

[Tenant full name]

[Redacted]

Wainui, Auckland

[Email address]

[Phone number]

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Daya Thomson

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Environmental Protection Authority

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Re: Comment on Delmore Fast-track Application – FTAA-2512-1164

Submitter: [Tenant full name], long-term residential occupant of [Redacted]

[Redacted]

1. Introduction and Standing

I am writing as the long-term residential tenant and occupant of [Redacted], Wainui, Auckland. I have lived at this property for [X years] and it is my principal place of residence.

I understand that as an occupier of land adjacent to the proposed Delmore development, I have been formally invited to comment under sections 53(2)(i) and 54 of the Fast-track Approvals Act 2024, and that the Expert Panel is required to consider comments from occupiers as well as owners of adjacent land.

I have reviewed the publicly available application documents on the Fast-track website and I wish to raise the following concerns about the effects of the proposed development on my daily life, safety and residential amenity.

2. Overview of My Concerns

My principal concerns relate to:

- The safety of the road intersection I use every day to access my home, which Auckland Transport has identified as already having unsafe sight lines;
- The impact of approximately eight years of heavy construction activity on my ability to quietly enjoy my home;
- The noise and odour effects of the proposed on-site wastewater treatment plant, which will operate 24 hours a day close to the boundary of my home;

- My ability to access emergency services and to leave and return to my property safely during construction and during the operational period of the development.

3. Road Safety at Russell Road / Upper Orewa Road Intersection

My home at [REDACTED] is accessed exclusively via the intersection of Russell Road and Upper Orewa Road. I use this intersection every day, including when driving a large modified four-wheel drive vehicle.

I was concerned to read in Auckland Transport's response to the application (Appendix 24.1 to the AEE, item 16) that Auckland Transport has explicitly stated that the sight lines at this intersection 'are not supported', and that a driver turning right into Russell Road from Upper Orewa Road must execute approximately a 135-degree turn from an unsafe position. Auckland Transport raised this concern directly with the applicant, but the proposed consent conditions do not appear to require this safety deficiency to be remedied before the development opens.

The Delmore development will significantly increase traffic volumes on Upper Orewa Road and at this intersection, including construction vehicles, delivery trucks and ultimately the daily traffic of over 1,200 new households. Increased traffic volumes at an intersection already identified as unsafe by Auckland Transport creates an unacceptable safety risk for existing users of Russell Road, including myself.

I request that the Expert Panel attach a condition requiring the sight line deficiency at the Russell Road/Upper Orewa Road intersection to be remedied before any Delmore dwelling is occupied, and that the remedy be designed to safely accommodate large vehicles.

4. Eight Years of Construction Adjacent to My Home

The indicative development timeline shows construction activity from approximately 2026 to 2034 – a period of approximately eight years. During this time, bulk earthworks, civil construction and dwelling construction will take place on land that directly adjoins my home on its northern and eastern sides, separated only by a farm fence.

I am concerned about:

- Construction noise from early morning earthworks, machinery and truck movements affecting my sleep and my ability to work from home;
- Dust and particulate matter from large-scale earthworks across 109 hectares of land, particularly during dry summer periods, affecting my health and the condition of my home;
- Vibration from heavy machinery and compaction equipment affecting the structural condition of the dwelling I live in;
- The safety of my vehicle movements on Russell Road, which will become a construction traffic route including for heavy trucks associated with the proposed wastewater treatment plant tanker operations.

I request that the Expert Panel require:

- That the Construction Noise and Vibration Management Plan expressly identify my home at [REDACTED] as a sensitive receiver and include specific mitigation measures for activities within 200 metres of the property boundary;

- That I receive at least 10 working days' written notice before any bulk earthworks, vegetation clearance or significant construction activity begins within 300 metres of the property boundary;
- That I am provided with the direct name and phone number of the site manager before any construction begins, and that this contact is kept current throughout the construction period;
- That construction hours are limited to weekdays 07:30–18:00 and that no construction activity takes place on weekends or public holidays within 200 metres of 35 Russell Road.

5. Wastewater Treatment Plant – Operational Odour and Noise

The application proposes an on-site private wastewater treatment plant (WWTP) to service the development. This plant will operate 24 hours a day, 7 days a week for an estimated period of approximately five to eight years. The plant is designed to treat wastewater from up to 1,250 dwellings.

The WWTP design report (Appendix 29) acknowledges that odour generation is a recognised operational risk of the proposed treatment technology, and includes specific odour control measures. I am concerned that:

- The proposed consent conditions do not identify my home at 35 Russell Road as a sensitive receiver for WWTP operational odour or noise;
- Odour control equipment performance varies with temperature, wind conditions and equipment maintenance, meaning that odour episodes may occur even with best-practice management;
- 24-hour WWTP plant noise (pumps, blowers, mechanical equipment) will affect the quiet enjoyment of my home, particularly at night;
- The proposed complaints management system for WWTP operations does not appear to extend to adjacent landowners outside the Delmore development.

I request that the Expert Panel require:

- My home at 35 Russell Road to be expressly identified as a sensitive receiver in all WWTP operational management plans and consent conditions relating to odour and noise;
- WWTP operational odour and noise at the boundary of 35 Russell Road to comply with residential limits under the Auckland Unitary Plan at all times;
- A complaints management procedure to be established that is accessible to occupants of adjacent properties and not limited to Delmore residents, with a requirement to respond to complaints within five working days.

6. Emergency Access

I understand from the application documents (Appendix 24.1, item 8) that the Road 1/Russell Road vehicle crossing – which connects the Delmore site to Russell Road near my home – will be controlled by an automatic lifting arm. This lifting arm is also described as an emergency overflow access point for Stage 1 residents if the Grand Drive interchange is closed or congested.

I am concerned that an automatic lifting arm on a road used as an emergency overflow route, controlled by a private entity, could in an emergency delay or obstruct access by ambulance,

fire, or police services to my property. My home is on Russell Road, not within the Delmore development, and I rely on Russell Road being clear and accessible at all times for emergency services to reach me.

I request that the Expert Panel require that the lifting arm at Road 1/Russell Road be designed and maintained to permit immediate and unobstructed passage by emergency services vehicles at all times, with an unconditional emergency override that does not require any contact with or approval from the Residential Society or any private party.

7. Summary

I am not opposed to new housing being built in the area. However, as a person who lives at the property immediately adjacent to this development and uses the affected road every day, I ask the Expert Panel to ensure that:

- The unsafe sight line deficiency at my only access intersection is fixed before any new residents move in;
- My home is formally recognised as a sensitive receiver in construction noise, dust and WWTP operational management plans;
- I receive adequate notice before major construction activity begins near my home;
- The WWTP is required to meet residential odour and noise standards at my boundary and that I have a direct complaints pathway;
- Emergency services can always reach my home without obstruction from any private access control installed as part of this development.

I request the opportunity to be heard by the Expert Panel if these matters are not resolved through the comment process.

Yours faithfully,

[Tenant full name]

Long-term residential occupant, [REDACTED]