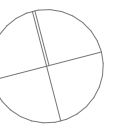


Attachment 1

Site Map



PROJECT INFORMATION

88 UPPER OREWA ROAD	15.73 HA
130 UPPER OREWA ROAD	42.20 HA
132 UPPER OREWA ROAD	20.52 HA
55 RUSSELL ROAD	14.76 HA
53A RUSSELL ROAD	1.09 HA
53B RUSSELL ROAD	14.88 HA
APPROXIMATE TOTAL SITE AREA (NOT INCL PAPER ROADS)	109.18 HA

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE

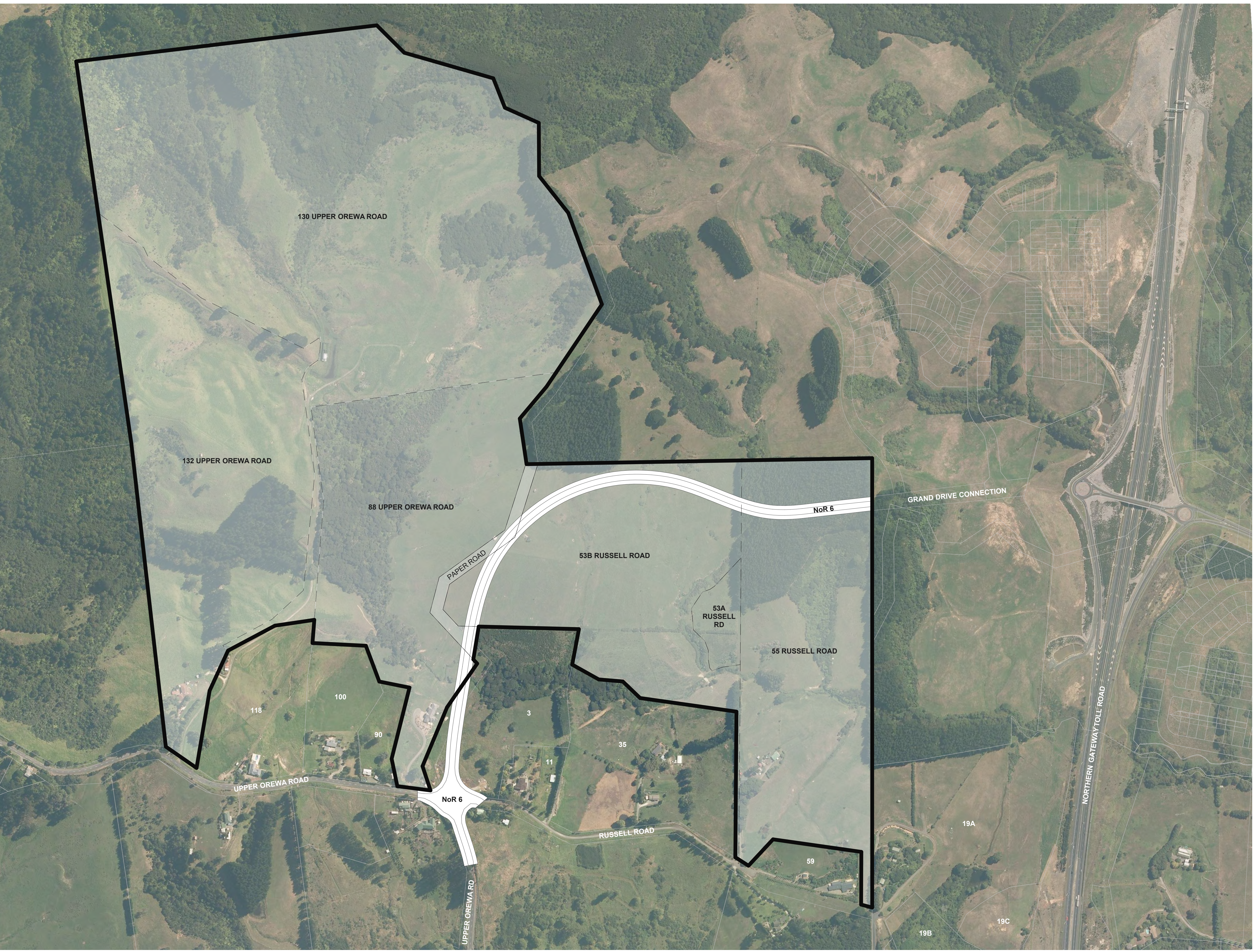
DRAWING TITLE BOUNDARY PLAN

SCALE 1:3000, 1:1

REVISION NO. A

REV ID	CHANGE	REVISION	DATE
A			30/04/24

DRAWING NO. 01



Attachment 2

Masterplan / Scheme Plan set

Delmore

VINEWAY LIMITED | MYLAND PARTNERS

FAST TRACK APPLICATION FOR A RESIDENTIAL DEVELOPMENT

53A, 53B AND 55 RUSSELL ROAD

88, 130 AND 132 UPPER OREWA ROAD

OREWA, AUCKLAND



Delmore

Myland Partners | Vineway Ltd
88 / 130 / 132 Upper Orewa Road
Approximate area: **78.45 ha**
53a / 53b / 55 Russell Road
Approximate total: **30.75 ha**



Total site area: **109.2 ha** approx
All lots zoned Future Urban Zone

Strathmill

Myland Partners | Shildon Ltd
433 lots
Date of fast-track approval 09/23
Construction commenced 10/23



Ara Hills Development

AV Jennings
Currently under construction
Resource consent granted
in the Future Urban Zone



Millwater Development

Comprised of five communities -
Arran Hills (currently under
construction), Arran Point,
Seaview, Ridgedale, and Bonair



Milldale

Part of the development is
currently under construction. A
structure plan is also proposed
for Milldale North



NoR 6

Lodged by AT on 20th October
2023 to designate a new urban
corridor between Wainui Road
in Milldale and Grand Drive in
Upper Orewa



NoR 10

Lodged by AT on 20th October
2023 to designate an upgrade to
Wainui Road to an urban arterial
corridor between Lysnar Road
and State Highway 1
Northbound Wainui Rd offramp



