



Delmore

Consultation Overview Report

13 February 2025

B&A

Urban & Environmental

Prepared for:
Vineways Limited

B&A Reference:

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13 February 2025

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1.0 Introduction

This Consultation Overview Report is provided in support of the application for the Delmore project submitted by Vineway Limited ('Vineway').

Since the design stage of the proposed development, Vineway has engaged with local authorities, stakeholders, and iwi authorities.

Feedback received through this engagement has informed the design of the development and the ways in which effects will be managed during and post construction. This Consultation Overview Report provides an overview of relevant consultation to date and references to the detailed consultation summaries.

Vineway will continue to work with stakeholders as the project progresses.

2.0 Iwi Authorities

A detailed record of consultation with relevant iwi authorities is included **Appendix 24**.

As at the date of submitting this application:

Four entities have confirmed an interest in Delmore and the site and have prepared, or are in the process of preparing, cultural impact assessments.

These are:

- Te Kāwarau Iwi Tiaki Trust, which represents Te Kāwarau ā Maki;
- Ngāti Manuhiri Settlement Trust, which represents Ngāti Manuhiri; N
- Ngaati Whanaunga Incorporated Society, which represents Ngaati Whanaunga;
- Te Runanga o Ngāti Whatua which represents ngā uri o Ngāti Whātua.

Three entities have confirmed they do not have an interest in Delmore or the site and that no further engagement is required.

- These are Te Uri o Hau Settlement Trust representing Te Uri o Hau;
- Te Ara Rangatu o Te iwi o Ngaati Te Ata Waiohau, representing Ngaati Te Ata; and
- Ngāti Tamaoho.

Thirteen have not replied.

The recommendations received from Ngāti Manuhiri, Ngaati Whanaunga and Te Kāwarau ā Maki have informed Delmore's design and the conditions of consent proposed for managing effects from construction and the development when it is completed. This is shown through Vineway's responses to the recommendations made in the Ngāti Manuhiri, Ngaati Whanaunga and Te Kāwarau ā Maki cultural assessments which are contained in **Appendix 25**. Vineway Ltd is continuing to work with Ngāti Manuhiri, Ngaati Whanaunga and Te Kāwarau ā Maki to further refine its responses if needed. Analogous responses will be prepared to the assessment prepared by Te Runanga o Ngati Whatua when it is received. Engagement is on-going and Vineway Ltd anticipates engagement to continue throughout construction.

3.0 Adjacent Land Owners/Occupiers

A record of consultation with adjacent land owners and occupiers, and other people within the wider community who have contacted Vineway, has been prepared by Public Works Advisory and is included as **Appendix 14**.

4.0 Central Government Agencies

The record of consultation prepared by Public Works Advisory and included as **Appendix 14** also sets out engagement with central government agencies. This includes Supporting Growth Alliance and New Zealand Transport Agency and Auckland Transport as part of this Alliance, Heritage New Zealand Pouhere Taonga and the Department of Conservation. Since this record of consultation was finalised for lodgment purposes, further conversations have taken place with the Department of Conservation about the planting in the part of the site adjoining the Nukumea Scenic Reserve and the planting across the site generally, and the final Ecological Assessment has been provided. Vineway Ltd will continue to work with the Department of Conservation and is open to any recommendations the Department of Conservation makes.

5.0 Auckland Council and Council Controlled Organisations

5.1 Overview

Correspondence and meetings have been undertaken with representatives from Auckland Council, Watercare, Auckland Transport and Healthy Waters.

Records of consultation and details about how the proposal responds to this consultation are provided throughout the reports prepared by the Delmore specialist team. The table below details where this information can be found.

Table 1: Parties Consulted and Location of Record within Application Documentation.

Parties Consulted	Record Location
Auckland Council	Consultation Overview Report – see Section 4.1 below. See also the record of consultation at Appendix 14 for engagement about the paper road within the site.
Healthy Waters	Stormwater Report as Appendix 12 to the AEE, prepared by McKenzie & Co.
Watercare	Water, Wastewater and Utilities Report Appendix 11 to the AEE, prepared by McKenzie & Co.
Auckland Transport	Roading and Access Report Appendix 18 to the AEE. Consultation Summary Appendix 24 to the AEE prepared by Public Works Advisory.

5.2 Section 30 Request

Section 30(2) of the FTAA states that the person authorised to lodge an application for a listed project under the FTAA must notify the consent authority if its application will seek an approval described in Section 42(4)(A) (resource consent) of the FTAA.

Auckland Council, as the consent authority with jurisdiction over the subject site, were notified of

the substantive application to be lodged under the FTAA on 21 January 2025.

On 30 January 2025, Auckland Council confirmed that in accordance with Section 30(3)(a) of the FTAA, that they had reviewed their records and there were no existing resource consents where Sections 124(C)(1)(c) or 165ZI of the RMA would apply.

5.3 Pre-application Meetings

On 16 December 2024, a pre-application meeting was held with representatives from Auckland Council's Planning Team, Policy Team, Urban Design Team and Engineering team. The purpose of this meeting was to provide an overview of the project. The minutes from this meeting are included as an attachment to this report. A summary of how this feedback has been responded to is included within Table 2 below.

Table 2: Feedback provided in meeting dated 16/12/2024.

