development is supported, though again there has been a lack of any information provided in terms of the scale, appearance, and type of activities it could accommodate, thereby this makes any assessment difficult to review.</p>
<p><i>One proposed park is towards the west of the area and within one of the later stages of development and unlikely to be developed before 2032, is this sufficient?</i></p>	<p>Council does not consider that the Neighbourhood Park in Stage 2 is sufficient. Please refer to previous comments.</p>
<p><i>The layout seems to favour private vehicle use, could the urban designer comment on connectivity for various modes in conjunction with the AT specialists.</i></p>	<p>Council (Urban Design and Auckland Transport) agrees that the site layout provides a private car centric development, as outlined in the accompanying Memos.</p> <p>The Structure Plan that has been included with the application identifies two collector roads. However, these collector roads are not included in the proposal which provides for the NOR Arterial Route and then a series of local roads. This contributes to a private car-dominated development.</p> <p>It is noted the provision of collector roads could enable public transport (bus) opportunities.</p> <p>More generally, the site layout provides limited pedestrian connectivity.</p>
<p><i>Is a residential development of this scale in this location sufficient to state this is "contributing to a well-functioning urban environment in a way that is of regional</i></p>	<p>NPS-UD Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</p> <ul style="list-style-type: none"> <li>a. have or enable a variety of homes that: <ul style="list-style-type: none"> <li>(i) meet the needs, in terms of type, price, and location, of different households; and</li> </ul> </li> </ul>

<p><i>significance”? Please comment on this with reference to Policy 1 of the NPS-UD and s22(2)(a)(iii) of the Fast-Track legislation</i></p>	<p>(ii) enable Māori to express their cultural traditions and norms; and</p> <p>b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</p> <p>c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</p> <p>d. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</p> <p>e. support reductions in greenhouse gas emissions; and</p> <p>f. are resilient to the likely current and future effects of climate change.</p> <p>Council does not consider that the proposal in this location contributes to a well-functioning urban environment:</p> <ul style="list-style-type: none"> <li>• The proposal is for approximately 1250 residential dwellings with limited social infrastructure.</li> <li>• The site does not provide any commercial or community spaces and relies on other potential commercial uses outside the site (although the applicant has sought to address this concern by now proposing a small neighbourhood centre).</li> <li>• The road hierarchy provides only limited opportunities for public transport. i.e. no collector roads are proposed.</li> <li>• Only one neighborhood park is proposed in Stage 2. An additional neighborhood park in Stage 1 is now incorporated, but this is deemed to be too small and basic details have not been provided to support our review – refer to the Parks Memorandum (Annexure 25) for further discussion.</li> <li>• The proposal is private car-dominated which is unlikely to support reduction in greenhouse gas emissions.</li> </ul>
<p><b><i>Economics (Appendix 34 of the application)</i></b></p>	
<p><u><i>Panel Comment</i></u></p>	<p><u><i>Council Response</i></u></p>
<p><i>How are the house prices determined /derived? How realistic are there? Will they</i></p>	<p>The Council's Economics Memo by James Stewart (Annexure 2) provides a more detailed review of these matters.</p>

<p><i>be fixed at 2025/26 rates or affected by inflation?</i></p>	<p>We assume the Panel request refers to the economic assessment section 11 (Market Positioning Analysis). The analysis methodology has been explained by Mr Thompson as a simple regression of the sale price on size, then a post estimation adjustment of 10% downward. It is not clear why Mr Thompson used this method but ultimately the prices charged are a market positioning decision.</p> <p>The prices charged do not reflect any economic benefit in terms of affordability and there is very little reason to believe they will be the final prices charged by the developer.</p> <p>For added context:</p> <ul style="list-style-type: none"> <li>a. the Delmore developer will look to maximise their profit so will charge at a price point that does this. This could mean targeting more affordable dwellings if they believe the market is strong enough; or potentially, targeting a more expensive product.</li> <li>b. Market conditions change regularly. It is likely that the developer will charge based on current market conditions (including competition) and pricing in expected changes. The prices in Figure 33 and Figure 34 in the economic assessment are likely intended to be demonstrative of the relativity in current prices to other developments and they may charge very different prices in the future if the application is approved.</li> </ul> <p>The prices are plausible in current day terms but would likely not be the final amounts charged once considering changes to the housing market overtime, once the Proposed Development goes to market.</p> <p>No affordable housing targets / provision has been proposed to fully enable the delivery of 'affordable' dwellings.</p>
<p><i>Should this assessment include population projections for the development? For the wider area?</i></p>	<p>The author of the Economics Memo has noted that their review included an extract from the Auckland Growth Scenario version 1.1 released on 19 August 2024 showing MSM 31 (which is a geographical extent that contains the Proposed Development), Hibiscus and Bays Local</p>

