
MINUTE 23 OF THE EXPERT PANEL

Release of Draft Decision
Delmore [FTAA-2502-1015]

(29 August 2025)

[1] In accordance with section 69 and 72 FTAA the Panel directs the EPA to release the Draft Decision directly to the Applicant and the commenters on the Application and to the Minister for Māori Crown Relations: Te Arawhiti and the Minister for Māori Development (**the Ministers**).

[2] The Ministers have 10 working days to provide comment on the Draft Decision in accordance with section 72(2) of the Act, that is by Friday 12 September 2025.

[3] We invite the Applicant to comment on the matters set out in section 69((2)(b) of the Act. The specific date we set for receipt of the Applicant comments is Friday 12 September 2025.

[4] As the Panel have approved the archaeological authority this triggers section 70. We therefore direct the Applicant and any persons who provided comment on the archaeological authority conditions to provide any further comments on the draft conditions in Appendix A. The commenters and the responsible agencies have 5 working days to provide their comments (5 September) and the Applicant has a further 5 working days after that (12 September) to provide their response.

[5] It should be noted that the Panel received a Memorandum for Auckland Council (and Council family) addressing the Strata report on Residents Societies dated 28 August 2025. Given the Council did not have any opportunity to respond properly to the Strata report at the conferencing, the Panel confirms that it accepts that Memorandum under section 81(6)(b).



Helen Atkins
Delmore Expert panel chair