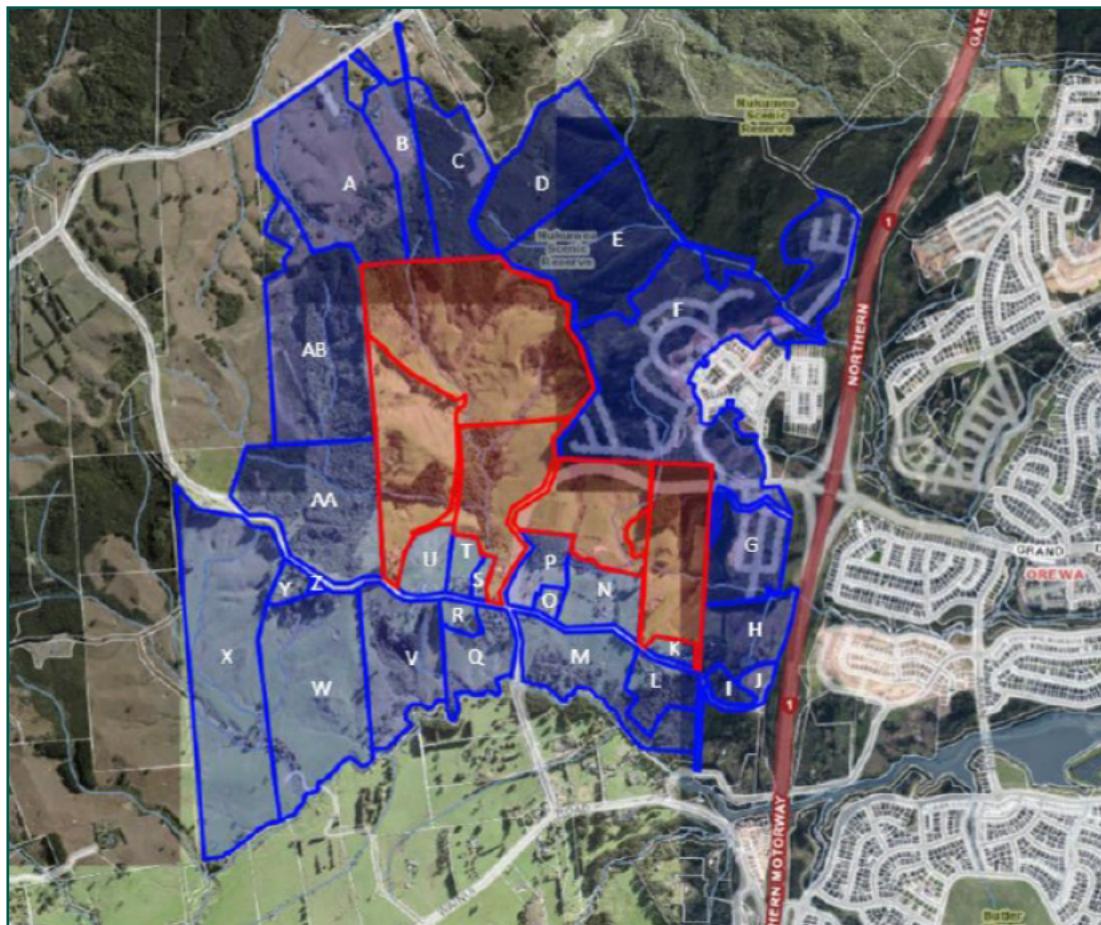


# Memorandum

To: [REDACTED] – Auckland Council  
From: [REDACTED] – Barker & Associates Limited  
Date: 4 June 2025  
Re: Delmore Neighbouring Properties Summary

## Delmore Neighbouring Properties Summary



Key	Property	Description of Property
A	927 Werenui Road	The property at 927 Werenui Road contains a single-storey dwelling and several detached garages, which are located towards Werenui Road. The property also contains agricultural paddocks and a densely vegetated area towards the common boundary with the subject site.
B	907 Werenui Road	The property at 907 Werenui Road contains one single-story dwelling and two sheds, located towards the site frontage. The majority of the 9.39ha property consists of agriculture paddocks and dense vegetation. Dense vegetation adjoins the southern boundary adjacent to the subject site.

C	889 Werauui Road	The property at 889 Werauui Road contains a single story-dwelling towards the site frontage. The majority of the 13.12ha property is covered in dense vegetation. This vegetation adjoins the common boundary with the subject site.
D	851 Werauui Road	The Nukumea Scenic Reserve is owned and managed by the Department of Conservation and consists of dense vegetation.
E	Nukumea Scenic Reserve	The Nukumea Scenic Reserve is owned and managed by the Department of Conservation and consists of dense vegetation.
F	47 Ara Hills Drive	The property at 47 Ara Hills contains the approved Ara Hills development which has recently obtained resource consent and is currently undergoing development in stages. Notably, approximately 150 dwellings have already been constructed, with 400 consented, and up to 900 dwellings planned. The Ara Hills dwellings will be constructed in close proximity to the common boundary with the subject site.
G	226 Grand Drive	The property at 226 Grand Drive contains the approved Ara Hills development which has recently obtained resource consent and is currently undergoing development in stages. Notably, approximately 150 dwellings have already been constructed, with 400 consented, and up to 900 dwellings planned. The Ara Hills dwellings will be constructed in close proximity to the common boundary with the subject site.
H	19A Kowhai Road	The property at 19A Kowhai Road contains a single-storey dwelling, which gains access to Kowhai Road via a shared access strip. The property is situated on approximately 9.6 hectares of land which is primarily used for pastoral grazing activities. The common boundary with this property is defined by tall, mature vegetation.
I	19B Kowhai Road	The property at 19B Kowhai Road contains a single-storey dwelling, which gains access to Kowhai Road via a shared access strip. The majority of the site is comprised of established vegetation. The boundary of this property is spatially separated from the subject site.
J	19C Kowhai Road	The property at 19C Kowhai Road contains a single-storey dwelling, which gains access to Kowhai Road via a shared access strip. The boundary of this property is spatially separated from the subject site.
K	59 Russell Road	The property at 59 Russell Road is located at the end of Russell Road contains a single-story dwelling which is located within the south-eastern corner of site, and surrounded by existing vegetation. A minor unit is located towards the centre of the property. A paddock is located to the west of the dwelling. Access to the property is gained via a single vehicle crossing to Russell Road.
L	54 Russell Road	The property at 54 Russell Road is located at the end of Russell Road and contains a single-story dwelling with attached garage. The majority of the 5.41ha property consists of dense vegetation