Route to Orewa Town Centre



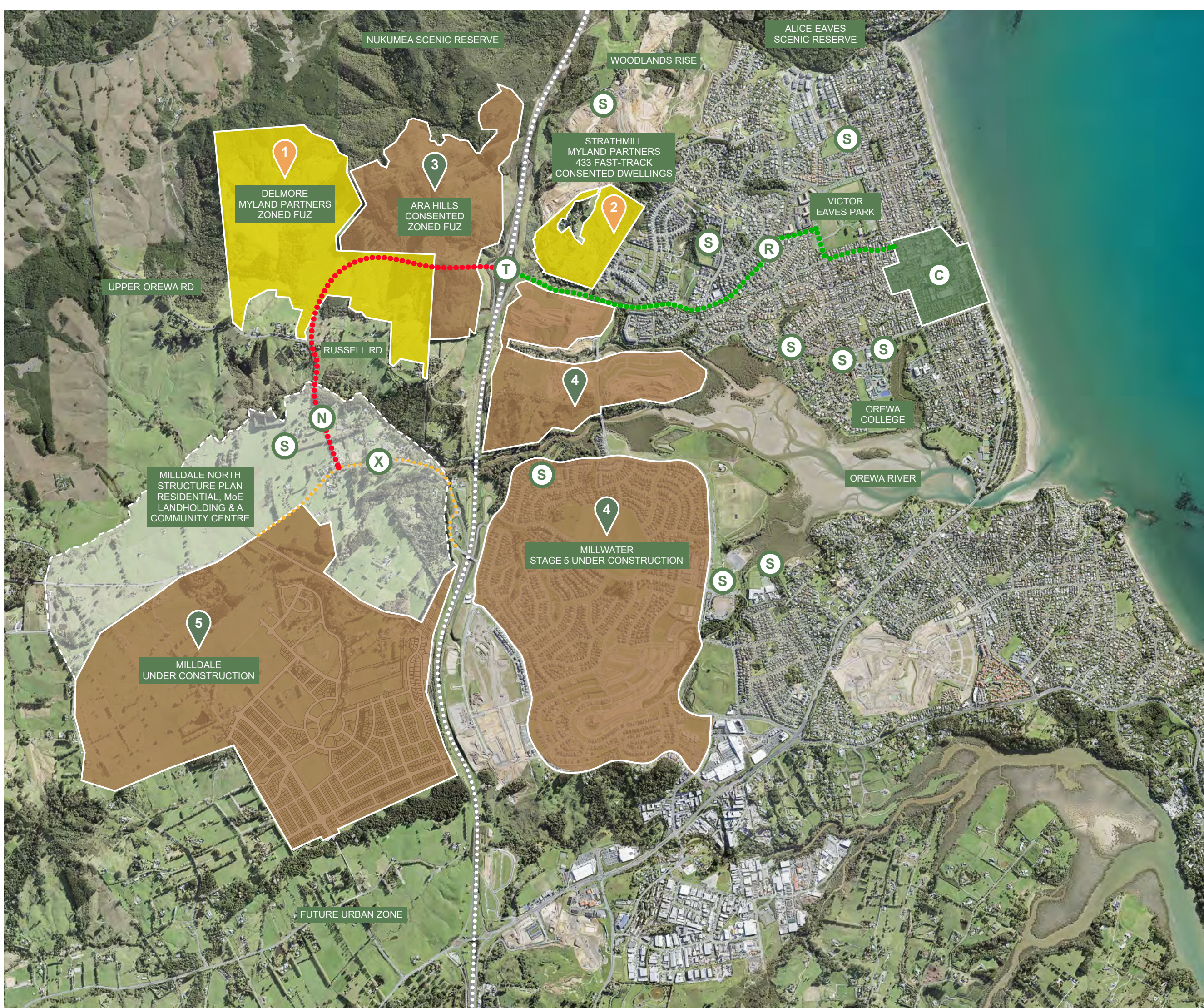
Orewa Town Centre



Northern Gateway Toll Road



Schools





Delmore

- 1
 Delmore by Myland Partners
 88 / 130 / 132 Upper Orewa Road - **78.45ha** approx
 53a / 53b / 55 Russell Road - **30.75ha** approx
 Total Site Area - **109.2** approx
- 2
 Strathmill by Myland Partners
 Fast-track consent granted 09/23
 Construction commenced 10/23
- 3
 Ara Hills by AV Jennings
 RC approved - zoned FUZ
 Under Construction
- 4
 Millwater
 Under Construction
 Arran Hills Stage P6
- N NoR 6
- C Ecological Covenant
- S Significant Ecological Area
- Total Lots 1200



Project Summary

Development Figures

Delmore will deliver approximately **1250 lots** offering **40** different housing typologies, consisting of both attached and detached dwellings ranging from