

BEFORE THE FAST-TRACK PANEL CONVENER

IN THE MATTER

An application for approvals under section 42 of  
the Fast-track Approvals Act 2024 (“Act” or  
“FTAA”)

AND

IN THE MATTER

Delmore, a project listed in Schedule 2 to the FTAA

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MEMORANDUM OF COUNSEL FOR THE APPLICANT

5 May 2025

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## MAY IT PLEASE THE PANEL CONVENER AND ASSOCIATE CONVENER

### 1. Introduction

- 1.1 This memorandum is filed in accordance with paragraph 10 of the panel convener's 2 May Minute ("**Minute 5**") and addresses the timeframe for providing feedback in response to the panel's invitation and the overall timeframe for deciding the application.

### 2. Time for providing feedback

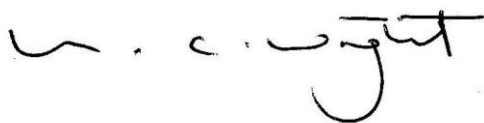
- 2.1 The applicant agrees with the panel convener that 20 working days is adequate for Auckland Council to provide feedback on the application and that framing the request for feedback in accordance with paragraph 5 of the Minute will support the timely, efficient, and cost-effective processing of the application.

### 3. Time for making decision

- 3.1 As set out in the applicant's memorandum dated 28 April 2025, as a starting point, a panel has up to 60 working days to decide an application from the date it is set up.<sup>1</sup> This includes a 30 working day period from when feedback is received for the panel to issue its decision.<sup>2</sup>
- 3.2 With respect, the applicant retains its view that a 5 working day extension to the 30 working day default period is appropriate for the reasons set out in its April memorandum. This is particularly so given the applicant is looking to engage with Auckland Council now and address as many of Auckland Council's questions as it can, to narrow the issues raised in feedback.
- 3.3 However, if the associate panel convener is minded to provide for a longer period, the applicant respectfully submits that a 10 working day extension to the 30 working day default period is the maximum that is appropriate having regard to the matters in s 79 of the FTAA in the context of this application.

### 4. Conclusion

- 4.1 The applicant thanks the panel convener and the associate panel convener for the opportunity to respond to Minute 5.



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Madeleine C Wright

Counsel for Vineway Ltd

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<sup>1</sup> FTAA, ss 53, 54, 79

<sup>2</sup> FTAA, ss 53, 54, 79