
MINUTE 2 OF THE EXPERT PANEL

Invitations to comment

Delmore: FTAA-2512-1164

1 April 2026

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2025 (the Act).

[2] The Expert Panel (**Panel**) records that it conducted a site visit on Tuesday, 31 March 2026, accompanied by Ms Georgia Tremeer (EPA) and Messrs Andrew Fawcett and Djordje Petrovic (Vineway Limited - **the Applicant**).

[3] In accordance with section 53(2) of the Act, the Expert Panel must invite comments from persons listed in sections 53(2) (a) to (n) of the Act. Sections 53(2)(d) to (g) do not apply to this application. The Panel considers the persons identified in Appendix 1 must or should be invited for comment.

[4] Section 53(2)(h) and (i) state that the owners and occupiers of the land adjacent to the land the application relates to must be invited to comment.

[5] After considering the information from the Applicant and the advice from the EPA, and having now reviewed the application material, the Panel has determined that the owners and occupiers of adjacent land shaded orange on the Maps in Appendix 2 and listed in Appendix 3 should be invited to comment.

[6] The Panel considered section 53(3) and has identified a number of other persons either with properties in close proximity to the subject site or having a relevant interest (such as NZTA and Watercare Services Limited) from whom it is appropriate to invite comment. The Panel also notes that these persons were

identified by the Applicant and were also invited to comment by the Panel determining the first application. They are identified in Appendices 1 and 2 (also shaded orange).

[7] Section 54(1) of the Act requires that the Panel must specify in the invitation a date for when comments must be received by the EPA on behalf of the Panel (which must be 20 working days after the date on which the invitation is given under section 53).

[8] The date invitations to comments will be given will be **Wednesday, 1 April 2026**. Comments must be made to the EPA:

- (a) by email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

[9] Comments must be received by close of business **Monday, 4 May 2026**.

[10] In addition to any matters on which invitees may wish to comment, the Panel is interested in receiving comment on the set of proposed conditions generally and, specifically, regarding the following matters:

- (a) The adequacy and sufficiency of the matrix and specifications of the management plans that are intended to underpin the implementation framework;
- (b) The timing (and implication) of road upgrades and connections, particularly those to Wainui Road and the Ara Hills development;
- (c) The proposed private wastewater and water supply treatment plants;
- (d) The private infrastructure role proposed for the two Residential Societies – and examples of where this mechanism has been implemented elsewhere for proposals of similar scale and proposed shared roles and responsibilities (i.e. both between the developer as

asset owner and the Societies, and also involving two or more Societies potentially needing to integrate the management of effectively mutual assets). In that regard the following specific questions of the Applicant:

- (i) The application proposes that the consent holder own the land and the wastewater treatment plant associated with it and leases it to the Stage 1 *Residential Society*, but that the latter operate, maintain when required and take responsibility for all costs of maintaining the plant (condition 113). What would happen to the provision of infrastructure services if the consent holder or subsequent owner of the land and plant went into liquidation or bankruptcy? If there are major repairs required to the plant, has the Applicant considered how the *Residential Society* would be able to raise the funds for those repairs given that it will not own the land or plant?
 - (ii) As consent is not being sought for Stage 2 of the Wastewater Treatment Plant, does the Panel have jurisdiction to impose a requirement on the Stage 2 *Residential Society* to maintain and operate the Wastewater Treatment Plant (condition 113)?
 - (iii) The conditions appear silent regarding the *Residential Society's* role in managing the water treatment plant. Which party will be responsible for operating and maintaining this infrastructure?
 - (iv) Condition 135 states that the owners of all residential lots must belong to the *Residential Society*. How is the provision of infrastructure to the commercial superlot to be managed - noting that Condition 114 otherwise appears to restrict itself to residential lots.
 - (v) Page 12 of the Wastewater Report states that if a LPS is privately owned it needs to be maintained by a utility company. How does this factor into the arrangement described above?
- (e) The extent (if any) to which the new section 84A, introduced by the Fast-Track Approvals Amendment Act 2025, changes the Panel's

ability to impose conditions relating to infrastructure.

[11] The Panel notes that the above are not the only questions it has or will have on those (or other) matters – simply that it would be helpful to all parties to signal those at this time.

[12] The application may be accessed on the Fast-track website here:

<https://www.fasttrack.govt.nz/projects/delmore/2026-reapplication>

[13] The Fast-track website will be updated as information is made available to the Panel.

A handwritten signature in black ink that reads "David Hill". The signature is written in a cursive style with a large, sweeping initial 'D'.

