

Delmore Vineway Objections April 2026

Jon Mason and Janet Mathewson, [REDACTED]

In light of the new application from Vineway and Myland Partners to build their proposed Delmore development, we are resubmitting our previous objections to this development [see **J Mason and J Mathewson June 2025 Delmore Objections V2 pdf**], as well as noting new objections too.

Under section 85 of the FTAA, in summary, the Panel may decline an approval sought in a substantive application where the “real-world” adverse impacts are sufficiently significant to be out of proportion to the project’s regional or national benefits. We address these issues throughout this document.

Recognizing that the Fast Track panel may well not possess local knowledge of the area where Delmore propose to build their development, our aim has been throughout this document to paint a structured and clear picture for you, not only of the wider context in which this development would take place, but also of the clear impact that such a development would have on our own property and that of neighbouring properties. None of these impacts have been properly addressed in what purports to be a document outlining the impact of the development on neighbouring properties. Our submission spans 18 pages, but this is because Delmore’s own documentation has avoided addressing the issues we note below. We hope you as the panel members find this informative, and solid grounds for preventing this development from progressing any further.

In particular **we request that the panel should visit the proposed site to see how much destructive earthwork will be required to arrive at the artist’s exceptionally disingenuous impression of the development**, given the current elevations and contours, which are not obvious from flat diagrams, and how steep the drop offs from the road are. For us, **it is vital that the panel sees what this development would mean in terms of leaving our property overhanging the proposed house lots; and what those retaining walls will mean for our mature native forest and especially the native fauna, including aquatic life – not to mention the threat to life and property if our land subsides as a result of this development.** We also extend a warm invitation for the panel to visit our property to view the forest.

We will also be supplying Auckland Council’s Planning Department – Premium with our objections.

1. Context

To give context to our objections, please see the below photo taken from Delmore’s own documentation:



- Our property ([REDACTED] in the Delmore documentation) sited at [REDACTED], is shown in this photo along the long (southwestern) diagonal edge of the stage 2 Boundary fence, outlined in red. Our land is an **SNA property, awarded that designation by Auckland Council due to the rich diversity of native flora and fauna**. It is immediately apparent from this photo that well over half our property consists of rich dense native forest. It is **not**, as suggested in **Appendix-49_Neighbouring-Properties-Summary_Redacted.pdf** simply “[a] site [consisting] of dense vegetation.” This is completely ingenuous on the part of the developers, underplaying the significant impact of the proposed development on said native wildlife on our property, while deflecting attention onto the neighbouring reserve and provisions made to protect it instead.
- In fact, the generally accepted definition of native forest in NZ is that it includes multi-storey canopy, above 5m in height. Our property is mostly native Podocarp forest, which by definition is a mixture of tall podocarps and smaller trees (hardwoods) with an understorey of shrubs, plants and ferns. Typical native podocarp forest comprises some or all of rimu, kahikatea, miro, mataī and tōtara; the forest on our property contains abundant examples of all of these, plus pūriri, kauri, tanekaha, lancewood, red matipo (māpou), rewarewa, karaka plus abundant understorey trees, ferns and plants such as whau. We had an ecologist from the QEII Trust visit in 2021; her excitement when she saw the forest was extreme.
- This aerial photo shows the extent to which our late parents encouraged the regeneration of the native forest on the property over 50 years or so, creating what is in effect an extensive sanctuary for native wildlife



We strongly suggest that members of the Fast Track panel actually visit the site, so that you can view our property and the proposed development in person. **We would be happy to arrange to show members of the panel through the more accessible areas of the forest.** If not, please consider the impact on

that wildlife if even 50 of those 1200 homes include some domestic cats free to roam, as is highly likely.....

2. Auckland unsold housing overhang

We are aware that earlier this year a report noted that **11,465 properties in Auckland** were currently sitting unsold. **The nearby Milldale development is part of this property overhang.**

We therefore question the need to be providing another **1200** properties at this time, in this area, given **the significant infrastructure constraints as well as presumably totally inadequate education and medical provision for that many families**. A new development is never simply about providing housing. Rather it is also about the strain that the increase in population puts on: retail provision, GP practices, schools and other essential services.

Taking a broader perspective, we also note that **annual net outflows of New Zealanders** remained high at **40,760** in the year to November 2025, with early 2026 data indicating this trend has only slightly decreased, with net losses of citizens still around **37,000** annually in early Q1 2026.

