

Delmore (Upper Orewa) - Fast Track Re-application

53A, 53B & 55 Russell Road (Stage 1) - and - 88, 130 & 132 Upper Orewa Road (Stage 2).

We acknowledge that Ngāti Manuhiri, Ngaati Whanaunga, Te Kawerau a Maki, and Runanga o Ngāti Whatua provided feedback in respect of the first application.

In terms of our iwi Environmental Management Plan, this development as proposed is seen as premature. That is, there is clearly not sufficient municipal infrastructure available at a requisite time. It also becomes increasingly distant from sustainable communities and forms fragmented “ribbon-development” further in the hinterland.

Wastewater

Interim option not supported. i.e. holding tanks, filling station, and tankers collect daily.

An on-site treatment plant is proposed because Watercare is unlikely to connect the development to the public network until after the 2031 upgrade (at the earliest). Mostly, this treated water will discharge on-site. During summer some will not due to stream flows; hence transport to land elsewhere (possibly in Whangarei district) would occur.

Ecological mitigation

It is understood that the ‘doubling of native vegetation’ (when complete) means the nominal site areas allocated for it and not the actual biomass at that time. Revegetation projects take decades, if not generations, to emulate a comparative habitat to established native forest. Although there is a maintenance plan proposed for an establishment period, the vast extent of this would require ongoing manual weed control efforts. What typically happens, even in appropriately conditioned large new subdivisions, is that vacant lots harbour noxious weeds e.g. gorse and pampas. This then spreads to neighbouring bush and allocated revegetation areas by wind and bird dispersal. Furthermore, once occupied, household gardens give rise to the spread of other invasive species e.g. moth plant. Because of the proposed scale of this development (i.e. around 1200 dwellings), there would also be considerable risk of domestic pets interfering with avifauna and other wildlife in surrounding bush areas.

General

We acknowledge the archaeological assessment by Clough and Associates, insofar as having identified two potential sites/features of Maori cultural significance.

Lastly, we note the comments received from various parties earlier this year pertaining to the first referral application. Particularly those of Messrs Hale, Mason, and Wallace.

Ngā Maunga Whakahii o Kaipara Development Trust - Environmental Business Unit: Te Tari Tai Ao.

23-12-2025