David Hill

Delmore Expert Panel Chair

APPENDIX 1: S.53(2) - Persons Who Must be Invited to Comment

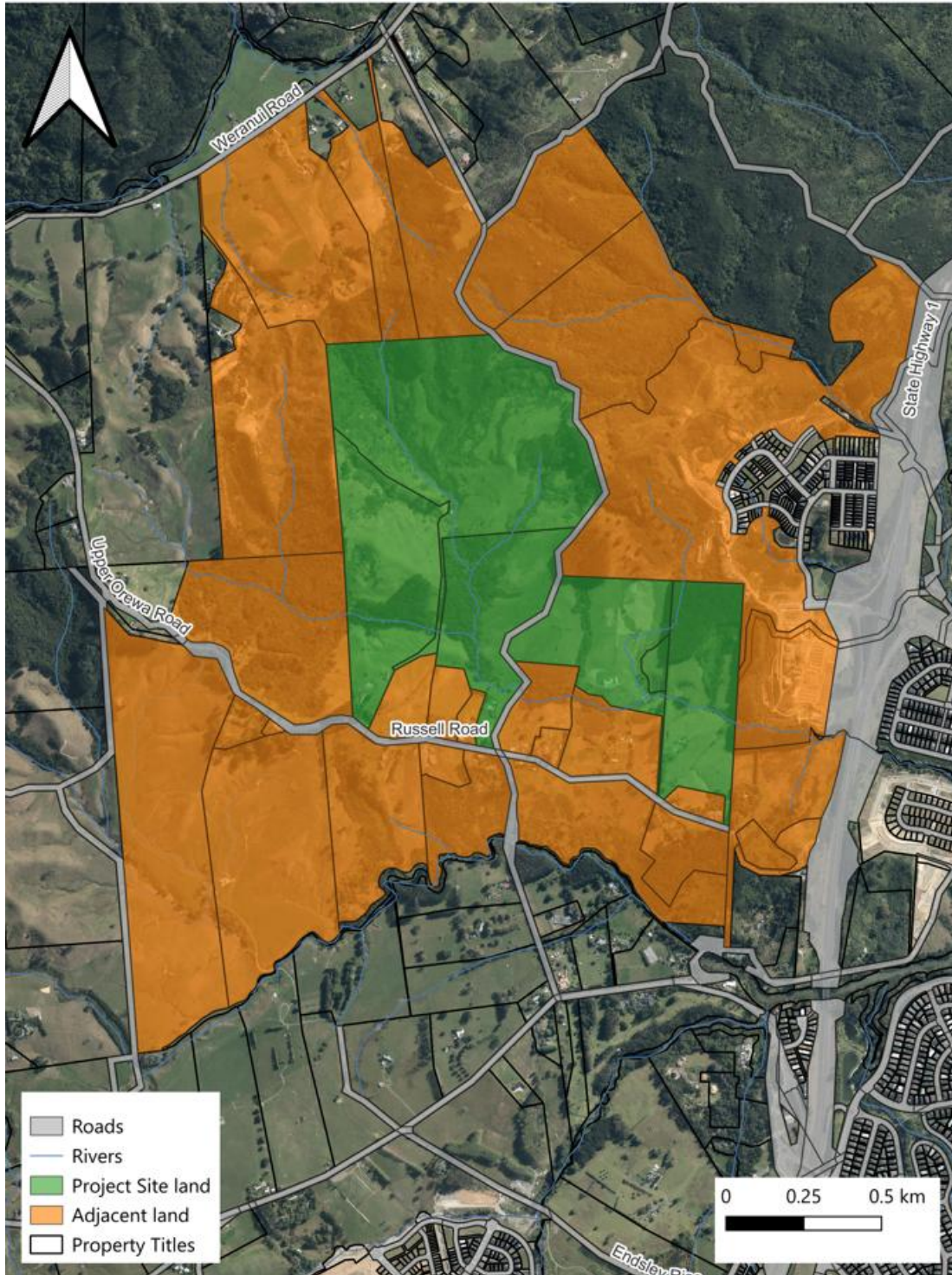
53(2)(a)	the relevant local authorities	<ul style="list-style-type: none"> • Auckland Council
53(2)(b)	the relevant iwi authorities	<ul style="list-style-type: none"> • Te Rūnanga o Ngāti Whātua, representing Ngāti Whātua • Ngāti Manuhiri Settlement Trust, representing Ngāti Manuhiri • Te Kawerau Iwi Settlement Trust, representing Te Kawerau ā Maki • Ngāti Maru Rūnanga Trust, representing Ngāti Maru • Ngāti Pāoa Iwi Trust, representing Ngāti Pāoa • Te Patukirikiri Iwi Trust, representing Te Patukirikiri • Ngāi Tai ki Tāmaki Trust, representing Ngāi Tai ki Tāmaki • Ngāti Tamaterā Treaty Settlement Trust, representing Ngāti Tamaterā • Ngaati Whanaunga Incorporated Society, representing Ngaati Whanaunga • Hako Tūpuna Trust, representing Hako • Te Ākitai Waiohua Waka Taua Inc, representing Te Ākitai Waiohua • Ngāti Te Ata Claims Support Whānau Trust, representing Ngāti Te Ata • Ngā Maunga Whakahii o Kaipara Development Trust, representing Ngāti Whātua o Kaipara
53(2)(c)	<p>any relevant Treaty settlement entities, including, to avoid doubt, —</p> <p>(i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and</p> <p>(ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area</p>	<ul style="list-style-type: none"> • Ngāti Manuhiri Settlement Trust, PSGE for Ngāti Manuhiri Claims Settlement Act 2012 • Ngā Whakahii o Kaipara Development Trust, PSGE for Ngāti Whātua o Kaipara Claims Settlement Act 2013 • Te Kawerau Iwi Settlement Trust, PSGE for Te Kawerau ā Maki Claims Settlement Act 2015 • Ngāi Tai ki Tāmaki Trust, PSGE for Ngāi Tai ki Tāmaki Claims Settlement Act 2018 • Ngāti Pāoa Iwi Trust, PSGE for Ngāti Pāoa Claims Settlement Act 2025 • Te Patukirikiri Iwi Trust, PSGE for Te Patukirikiri (deed of settlement signed October 2018) • Te Ākitai Waiohua Settlement Trust, PSGE for Te Ākitai Waiohua (deed of settlement signed November 2021) • Ngāti Tamaterā Treaty Settlement Trust, PSGE representing Ngāti Tamaterā (deed of settlement initialled September 2017) • Ngaati Whanaunga Ruunanga Trust, PSGE representing Ngaati Whanaunga (deed of settlement initialled August 2017) • Ngāti Maru Rūnanga Trust, PSGE representing Ngāti Maru (deed of settlement initialled September 2017)