Board and Auckland population and household forecasts, noting that the Proposed Development is outside of the Hibiscus Bays Local Board, but adjacent to the boundary. The Hibiscus Bays Local Board extent does not include areas to the West of SH 1.

The Specialist has not provided projections for the proposed Delmore development but for MSM 31 which is a geographic boundary used in the Macro Strategic Model (MSM). This boundary level is the smallest area in the AGSv1.1 and contains all of the Proposed Development area. They have provided Figure 2 as context of the spatial extent MSM 31 in relation to the Proposed Development. AGS v1.1 projections do not consider the Proposed Development and rely on the timing of the FDS.

They note that Mr Thompson has supplied population projections for 'Hibiscus Coast' which are significantly larger than the Auckland Growth Scenario v1.1.. It also appears Mr Thompson has used a figure from an article on the Watercare website<sup>[1]</sup> indicating Watercare had, "connected about 800 new homes each year". Our economics specialist has significant reservations about extrapolating a historical growth figure forward in this way and the projections from Mr Thompson support their hesitancy.

Mr Thompson's population projections suggest growth of 66,000 additional people over 30 years (2025-2055), while the AGS v1.1 suggests total growth of 10,700 additional people over 27 years (2025-2052). On an annualised average basis, this is a difference of over 5.5 times the growth under Mr Thompson's projections – albeit for a slightly different geographical extent. But, even after combining the projected population growth of Hibiscus Bays Local Board and Rodney Local Board, the AGS v1.1 suggests total growth in the order of 33,500 people over 27 years, around 56% of what Mr Thompson projects on an annualised average basis.

