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## MINUTE OF THE PANEL CONVENER

Request for Section 51 report for the Delmore application  
[FTAA-2512-1164]

(18 February 2026)

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[1] Vineway Limited lodged a substantive application under the Fast-track Approvals Act 2024 on 12 January 2026. The application relates to subdividing land and developing approximately 1,250 residential dwellings and associated features (such as parks), and infrastructure (including an on-site wastewater treatment plant, on-site water supply system and both local and strategic transport network components).

[2] The application seeks approvals including:

- (a) A resource consents under section 42(4)(a); and
- (b) A change or cancellation of resource consent condition under section 42(4)(b);
- (c) An archaeological authority under section 42(4)(i);

[3] Pursuant to section 51 of the Act, the panel convener directs the Environmental Protection Authority (EPA) to obtain the following reports:

*From Heritage New Zealand Pouhere Taonga and the Māori Heritage Council (HNZPT and MHC):*

- (a) a report under clause 3 of Schedule 8 for the archaeological authority (s42(4)(i)).

### **Advice Requested**

[4] The panel convener also directs the EPA to obtain advice from HNZPT and MHC on the following:

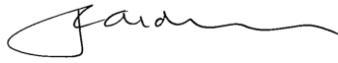
- (a) How the weighting of matters set out in the relevant schedules should be approached, having regard to applicable statutory provisions and relevant senior court decisions (s51(1)).
- (b) If HNZPT and MHC do not agree with, or wish to amplify, the expert and planning assessments lodged in support of the application, they must file a report in accordance with the relevant schedule (s51(2)(c) or s51(2)(d)).
- (c) HNZPT and MHC may confirm and append advice, including legal advice, previously given in response to directions under section 51 on another project;
- (d) HNZPT and MHC are to respond to the draft conditions, including any management plans attached to the application, recommending tracked changes (if any).

### **Timing**

[5] Reports and advice must be provided to the EPA **within 10 working days after the panel invites comments on the application**, in accordance with section 51(4) of the Act.

[6] Any advice or report received will be provided by the EPA to persons listed in s 51(5).

Finally, it would assist the panel convener if the HNZPT and MHC are able to indicate their views on the application at the convener's conference, tentatively scheduled for the week of 2 March.

A handwritten signature in black ink, appearing to read 'J Caldwell', with a long, sweeping horizontal line extending to the right.

Jennifer Caldwell

Panel convener for the purposes of the Fast-track Approvals Act 2024