- **Auckland Context:** As the largest city, Auckland bears the brunt of these movements, which are often driven by the pursuit of better pay and career opportunities in Australia.
- Contrary to the Government's expectations that Auckland would need increasingly large areas of new development to accommodate our growing population, we note that it is Aucklanders on the whole who are fleeing the country. The Government seems keen to grow Auckland beyond what Aucklanders themselves would wish, and so we question whether housing capacity in the area is even required on the scale that the Government seems keen to promote.
- Despite previous assertions by the developers that properties will be affordable (which is outside their control, unless they plan to build the houses as well), it is clear that a new development of this kind will comprise housing that is priced well over the \$900,000 - \$1.2M mark. Is there any reason to suppose that 1200 households with that kind of budget will either find employment nearby, or be willing to face the current motorway and Harbour Bridge queues to commute on a daily basis? Has thought even been given to the impact of another potential 1200 – 2400 cars added to that morning and evening commute each day?
- With the current economic climate bringing construction firms to the brink on a weekly basis, is there even reason to suppose that by the time this development became reality, there would still be **quality firms** in the area who could build at the scale required to make the development a success? This is relevant given the number of qualified and experienced tradies who have moved to Australia, taking their years of experience of construction in a NZ context with them. With friends who have run building firms for decades, we are all too aware of the scale of building firm collapses which they report. The current oil crisis is now being noted as likely to cause significant increased costs to the construction industry, as per this Radio NZ article dated 17th April <https://www.rnz.co.nz/news/business/592613/building-industry-will-get-tanked-crisis-is-looming-as-construction-costs-soar-experts-say>

Here is one quote amongst many from this article:

“Rising fuel prices due to war in the Middle East are likely to create a serious crisis for the construction market that has not yet been fully understood, one expert says.

John Tookey, a professor at AUT's school of future environments, said it would be a ‘huge’ problem.

‘Construction is unique in that it requires huge amounts of energy to form construction materials - for example, things as simple as bricks, plasterboard, aluminium extrusions - as well as huge amounts to transport it.

‘Oil production is down through damage to wells and so forth by 22 percent or more - that is production capacity that is out for two or three years or more. This is not going to go away soon. Construction costs are going to spike shortly, maybe as much as 25 percent or more and will stay that way or escalate further.

‘This is going to hammer the construction market, housing, infrastructure everything. At the same time that interest rates are going to rise - where construction totally relies on borrowed money.’”

No community wishes to run the risk of extensive major land excavations as have happened with Myland’s Strathmill development in Orewa, where neighbouring properties have been left hanging on a cliff edge. Having such wanton damage done to the land, only to find that the developers are no longer in a position to find construction firms who can build at a price point that potential buyers could afford, is beyond foolish. Delmore’s plans were made before the Middle East crisis occurred. What risk management is being used by the Fast Track panel, were construction costs to rise by as much as 50%, as is mentioned in the above-cited article? More importantly, our question of a year ago still stands: how will Myland and Vineway be held accountable for the damage they do once they have departed the scene?

Linda Gair, the artist daughter of the late National Party Deputy Leader, George Gair, spoke at an exhibition of her work in Auckland on April 18th 2026, and said that “once our treasures are gone, they are never coming back”. She was speaking of the huia, and the ancient Kauri forests which once covered all this land and up to Northland; and she is right. The people are all the poorer for the destruction of the land, even if a few pocket significant money made destroying what belonged to others.

‘The building industry is going to get tanked... I've got friends in the industry who are getting hit systematically by price rises, price rises, price rises on everything. Anything that is energy-intensive is going bananas. And, you know, I could see a potentially as much as a **between 30 percent and 50 percent rise in construction materials.**’”

The clear inference from this article is that any estimations made by Vineway and Myland Partners regarding the pricing of properties on this development may now prove to be woefully inadequate, thus reducing the market’s appetite for these properties.

3. Infrastructure – schooling and roads

- We note from the attached documentation provided by the developers that MOE has purchased a property nearby with a view to constructing a school, should the development go ahead. However, we also note from that same documentation that **the school has neither been planned or consented yet.**

This means that there would be a significant time lag between the proposed construction of the development and any eventual construction of a school to service the new and significant influx of children. We have been unable to find any documentation in the Fast Track application that documents consultation with neighbouring schools, and that **explicitly raises the question (and documents the answers) as to whether schools in the area (including preschools) would be willing and able to accommodate all the children from this development.** As a former teacher before moving into significant management roles, Janet is aware of the negative impact of overcrowding on classroom numbers, especially at a time when schools are having to rely on teachers who are not fully qualified, due to the lack of experienced teachers. <https://www.nzherald.co.nz/nz/more-schools-rely-on-unqualified-lat-teachers-sparking-quality-fears/CF5KHBJP05GMVBVSJUVOOPNE2M/#:~:text=Schools%20are%20increasingly%20turning%20to,a%2033%25%20increase%20on%202023>. A development of this size will therefore neither serve the families moving into it, in terms of their children's schooling, nor the surrounding schools and their current student population.

