BEFORE THE FAST TRACK APPROVALS EXPERT CONSENTING PANEL

IN THE MATTER **of Delmore (residential subdivision and roading interchange at Orewa)**

STATEMENT OF EVIDENCE OF ILA ROMA DANIELS FOR

AVJ HOBSONVILLE PTY LTD

(PLANNING)

25 JUNE 2025

Note: This evidence is being re-submitted in relation to Delmore's second applicaiton for context as it relates to the interpretation of AVJs existing resource consent, see section 4 in particular.

1. INTRODUCTION, QUALIFICATIONS AND EXPERIENCE

1.1 My full name is Ila Roma Daniels. I am a Principal Planner and Partner at Campbell Brown Planning Limited, a professional service firm in Auckland specialising in planning and resource management. I graduated from the University of Auckland with a Masters in Planning Practice (Honours) in 2002.

1.2 I have over 20 years of planning and resource management experience. My experience has included working in planning and resource management both in NZ and the UK. My experience has included work in both the public and private sectors and has encompassed a full range of resource management including the consenting of large scale greenfield and brownfield development and district plan development such as:

a) Ara Hills, Orewa, Resource Consenting and Private Plan Change for rezoning of 84ha of Future Urban Land (2018-2025)

b) West Hills Development, Red Hills Precinct, Resource Consenting and Master planning for a 41.5ha greenfield site for medium density housing 2019-2025.

c) Auckland Council Reporting Planner, Plan Change 25 - Warkworth North Private Plan Change which covered 110ha Future Urban Land for Residential, Local Centre and Commercial (2019)

d) Auckland Council Reporting Planner, Bayswater Marina Development (2019-2023) – Notified consent, Hearing and Appeal

e) Auckland Special Housing Areas at Hobsonville Point, Hingaia, Tamaki Regeneration Area and Wesley College – Various Resource Consenting and Plan Change Projects (2013-2017)

1.3 I have previously held the positions of Applications Manager – London Borough of Tower Hamlets (UK), Team Leader – Resource Consents - Auckland Council, and Lead Project Planner (Special Housing Areas) - Auckland Council. I have been involved with the resource consenting and private plan change work as it relates to the Ara Hills development site since 2018 and have visited the site many times. I am familiar with the adjacent Delmore land.

1.4 Although this is not an Environment Court hearing, I confirm that I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023. I have complied with the Code of Conduct in preparing this evidence and agree to comply with it while giving oral evidence (if required by the Expert Consenting Panel). Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

2. SCOPE OF EVIDENCE

2.1 My evidence is presented on behalf of AVJ Hobsonville Pty Ltd (AVJ). AVJ owns the development known as Ara Hills (comprising 226 Grand Drive and 47 Ara Hills Drive) which is located east and north of the Delmore project. I have been asked by AVJ to provide planning evidence as part of their comments on the lodged Delmore Fast Track Project.

2.2 My evidence addresses the consent obligations under BUN20441333 (refer **Attachment A**) and the consenting requirements under the Auckland Unitary Plan Operative in Part ('AUP(OP)') as they relate to the construction of the 'Grand Drive Extension'.

2.3 I have reviewed the substantive application materials for the Delmore project including the AEE and drawings prepared by McKenzie & Co.

2.4 I address below:

a) AVJ's resource consent (BUN20441333) and the Grand Drive extension, section 4;

b) A wastewater storage condition, section 5; and

c) Conclusions, section 6.

3. SUMMARY

3.1 AVJ's resource consent does not require, nor authorise the works needed, for the Grand Drive extension. Delmore's fast track authorisation might not extend to this area, but even if it does there are a suite of updated plans

and assessments required as there are a range of district and regional plan infringements arising from the likely work required. This work would need to include ensuring that works outside the proposed paper road are not undertaken without landowner agreement.

3.2 Delmore's development, as presently framed, cannot implement Stages 1A, 1B, 2A and 2B-1 until:

a) AVJ has completed stage 2D and vested the paper road; and

b) Delmore has obtained the necessary consents to allow it to construct the stub road, and has done so.

3.3 AVJ's land is fully serviced and there is land available within the site to provide the necessary infrastructure for further intensification (e.g. water reservoir). AVJ has applied for a plan change to urbanise its land and the RMA requires that most of AVJ's land be rezoned Residential Mixed Housing Urban, which would enable intensification and greater water and wastewater demands. As a result, it would be consistent with the strategic planning documents and the RPS to require 24 hours of wastewater storage to ensure the efficient use of peak capacity within the wastewater network. There are also consistency issues in how Watercare treats the Delmore application and AVJ's plan change.