three-to-five bedrooms. Typologies range in floor area between approximately **85m² - 190m²**, and lot sizes range in size between approximately **100m² - 800+m²**.

Ecological Significance

Delmore proposes to protect or enhance approximately 50 hectares of streams, wetlands and ecological areas, while offering a vast pedestrian network in order to achieve a beautifully connected urban environment.

Roading Network

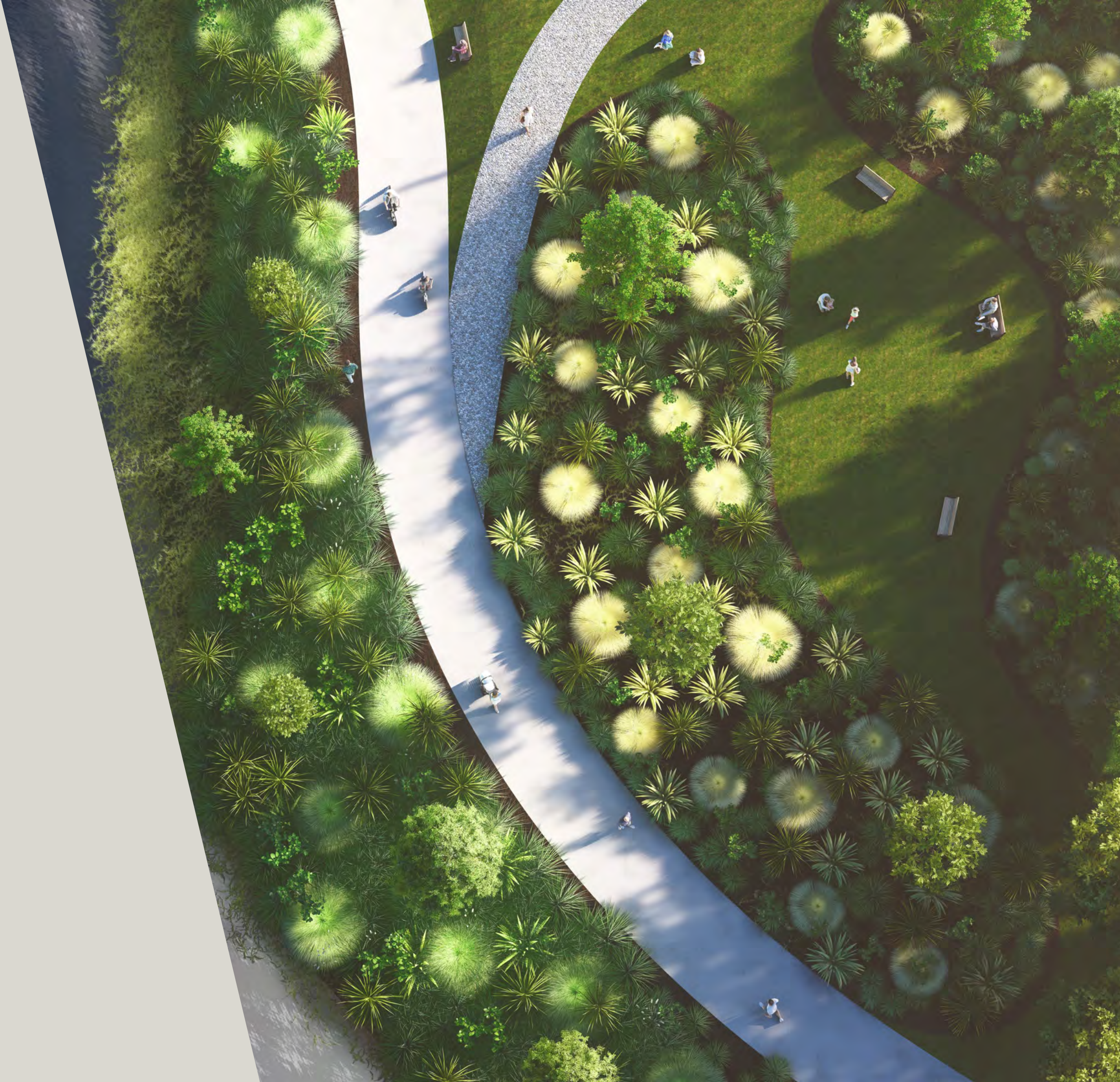
NoR 6 runs through the project site and designates a new essential urban corridor between Wainui Road in Milldale and Grand Drive in Upper Orewa. It also connects to **NoR 10** to create a roading network of regional significance to the growing community. Vineway Limited is committed to constructing the road and associated infrastructure within its site boundaries.

