
MINUTE OF THE PANEL CONVENER
Request for Section 51 report for Delmore [FTAA-2502-1015]
(10 April 2025)

[1] This Minute directs the EPA to obtain advice and a report from Heritage New Zealand Pouhere Taonga and the Māori Heritage Council pursuant to s 51 of the Fast-track Approvals Act 2024 ('the Act').

[2] Vineway Ltd has applied for resource consent and an archaeological authority to develop 109.18 hectares of land located in Ōrewa, including approximately 1,250 dwellings, one residential super-lot, open space areas, supporting infrastructure, and associated works.

[3] I have reviewed:

- (a) Section 14.5, '*Heritage Authority Approval Sought: Sections 59(1)(a) and 47(1)(a)(ii) and (5) of the HNZPT Act and Relevant Statement of General Policy*,' prepared by Barker & Associates Ltd;
- (b) Appendix 9 (Archaeological Assessment); and
- (c) Appendix 22 (Proposed Consent Conditions).

[4] 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
- (b) Advise whether they disagree with or wish to expand upon the statutory summary provided by Barker & Associates Ltd.

[5] 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.

[6] 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.

[7] 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).

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

A handwritten signature in black ink, appearing to read 'Jane', is written over a horizontal line.

Jane Borthwick

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