3.4 I support the proposed recommendations and conditions of consent outlined by Mr Roberts. My own recommendations are set out in section 6, below.

4. BUN20441333 AND THE GRAND DRIVE EXTENSION

4.1 The Delmore project identifies[1] that the Grand Drive Extension is to be constructed by Ara Hills Development. The proposed scheme plans identify that it is relied upon for access to Stages 1A, 1B, 2A and 2B[2] unless an alternative access is provided from Russell Road.

4.2 The underlying consent BUN20441333 for Ara Hills was granted on the 7 August 2017. It allows the development and subdivision of the site into 575

[1] Drawing 3725-1-3008 Rev A, prepared by McKenzie & Co within Appendix 18-1 https://www.fasttrack.govt.nz/__data/assets/pdf_file/0019/1774/Appendix-18-1-Stage-1-Roading-Drawings.pdf

[2] Drawing 3725-1-100 Rev D, prepared by McKenzie & Co within Appendix 17-1 https://www.fasttrack.govt.nz/__data/assets/pdf_file/0023/1769/Appendix-17-1-Stage-1A-Scheme-Plan.pdf and proposed condition 52 under Appendix 22.

lots, including roads, utility/ recreational reserves, stream reclamations and associated earthworks, revegetation removal and stormwater discharges. It is currently being given effect to by AVJ with 153 dwellings occupied and 31 dwellings under construction.

4.3 This consent does not authorise nor require the consent holder to physically construct the Grand Drive Road extension to the boundary of the Delmore project. Any obligation is limited to the vesting of a paper road only. This is illustrated by both the approved earthworks and roading plans shown in Figures 1 and 2 with no works shown on the approved plans to enable such a connection to the Delmore boundary.

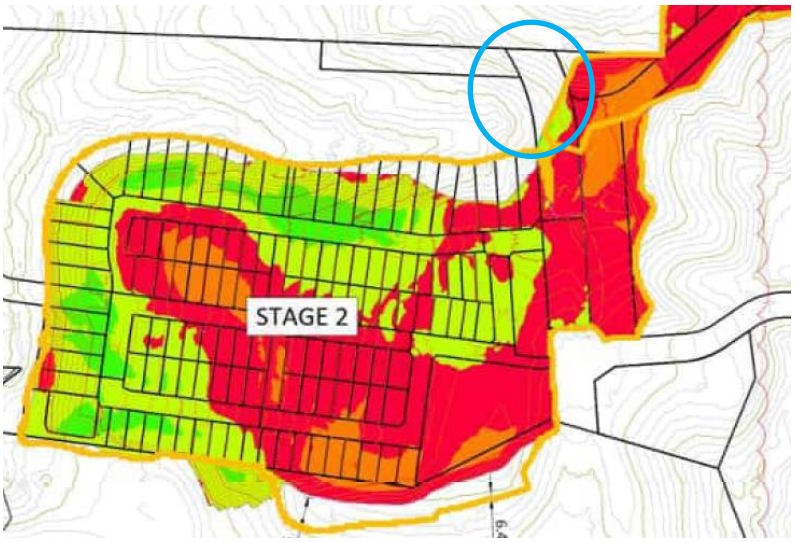

Figure 1: Approved Earthworks Plan (Note: Grand Drive Extension is identified by a blue circle there are no earthworks to facilitate the construction of a road nor a fill batter).

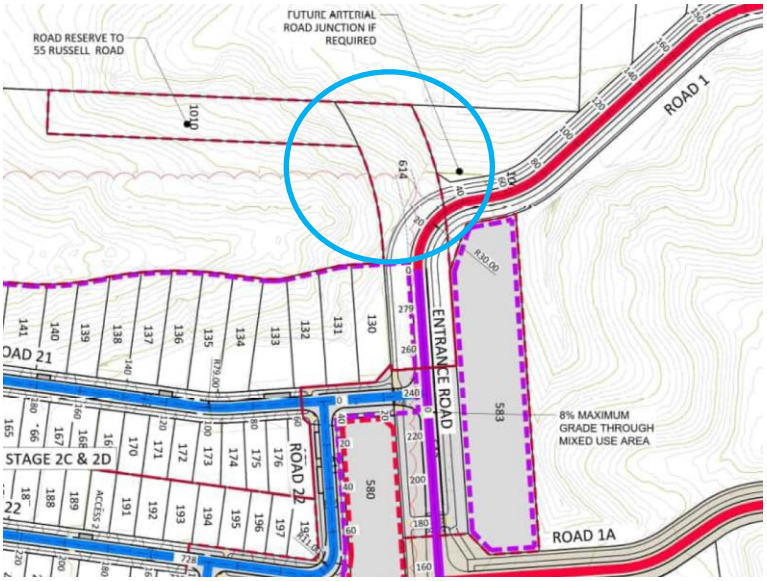

Figure 2: Approved Roading Plan (Note: Grand Drive Extension is identified by a blue circle with no roading design consented in this location).