- We also note the significant disruption to ourselves and other neighbours through the heavy traffic that will ensue over the approximately 10 years envisaged for this development. The Upper Orewa Rd along this stretch has been subject to subsidences along the margins over numerous years, without significant levels of heavy traffic ever having passed along it. Have the Fast Track panel given due consideration to who will be financially and practically responsible for remedial work on the Upper Orewa Rd as a result of heavy construction vehicles over a considerable number of years as a result of this development?

4. Plan A001, Appendix 7, Consultation Overview Report Redacted pdf

The following comments relate to points raised in said document:

- This document shows a stream and wetland offset at the southwestern corner of the plan which is designed to run off onto **our** land at [REDACTED] which is completely unacceptable. Given the nature of the land (clay) the danger of subsidence on our side of the boundary is significant and cannot be seen as mere collateral damage.
https://www.fasttrack.govt.nz/_data/assets/pdf_file/0020/21197/Appendix-9_Architectural-Drawings_Stage-2-Plans.pdf
- https://www.fasttrack.govt.nz/_data/assets/pdf_file/0030/19758/Appendix-7_Consultation-Overview-Report_Redacted.pdf Page 20 notes regarding the wastewater irrigation field that Auckland Council maintains their opposition to placing wastewater infrastructure within the covenant areas, and that the Applicants should demonstrate alternative locations.

- Council maintains their opposition on placing wastewater infrastructure within the covenant areas and referenced the previous Panel decision on this point.
 - Key Council concerns:
 - No detailed methodology provided for the installation.
 - No formal assessment of indigenous biodiversity values within the covenant.
 - Potential discharges to the composition of the vegetation due to the actual discharge.
 - The applicant hasn't demonstrated necessity and functional need for the location. The application should demonstrate why alternative locations cannot be considered (including pasture outside of the covenant area and/or land within Ara Hills).
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- There is significant risk from the ill-considered roundabout at the southwestern corner of the site plan, bordering on to our property, [REDACTED]
 - We advised Auckland Council of our concerns about this, and Carly Hynde, Principal Project Lead – Premium Unit, Planning and Resource Consents, Auckland Council, sent us the following update on 13th April 2026:
 - **“Auckland Transport (AT) and the Council’s traffic engineer reviewed your comments and agree that a condition was needed** to include specific wording to confirm the necessary sight distances and ensure that the roundabout is designed in accordance with Austroads Guide to Road Design Part 4B: Roundabouts Part 4B for 60km/h operating speeds, and we are awaiting confirmation off the applicant that this is acceptable. “
 - https://www.fasttrack.govt.nz/_data/assets/pdf_file/0033/19788/Appendix-26_Roading-Drawings-Stage-2.pdfpage



Page 10

- The southwestern corner of the plan abutting [REDACTED] still shows properties being built right up to our boundary fence.

On https://www.fasttrack.govt.nz/_data/assets/pdf_file/0030/19758/Appendix-7_Consultation-Overview-Report_Redacted.pdf page 20, Point 4 -Site Specific Fauna and Flora Surveys: there is a note that Auckland Council have raised the following concerns

surveys. Council noted that other developments (like Ara Hills) have conducted surveys over several years and have larger setbacks from key ecological areas (like the Nukumea Reserve).

We would envisage that our own property would be included in those considerations.

- In our objection to the previous iteration of this proposed development, [attached as per our previous note above] we requested the following, if there were no way of stopping this development (which we consider to be an unnecessary and unwanted development):
 - A **suitably wide margin** (20m or more) between our boundary and the nearest occupied building plot, allowing a nature strip to come between the built-up area and our property,
 - to be planted with a triple row of *harakeke* down its centre line (as much to protect people on the subdivision from effects of the noise of powered implements, chain saws etc on our property as to prevent noise and disturbance in the other direction).

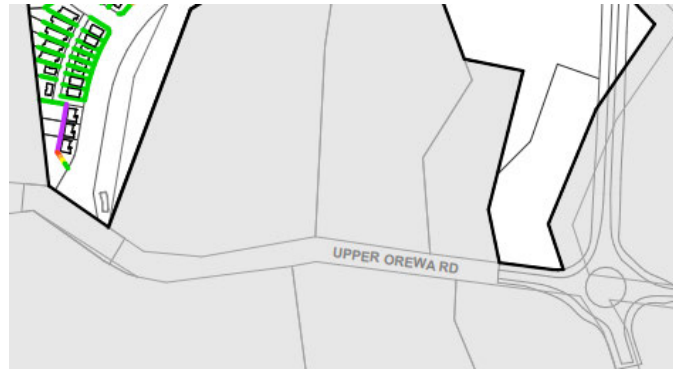
- **A predator- and people-proof fence** needs to be in place **before any works take place** on the Delmore site, to prevent employees and contractors using our property either as a convenient toilet or break-room.
- The document **Appendix-11_Landscape-Overview-Memo.pdf** still seems not to mention any of the above specific considerations mentioned in our previous objection document.
- No earthworks whatsoever may be undertaken that cause a risk of subsidence, either to our land or to the significant stand of pine trees on our property, on the hill directly next to the southwestern corner of the development.

