

File ref: FTAA-2502-1015

11 April 2025

Heritage New Zealand Pouhere Taonga & Māori Heritage Council
C/- HNZPT Fast-track team
By email: fasttrack@heritage.org.nz

Tēnā koe

Request for advice and reports under the Fast-track Approvals Act 2024

Vineway Limited has lodged a substantive application under the Fast-track Approvals Act 2024 (the Act) on 19 February 2025. The Delmore application relates to a residential development at 88, 130, and 132 Upper Ōrewa Road, as well as 53A, 53B, and 55 Russell Road, Ōrewa. The project will include the construction of up to 1,250 dwellings, one unserviced residential superlot, open space areas, protected vegetation zones, roads (including the NoR 6 road), supporting infrastructure, and other associated works. The development will be carried out in two primary stages.

The EPA has decided that the application is complete and in scope under section 46 of the Act and provided the application to the panel convener. The substantive application seeks an approval for an archaeological authority as described in section 42(4)(i) of the Act.

Under section 51 of the Act, the panel convener has now directed the EPA to obtain from Heritage New Zealand Pouhere Taonga and the Māori Heritage Council the following reports:

- In respect to the archaeological authority sought under section 42(4)(i) of the Act, a report prepared by Heritage New Zealand Pouhere Taonga (and the Māori Heritage Council) in accordance with clause 3 of Schedule 8 of the Act.

The panel convener has also directed the EPA to obtain advice from Heritage New Zealand Pouhere Taonga and the Māori Heritage Council in respect of the following:

- Pursuant to s 51(1) of the Act, Heritage New Zealand Pouhere Taonga and the Māori Heritage Council are to:
 - a) File a report advising how the weighting of matters outlined in Schedule 8, Clause 4 of the Act is to be approached, having regard to relevant senior court decisions; and

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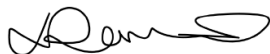
- b) Advise whether they disagree with or wish to expand upon the statutory summary provided by Barker & Associates Ltd.
- Pursuant to s 51(2)(c) of the Act, Heritage New Zealand Pouhere Taonga and the Māori Heritage Council are to:
 - a) File a report giving their recommendation either to grant, subject to conditions, or decline the approval; and
 - b) Advise whether they disagree with or wish to expand upon the expert report and planning assessment lodged in support of the archaeological approval, they are to file a report accordingly.
- For the avoidance of doubt, Heritage New Zealand Pouhere Taonga and the Māori Heritage Council do not need to provide an assessment of the approval if they concur with the expert and planning assessments filed by the applicant.
- If Heritage New Zealand Pouhere Taonga and the Māori Heritage Council wish to respond to the draft conditions, including the Archaeological Management Plan prepared by Clough and Associates titled 'Delmore Proposed Residential Development, Upper Ōrewa, Auckland', they may do so suggesting amendments (if any).
- Any advice or report received will be provided by the EPA to persons listed in s 51(5).

The panel convener has issued a Minute dated 10 April 2025 which outlines the panel convenor's directions in more detail. The Minute is attached as **Appendix 1** to this letter.

Heritage New Zealand Pouhere Taonga and the Māori Heritage Council must provide the reports and advice requested to the EPA **within 10 working days after the panel invites comments under section 53 of the Act.**

If you have any questions, please contact Daya Thomson, Application Lead by email at info@fasttrack.govt.nz.

Nāku noa, nā



Elliott Dennett
Team Leader, Fast-track Applications

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