4.4 The only condition that references these paper roads is condition 103(d) which references them as 'future road reserves'. The condition identifies the relevant stage that will deliver these future roads.

4.5 It is noted that 55 Russell Road is referenced as the 'Harman' property in the condition. It is highlighted that the condition wording does not specifically reference the western connection in Stage 2 to 55 Russell Road however, the approved scheme plans have always shown these future road reserves.

Condition 103

Before the Council will approve any survey plan or plans pursuant to s.223 of the Act, the Consent Holder shall:

(d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).

4.6 The underlying consent illustrates future road reserves for both Grand Drive extension (Lot 614) and to 55A Russell Road (Lot 1010) as part of Stage 2D. This is shown in the approved scheme plan within Figure 3 below.

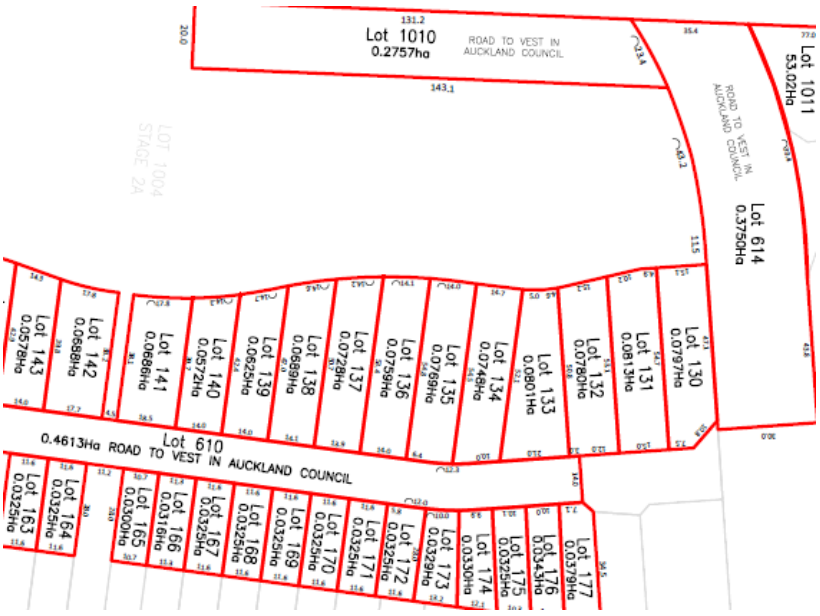

Figure 3: Approved Stage 2 Scheme Plan

4.7 The physical construction of the Grand Drive Extension does not form part of the lodged Delmore Fast Track Project although the proposal seeks to rely on this connection for access and construction. This omission may

raise issues of scope in terms of requirements under the definition of 'project area' within section 4 of the Fast-Track Approvals Act 2024 given 226 Grand Drive is not listed as being in the project area within Schedule 2 for the Delmore Project. However, even if it is within the project area, there is still a need for Delmore to provide the necessary plans and assessments to allow the road to be constructed and consent for any associated district or regional plan rule infringements obtained.

The evidence of Mr Roberts confirms that it would be difficult to construct the Grand Drive Extension within the vested paper road width given the batters that would be required to support the road extension. This is illustrated in the Supporting Growth Alliance ('SGA') General Arrangement Plan for NOR6 included in Figure 4 below.

4.8 The earthworks to construct this batter would require vegetation removal and stream works within the Ara Hills site. A stream survey undertaken by Bioresearches in 2021 for AVJ identified that there was a stream up to the boundary with the Grand Drive Extension see Figure 5. This falls within the area of fill batter shown in Figure 4 below. Based on the information which I have seen, the earthworks, vegetation removal and stream reclamation works would likely require consent under Chapter E11[3], E12[4], Chapter E3[5] and Chapter E15[6] of the AUP(OP). The works would require approval from AVJ as landowner or acquisition by AT under the Public Works Act if they are to occur prior to the vesting of the proposed paper road or lie outside the proposed paper road.