Feedback	Response
Planning	
A separate wastewater meeting to address the proposed temporary wastewater treatment plant will be required with relevant Council Specialist.	A series of meetings with Auckland Council has been had to date and engagement is on-going.
Proposal on Future Urban Zone land is problematic in assessing the application, and in terms of the sequencing of the development. i.e. Structure Plan, then Private Plan Change and then RC applications.	Whilst the proposal sees the urbanisation of the subject site in advance of a Structure Plan and Plan Change process, the proposal has taken into account the key principals of structure planning and an indicative structure plan was prepared as part of the design process. The proposal provides a complete urban outcome for the site, avoiding ad-hoc development.
Timelines and mapping of further pre-application engagement/ discussions with Council will be required.	A series of meetings with Auckland Council has been had to date and engagement is on-going.
Following further detailed design, a design workshop would be useful with the applicant team and relevant Council specialists	A series of meetings with Auckland Council has been had to date and engagement is on-going.
Interfaces with neighbouring sites, covenanted areas, streams, wetlands are important.	The interfaces with neighbouring properties and ecological features across the site have been carefully considered. This has been addressed throughout the specialist reports accompanying the application, in particular the Geotechnical report, the Noise and Vibration Report, the Landscape and Visual Report, the Urban Design Report, the Ecological Assessment, and the Arboricultural Assessment.
Policy	
Timing of infrastructure including the provision of wastewater is an important consideration.	As discussed within the various reports by McKenzie & Co, the site is able to be adequately serviced. This includes the provision of an on-site wastewater treatment plant if connection to the

	Watercare network is not possible for either or both construction stages when first complete.
The Council's Future Development Strategy should be considered, noting that the application / land is ahead of the timing of that Strategy.	The Future Development Strategy has been considered and addressed within Section 12.6.2 of the AEE. The Economics Report also addresses the Future Development Strategy and also explains why the housing provided by the development is needed late 2020s – mid 2030s, earlier than the indicative Future Development Strategy date.
Timing of Stage 1 and the delivery of dwellings needs to be addressed. Applicant to provide project timelines of sequencing and deliver of houses.	An indicative construction timeline has been prepared and included with the application.
Integration with adjacent developments (Ara Hills) needs to be investigated.	The Ara Hills property files have been obtained by the applicant and this development has been considered when designing the proposal. The location and nature of activities in other directions was also considered as part of preparing the indicative structure plan provided with the application and so the design of the development.
Urban Design	
The proposal involves a significant re-zoning of the land in the Future Urban Zone (FUZ). This is not considered consistent with the objectives and policies of the zone. Together with the lack of structure planning and private plan change processes, the Planning Framework makes it challenging to assess the application. It is important to understand what has informed the key design decisions with a structure plan study in order to assess the proposal's suitability of the proposed locations. The arrangement and sizes of urban blocks, proposed density, connectivity within the site and the greater area, locations and hierarchy of open spaces, proximity to centres, potential need for a local centre within the proposal area, and walkability are some of these aspects.	The effects of the development on the urban environment have been considered in the Urban Design Assessment prepared by Barker & Associates and the matters raised by Auckland Council addressed are included as Appendix 27 to the AEE.
Lack of connectivity is a concern, acknowledging there are site constraints in respect to SEA's, covenants, streams, topography etc.	As above.
Future proofing connections should be provided/ safeguarded. These will need to be detailed in the application.	As above.

Proposal appears reasonably fragmented. Significant number of cul-de-sac's is a fundamental issue. The proposal is car orientated which is also an issue	As above.
Details of distances (walking distances) to other commercial/ neighbourhood centres should be considered and provided.	As above.
Other services such as recreation areas need to be considered and included in the site analysis.	As above.
Proposal is difficult to support from an Urban Design perspective given the underlying zoning.	As above.
Retaining wall design needs to be considered in the design including adjacent street and stream interfaces.	As above.
Engineering	
AT do not normally support cul-se-sac arrangements as proposed.	Changes to the proposal have been made, including the reduction in the number of cul-de-sacs across the site. A detailed assessment of the proposed roading arrangements has been prepared by Commute and is included as Appendix 28 to the AEE.
There are wastewater constraints noting the capacity of the Army Bay wastewater treatment plant. A temporary wastewater on-site treatment and disposal is proposed for Stage 1 with detailed design pending, which will then be decommissioned. Stage 2 will be reticulated to Army Bay facility. Early engagement with Watercare will be important.	As above.
Healthy Waters are unlikely to provide feedback at this stage until further details are provided (Stormwater Management Plan etc). Raingardens are generally not supported by AT and HW. Dry ponds and wetlands are genecrally more favourable.	A subsequent meeting has been held with Healthy Waters. The details of this have been included within the Stormwater Report as Appendix 12.
Stormwater Code of Practice (3.8-degree climate factor) is to be issued in 2025 and stormwater devices needs to consider this.	Noted and included, as per the Stormwater Report as Appendix 12 and Flooding Report as Appendix 29.

On 28 January 2025, a pre-application meeting was held with representatives from Auckland Council's Planning Team and Ecology Team. The purpose of this meeting was to discuss changing the consent notice conditions relating to the ecological areas within the site. The minutes from this meeting are included as an attachment to this report. Responses to the matters raised have been discussed within the Ecological Impact Assessment as Appendix 4.

On 29 January 2025, a pre-application meeting was held with representatives from Auckland Council's Planning and Stormwater Team, alongside Healthy Waters. The purpose of this meeting was to discuss the stormwater management approach for the site. The minutes from this meeting are included as an attachment to this report. Responses to the matters raised are included within

the Stormwater Report as Appendix 12.