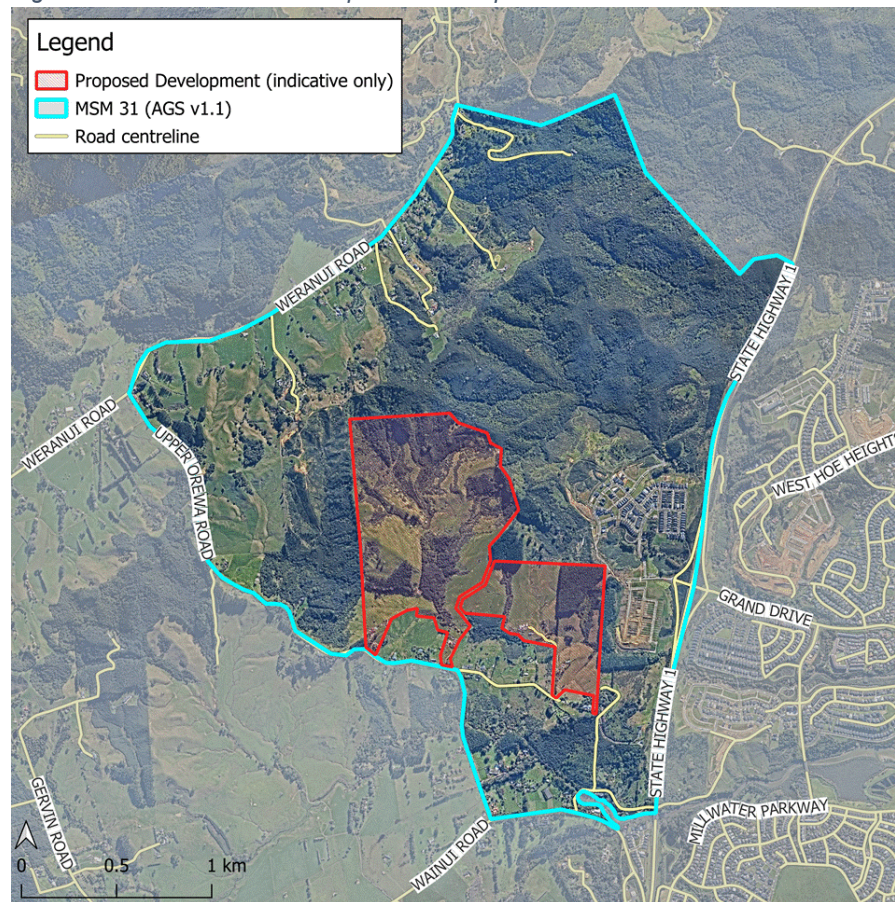


Figure 1: Auckland Growth Strategy v1.1 population and dwelling forecasts

<b>Population</b>	<b>2025</b>	<b>2027</b>	<b>2032</b>	<b>2037</b>	<b>2042</b>	<b>2047</b>	<b>2052</b>
Delmore + surrounding area (MSM 31)	500	600	1,100	1,500	2,000	2,000	2,100
Hibiscus and Bays Local Board	114,400	115,100	116,700	117,700	118,700	120,800	125,100
Auckland	1,749,400	1,798,800	1,906,600	2,012,400	2,112,700	2,206,600	2,293,500
<b>Annualised growth</b>							
<i>Delmore + surrounding area (MSM 31)</i>		50	100	80	100	0	20
<i>Hibiscus and Bays Local Board</i>		350	320	200	200	420	860
<i>Auckland</i>		24,700	21,560	21,160	20,060	18,780	17,380
<b>Households</b>							
Delmore + surrounding area (MSM 31)	100	200	400	500	700	700	800



Figure 2: MSM 31 area and Proposed Development



Source: Auckland Council,

LINZ, Nearthmap.

<sup>[1]</sup> <https://www.watercare.co.nz/home/about-us/latest-news-and-media/plans-to-invest-500m-for-growing-hibiscus-coast-community>

	<p>Claire Grey and Rosie Stoney comment further as follows:</p> <p><i>We support the response from James Stewart set out in an Addendum to the review of economic assessment, date 25 June. The response looks at the population and dwelling forecasts from AGS23v1.1, and as explained above, this is consistently used by the council and its CCOs.</i></p>
<p><i>Has the extent of greenfields development required been correctly identified? The report seems to use FUZ and greenfield land interchangeably. The definition in the AUP is Greenfield Land is identified for future urban development that has not been previously developed. Presumably that is not intended to only apply to FUZ and includes land that is live zoned but that has not been previously developed? e.g. Milldale is not fully consented yet so, while live zoned, would this not also contribute to greenfield development? Furthermore, most of that which has been consented and developed within Milldale has occurred since 2016. Should this information therefore contribute to the capacity modelling?</i></p>	<p>The Council's Economic Specialist James Stewart comments as follows:</p> <p><i>I have addressed this in my memorandum, I consider the terminology in the economic assessment to be unorthodox.</i></p> <p><i>More broadly, I disagree with the use of capacity a proxy for demand employed by Mr Thompson. This methodology does not consider price or preferences of households, nor does it consider future changes to underlying market conditions. It instead assumes demand will be distributed pro rata across the region based on the level of modelled capacity at a point in time.</i></p> <p>Claire Grey and Rosie Stoney comment further as follows:</p> <p><i>We agree this should be clarified and updated. As the question notes, Chapter J1 of the AUP defines "Greenfield" as "Land identified for future urban development that has not been previously developed". Greenfield land includes land that has not been previously developed in both future urban areas and live zoned areas.</i></p>
<p><i>Figure 12 is odd as most FUZ is zoned prior to land use consents being lodged and dwellings constructed. Please provide comment on the Greenfield figures in particular – was this live zoned land or FUZ or a combination of both?</i></p>	<p>James Stewart comments as follows:</p> <p><i>I agree that figure 12 should be clarified. Mr Thompson attributes to me the view that, "...greenfield dwellings are cheaper than infill dwellings, and less greenfield dwellings are being built than required, consequently people are leaving Auckland, reducing the rate of population growth."<sup>11</sup> I have not made these claims.</i></p>