5. **Appendix-49_Neighbouring-Properties-Summary_Redacted.pdf**

- The previous application's process for communication with neighbouring properties evinced a complete disregard for the impact on any of us, and a superficial approach which was devoid of any real interest in engagement. We were not shown the courtesy of a face to face meeting, nor were our concerns taken seriously. All our previous objections in the attached document from 2025 still stand.
- The development evinces a complete disrespect for the impact on our property of housing built right up to our boundary fence. Delmore's documentation for the southwestern corner of the development is devoid of vertical measurements relating to the sections and other drawings showing gradients and how the developer proposes to excavate along that boundary (which carries a substantial stand of mature pine trees) without bringing down both the trees and the clay in which they are rooted, in a catastrophic subsidence. In fact the drawings seem to suggest that excavations will run right up to our boundary fence where the pine trees stand.
 - It is imperative therefore that **the developer takes full remedial and financial responsibility in advance for any subsidence of land or trees on our side of the boundary as a result of excavations carried out by the developer.** This would include all arborist fees including removal costs for any trees that fall or become unstable along that boundary line, **within 60 months of excavation work along that boundary being completed.** This document from the Department of Natural Resources in America describes why that length of time would be required, and why even nearby construction work could cause the trees to fail
https://www.dnr.state.mn.us/treecare/maintenance/construction_damage.html
- These are the relevant parts of the Delmore documentation that allude to the risk of this happening:
https://www.fasttrack.govt.nz/_data/assets/pdf_file/0015/21183/Appendix-9_Architectural-Drawings_Site-Plans.pdf Page 13 A-S-1-09, shows a retaining wall on the area where our pine trees are, marked in purple and denoting a retaining wall 2.5 to 3.00m high with the disclaimer"... indicative only" meaning the retaining wall may need to be higher".

NOTE

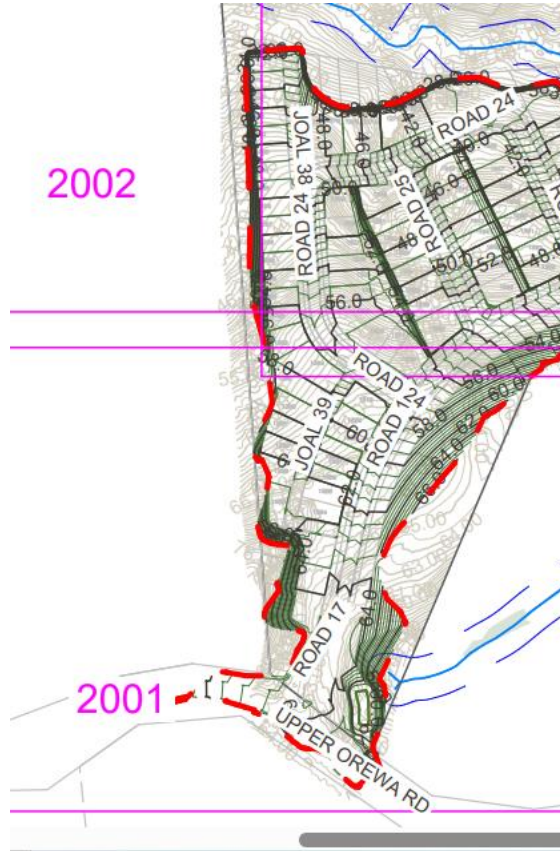
THE RETAINING WALLS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FINAL EARTHWORKS LEVELS ESTABLISHED ON SITE DURING CONSTRUCTION. ALL CARE HAS BEEN TAKEN TO REPRESENT THE LOCATION AND HEIGHT OF THESE WALLS ACCURATELY. THIS DRAWING IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF THE RETAINING STRUCTURES ACROSS THE SITE, AND SHOULD BE READ IN CONJUNCTION WITH THE FINAL CONSENT CONDITIONS.



