



Comment on Delmore Project

From David Rong [REDACTED]
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 To Substantive <substantive@fasttrack.govt.nz>

Dear team,

Comment on Delmore Project by 6 Russell Road, Wainui

1. Submission Position: Alignment with Auckland's Urban Vision

The owner of [REDACTED] formally records their **full support for the Auckland Unitary Plan (AUP)** and the macro-vision of the **Upper Orewa Concept Structure Plan (Appendix 47.1)** aimed at addressing Auckland's critical housing shortage.

The Owner acknowledges the potential of the Delmore project to provide approximately 1,250 dwellings on Future Urban Zone (FUZ) land.¹ However, as a key 14.6-hectare landholding within the **Appendix 47.1** planning area, the Owner asserts that any development seeking Fast-track approval must demonstrate **active support** for the entire structure plan area. It must not achieve internal commercial success at the expense of hindering the logical and integrated development of adjacent FUZ land.

2. Strategic Hydrological Status: The Drainage Gateway to the Orewa River

2.1 The Central Role of [REDACTED] in Stormwater Management

6 Russell Road possesses unique geographic and strategic value within the catchment:

- **Proximity to Orewa River:** The property is directly adjacent to the Orewa River, serving as a natural physical buffer and the final transition point for runoff from the catchment.
- **Essential Flow Paths:** The Delmore Stormwater Management Plan (SMP) relies on discharging runoff into the "unnamed tributary" system. This stream flows directly into the Orewa River.
- **Infrastructure Contribution:** In technical terms, [REDACTED] provides the downstream "quasi-infrastructure" for the Delmore project. Any changes in peak flow or sediment load would directly impact the Orewa River.

2.2 Core Demand: Support, Not Hindrance

The Owner demands that the Delmore design complies with AUP Objective B3.2.1(5), which requires infrastructure planning and land use to be integrated to service growth efficiently.

- **Non-Obstructive Design:** Delmore must guarantee that its drainage designs do not occupy or block the discharge capacity required for the future urbanization of the catchment.
- **Stormwater Capacity Sharing:** We request that Delmore reserves flow allocations within its upstream attenuation and treatment systems to accommodate the future urbanization of the catchment.

3. Mandatory Request for Written Explanation of Infrastructure Integration

The Owner formally requests that the Applicant (Vineway Limited) provide a **written explanation** detailing how the Delmore project supports—rather than hinders—the implementation of the **Upper Orewa Concept Structure Plan** regarding 6 Russell Road and other adjacent FUZ land.

This written statement must specifically address:

1. How the private Wastewater Treatment Plant (WWTP) and Water Treatment Plant (WTP) have been designed with the **rated capacity** and **physical connection** to the Orewa River.
2. How the internal roading network (including the southern tie-ins for NoR 6) facilitates future public transport and utility corridors for the benefit of the wider structure plan area.

4. Specific Technical Conditions for Property Protection

4.1 Private Infrastructure Governance and Financial Guarantees

Due to Watercare's current network constraints, the proposed reliance on a private Residents' Association to manage permanent water services presents a systemic risk.

- **Performance Bond:** A bond equivalent to 5 years of operating costs must be lodged with Auckland Council to prevent an infrastructure failure similar to the 2015/16 season.
- **Equitable Access:** NoR 6 and internal arterial designs must not preclude 6 Russell Road and the area nearby from future equitable connection to Watercare services.

4.2 Protection of Ecological Asset Orewa River

The property contains a sensitive **Orewa River**.

- **Water Quality Monitoring:** Real-time monitoring must be established at the boundary of 6 Russell Road to ensure WWTP discharges do not degrade Orewa River water quality.

4.3 Traffic Safety and Access Rights

The transition of Russell Road from a "driveway-like" rural road to an urban collector will result in a 183% traffic increase.⁶

- **Intersection Upgrades:** The Upper Orewa Road/Russell Road intersection must be upgraded to a roundabout or signalized junction before the first dwelling is constructed.
- **Unrestricted Access:** The Owner and their tenants must be granted permanent, fee-free, 24/7 access through any gate or barrier systems installed by the Delmore project.

5. Conclusion: Fulfilling Planning Responsibility

As the long term investor, the owners of [REDACTED] support Auckland's growth, provided that growth is equitable, scientifically managed, and planning-consistent. Because the Delmore project requires the use of [REDACTED] and stream system for its downstream discharge, the project has a corresponding responsibility to provide infrastructure support in return.

The Owner hereby states: Any proposal that damages the development potential of adjacent FUZ land, violates the integration principles of Appendix 47.1, or creates unmitigated risks in the Orewa River runoff path is a hindrance to the Auckland Unitary Plan.

We request that the Expert Consenting Panel require the aforementioned written explanation from the Applicant and incorporate the requested technical protections as mandatory conditions of consent.

Works cited

1. Untitled - Fast-track, accessed April 22, 2026, https://www.fasttrack.govt.nz/_data/assets/pdf_file/0025/1798/Vineways-Delmore-Fast-Track-AEE.p
2. BEFORE THE FAST-TRACK EXPERT CONSENTING PANEL IN THE MATTER An application for approvals under section 42 of the Fast-track App
3. Fast-track approval applications Page 1 of 13 Submitter details - Ministry for the Environment, accessed April 22, 2026, <https://environment.govt.nz>
4. 6 Russell Road | Wainui | Rodney | Houses for Sale - OneRoof, accessed April 22, 2026, <https://www.oneroof.co.nz/property/auckland/wainui/6-rus>
5. Auckland Council Response - Fast-track, accessed April 22, 2026, https://www.fasttrack.govt.nz/_data/assets/pdf_file/0021/6438/A9-Wastewater-J
6. Property value - 6 Russell Road, Wainui - [realestate.co.nz](https://www.realestate.co.nz), accessed April 22, 2026, <https://www.realestate.co.nz/property/6-russell-road-wainui-ro>
7. Auckland Council letterhead - Fast-track, accessed April 22, 2026, https://www.fasttrack.govt.nz/_data/assets/pdf_file/0023/6449/A20-AT-Memo.p

Contact details:

David Rong
VAR3 Trustee Limited and Handsome Trustee Limited