[3] Table E11.4.1 (A8) and (A9)
[4] Table E12.4.1 (A6) and (A10)
[5] Table E3.4.1 (A49)
[6] Table E15.4.1 (A19)

Figure 4: General Arrangement plan for NOR6 Grand Drive as it relates to Ara Hills and the Delmore Project (Note: North is on the left of the image, cut is shown in red and fill in green and the Ara Hill site boundary is identified in yellow).

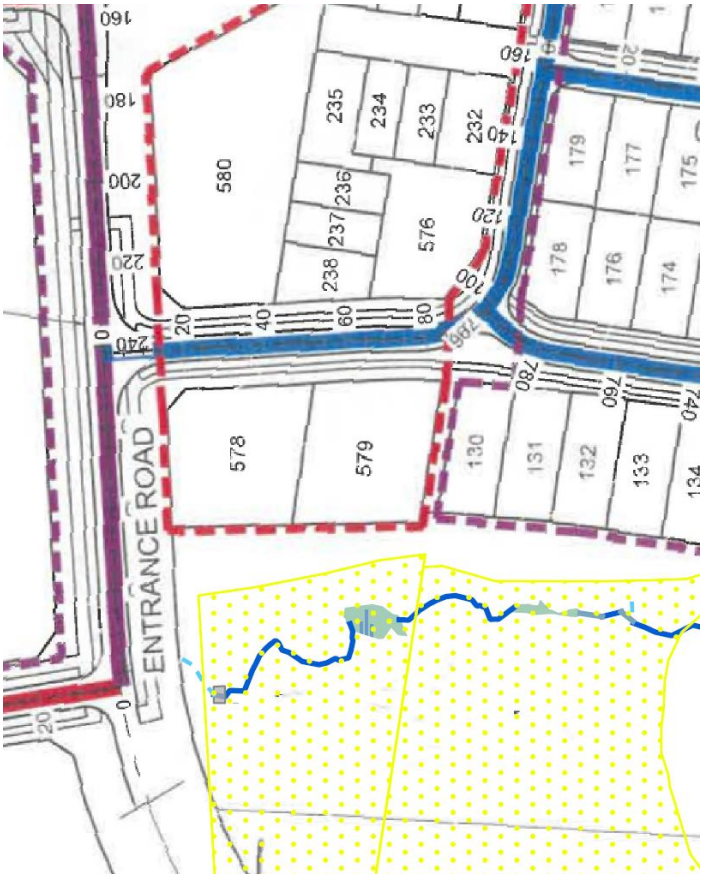

Figure 5: Stream extents adjacent to Grand Drive Extension

5. WASTEWATER STORAGE CONDITION

5.1 Appendix 11 of the Delmore Application, the Water, Wastewater and Utilities Report[7] identifies that the key water, wastewater, roading and connections all run through AVJ's land.

5.2 Section 5 of that report refers to the Future Development Strategy (see Figure 6 below). AVJ's land is the Resource Consent Area identified in that and does not have a time-constrained limit for servicing. Whereas the Delmore land is set at 2050.

5.3 The Auckland Future Urban Land Supply Strategy also identified an earlier development timing for AVJ's land compared to Delmore's land.

5.4 As a result, from a strategic planning perspective, it is expected that AVJ's land would be urbanised earlier than the Delmore land.

5. FUTURE DEVELOPMENT STRATEGY

This development sits within the Upper Ōrewa area within the Future Development Strategy map, shown below in Figure 2. This shows that the development area is not earmarked for development by the Future Development Strategy until approximately 2050+. The development site is marked with the blue star in Figure 2 below. No plans from Watercare are currently in place for the servicing of this development area.