	<p><sup>[1]</sup> At page 3 of Mr Thompson's 17 June memo.</p> <p>Claire Grey and Rosie Stoney comment further as follows:</p> <p><i>We agree that this should be clarified and updated. The figures shown in Figure 12 do not align with the council's <a href="#">Future Development Strategy annual monitoring</a>. This monitoring report shows the percentage of dwellings consented in the Urban, Future Urban and Rural areas over the past five years. It also shows the total dwellings consented over the past five years.</i></p>
<p><i>Presume the staging of live zoning FUZ that Auckland Council anticipates been taken into account in Auckland Council's Auckland Plan 2050 and the recently released FDS, has it also informed this assessment?</i></p>	<p>James Stewart comments as follows:</p> <p><i>I agree that this should be clarified. Mr Thompson acknowledges the high cost of infrastructure, "My assessment adopts a similar approach [to the FDS], and accounts for the economic benefits of using infrastructure efficiently (one of the most significant economic benefits overall in most instances given the high cost of infrastructure)."<sup>[1]</sup> But, it is not clear what he means by economic benefits as it relates to the Proposed Development. That is, other developments can use infrastructure capacity if the Proposed Development does not so there is an opportunity cost.</i></p> <p><sup>[1]</sup> At page 4 of Mr Thompson's 17 June memo.</p> <p>Claire Grey and Rosie Stoney comment further as follows:</p> <p><i>We agree that this should be clarified and updated. References throughout Appendix 34 Economic Assessment refer to out-of-date documents such as the Auckland Plan Development Strategy, the Future Urban Land Supply Strategy and the Development Strategy Monitoring Report from 2021.</i></p>
<p><i>Report states that "middle-lower income NZ-born Aucklanders are relocating to regions due to a shortage of affordable homes",</i></p>	<p>James Stewart comments as follows:</p>

<p><i>where is the specific data to back up that assumption? Furthermore, if that is the target market, why are there no two-bedroom dwellings within the development? Do middle-lower income NZ born Aucklanders want to live at the far edge of a region?</i></p>	<p><i>The Census data does show that larger numbers of New Zealand-born Auckland residents are leaving Auckland to move to the regions or overseas. In the intercensal period over 135,000 people who lived in Auckland in 2018 moved to another part of New Zealand by 2023<sup>[1]</sup>. The reasons are more speculative but, in my view, it is not unreasonable to assume that housing affordability (the relationship between house prices and incomes) is a factor for these shifts.</i></p> <p><i>I stated in my earlier memorandum that the Proposed Development could contribute to housing affordability. This does not mean that the housing offered in the Proposed Development must be lower priced. By having more housing overall, it provides a greater level of competition that means landowners must compete the price of housing down to the margin.</i></p> <p><i>What the developer wishes to offer to the market is up to them as they bear the risks of failure and fruits of success.</i></p> <p><sup>[1]</sup> <a href="https://www.stats.govt.nz/news/new-zealanders-on-the-move/">https://www.stats.govt.nz/news/new-zealanders-on-the-move/</a></p>
<p><i>The statement “the main driver of house price growth has been the imbalance between infill and greenfield housing” is overly simplistic and somewhat inaccurate. Does this need further qualification/interrogation?</i></p>	<p><i>James Stewart comments as follows:</i></p> <p><i>I agree with the Panel members that this statement is overly simplistic and somewhat inaccurate.</i></p> <p><i>Increasing the supply of land for housing can be achieved by having more spatially extensive urban land zoning and / or it can be achieved by more intensive zoning of brownfield land. Auckland currently limits growth outward (extensive) using the rural-urban boundary and releases Future Urban Zone land periodically. Auckland also limits growth upward (intensive) using zoning rules and overlays. Both are likely contributing to higher dwelling prices than otherwise.</i></p> <p><i>There are other constraints beyond the greenfield / infill divide, such as the capacity of infrastructure, that can affect the value of housing.</i></p>