On 4 January 2025, a pre-application meeting was held with representatives from Auckland Council's Planning Team and Parks Team. The purpose of this meeting was to discuss the potential acquisition of the proposed Neighbourhood Park. The minutes from this meeting are included as an attachment to this report. An indicative park is shown within the architectural drawings, consultation with Auckland Council with respect to the park is on-going.

RC Pre-application Minutes

Planner-led Pre-application No. PRR00042317 – Delmore Fast Track Pre-App		
Applicant	[REDACTED]	
Contact details	Contact	[REDACTED] – Barkers (Agent)
	Email	[REDACTED]
Site address	88 Upper Orewa Road Upper Orewa 0992, 472117 - Lot 2 DP 418770	
Proposal	Fast Track: To subdivide a 109-hectare site in Orewa, Auckland and construct a master-planned residential development providing a complete urban outcome of approximately 1,250 homes complete with parks, river-side walkways, and supporting infrastructure including the provision of the NOR 6 road within the site	
Plans and information	Architectural Plan set prepared by Terra Studio dated 27 Nov 2024.	
Meeting		
Date, Time, Room	Monday 16 December 11 – 12 noon, in-person at Albert Street Council office. Online via Teams: [REDACTED].	
Proposed meeting participants – Customer / Agents	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Myland Partners Myland Partners Barker & Associates Barker & Associates Urban Design - McKenzie & Co
Proposed meeting participants – Council	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Principal Project Lead - Auckland Council External Planner – DCS Planning Policy - Auckland Council Urban Design - Auckland Council PM Reg Engineering - Auckland Council

Summary of key considerations and issues	
1 – Intro	The intention of the pre-application is for the applicant to provide an overview of the proposal and for Council to provide high-level feedback, noting that more detailed feedback will be provided at subsequent pre-application meetings.
2 – Site Overview: Description, Planning Matters etc	[REDACTED] provided an overview of the site, surrounding environment and nearby developments including Ara Hills.

3 – Proposal Overview

██████████ and the applicant team provided an overview of the proposal, noting the following summary points:

- The proposal is a scheduled project under the Fast Track Legislation
- Lodgement of the application is anticipated to be in early 2025.
- Andrew provided an overview of the site context including the delivery of roading and road connections. Discussions with AT including the SGA panel have already been undertaken by the applicant.
- Realignment of roading within the existing designation is proposed. No changes are proposed to the designation.
- Project is based off the NOR and will be designed to arterial road standards.
- There are two “pinch points” at Ara Hills (where construction will be started from) and one towards Upper Orewa Road that are an important driver of the proposal and site layout.
- Site is broadly split into two stages:
 - Stage 1 (identified in green). Approx. 470 lots
 - Stage 2 (identified in red). Approx 750 lots.
- Layout of proposal has been constrained by ecological factors (streams and wetlands) and covenants on the site.
- Stream crossings and wetlands are avoided where possible.
- Range of site sizes proposed. The proposal is seeking to broadly utilise / align with the Mixed Housing Suburban zone.
- Upper Orewa Road and Russell Road are not proposed to be upgraded.
- Proposal will be a fully integrated / comprehensive resource consent which will include dwellings design (including individual site coverage for each lot etc) and subdivision. Typologies will be primarily standalone dwellings (1 or 2 levels) on single lots.

	<ul style="list-style-type: none"> • Discussions have been undertaken with DOC regarding the interfaces and setbacks with the adjacent scenic reserve. • Consultation with others (HW, Watercare) is pending. • Iwi Consultation has been undertaken and is on-going. Some initial interest has been expressed by Iwi Groups. CVA's by some Iwi are currently being prepared. • Land is Future Urban Zone. The Mixed Housing Suburban zone is being used as a guiding point for the proposal. • Some wider structure plan work is being undertaken to inform the wider assessment, including interface with neighbouring sites, including Ara Hills. • A Private Plan Change has not been considered as the application is being progressed under the Fast Track legislation. • Each Stage will include sub stages (yet to be determined). • Connections to Ara Hills are being further investigated noting Ara Hills has not all been consented with a Private Plan Change lodged but not yet progressed. • Proposal is residential only (no commercial proposed). Proposal would leverage off other existing or proposed commercial/ neighbourhood centres including the proposed Milldale North Private Plan Change.
4 – Initial Council Feedback: Planning	<p>██████████ highlighted the following planning matters:</p> <ul style="list-style-type: none"> • A separate wastewater meeting to address the proposed temporary wastewater treatment plant will be required with relevant Council Specialist. • Proposal on Future Urban Zone land is problematic in assessing the application, and in terms of the sequencing of the development. i.e. Structure Plan, then Private Plan Change and then RC applications. • There is a fundamental planning issue regarding development on FUZ land. • Timelines and mapping of further pre-application engagement/ discussions with Council will be required. A series of meetings will be set up in early 2025. This