The project will also include upgrading parts of the areas existing roads to ensure a connected, safe, and functional network. This also includes the opportunity to connect Delmore's internal road network to the existing Ara Hills development.

Economic Significance

Delmore offers residential dwellings with a projected average price of \$850,000, which is \$440,000 (or 34%) lower than the average sale price for standalone dwellings within the study area (currently \$1,290,000). This demonstrates the proposals comparative affordability within the Hibiscus Coast, and its overall contribution towards the supply of housing in Auckland.

The proposal would contribute approximately \$249.5 million to GDP and generate/support 1,870 FTE jobs, which is considered to be a net economic impact due to the current housing shortfall and high house prices, which is reducing the total potential growth of Auckland.







1

Delmore

Myland Partners | Vineway Ltd
 88 / 130 / 132 Upper Orewa Road - Approx area: **78.45 ha**
 53a / 53b / 55 Russell Road - Approx area **30.75 ha**
 Total project site: **109.2ha** approx

2

Strathmill Development

Myland Partners | Shildon Ltd
 433 lots
 Date of fast-track approval
 09/23
 Construction commencement
 10/23

3

Ara Hills Development

AV Jennings
 Resource consent granted
 in Future Urban Zone
 Currently under construction

4

Millwater Development

Comprised of five
 communities - Arran Hills
 (currently under
 construction), Arran Point,
 Seaview, Ridgedale, and
 Bonair

5

Milldale Development

Currently under construction

6

Orewa Town Centre

Approximately 10 minute
 drive from from the
 proposed project site

N

NoR 6

Lodged by AT on 20th
 October 2023 to designate
 a new urban corridor
 between Wainui Road in
 Milldale and Grand Drive in
 Upper Orewa

T

Northern Gateway Toll Road

Lodged by AT on 20th
 October 2023 to
 designate an upgrade to
 Wainui Road to an urban
 arterial corridor between
 Lysnar Road and State
 Highway 1 Northbound
 Wainui Rd offramp

X

NoR 10

Lodged by AT on 20th
 October 2023 to
 designate an upgrade to
 Wainui Road to an urban
 arterial corridor between
 Lysnar Road and State
 Highway 1 Northbound
 Wainui Rd offramp



1

Delmore

Myland Partners | Vineway Ltd
 88 / 130 / 132 Upper Orewa Road - Approx area: **78.45 ha**
 53a / 53b / 55 Russell Road - Approx area **30.75 ha**
 Total project site: **109.2ha** approx

2

Strathmill Development

Myland Partners | Shildon Ltd
 433 lots
 Date of fast-track approval
 09/23
 Construction commencement
 10/23