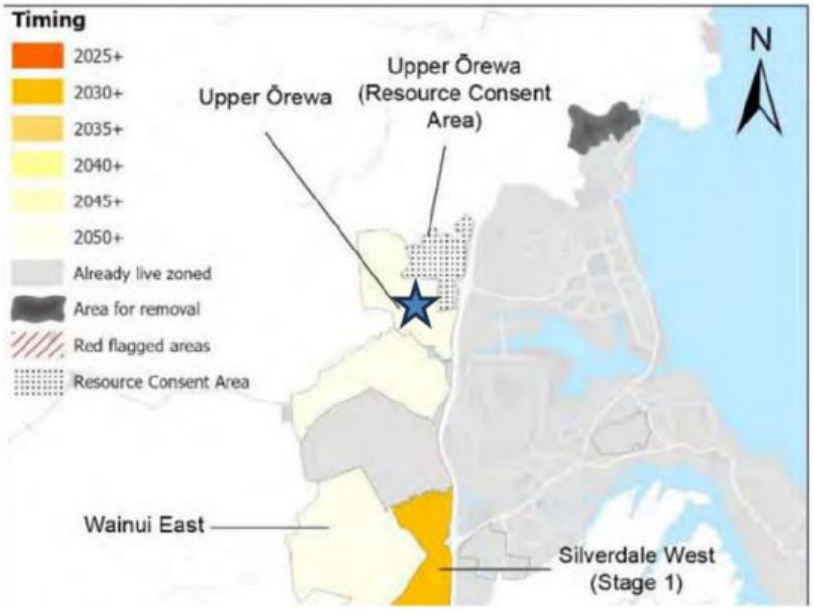

Figure 2 - Development location within Auckland Councils' Future Development Strategy (Figure 44)

Figure 6: Section 5 of Appendix 11 to the Delmore Application

[7] https://www.fasttrack.govt.nz/__data/assets/pdf_file/0022/1696/Appendix-11-Water,-Wastewater-and-Utilities-Report_Redacted.pdf

5.5 While a plan change has been lodged but not progressed further, presently all urban land in Auckland has to be zoned Mixed Housing Urban. AVJ's proposed plan change seeks that zoning for most of its land but there are a few areas with qualifying matters (e.g. near the Nukumea Reserve with geotechnical constraints) where a sub precinct approach is adopted to manage development. I acknowledge that the RMA is likely to change, but presently the RMA directives are for more intensification within AVJ's land.

5.6 Watercare's website has a specific section on wastewater constraints and advises that new resource consents are not currently being granted for this area if a connection to the public wastewater network is required, due to constraints at the Army Bay Wastewater Treatment Plant.[8] Section 6 of Appendix 11 to the Delmore application, the Water, Wastewater and Utilities Report addresses this constraint and provides two options, an onsite system or a reticulated connection. I do not have any comment about the on-site proposal, but if Watercare approve a connection for a new resource consent (contrary to its website), then it should treat all other future resource consent applications in the same manner. Additionally, the proposed resource consent conditions do not appear to require a final wastewater capacity assessment prior to the construction of Stage 1 as recommended by the Water, Wastewater and Utilities Report[9]. The proposed consent conditions should be amended accordingly.

5.7 Mr Roberts evidence recommends that confirmation be provided by Delmore that they will not exceed the capacity of the existing DN315 wastewater pipe under SH1 and that to achieve this may require additional storage in the Delmore pump stations or by an alternative line. It is considered that a condition requiring wastewater storage for 24 hours to maximise the efficient use of the wastewater line peak flows would be consistent with efficient use of natural and physical resources and aligns with the AUP(OP) Regional Policy Statement objective

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[8] https://www.watercare.co.nz/builders-and-developers/consultation/growth-constraints-in-hibiscus-coast

[9] Page 9, Appendix 11, 'Water, Wastewater and Utilities Report', Prepared by McKenzie & Co.

B3.2.1.(1) that *'Infrastructure is resilient, efficient and effective*' and the strategic planning expectations of when land will be urbanised.

6. CONCLUSIONS

6.1 I consider that the following should be addressed by Delmore and considered by the Expert Consenting Panel.

6.2 There are no existing resource consents for the physical construction of Grand Drive Extension. The only requirement under the Ara Hills consent relates to the vesting of future road reserves.

6.3 If the Delmore project seeks to rely on the Grand Drive Extension for access, then the proposal needs to be amended to include this and additional reasons for consent need to be applied for and assessed, and landowner approval from AVJ secured if the work is to be undertaken in advance of vesting the paper road or if works are required outside the paper road.

6.4 The use of additional wastewater storage tanks within the proposed Delmore pump stations would manage peak capacity flows within the existing DN315 wastewater pipe and allow for the efficient use of existing infrastructure and is an option that should be reported on by Watercare to the Expert Consenting Panel and included as a consent condition.

6.5 The other recommendations made by Mr Roberts are all reasonably clear and should be able to be addressed by the Expert Consenting Panel either by way of further information requests or consent conditions, but I would be happy to assist the Panel further if additional questions / concerns arise.

Ila Daniels
25 June 2025