

File ref: FTAA-2512-1164

29 June 2026

Phil Wilson
Chief Executive
Auckland Council
C/- Carly Hinde
By email: [REDACTED]
Cc: fasttrack@aucklandcouncil.govt.nz

Tēnā koe

Request for information from Vineway Limited (the Applicant) and Auckland Council in relation to the Delmore application under the Fast-track Approvals Act 2024

The Delmore Expert Panel (the Panel) has directed the Environmental Protection Authority (EPA) to request further information from you under section 67 of the Fast-track Approvals Act 2024 (the Act), relating to the Delmore application.

At the direction of the Panel, the EPA is seeking that the Applicant and Auckland Council jointly provide:

1. Updated Proposed Conditions

An updated and/or consolidated set of **proposed draft conditions of consent** addressing the following technical matters:

- **Geomorphology**
- **Dam and PIC (Potential Impact Classification) assessments**
- **Transport matters**, including (but not limited to):
 - vehicle tracking
 - sight distance assessments
 - associated condition wording
- **Retaining walls**

2. Identification of Outstanding Issues

For each of the matters listed above, clearly identify:

- Any **remaining points of difference** between the Applicant and Auckland Council; and

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- The **respective preferred wording** of conditions where agreement has not been reached.

3. Supporting Explanation

Provide a concise explanation for:

- Any **areas of agreement**, including rationale for agreed amendments; and
- Any **areas of disagreement**, including the planning, technical, or legal basis for each party's position.

4. Format

The response should:

- Clearly distinguish between:
 - agreed conditions
 - matters still in dispute
- Include tracked changes or equivalent to enable easy comparison of alternative wording; and
- Cross-reference any relevant technical material arising from the workshops.

Supply of Information

In accordance with section 67(2) of the Act the Applicant and Auckland Council must:

- Provide electronic copies of the information or report requested; or
- Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the further information to the EPA by **Wednesday, 8 July 2026**, and earlier if practicable in view of the deadline for circulation of the Panel's draft decision.

If the information requested is not received, the Panel must proceed as if the request for further information has been declined.

Please note, the information will be provided to the Panel, the applicant and every person who provided comments on the application. The information will also be made available on the Fast-track website.

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

Nāku noa, nā



Daya Thomson

Application Lead – Land and Ocean Applications