	<p>will include meetings with ecology, streamworks, parks, Traffic / AT.</p> <ul style="list-style-type: none"> • Following further detailed design a design workshop would be useful with the applicant team and relevant Council specialists • Interfaces with neighbouring sites, covenanted areas, streams, wetlands is important.
5 – Initial Council Feedback: Policy	<p>████████ provided the following high-level feedback:</p> <ul style="list-style-type: none"> • Timing of infrastructure including the provision of wastewater is an important consideration. • The Council’s Future Development Strategy should be considered, noting that the application / land is ahead of the timing of that Strategy. • The Council Policy Team has not yet determined how they will be assessing Fast Track Applications. • The Future Urban Zone is an issue in terms of timing of the development. • Timing of Stage 1 and the delivery of dwellings needs to be addressed. Applicant to provide project timelines of sequencing and deliver of houses. • Integration with adjacent developments (Ara Hills) needs to be investigated.
6 – Initial Council Feedback: Urban Design	<p>████████ provided the following high-level comments:</p> <ul style="list-style-type: none"> • The proposal involves a significant re-zoning of the land in the Future Urban Zone (FUZ). This is not considered consistent with the objectives and policies of the zone. Together with the lack of structure planning and private plan change processes, the Planning Framework makes it challenging to assess the application. It is important to understand what has informed the key design decisions with a structure plan study in order to assess the proposal’s suitability of the proposed locations. The arrangement and sizes of urban blocks, proposed density, connectivity within the site and the greater area, locations and hierarchy of open spaces, proximity to centres, potential need for a local centre within the proposal area, and walkability are some of these aspects.

	<ul style="list-style-type: none"> • Lack of connectivity is a concern, acknowledging there are site constraints in respect to SEA's, covenants, streams, topography etc. • Future proofing connections should be provided/ safeguarded. These will need to be detailed in the application. • Proposal appears reasonably fragmented. Significant number of cul-de-sac's is a fundamental issue. The proposal is car orientated which is also an issue. • Details of distances (walking distances) to other commercial/ neighbourhood centres should be considered and provided. • Other services such as recreation areas need to be considered and included in the site analysis. • Proposal is difficult to support from an Urban Design perspective given the underlying zoning. • Retaining wall design needs to be considered in the design including adjacent street and stream interfaces.
<p>7 – Initial Council Feedback: DE</p>	<p>██████████ noted the following matters:</p> <ul style="list-style-type: none"> • AT do not normally support cul-se-sac arrangements as proposed. • Further feedback can be provided upon review of the Transportation Assessment. • There are wastewater constraints noting the capacity of the Army Bay wastewater treatment plant. A temporary wastewater on-site treatment and disposal is proposed for Stage 1 with detailed design pending, which will then be decommissioned. Stage 2 will be reticulated to Army Bay facility. Early engagement with Watercare will be important. • Healthy Waters are unlikely to provide feedback at this stage until further details are provided (Stormwater Management Plan etc). Raingardens are generally not supported by AT and HW. Dry ponds and wetlands are generally more favourable. • Stormwater Code of Practise (3.8-degree climate factor) is to be issued in 2025 and stormwater devices needs to consider this.

8 - Next Steps & Timescales

Further pre-application meetings to be set up in 2025 with the applicant team. [REDACTED] to coordinate these as required.

Ara Hills information including previous consents to be investigated ([REDACTED] – [REDACTED])

Lodgement is likely to be early 2025.

RC Pre-application Minutes – Ecology

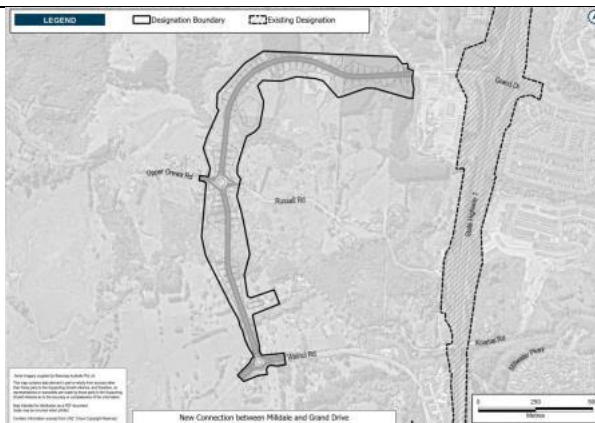
Planner-led Pre-application No. PRR00042317 – Delmore Fast Track Pre-App		
Applicant	[REDACTED] Vineway Limited	
Contact details	Contact	[REDACTED] – Barkers (Agent)
	Email	mailto:[REDACTED]
Site address	88 Upper Orewa Road Upper Orewa 0992, 472117 - Lot 2 DP 418770	
Proposal	Fast Track: Residential development on Future Urban Zoned land To subdivide the 109-hectare site and construct a master-planned residential development providing a complete urban outcome of approximately 1,250 homes complete with parks, river-side walkways, and supporting infrastructure (including the provision of the NOR 6 road within the site)	
Plans and information	Titles and consent notices for 53B & 55 Russell Road circulated 07 January. Consent notice areas & location of proposed offset planting plan circulated 22 January.	
Meeting		
Date, Time, Room	Tuesday 28 January 2025 1pm – 2pm. Teams online	
Proposed meeting participants – Customer / Agents	[REDACTED]	Myland Partners
	[REDACTED]	Barker & Associates
	[REDACTED]	Barker & Associates
	[REDACTED]	Urban Design - McKenzie & Co
	[REDACTED]	Ecology - Viridis
Proposed meeting participants – Council	[REDACTED]	Principal Project Lead - Auckland Council
	[REDACTED]	External Planner – DCS
	[REDACTED]	Earths, Streams & Trees Specialist (Freshwater) - Auckland Council
	[REDACTED]	Ecology Specialist - Auckland Council
Minutes issued	4 February 2025	