		and and some agricultural paddocks. Access is gained via a single vehicle crossing to Russell Road. Significant vegetation located along the property's northern boundary provides screening from the subject site.
M	6 Russell Road	The property at 6 Russell Road contains a single-story dwelling and a farm shed which is located towards Russell Road. The 14.60ha property contains agricultural paddocks and dense vegetation.
N	35 Russell Road	The property at 35 Russell Road contains two single-story dwellings, one garage and one farm shed located towards the centre of the site. The majority of the 7.23 ha site contains several agriculture paddocks with some dense vegetation interspersed throughout, and notably within the north-western portion of the site. Post and wire farm fencing defines the common boundary with the subject site. Access is gained to Russell Road via a single vehicle crossing.
O	11 Russell Road	The property at 11 Russell Road contains one single story dwelling located towards the site frontage, two garages, and a garden shed. The site gains access to Russell Road via three vehicle crossings. The 1.06-hectare site contains agricultural paddocks and pockets of mature vegetation.
P	3 Russell Road	The property at 3 Russell Road contains one single-story dwelling and two sheds located towards the street frontage. Access to Russell Road is gained via two vehicle crossings. The 4.71ha site contains agriculture paddocks, and a large portion of dense vegetation adjoins the common boundary with the subject site.
Q	85 Upper Ōrewa Road	The property at 85 Upper Ōrewa Road contains two single-story dwellings, associated lawn and a shed, located towards the street frontage. Access to the site is gained via two vehicle crossings to Upper Ōrewa Road. The majority of the 7.48ha property consists of dense vegetation.
R	105A Upper Ōrewa Road	The property at 105A Upper Ōrewa Road contains two newly constructed single-story dwellings located towards the street frontage. Access is gained to Upper Ōrewa Road via two vehicle crossings. The majority of the 1.68ha site is covered in agriculture paddocks.
S	90 Upper Ōrewa Road	The property at 90 Upper Ōrewa Road contains one single-story dwelling, a garage and a farm shed, located towards the site frontage. The majority of the 1 ha property is used as agriculture paddocks. The site's northern boundary is defined by mature vegetation, with timber and wire fencing provided along the eastern boundary.
T	100 Upper Ōrewa Road	The property at 100 Upper Ōrewa Road contains one two-storey dwelling with detached garage and three sheds which are located towards the site frontage, away from the subject site, and surrounded by dense vegetation. The majority of the 2.46ha site consists of agricultural paddocks.

U	118 Upper Ōrewa Road	The property at 118 Upper Ōrewa Road contains one single-story dwelling, a garage, a shed and associated residential lawn and outdoor space located towards the street frontage, away from the subject site. The majority of the 2.50ha site contains agriculture paddocks, and the common boundary with the subject site is defined by farming post and wire fence.
V	117 Upper Ōrewa Road	The property at 117 Upper Ōrewa Road contains one single-story dwelling, garage and shed located towards the street frontage. The majority of the 15.62ha property consists of dense vegetation and agriculture paddocks. Vehicle access is gained to Upper Ōrewa Road via an existing vehicle crossing located in the north-eastern part of site.
W	173 Upper Ōrewa Road	The property at 173 Upper Ōrewa Road consists of agriculture paddocks, with dense vegetation planted along the site's northern boundary.
X	231 Upper Ōrewa Road	The property at 231 Upper Ōrewa Road consists of agricultural fields, with established vegetation planted along part of the northern boundary.
Y	163 Upper Ōrewa Road	The property at 163 Upper Ōrewa Road consists of two single-story dwellings, lawn and established vegetation. Vehicle access to Upper Ōrewa Road is gained via two vehicle crossings.
Z	159 Upper Ōrewa Road	The property at 159 Upper Ōrewa Road consists of a recently constructed single-story dwelling, attached garage and shed. Access to Upper Ōrewa Road is gained via a single vehicle crossing.
AA	180 Upper Ōrewa Road	The property at 180 Upper Ōrewa Road contains a two-storey residential dwelling, which is located towards Upper Ōrewa Road and accessed via a single vehicle crossing. The rest of the site consists of dense vegetation.
AB	955 Weranui Road	The property at 955 Weranui Road contains two-storey dwellings and forestry-related sheds and buildings. To the south-west of these buildings, towards the subject site, is dense forestry.