<b>Wastewater discharge consent conditions (Appendix 22 of the application)</b>	
<u>Panel Comment</u>	<u>Council Response</u>
<i>Proposed condition 96: Would the WWTP Discharge Plan need to be certified or approved by Auckland Council?</i>	<p>Council considers that the WWTP (and <u>all</u> other plans/ management plans, including those missing from the conditions list) are required to be certified by Council. The request for a 20 Working Day certification process will not be acceptable to Auckland Council, and – as addressed in the Council’s legal memorandum – such conditions are unlawful.</p> <p>Council considers that a draft WWTP (and other management plans) are required to be included with the application that provide details of the purpose, broad objectives/ parameters of each management plan.</p> <p>When a finalised plan is prepared by the consent holder this can then be certified by Council provided this is in accordance with the draft plan (provided with the application).</p>
<i>Is Council happy with the proposed wastewater discharge quality criteria of condition 102? Please comment on the apparent disconnect between the number and frequency of wastewater samples required to demonstrate compliance between condition 102 and 116.</i>	<p>This is reviewed within the Council Specialist’s Wastewater Memo (Annexure 9) – in summary, additional sampling is requested and updated conditions have been agreed with the applicant team, with further changes proposed within the Memo.</p>
<i>Condition 119: Receiving environment monitoring: this appears vague and potentially not particularly useful. Should there be a requirement for some contingency response process by way of reviewing stream quality and health in the event of non-compliance with wastewater quality condition?</i>	<p>This is reviewed within the Council Specialist’s Wastewater Memo (Annexure 9) – in summary, additional sampling is requested and updated conditions have been agreed with the applicant team, with further changes proposed within the Memo.</p>



<b>Stormwater including discharge conditions</b>	
<u>Panel Comment</u>	<u>Council Response</u>
<i>The proposed stormwater management relies on individual privately-owned on-site roof water reuse tank to achieve SMAF1 compliance for roof runoff. These tanks will require ongoing maintenance to ensure they provide ongoing compliance with SMAF1 requirements. Can the Council's regulatory department provide comment on their ability to provide the necessary ongoing monitoring and enforcement as necessary to achieve this, noting there is a large number of existing and likely future tanks throughout the Auckland region that this is applicable to. Possible enforcement could require time consuming and onerous measures if privately owned tanks are removed or tampered with.</i>	As accepted by other developments of this scale, the onus of maintenance of stormwater tanks is on the future lot/ dwelling owners and this is captured in consent notices.
<i>Do the proposed consent conditions adequately address the requirement to prepare operation and maintenance plans for private on-site roof water reuse tanks, including addressing the need to adequately minimize health risks of using roof water for toilet flushing e.g. due to air borne pathogens?</i>	Please refer to consent conditions following - note that further amendments / comments will be likely upon receipt of all remaining requested details / documents / plans from the applicant team.
<i>Can Council suggest consent conditions for consent notices to be placed on individual</i>	



<p><i>residential lot titles to require protection of and ongoing ensure ongoing operation and maintenance of rain tanks?</i></p>	<p><u>Land use conditions</u></p> <ol style="list-style-type: none"> <li>1. Prior to the occupation of the dwellings, the consent holder must design, install and maintain a private on-site stormwater management devices (stormwater retention/ detention tanks) for Dwellings XX-XXX and the shared driveway areas in accordance with Auckland Council's standards. These must ensure that the stormwater runoff from the site is managed and to provide detention (temporary storage) for the difference between the predevelopment and post-development runoff volumes from the 10% AEP rainfall events; and to meet SMAF1 requirements. This must be undertaken in accordance with the XXXX prepared by XXX dated XXX.</li> <li>2. The stormwater management device or system must be installed or built generally in accordance with the design specifications provided in the documents referred to in Condition 1 by a suitably qualified service provider.</li> <li>3. Within three months of the practical completion of the works, the consent holder must provide the following to the council: <ol style="list-style-type: none"> <li>a. Written evidence in the form of a validation report that the stormwater management device or system was installed or built generally in accordance with the design specifications provided in the documents referred to in Condition 1, and by a suitably qualified service provider; and</li> <li>b. As-built plans of the stormwater management device or system, certified (signed) by a suitably qualified service provider as a true record of the stormwater management system.</li> </ol> </li> <li>4. The stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.</li> <li>5. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, must be retained by the consent holder. These records must be provided to the council on request.</li> </ol>
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Subdivision Condition for tanks with shared driveway

**Common ownership of asset(s)**

Lots XXX share common assets [stormwater management device, pedestrian pathway, and letterboxes within COAL], which are located within Lot XXX. To ensure that Lots XXX maintain these common assets, the consent holder must register an instrument on the record of title to ensure that future owners of Lot(s) XX are jointly responsible and liable for the ongoing operation, maintenance and repair of the stormwater management device shared pedestrian pathway, and letterboxes and common property/assets.