[Stage 2 lot plan: https://www.fasttrack.govt.nz/_data/assets/pdf_file/0020/21197/Appendix-9_Architectural-Drawings_Stage-2-Plans.pdf]

This matter of extensive earthworks can also be found in the following documentation, demonstrating significant earthworks along our boundary, marked in red, presumably with up to 2.5m high retaining walls. What is also not clear from this plan is that the earthworks marked in red at the southwestern corner of the development as being along the upper edge of the Upper Orewa Rd are once again eating into a hillside that is only stabilized because it is planted with trees. Once again, Delmore are at risk of causing a slip, this time one with the potential to block the only main road here:

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0026/19817/Appendix-37_Earthworks-Drawings-Part-3a-Stage-2CDE-Design-Contours-Overview.pdf



- We note that the impact on our property (property AA) is dramatically under represented. The document states: “The rest of the site consists of dense vegetation.” **No mention whatsoever has been made of the SNA** awarded the property by Auckland council, due to the extremely rich diversity of indigenous aquatic, avian and land-based wildlife.
 - Our strongest possible objections to the permitting of residential cats, and dogs off the leash, in ANY part of the development, still stand. Given that our family has worked for over 50 years to restore the native forest on our property, and thus the bird and wildlife, including through assiduous pest management (including trapping and baiting), it is completely unacceptable to permit homeowners who might understandably be oblivious to the damage one cat can do in a night, to let cats or dogs roam freely within the development or off leash. I offer this link, noting that in this respect a feral cat is not entirely different from a domesticated one, when it comes to killing for sport https://predatorfreenz.org/research/predators/brutal-truths-7-feral-cat-facts/?gad_source=1&gad_campaignid=1685339179&gbraid=0AAAAAC61BcGxgAhCNiHjvaGBBO1Eh1msa&gclid=CjwKCAjwIlfPBhAzEiwAv9RTJredq94iUCp_IDps4kEGNHGVQI7RHHW6C8yxBaTZ1HZ4GxQZcs-EhoCzYoQAvD_BwE
- https://www.fasttrack.govt.nz/_data/assets/pdf_file/0030/19758/Appendix-7_Consultation-Overview-Report_Redacted.pdf On page 20, point 7 of this document, we note the following:

- Council would like to see restrictions on domestic cats as part of the consent conditions. Noting this is consistent with the approach at Ara Hills.

Covenant management and residential society conditions: The team is currently working through updates to draft conditions. To discuss with Council key concerns from the previous application.

- Council confirmed that they are happy in principle with the residential society approach.
- Would like to see some more detail in the conditions and more detail within the management plan. Specific requests included:
 - Detailed weed and animal pest control plans.
 - Specific locations for bait stations and track networks.

- It is therefore **imperative** that there is significant pest- and people-proof fencing in the form of 2.5 m+ high barriers along the boundary fence with our property as per our previous objection document, to prevent children and adults, or animals, from entering our property via the development. **This is to be erected and initially maintained at the cost of the developer, and thereafter by any corporate body (including residential society) that comes into existence which bears the responsibility for maintaining amenities and boundary fencing for the entire development. This must be written into the requirements for the development and the constitution of said society in**

order to safeguard all neighbouring properties. This is to protect our property from unwanted egress by children or adults, and protect the integrity of our property rights.

- As someone who built a home in a new development of approximately 20 homes in Auckland, during the second stage of construction, I [Janet] know all too well the strain of living with construction noise and dust from 7am, every day, 6 days a week. If anyone on the Fast Track panel has lived with the noise and dust of even 200 houses being built closeby, I would suggest that you yourselves would admit that this is not a scenario you would ever wish to relive.

6. Appendix-40_Hazardous-Substances-Assessment.pdf

- Discharging treated wastewater to land - where does it go ???

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0034/19789/Appendix-27_Water,-Wastewater-and-Utilities-Report_Redacted.pdf page 13

Holding and disposing treated water that cannot be discharged on site

As outlined in the APEX report and the report prepared by Viridis Consultants about discharging treated wastewater to land, piping wastewater from the WWTP to a truck filling station will be utilised during periods where it is not possible to discharge all treated wastewater to land because of potential in-stream impacts. This involves a 4-inch 110 PE pipe and a 1,000m³ holding tank to store treated wastewater before collection. A sufficient turning circle has been provided within the cul-de-sac at the bottom of Road 1 and a vehicle crossing to Russell Road for the trucks has also been designed. The plans for this can be found in Appendix A. Refer to Figure 4 below for a visual demonstration of this arrangement.



Page 48 https://www.fasttrack.govt.nz/_data/assets/pdf_file/0034/19789/Appendix-27_Water,-Wastewater-and-Utilities-Report_Redacted.pdf

Agenda item 4 - wastewater field proposed management & back-up reserve field details. Has not seen detail on what is proposed for wastewater field / irrigation field and infiltration.