		<ul style="list-style-type: none"> • Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership, PSGEs representing Marutūāhu Collective (collective redress deed initialled July 2018) • Te Rūnanga o Ngāti Whātua, representing Ngāti Whātua (agreement in principle for remaining claims signed August 2017) • Hako Tūpuna Trust, PSGE representing Hako (deed of on-account signed October 014, agreement in principle signed July 2011) • Ngāti Te Ata Claims Support Whānau Trust, representing Ngāti Te Ata
53(2)(h)	owners of the land to which the substantive application relates	Refer Appendices 2 & 3
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	Refer Appendices 2 & 3
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<ul style="list-style-type: none"> • Minister of Housing • Minister for Infrastructure • Minister for RMA Reform • Minister of Transport • Minister for Auckland • Minister for Arts, Culture and Heritage • Minister for Treaty of Waitangi Negotiations • Minister for Conservation • Minister for Māori Crown Relations: Te Arawhiti • Minister of Local Government • Minister for Building and Construction • Minister for Land Information • Minister for the Environment • Minister for Regional Development
53(2)(k)	relevant administering agencies	<ul style="list-style-type: none"> • Heritage New Zealand Pouhere Taonga
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	<ul style="list-style-type: none"> • Auckland Transport
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:	<ul style="list-style-type: none"> • Director-General of Conservation
53(3)	any other person the panel considers appropriate.	<ul style="list-style-type: none"> • New Zealand Transport Agency • Watercare Services Limited • 19B Kowhai Road; Lot 2 DP 208559 • 19C Kowhai Road; Lot 1 DP 458638 • 6 Russell Road; Lot 2 DP 166341 • 105A Upper Ōrewa Road; Lot 2 DP 530469 • 173 Upper Ōrewa Road; Part Allot 74 PSH of Waiwera • 231 Upper Ōrewa Road; Part Allot 74 PSH of Waiwera • 163 Upper Ōrewa Road; Part Allot 74 PSH

		of Waiwera • 159 Upper Ōrewa Road; Part Allot 74 PSH of Waiwera
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APPENDIX 2: S.53(2)(h) & (i) and (3) - Map of Adjacent and Other Persons to be Invited

Delmore Map



APPENDIX 3: S.53(2)(h) & (i) - Adjacent Persons to be Invited

Owners of the land to which the substantive application relates:

- 88 Upper Ōrewa Road; Lot 2 DP 418770
- 130 Upper Ōrewa Road; Lot 2 DP 153477
- 132 Upper Ōrewa Road; Lot 1 DP 153477
- 55 Russell Road; Lot 1 DP 336616
- 53A Russell Road; Lot 1 DP 497022
- 53B Russell Road; Lot 2 DP 497022

Owners of the adjacent land

- 180 Upper Ōrewa Road; Part Allot 342 PSH of Waiwera
- 955 Weranui Road; Lot 1 DP 205567
- 927 Weranui Road; Lot 1 DP 121551
- 907 Weranui Road Lot 2 DP 326909
- 889 Weranui Road; Lot 2 DP 170725
- AVJ Hobsonville Pty Limited - 47 Ara Hills Drive; Lot 1001 DP 582417, Section 1 SO 488358
- 226 Grand Drive; Lot 1 DP 310813, Section 2 SO 488358
- 19A Kowhai Road; Lot 1 DP 440733
- 35 Russell Road; Lot 1 DP 397356
- 3 Russell Road; Lot 1 DP 431409
- 59 Russell Road; Lot 2 DP 336616
- 90 Upper Ōrewa Road; Lot 1 DP 418770
- 100 Upper Ōrewa Road; Lot 1 DP 205708
- 118 Upper Ōrewa Road; Lot 2 DP 96864
- 851 Weranui Road; Lot 1 DP 341579
- Nukumea Scenic Reserve; Lot 2 DP 327701
- 54 Russell Road; Lot 3 DP 166341
- 85 Upper Ōrewa Road; Lot 1 DP 530469
- 117 Upper Ōrewa Road; Part Allot 73 PSH of Waiwera
- 11 Russell Road; Lot 2 DP 431409