A copy of the document(s) describing the functions, powers, duties and liabilities of the instrument must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

Further, to ensure that future owner(s) remain jointly responsible and liable for the ongoing operation, maintenance and repair of the shared stormwater mitigation device and common assets, the following must be registered as a consent notice on the record(s) of title to be issued for Lots 1-6:

*“Lots XXX share common assets [stormwater management device pedestrian pathway, and letterboxes within COAL], which are located within Lot XXX For so long as they are a registered proprietor of that Lot, the owners of Lots XXX are jointly responsible and liable for the ongoing operation, maintenance and repair of the shared common assets within Lot XXX.”*

Subdivision Consent notice conditions

The Lots xx-xx are subject to individual retention/ detention tanks. The consent holder must have registered against the Record of Titles for Lots xx-xx a Consent Notice pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis:

*“This lot is serviced by individual retention/ detention tank. The maintenance/ repair etc is the*

	<p>responsibility of the lot owner. The stormwater management device or system must be operated and maintained in accordance with best practice for the device or system. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, must be retained by the consent holder.</p>
<p>Is Council (Healthy Waters) satisfied the Stormwater Management Plan (SMP) prepared by the applicant is in accordance with the requirements of the stormwater Network Discharge Consent. Can they advise the mechanism for Council adopting an approved SMP given the subject land is not zoned for urban development?</p>	<p>Healthy Waters have responded as follows:</p> <p>Condition 13 of the RWNDC sets out the process for stormwater management plans to be adopted into the RWNDC to authorise the diversion and discharge of stormwater. In particular for new greenfield development which is not currently urban zoned, an SMP can only be adopted following a notified plan change, where the plan change is consistent with the SMP.</p> <p>The diversion and discharge of stormwater from this Fast Track application therefore cannot be authorised by the RWNDC and a private consent for diversion and discharge of stormwater will be needed to be obtained. This has been sought by the Applicant.</p>
<p><b>Flood Risk</b></p>	
<p><u>Panel Comment</u></p>	<p><u>Council Response</u></p>
<p>Does the Council consider the flood risk assessment prepared by the applicant is fit for purpose, including with respect to flooding where roads cross the main stream, including hazard to vehicles, risk of scour damage to road fill?</p>	<p>Healthy Waters have responded as follows:</p> <p>A copy of the flood model was sought as part of initial feedback provided to the Applicant's Agent on 19th May 2025 and it was provided on the 12th June 2025.</p> <p>Healthy Waters have not yet been afforded sufficient time to review the Applicant's modelling information to accurately verify and assess upstream and downstream effects, ensure the reliability of model outputs, and confirm HW's support for the proposed stormwater management strategy.</p> <p>The modelling utilises 2021 LiDAR data which does not account for the subdivision downstream (visible in the 2025 imagery on GeoMaps). Looking at the aerial images, the subdivision is founded in engineered fill. It is important that consideration be given to the stability of this in relation to flows in the watercourse downstream of the site to assess the stability of any constructed embankment within the floodplain.</p> <p>Further analysis is therefore required to demonstrate that the proposal does not result in increased flood risk to downstream established properties.</p>