Summary of key considerations and issues	
1 - Introductions	-
2 – Site Overview	<p>An overview of the site and existing ecological features and consent notices was provided by the applicant team, alongside providing details of the proposed Delmore fast track scheme.</p> <p>It was agreed that the meeting was intended to provide a high-level introduction and for the Council specialists to provide initial feedback, with</p>

	<p>further opportunities to provide more extensive comments once the fast track application is lodged in a few weeks.</p>
<p>3 – Delmore Fast Track Scheme Overview</p>	<p>It was confirmed that the fast track application would seek to vary the three existing consent notices on the land.</p> <p>The site includes the NoR6 designation – the applicant will construct the road and it will be vested to Auckland Transport. [REDACTED] confirmed that the NoR conditions are proposed to be adopted for the fast track consent.</p> <p>Delmore will be developed in two stages: stage 1 comprises the land to the south east of NoR6 and stage 6 to the west. In total, approx. 1,200 dwelling are proposed on the Future Urban Zone land, comprising a variety of sized lots and dwellings.</p> <p>It is proposed that the ecological features on the site will be maintained and approx. 50% of the whole site is to be retained / kept as is / enhanced.</p> <p>There are SEAs to the north and south of the site: the scenic reserve to the north is currently subject to ongoing discussions with DOC to potentially ‘take over’ the ownership of the land, alongside the potential addition of pedestrian walkways. The southern SEA is proposed to be planted out.</p>
<p>4 – Ecology Site Matters</p> <ul style="list-style-type: none"> a. Ecological features / constraints / designations on the site b. Consent notice overview c. NOR 6 overview 	<p>There are three existing consent notices on the site. It was confirmed that works are proposed within each of the consent notice areas, as illustrated on the plan which was previously circulated on 22 January. Offset planting to replace any losses is proposed to mitigate against the works and the plans are a ‘worst case scenario.’</p> <p>[REDACTED] confirmed that he has undertaken site surveys over the last few months to map the ecological features, streams, wetland and vegetation extents on the land. There are various wetlands, including natural wetlands. The assessment work is still ongoing, with the overall intention by the applicant seeking to reduce the effects and encourage ecological gains.</p> <p>There is an intention to plant out all the stream and wetland margins, and enable pedestrian connectivity to the SEAs. The applicant team are looking at various options for the SEAs, with a preference for DOC to take the reserve. It was noted that the natural area of the Ara Hills scheme is held by an incorporated society as DOC / Council did not agree to manage this land.</p> <p>The proposals for the consent notice areas comprise:</p>

	<ol style="list-style-type: none"> 1) Stage 1 eastern parcel – Earthworks and a JOAL crossing are proposed for vehicles and pedestrian. Its location has been determined by access and topography constraints. There is an existing crossing nearby. 2) Stage 1 central parcel – This includes the NOR6 route and an area needed for construction, box culvert and for maintenance access. After construction, it is intended that planting will be placed next to the embankments. 3) Stage 2 western parcel – A new wastewater pipe is needed and works are for construction piles – minimal footprint and the narrowest area available for the least impact. After construction, access would still be needed, but it is proposed to be planted-up. Riprap is also proposed – applicant team seeking to minimise vegetation loss, with the post construction phases to be planted up.
<p>5 – Initial Council Feedback: Antoinette</p>	<p>Further clarification was sought from [REDACTED] in terms of the interpretations / decisions made and the assessment criteria for the areas.</p> <p>From an initial review it appears that most of the proposed works avoid the most sensitive freshwater habitats - this approach is supported by [REDACTED].</p> <p>[REDACTED] provided an overview of the existing site features using his mapping software to identify several wetland areas and confirmed that further testing has been undertaken. [REDACTED] confirmed that the NOR is going through the wetland area.</p> <p>Some encroachment into freshwater environment is proposed so [REDACTED] noted there is a need for the lodgement to include an offset package (or is compensation to be sought?) – [REDACTED] indicated that offsetting is proposed and new wetland is proposed and the remaining wetlands will be planted and new wetlands would be planted for buffers – applicant seeking no overall net loss of extent and biodiversity gain.</p> <p>It was confirmed that a monitoring plan will be provided to assess the hydrology and the application will seek to establish a natural hydrological regime and reconnect wetland arms.</p> <p>[REDACTED] <u>post-meeting requests:</u></p> <ol style="list-style-type: none"> 1) <i>It would be helpful for the applicant to provide clear demonstration of adherence to the effects management hierarchy.</i>

	<p>2) <i>A more detailed level of information is required for freshwater environments where classification or delineations are potentially controversial or more complex.</i></p> <p>3) <i>Please provide clear plans of culverts, including lengths of wingwalls and riprap.</i></p>
<p>6 – Initial Council Feedback: ■■■■</p>	<p>■■■■ confirmed that the covenants ‘sit above’ Policy E15 and the NES, so further assessment / justification is required to understand how the effects have been minimised.</p> <p>Further clarification was sought from ■■■■ re the proposed road positioning within the scheme and the NOR road positioning (as the alignment appeared incorrect based on their approved plans). It was flagged there is a further covenant within the neighbouring area to the south of the Delmore FT area. ■■■■ stated that AT / Waka Kotahi did not refer to covenants within the NOR documents.</p> <p>Gerard reiterated that the NOR road position has been approved, and the fast track has no choice in the alignment of the road. ■■■■ noted that the positioning appeared incorrect.</p> <p>■■■■ suggested seeking further connection links for the eastern covenant area, using the existing farm access crossing to the south. ■■■■ confirmed that the lodgement package will include further assessment / justification of the access and an outline of other options.</p> <p>■■■■ noted that there are various topographical constraints on the land, the nearby Ara Hills scheme and the NOR setting the levels for the Delmore development. ■■■■ noted that a significant earthworks and recontouring is progressing on the Ara Hills development which may influence future connections.</p> <p>■■■■ did not raise any concerns re. the proposed rip rap works for the western covenant area.</p> <p>■■■■ <u>post-meeting requests:</u></p> <p>1. <i>NOR alignment differs to that of the draft / concept development plan. the arterial route being more westerly than the NOR application proposed and shown in the decision document.</i></p>