This detail was provided for specific areas in the last application. Have discussed with the ecology team and are further considering this.
While there is an irrigation field, is there a requirement to have a reserve area as well?
Vineway's technical advice it is a combination of an irrigation field and an infiltration trench which sits south of the treatment plant site. The discharge is split with the majority going to infiltration trench and not the irrigation field. There are percentage allocations between Viridis and Apex teams, as well as terrestrial input. From applicant side, there is no recommendation for backup or reserve as there is significant holding take capacity in holding plant as well.
When final design comes through, if the main field goes wrong what will happen then? Is there a back-up plan?
It is helpful to look at onsite options. Understand that WC has strong views on on-site options, especially with receiving a portion of the treated water. WC has however been comfortable taking treated water from other developments, neighbouring ones, drinking water standards. Directing question to whether [REDACTED] has any further comment on this? E.g. in the context of Rosedale.
WC's position has not changed on this.
Why is this the case?
WC does not support any more tankering.
Even from treated wastewater product which is significantly higher quality?
Position has not changed.
This is a practical issue as they have significant challenges managing tankering into Rosedale. There is a burden for the team on site. It is already busy and do not want to increase tankering at this point in time as cannot practically support.

We were horrified to also note the following statement hidden deep within the above-named document:

In addition to the main WWTP, we understand that during the summer months (December to February), a portion of the discharge flows from the proposed subdivision must be trucked off-site. The treated waste streams will be pumped from the WWTP, in a dedicated high-density polyethylene pipe, to a central collection point where infrastructure will be made available for the connection of a road tanker to the discharge pipework. The detailed location of this pipework and the collection point for Delmore has been identified by McKenzie & Co and is addressed in its report and plans (the approximate location of the collection point is shown in **Figure 1**, above). In addition, at times raw wastewater from the sewer network could also be discharged to the tanker load-out station described above.

In a NZ Herald article from 2024 <https://www.nzherald.co.nz/nz/stink-over-trucking-sewage-from-west-auckland-housing-development-goes-to->

[court/3YSTLCHJMV2VH3YVB52PO6XLA/](#) one resident notes the impact of sewage being trucked off-site: “It’s like Rotorua but a little bit more potent. **It smells like poo...**” Another resident quoted in the article stated that the smell **was worse in summer**, which is precisely when Delmore are proposing to need to truck sewerage off-site. Buyers are now growing wise to such issues in new developments. May we ask the panel to reflect honestly on whether you would wish to have the smell of sewerage hitting your own olfactory glands when you go outside to enjoy your morning coffee in the fresh air? Why then would you wish it on this development or any of the surrounding neighbours?

- https://www.fasttrack.govt.nz/_data/assets/pdf_file/0034/19789/Appendix-27_Water,-Wastewater-and-Utilities-Report_Redacted.pdf Option 3 tanking of raw sewerage page 16

Option 3 – Tanking of Raw Sewage

Option 3 will also use an internal LPS reticulation to collect untreated wastewater. The raw sewage will be screened first and then held in a 1,000m³ tank prior to being loaded into tankers and trucked off-site for disposal. The tank will be located in the same location as the WWTP in Option 1 and the fill point station will be located in the same area as Option 1. The piping required to send the wastewater to the fill point station is also the same as Option 1.

See APEX’s report for further detail on the proposed solution.

7. Water supply

- Our property is **solely dependent** on a water bore drawing from an underground aquifer, as we are outside town supply boundaries. No mention is made that we can see in Delmore’s documentation of the impact that 1200 new dwellings will have on our own water supply, given that Watercare has stated that they will not be considering offering connections to the Vineway development prior to 2038. What investigation has been done into the capacity of this aquifer to sustain this level of drawing from it so that our own water supply doesn’t dry up?
- Where is the water coming from?
https://www.fasttrack.govt.nz/_data/assets/pdf_file/0034/19789/Appendix-27_Water,-Wastewater-and-Utilities-Report_Redacted.pdf
- From our understanding, a large housing development on rural clay land can significantly impact both **the stability of nearby clay soil and the water levels of existing bores**, potentially requiring neighbours like us to deepen our bores. This is a completely unacceptable cost to us as neighbours, and we would expect any such costs resulting from the necessity of boring deeper to be met either by the developer or the residential society. We would expect these costs to be written into the requirements of this development for all neighbouring properties on bores, as well as into the constitution of the residential society, as a non-negotiable condition for this development’s construction.