	<i>Healthy Waters' position will be confirmed once the model has been reviewed.</i>
<p><b>Erosion and sediment control</b></p> <p><i>Are soil loss assessments required at this time to assess risk of downstream sedimentation and provide guidance on the need and quantum of staging requirements to limit open areas of earthworks?</i></p>	<p>Yes, Council's Regional Earthworks Specialist has made clear that an Adaptive Management Plan is required for this application given the significant scale of the earthworks (as reflected in their Memo (Annexure 12)). This has been included as a recommended consent condition, but the applicant in their responses to date have pushed-back on this request.</p> <p>The recommendations are for best practice (GD05) erosion and sediment controls to be implemented and for an AMP to be implemented (as noted above). This is effectively the gold standard when it comes to erosion and sediment control and proper earthworks management, and whilst the entire area of works is significant at 60ha, the applicant has accepted agreed to a condition that restricts the open area to 30ha at any one time, which, in itself, is also a significant area.</p> <p>If it turns out that the applicant cannot manage 30ha of open ground at one time, it will most certainly be reflected in the sampling results and reporting required by the AMP, which includes provisions for closing down (stabilising) portions of the site in response to poor performance.</p> <p>The applicant has not, however, agreed to acceptance of a condition requiring an AMP. This is problematic and not at all consistent with similarly large developments across Auckland. Further, the Fast-Track applications in Milldale, less than 2kms south of the Delmore project, and the Drury Metro Centre development application, have acknowledged that implementation of an AMP is appropriate.</p> <p>The AMP requirement is the key factor for helping to ensure the potential effects of sedimentation are managed appropriately.</p>
<b>Transportation matters</b>	
<u>Panel Comment</u>	<u>Council Response</u>
<p><b>ITA (Appendix 28 of the application)</b></p> <p><i>The initial comments by AT mentioned that the ITA needed more of a roading hierarchy</i></p>	<p>Council/ AT consider that several roads should be updated to collector roads and these should be aligned, as broadly identified on the Structure Plan provided with the application. AT's Memo (Annexure 20) provides a more detailed response, and it notes that <i>'that roads</i></p>

<p><i>than just one arterial and multiple local roads. Which roads do AT consider should be upgraded to collector?</i></p>	<p><i>which are planned to connect through to Russell Road (Road 1) and Upper Ōrewa Road (Road 17) should be built to a Collector Road standard and be suitable for buses. The following connecting roads must also be built to accommodate buses:</i></p> <ul style="list-style-type: none"> <li>• <i>Road 1</i></li> <li>• <i>Road 17 Upper Orewa Road to Road 14</i></li> <li>• <i>Road 14 from Road 17 to Road 05</i></li> <li>• <i>Road 05'</i></li> </ul>
<p><b>Road grades</b></p> <p><i>Advice on the acceptability of the portions of roads with longitudinal grades of 12.5% with respect to individual and cumulative lengths of roads with 12.5% grade and necessary measures within the road reserve to provide acceptable connectivity for pedestrians and cyclists.</i></p> <p><i>Advice on longitudinal grade of the steeper proposed JOALS, say over 15% grade, with respect to trafficability and accessibility to on-site parking.</i></p>	<p>AT has reiterated its original concerns with regard to the steepness of the land (alongside the walking distances and lack of public transport) which discourages pedestrian movement. The application also fails to provide any intersection design details and levels, making a full assessment not possible.</p>
<p><b>Issue for NZTA</b></p> <p><i>Comment on whether the applicant's flood hazard assessment for proposed development is considered adequate with respect to the flow capacity and resilience to flooding of the existing culvert under SH1</i></p>	<p>NZTA's comments are provided within the accompanying Memo (Annexure 31) and have raised concerns with regard to the flood modelling assessment and the wider effects from the development, including on the existing culvert. NZTA formally requests additional clarification from the applicant team, noting they have flagged that as a minimum, the inlet will need a culvert relief riser and erosion and scour protection / resilience measures.</p>

<i>serving the main stream through the proposed development.</i>	
<b><i>Specific issue for Watercare</i></b> <i>Comment on the existing and planned and funded future capacity of bulk water infrastructure and its ability to provide potable water to the proposed development.</i>	Watercare's response is included within Annexure 7. It confirms that there is insufficient wastewater and water capacity and reiterates their position that no connection will be provided to service the development in the immediate future.
<b><i>General issue with regard to conditions</i></b>	
<u><i>Panel Comment</i></u>	<u><i>Council Response</i></u>
<i>There are specific issues raised with regard to the proposed consent conditions above. Specific comment on the conditions generally is critical.</i>  <i>Note there will be a specific opportunity to comment on conditions under section 70 FTAA but the timing for this step is short.</i>	<p>Council considers that significant changes are required to the consent conditions, as outlined within the accompanying Memos.</p> <p>Some of the initial comments / requests by the Council have been incorporated into the revised conditions set by the applicant team (19 June), though we will need additional time to review the updated set once all other matters are resolved, finalised plans have been received, the full set of Management Plans have been reviewed etc.</p>