The proposed alignment compromises additional covenant area(s) to the south of the property (Lot 1 DP 431409).



The applicant will need to demonstrate a functional need for this realignment

2. *The covenant alteration to the west does seem clearer to understand with Network utility devices needing to be installed, noting that the potential riprap placement in the most westerly area may not be necessary, following detailed design. Minimisation / avoidance will be a priority. Furthermore a clear understanding of why the arterial route is not more aligned with the property boundary to the north given the flatter topography above the wetland*
3. *Eastern most covenant area.*
Question the need in this specific location given the present of an existing farm track between covenant areas, any why this 'gap' isn't being utilised. Noting transport connection is proposed through the wetland covenant (pedestrian).
4. *The proposed offset does not provide for enhancement of the covenant area where it is most needed, i.e. the narrower thinner areas of bush where edge effects are most prevalent.*

	<p>5. <i>Applicant needs to provide clear accountancy regarding offsets using appropriate tools BBOP guidance, as per AUP Appendix 8.</i></p>
<p>7 - Any Other Matters / Next Steps</p>	<p>██████ agreed that further justification and a functional needs assessment will be needed – ██████ confirmed this will be provided within the lodgement.</p> <p>██████ confirmed that the applicant team are not aware of any other consents notices, though flagged there are impervious coverage restrictions.</p> <p>Stage one (including the NOR delivery) will comprise two substages, with the aim to start next earthworks season. NOR delivery exact timings still to be confirmed.</p> <p>It was confirmed by ██████ that as the lodgement is imminent, it would be useful to have further meetings with relevant Council teams to clarify matters raised upon submission. It was noted that the fast track timings are restrictive so any meetings will need to be organised nearer the time. A site visit is supported – ██████ advised he would confirm timings etc.</p> <p>It was agreed that as ██████ plans are still being progressed, the Council team's feedback will be based on the high-level plans provided to date.</p>

RC Pre-application Minutes – Healthy Waters

Planner-led Pre-application No. PRR00042317 – Delmore Fast Track Pre-App		
Applicant	[REDACTED] Vineway Limited	
Contact details	Contact	[REDACTED] – Barkers (Agent)
	Email	mailto:[REDACTED]
Site address	88 Upper Orewa Road Upper Orewa 0992, 472117 - Lot 2 DP 418770	
Proposal	Fast Track: Residential development on Future Urban Zoned land To subdivide the 109-hectare site and construct a master-planned residential development providing a complete urban outcome of approximately 1,250 homes complete with parks, river-side walkways, and supporting infrastructure (including the provision of the NOR 6 road within the site)	
Plans and information	Stormwater Management Plan and raingarden plans circulated 24 January	
Meeting		
Date, Time, Room	Wednesday 29 January 2025 3- 3.25pm. – Teams online	
Proposed meeting participants – Customer / Agents	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	Myland Partners Barker & Associates Barker & Associates McKenzie & Co
Proposed meeting participants – Council	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Principal Project Lead - Auckland Council External Planner – DCS Project Manager Reg Engineering - Auckland Council Stormwater Specialist – Auckland Council Healthy Waters (TEKTUS)
Minutes issued	4 February 2025	

Summary of key considerations and issues	
1 - Introductions	-
2 – Site & General Project Overview	<p>It was confirmed that the Delmore fast track application is proposed to be lodged within the next few weeks. [REDACTED] noted that the purpose of this introductory pre-app meeting is to introduce the scheme to the stormwater specialists and obtain initial feedback, with further engagement / pre-app meetings envisaged during the post-lodgement stages.</p>

	<p>■■■■ provided an overview of the scheme, noting it will be delivered in two stages and will comprise approx. 1,200 houses. There is an SEA, NOR6, three consent notice areas and various streams throughout the site.</p>
<p>3 – Overall stormwater strategy for the site</p>	<p>■■■■ provided an overview of the existing site, noting there is one large catchment which all flows from west to east, which discharges to a culvert under the motorway – there is one exit discharge point.</p> <p>There are various wetlands and streams which will be protected and enhanced.</p> <p>The overall strategy seeks to incorporate rain gardens for the whole site to treat high contaminant generating surfaces (via network discharge consent) – these will provide some retention and detention for the roads and JOALs, plus treatment to GD01 standards.</p> <p>It is proposed that the high flows will bypass the rain gardens and deal with the treatment component and just intended to manage the JOALs and roads, and lots adjacent to streams will have their own discharge points. This will ensure the flows do not all go to the raingardens at the bottom of the catchment and instead go to the wetlands, thereby retaining their condition. Any lots that do not front onto wetlands / streams will go via pipe network and treated through the rain gardens at the bottom of the catchment.</p> <p>■■■■ illustrated the location of the proposed raingardens which have been scattered around the site, including approx. 12 in Stage 1. The number of devices has been based on the undulating nature of the land, but using smallest possible because of on-site lots treatment and individual discharge points along stream edges.</p> <p>A flood assessment has been undertaken – all the downstream development is away from flood plain and flood flows will be passed downstream. The culverts have been sized to ensure upstream and downstream effects are mitigated. All of the development will be above the 1% storm levels and comply with Healthy Waters flood level standards.</p> <p>■■■■ noted that they were proposing rain gardens which will provide retention and detention (rather than wet land / dry basins), with various options considered. The on-lot tanks have been maximised as much as possible to keep as much on-lot as possible and minimise the size of the rain gardens.</p> <p>■■■■ queried whether these will be able to achieve the retention component because of the engineered fill and earthworks. James confirmed that discussions</p>