- The combination of increased water demand and changes in land surface creates a risk of subsidence (sinking ground) and reduced water access.
 - **Impact on Clay Soil Stability (Subsidence)**
 - a. Clay soil is highly susceptible to volume changes based on water content. Development causes issues in two main ways:
 - I. **Drying and Shrinkage (Subsidence):** If the Vineway development increases total water usage (if they draw from the same aquifer we are drawing from) or if extensive site drainage lowers the groundwater table, the underlying clay will dry out. Dried-out clay shrinks, causing the land surface above it to settle or sink.
 - II. **Settlement from Construction:** The added load of new buildings can cause consolidation settlement, particularly if the development involves groundwater lowering during construction. This means that the Vineway development could cause significant subsidence on our own land.
 - **Impact on Bore Water Levels**
 - a. The water table often sinks, requiring neighbours to deepen their bores.
 - b. **Over-pumping/Higher Demand:** A large development increases the total volume of water drawn from the aquifer. When demand exceeds recharge rate, the water table drops.
 - c. **Reduced Recharge:** Covering rural land with concrete, asphalt, and houses (impervious surfaces) prevents rainwater from soaking into the ground (recharge), which reduces the amount of water available to fill the aquifer.
 - d. **Reduced Water Security:** If the aquifer is lowered, shallow private bores may run dry. Nearby homeowners may need to sink their bores deeper into lower, more permanent water tables.
 - For rural properties nearby, these developments often lead to **subsidence-related damage** (cracks in foundations, paths, or walls) due to the shrinkage of the clay, and **higher energy costs/infrastructure costs** to access water

Note the documentation below, stating Watercare's position on supplying the Vineway development with water:

Watercare has confirmed that a reservoir to service the Grand Drive / Halls Farm BSP Zone is necessary to service the Delmore Development. Discussions have begun between Watercare and the adjacent Ara Hills Development to provide a site to locate the necessary reservoirs for the full catchment. Ara Hills are planning to begin construction on a reservoir to service their site in January 2027. A commercial agreement between Delmore and Ara Hills to increase the size of the proposed reservoir to enable it to also service the Delmore Development would enable the site to be serviced.

Other than the reservoir requirements, Watercare has confirmed there would be capacity in the existing network to service the Delmore development if connections were sought generally in accordance with the development timeline. However, despite this it has at this stage said it is unlikely to provide connections to the Delmore development because of how the site is referenced in the Auckland Future Development Strategy.¹ It has advised that a connection would be available approximately 2038.

In all options Stage 1 & 2 do not rely on each other to provide servicing for the other (with the exception of the bulk infrastructure, WWTP, WTP, etc). i.e. Stage 1 could be constructed first, or Stage 2 could be constructed first.

And on page 17:

7.1. Option 1: On-Site Supply Option via Groundwater Bore

Option 1 involves abstracting 229,634 m³/year of groundwater from the Orewa Waitemata aquifer via bores. Resource consent for this has been applied for, and approval is expected late 2025 or early 2026, authorising water take and use of the bore for water supply purposes.

The Delmore Stage 1 component of this scheme sees a dedicated 100 mm rising main will connect 2 of the 4 bores (PB1 & PB2) to the on-site WTP at ~20 m RL. A submersible pump at the bores will lift groundwater through the mains into a collection tank, then to the WTP and treated water buffering tank. A booster pump will subsequently pressurise the Stage 1 reticulation to an appropriate level to service Stage 1, ensuring reliable supply and adequate pressures across the development for supply and firefighting pressures.

For Stage 2, two different bores (PB3 and PB4) will feed the WTP in a similar way to Stage 1 but a booster pump will lift the treated water to reservoir tanks located northeast of the future Stage 2 area at 85 m RL, from which water will be gravity-feed across the development 2 and ensure reliable supply and adequate pressures across the development.

Neither stage has a reliance on the other, so either stage could be delivered first. The WTP and surrounding infrastructure would need to be provided with the first stage delivered, but there wouldn't be anything that would prevent one stage from being delivered before the other.

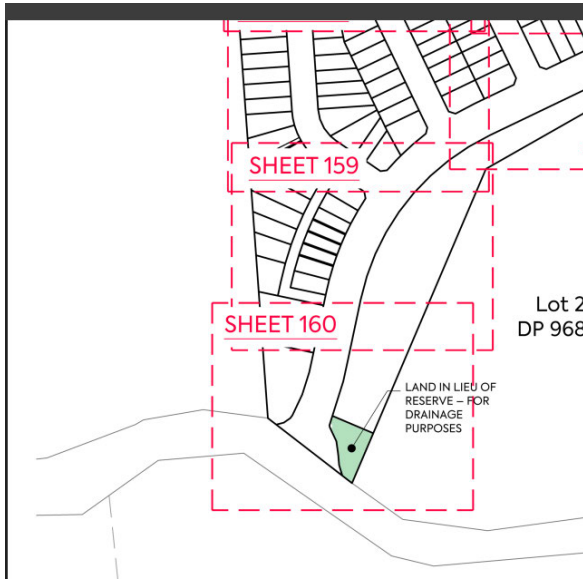
This proposal and phasing can be seen in Appendix A. The layout is shown in Figure 7 below.

