



Outlook

Fwd: FW: Comments letter due today for perusal before submission. Delmore

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To Substantive <substantive@fasttrack.govt.nz>

To the

Fast Track Panel:

Delmore 2nd Application

As the custodians/owners of two of the properties , now involved in the Delmore project, which comprise neariy 60% of the Delmore Project I take the opportunity to comment as follows .

We have intimately known this land for walking 20 plus years , farming and observing it daily . It's poor soil quality and difficulty to farm make agriculture inefficient . We have maximised yields, we have done well I feel under challenging conditions but farming of this land is a waste of its natural attributes . It's terrible, infertile farmland but done well the site and surrounding sites location and true potential lies in residential development integrated carefully with preservation and enhancement of its natural strengths .

Flanked by forest to the north and west, high eastern hills predominantly, stunning dawn and evening vistas, it is a secluded private place that really would lend itself well to being a great place to live and strengthen our understanding of nature and its preservation.

Vineways master planned vision and wisdom for a development that preserves and enhances the strengths of the land and nature ,with an incredible nearly 50 hectares (nearly half of the development !) protected , preserved and enhanced as walkways , waterways and forests, creating and actually consolidating greatly, natural buffers to the Nukumea Reserve is setting potentially a gold standard for nature coexistence housing . How it should be in all future projects .

You can see with the developers communication, how much they really care to get this project right! The fresh air , great scenery , ability to regularly walk from your home into a natural living environment is what every human needs fundamentally . The benefits to

physical and mental health are incredibly positive . When you think about it, where else can you find an affordable housing development in recent times in Auckland that offers thins to residents as part of their home package?

As mentioned earlier the superbly private , self contained , secluded nature of most of the proposed Delmore land lends itself to minimal disruption to almost anyone really during development . Except for some of the highest points ,you really can't see many houses at all from most areas of the project . It's positioned to mitigate disruption and inconvenience to most everyone . It's impossible to have it perfect , completely without disruption but incredibly it does avoid a very great deal of issues.

In essence the project encompasses two basins , naturally sloping away North down to South and East down to West, almost in entirety from neighbours. In general almost all sediment and water flow flows away from neighbours and back on to the development allowing very good control to minimise . The creeks or small streams flow away from East to West through the development land , giving very good management control to the developers of small areas of potential run off with standard development sediment requirements such as swales running to sediment collection ponds. Simple but extremely effective.

An interesting observation is that since the Ara Hills development commenced several years ago, we haven't noticed any major noise , dust or smell aggravation of our peace and enjoyment, nor have we noticed and waste solid sewerage smell from their collection tanks ? So I guess the modern self containment waste systems and standards work very well? Combine that with a prevailing westerly wind I guess it takes a preponderance of any if any disturbances away to the buffer of the motorway?

I note the provision and installation by the developer of water bores in the Delmore development . Combine that with more road accessibility, this has to be a real plus for fire department access to anywhere in the area and surrounds compared to the current status quo where it would be impossible to get fire truck access across much of the country side plus limited quality water access? What is good though is that the natural spring water seepage at points through the hills in the whole surrounding the greater whole district area, combined with rainfalls givie gradual continual residual moisture to the native forest and bush , maintaining a fairly evergreen environment, even at the height of summer .

It should be noted too that should the country residents in the west

of Auckland Rodney District need to disperse in a Civil Emergency , the Delmore Development linking up with Ara Hills area allows more evacuation options, assembly points, more roading to access the immediate main local urban areas. Or vice versa from Orewa, Silverdale , Whangaparāoa Away from Tsunamis etc. The site is high enough too to be well clear, should there be any climate change sea level issues in the future . There's no way a Tsunami or sea levels rising will have any effect whatsoever!

The Fast Track legislation requires regional and national economic benefits. It does not require regional or national economic benefits extra to any other similar developments elsewhere. This project would deliver the economic growth, wages, massive employment , future rates wealth generation, services and maintenance future income that infiltrates real benefit through the local and greater area.

And when finished , linking up closely with Ara Hills and the northern motorway and eventual bus transit routes to the city and surrounds within walking distance , it really is ideally located for convenient commuting.

So all in all, I feel genuinely , this is a project that was meant to be and with the combined skills of everybody involved . Right now, NZ is losing many good people overseas as our economy really struggles to get going . What future is that for our children and our future welfare if we block and discourage this progress?

Many young and not so young people are leaving because there isn't enough jobs , a foreseeable good future and family possibilities to retain them here, shifting to Australia and abroad . Right now , kids in NZ from secondary school onwards are struggling to see where their future is here? Hundreds of kids apply now for the same limited jobs , employment is scarce for our generations coming through .It's happening now . Businesses are struggling , many family businesses are just hanging on . We need to get a hurry on to address this.If we want to keep our people , our future we have to absolutely create opportunities . It is an existential threat to our nations future, our young peoples future and our employment IQ levels.

If we allow in New Zealand a NIMBY ,not in our back yard stance to progress , our existence and the benefits and services we have had will be limited and declining for all in the not too distant future. A clear example would be local Councils inability to cover their costs and services which like everywhere continue to rise. This development will eventually give 1200 homes paying rates . 1200 families paying transport fees, paying for products and services with local businesses.

We have to ensure we don't look around one day and realise we discouraged private entrepreneurial progress and it cost New Zealand a positive future.

Look at the new stadium development in Christchurch . That's positive and greatly raises national moral .Look at all the projects lined up in the " Fast Track" (?) pipeline , generated by entrepreneurial, progress minded people. We see a situation in Central Otago for example right now where a Goldmine and the significant wealth , jobs etc it would bring to New Zealand is being objected to by a few wineries in the area? Both need to happen and it's a matter of finding a way to co exist and manage any adverse impacts which are not sufficiently significant to be out of proportion to the projects regional or national benefit . It just has to be managed well.

We have to not let an attitude of placing difficulties in front of opportunities! Real people , real families are depending on such creation.

I'm excited and look forward to seeing a master planned brilliant place for families and all to live and deeply enjoy and appreciate nature.. And we hope that many people will enjoy in the future what we have experienced .

Rod Clarke and Jenny Evans