have been undertaken with their geotechnical engineer and as a worst scenario if individual gardens cannot achieve the required infiltration or there are slope stability issues, then they will be lined.

Based on his high-level review, [REDACTED] suggested that from experience, heavily engineered soils cannot achieve the retention function of the rain garden and can be costly to maintain if they only provide detention, but if they provide treatment option there would be a necessity. Healthy Waters tend to prefer other options, for example dry basins or wetlands – [REDACTED] happy to review this further.

All lots will have on-site tanks and units shown with a 'T' on the plans have individual outlet to stream edge. It was confirmed that the rain gardens are solely for the road and JOAL volumes.

[REDACTED] flagged that because of the FUZ land zoning it would not go under the regionwide network discharge consent and would need to have private consent until the zoning is changed. Any lots which discharge to stream environment ('T') will be private regardless – this is not an issue and the requirements are similar (nb maintenance requirements will vary), she just wanted to advise.

[REDACTED] asked for the contact details of the Healthy Waters catchment specialist who has provided the 2D modelling information and preliminary data. [REDACTED] confirmed he would provide their details and forward any wetlands / flooding information.

[REDACTED] had no further comments based on his initial review of the SMP.

It is intended that the rain gardens will be vested to Council and located within stormwater reserves. HW preference for land intended to be vested as 'land in lieu of reserve'. It was confirmed that maintenance vehicle access to these will be necessary and easements required from public road.

RC Pre-application Minutes (4) – Parks

Planner-led Pre-application No. PRR00042317 – Delmore Fast Track Pre-App		
Applicant	[REDACTED] Vineway Limited	
Contact details	Contact	[REDACTED] Barkers (Agent)
	Email	mailto:[REDACTED]
Site address	88 Upper Orewa Road Upper Orewa 0992, 472117 - Lot 2 DP 418770	
Proposal	Fast Track: Residential development on Future Urban Zoned land To subdivide the 109-hectare site and construct a master-planned residential development providing a complete urban outcome of approximately 1,250 homes complete with parks, river-side walkways, and supporting infrastructure (including the provision of the NOR 6 road within the site)	
Plans and information	Indicative neighbourhood park plan circulated 31 January 2025.	
Meeting		
Date, Time, Room	Tuesday 4 February 2025 3pm – Teams online	
Proposed meeting participants – Customer / Agents	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	Vineway Limited Vineway Limited Barker & Associates Barker & Associates
Proposed meeting participants – Council	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	Principal Project Lead - Auckland Council External Planner - DCS External Parks Specialist – McKenzie Lilley Property Provision Specialist (Acquisitions & Land Advisory) – Auckland Council
Minutes issued	12 February 2025	

Summary of key considerations and issues	
1 - Introductions	-
2 – Site & General Project Overview	<p>An overview was provided - the Delmore Fast Track seeks to develop approx. 1,218 dwellings, with a variety of typologies and lot sizes proposed.</p> <p>The intention of the meeting was to understand the Council’s desire for a neighbourhood park within the development. The site topography was discussed, noting there are no vast swathes of flat land on the site and the difficulties to identify a suitable centrally located area for a park.</p>

	The existing land incorporates a NOR and it is FUZ land, with the Ara Hills and Milldale developments located nearby. There are also several ecological features and scenic reserves – discussions are ongoing with DOC about potential ownership / management of these areas.
3 – Fast Track Overall Parks Strategy	<p>The proposed neighbourhood park (approx. 3,200m²) was highlighted on a site plan – it is located in a western section of the site, within stage 2 of the development. It is next to the west of an existing ecological feature covenant area. It was noted that earthworks, batters and retaining may be needed to make the land as flat and usable as possible.</p> <p>The applicant team identified that the proposed park is an irregular shape with two road frontages, close to public parking, the ecological covenant area and good viewpoints, whilst also working with the land topography and steep contours.</p>
4 – Feedback/Discussion	<p>[REDACTED] confirmed that he would support the provision of a neighbourhood park because of the large scale of the development. The Council’s open space provision policy identifies that the number of parks is dependent on the proposed typologies and if these are deemed to be low or medium/high density.</p> <p>Neighbourhood parks sizes are 3-5,000m² - the required size will also depend on other green assets on site (SEA, scenic reserve etc). The proposed park location with dual road frontages is supported. A key element of the parks design will be the proposed earthworks and the need to ensure there is a flat 30mx 30m kickaround space, with no gradient more than 3%. It was confirmed that retaining would be required to achieve this – details of these works would need reviewed and agreed with [REDACTED]. [REDACTED] confirmed that some preliminary analysis of the topography will now be undertaken.</p> <p>[REDACTED] noted that the overall densities proposed will reflect MHS zone standards.</p> <p>[REDACTED]</p> <p>[REDACTED] - the applicant team are awaiting clarification. If the SEA is put within private ownership, a society maintenance plan would be utilised and paid for by residents. [REDACTED] asked to be kept updated during / after these discussions with DOC, noting that any vesting / acquisitions discussions would require approval by the Local Board. Pacific Heights was discussed as an example of a Council acquisition and it was noted that the Local Board tend to support enhancing the amount of open space assets. [REDACTED] confirmed he would have further discussions with the Council’s other parks specialist and [REDACTED]</p>