- Delmore's documentation suggests that the water bore for either the whole development or at the very least for Stage 2 will be positioned right next to our boundary fence on the southwestern side of the development. This has the potential to significantly impact the stability of both the pine tree stand on that boundary, as well as the health of the native forest along that whole side of the property. Our concerns regarding arborist costs being covered by Delmore still stand.



8. Appendix-10_Stage-2-Scheme-Plans.pdf

We are baffled to observe that an area **directly adjacent to the Upper Orewa Rd, which has been prone to subsidence along the margins, on land which is pure clay, has been reserved for drainage purposes!!!**



We are at a loss to know how anyone would think this was appropriate, given the last few years' rain and flooding events. The potential for destabilizing the Upper Orewa Rd at this point, even further, is significant.

9. High fire risk due to excessive concentration of housing next to significant levels of highly combustible native forest.

Building a 1,200-home development in a high-fire-risk rural area with native forest in New Zealand creates a very high, extreme, and multi-faceted fire risk, particularly due to the expansion of the wildland-urban interface (WUI). The concentration of 1,200 potential ignition sources (barbeques, human activity) directly adjacent to flammable native fuels (like mānuka and kānuka) **significantly increases the probability of a catastrophic wildfire**. We have taken the following information from Fire and Emergency NZ, and other related sources:

- Analysis of the **fire risk factors** and potential impacts based on NZ environmental conditions:
 - **The Wildland-Urban Interface (WUI) Problem:** Placing residential homes directly into or near high-risk scrub and forest creates a significant threat to life and property. Research shows urban-rural interface fires in NZ have already destroyed numerous homes.
 - **Ignition Sources (The "Barbeque Effect"):** People cause **97% of wildfires** in NZ. The daily usage of up to 1,200 barbeques, particularly on dry, windy summer days, dramatically increases the chance of escaped fires.
 - **High-Risk Native Vegetation:** Native forest, specifically species like mānuka and kānuka, which forms a high proportion of our own significant stands of native forest, and presumably of the forest on the reserve, is **highly flammable** and acts as a severe wildfire hazard.
 - **Embers and Fire Spread:** During a fire, wind-blown embers can travel over 100 meters, igniting houses far from the original fire front.
 - **Climate Change & Topography:** Rising temperatures and drier conditions are making wildfire risks worse. Sloped, hilly terrain as in the Delmore development allows fires to move up quickly.

- **Potential Consequences**
 - **Extreme Evacuation Difficulty:** A development of 1,200 houses likely has limited road access, leading to severe bottlenecks during evacuations, as noted in rural residential areas. This would also impact our own ability to evacuate from our house on the neighbouring property.
 - **High Property and Economic Loss:** Damage from wildfires can reach over \$100 million in NZ, with high potential for loss of homes and critical infrastructure (power, water).
 - **Difficulty Fighting Fire:** The dense, often inaccessible nature of native forest makes fighting fire with ground crews challenging, increasing reliance on aerial firefighting. Silverdale fire station only has one truck, to our knowledge, with the East Coast Bays fire station providing a further back up vehicle. These two trucks would be woefully inadequate if fire spread to the surrounding forest and parts of the development.
- **Mitigation Requirements (If Proceeding)**

Any such development would require stringent planning and compliance with Fire and Emergency New Zealand (FENZ), likely requiring:

 - **Defensible Space:** Enforcing a minimum 40m radius around homes cleared of highly flammable vegetation, and therefore at least 40m away from any native forest on our own or neighbouring properties.
 - **Fire-Resistant Building Materials:** Ensuring roofs and walls meet high-grade fire resistance standards.
 - **Stringent BBQ Restrictions:** Banning solid-fuel BBQs (charcoal, wood) during prohibited fire seasons and restricting gas BBQ usage during high-wind/hot days.

10. Conclusion

Please read all these objections in tandem with the attached document named in our introduction, outlining our objections to the previous iteration of Delmore's Fast Track application for this development.

We remain firm in our complete opposition to this development by Delmore, and are confident that the objections we have laid out in this document will cause the Fast Track panel to agree that this is an ill-considered and unwarranted development, entirely without merit at this time, and stop it from progressing any further.

We also repeat our invitation for members of the panel to come and view our property and experience the outstanding peace that the Council's own planning rules would have protected fully for at least another quarter century; and understand what it is that Myland Partners and Vineway are proposing to plunder for their own pecuniary advantage.

Regards,

Jon Mason and Janet Mathewson