3

Ara Hills Development

AV Jennings
 Resource consent granted
 in Future Urban Zone
 Currently under construction

4

Millwater Development

Comprised of five
 communities - Arran Hills
 (currently under
 construction), Arran Point,
 Seaview, Ridgedale, and
 Bonair

5

Nukumea Primary School

6

Woodlands Rise

Residential development by
 Generation Homes offering
 house and land packages.
 Currently under construction

N

NoR 6

Lodged by AT on 20th
 October 2023 to designate
 a new urban corridor
 between Wainui Road in
 Milldale and Grand Drive in
 Upper Orewa

T

Northern Gateway Toll Road

X

NoR 10

Lodged by AT on 20th
 October 2023 to
 designate an upgrade to
 Wainui Road to an urban
 arterial corridor between
 Lysnar Road and State
 Highway 1 Northbound
 Wainui Rd offramp



1	2	3	4	5	6	N ●●●●●●	T ●●●●●●	R
Delmore	Strathmill Development	Ara Hills Development	Millwater Development	Nukumea Primary School	Woodlands Rise	NoR 6	Northern Gateway Toll Road	Russell Road
Myland Partners Vineway Ltd	Myland Partners Shildon Ltd	AV Jennings	Comprised of five communities - Arran Hills (currently under construction), Arran Point, Seaview, Ridgedale, and Bonair		Residential development by Generation Homes offering house and land packages. Currently under construction	Lodged by AT on 20th October 2023 to designate a new urban corridor between Wainui Road in Milldale and Grand Drive in Upper Orewa		
88 / 130 / 132 Upper Orewa Road - Approx area: 78.45 ha 53a / 53b / 55 Russell Road - Approx area 30.75 ha	Date of fast-track approval 09/23 Construction commencement 10/23	Resource consent granted in Future Urban Zone Currently under construction						
Total project site: 109.2ha approx								





An Introduction

Myland Partners' Extensive Portfolio of Works

Stockman Living

Pukekohe, Auckland



Scale

384 lots under construction in a vibrant and growing suburb



Efficiency

Approximately 57% yield from the overall site area, resulting in over 8.5ha of developable land



Affordability for New Zealanders

With lot sizes ranging from 150m² - 400+m² and over 25 typologies, Stockman Living provides buyers with various options to suit their lifestyle



Ecological Enhancement

Three protected and enhanced streams, four landscaped ponds, two vested parks, and a stream edge walkway provide for an enhanced natural habitat



Delivery

213 lots delivered in stage 1, and a further 171 lots currently under civil work construction in stage 2



Strathmill

Orewa, Auckland



Scale

433 lots currently under construction in the heart of Orewa, neighbouring the Northern Gateway Toll Road and a number of well established neighbourhoods



Efficiency

Approximately 47% yield from the overall site area, resulting in over 11ha of developable land



Affordability for New Zealanders

With lot sizes ranging from 150m² - 600+m² and over 20 typologies, Strathmill caters to every lifestyle



Ecological Enhancement

A vast network of protected and enhanced streams, three landscaped ponds, retained native species and two stream-edge roads provide for an enhanced and well connected natural habitat



Delivery

433 lots are currently undergoing bulk earthworks and civil works

Fast-track consented - 09/23
Construction commenced - 10/23



Cardinal West

Westgate, Auckland



Scale

470 lots delivered in Westgate, with the majority of houses constructed and sold



Efficiency

Approximately 57% yield from the overall site area, resulting in over 8ha of developable land



Affordability for New Zealanders

With lot sizes ranging from 150m² - 300+m² and over 20 typologies, Cardinal West considers every purchaser's needs and wishes



Ecological Enhancement

A vast network of protected and enhanced streams, five landscaped ponds, stream-edge walkways and cycle lanes contribute to a vibrant natural context for residents



Delivery

Five of six stages have been delivered, with the last stage awaiting s224c certificate



Malbec

Westgate, Auckland



Scale

244 lots delivered in Westgate, with the majority of houses constructed and sold



Efficiency

Approximately 56% yield from the overall site area, resulting in over 4.5ha of developable land



Delivery

Consented in 2019 with construction now complete



Manawa

Hobsonville, Auckland



Scale

327 lots and dwellings delivered



Efficiency

Approximately 57% yield on a site area of roughly 15ha



Ecological Enhancement

Protected streams included



Delivery

Identified as a Special Housing Area under the Housing Accords Act, Manawa was upzoned and consented by Myland Partners in 2017, with construction commencing in 2018