Applicant team confirmed that some of the private lots will be amalgamated to cover the riparian areas, with a covenant / easement maintenance to be used and maintained in perpetuity by the residents as a consent notice (and as Healthy Waters no longer support drainage reserves).

██████ identified that there is a requirement to provide a second neighbourhood park in the eastern section of the site because of the proposed MHS density proposed.

Rahman post-meeting notes:

- *Requirement of an additional NP within the eastern portion of the development site – labelled as additional NP below with a suggested overall location shown. I have modelled both a low and medium density catchment.*



██████ noted that he would be able to provide neighbourhood park design, streetscape landscaping and layout support as the scheme progresses. ██████ confirmed that he welcomed further discussions with the Council in 3 - 4 weeks and noted that the applicant team need to discuss and agree how much detail will be provided about the neighbourhood park in the lodgement.

██████ advised that he had no comments, subject to awaiting ██████ comments about a potential second park.

post-meeting notes:

In regards to the provision of neighbourhood park/s in a proposal lodged for approval under the Fast Track consenting process, the following general notes are provided:

- *In the application documents please superimpose the extent of any flood plains in relation to the proposed neighbourhood park. The Open Space Provision Policy (2016) and Acquisition Policy (2013) are clear in that council does not acquire land for open space purposes that is subject to flooding.*
- *Any land used primarily for stormwater management purposes would also not be acquired for neighbourhood park purposes. Such land could vest to Healthy Waters as Local Purpose (Drainage) Reserve (at no cost), at their discretion. The integration of green infrastructure land and recreational areas using landscaping, path networks, and terrain is supported by the policy documents.*
- *The application will need to confirm the total area of the proposed neighbourhood park and clearly delineate the boundary of the proposed neighbourhood park. An area of between 0.3 and 0.5 hectares is typically required to fulfil the purpose of a neighbourhood park. The proposed area for the park of 3200m² is considered acceptable in the context of the surrounding SEA and riparian areas within the development. The application plans will need to provide for an indicative 30x30 metre kick ball space no steeper than 3% gradient, with surrounding gradients no steeper than 1:5 for grass and 1:3 for planted spaces. Cross sections of the whole site including gradients will be required.*
- *The proposed neighbourhood park being fronted by roads on two sides for passive surveillance is encouraged. An intimate residential interface through outdoor living areas facing the open space on the other two boundaries would be beneficial where this can be achieved. Side elevations of dwellings and high retaining walls facing on to the proposed open space is discouraged.*
- *Intentional design in the streetscape via pedestrian crossings to support pedestrian safety and connectivity to the open space is encouraged.*
- *The Rodney West Local Paths (Greenways) Plan doesn't identify any aspirational connections within the application site, but these connections are encouraged where possible through the development via shared pathways adjoining road networks or riparian margins / esplanade reserves. Integrating public connectivity opportunities is encouraged.*

Further comments:

- *Vesting of a full 20 metre esplanade reserve width would be expected with the application where streams qualify under s230 RMA, subject to*

	<p><i>the resource consent processing planner's confirmation that the trigger for esplanade provision has been met. The land must vest to council free of health and safety issues, dangerous trees, pest plants, inorganic and organic debris, private infrastructure, structures / retaining walls etc. Any land beyond the 20 metres width that is subject to the 1% AEP floodplain is unlikely to be supported for vesting as esplanade reserve.</i></p> <ul style="list-style-type: none"> <i>• Parks do not accept infrastructure (including pipes, outfalls & stormwater ponds) on esplanade reserves to vest.</i> <i>• Parks do not accept utility structures such as transformers on reserves/parks or within the road reserve in front of reserves/parks and they should be contained within private lots.</i> <i>• Any proposed hard landscape assets such as seats, tables, and drinking fountains on reserves to vest or being acquired must receive local board approval, separate to the vesting or acquisition process.</i> <i>• Landscape concept plans for the streetscape for any proposed roads to vest will be required at resource consent stage. Planting should be appropriate and will be reviewed by Parks Planning's landscape specialists. The applicant will be required to maintain streetscape landscaping and street trees for 2 years post completion. Planted berms are not accepted on road reserves.</i> <i>• Ensure the width of the road reserve berms is sufficient to accommodate street trees, and that infrastructure location in proximity to street trees is provided with sufficient setback distances and depths.</i> <p><i>Please note that the above is pre-application advice only, and is based on the plans and information presented at the pre-application stage. The above is not a final memo, and does not constitute written approval.</i></p>
5 - Any Other Matters / Next Steps	<p>██████ requested details of the area of the potential scenic reserve vesting and drainage reserves off the applicant team.</p>