

TO: Delmore Fast-Track Application Date: 27 July 2026
Vineway Limited

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DELMORE FAST-TRACK APPLICATION: REVIEW OF REVISED CONDITIONS AND SURFACE WATER QUALITY EFFECTS

Introduction

Vineway Limited (Vineway) has applied for resource consent under the Fast-track Approvals Act 2024 (FTAA) to develop approximately 109 ha of land at Upper Ōrewa Road and Russell Road (the Delmore development, or 'the site'). As part of this process, a set of draft consent conditions have been provided for comment.

During review of these conditions, the discharge limits specified in Conditions 14 and 15 were identified as not accurately reflecting the values presented in the supporting technical documentation (Apex 2025; Viridis 2025) or laboratory detection limits. Vineway subsequently engaged Viridis Limited (Viridis) to review the corrected limits and assess if the condition amendments affect the conclusions of the surface-water quality effects assessment prepared in support of the application (Viridis 2025).

Proposed Revisions

As outlined in Springer (2026), Conditions 14 and 15 specify incorrect 12-month median daily treated wastewater quality limits for different operating conditions. Several of the stated values require correction to reflect accurate mass-balance calculations, applicable discharge rates and laboratory detection limits.

The proposed revisions comprise:

- Replacing the concentration limits in Condition 14 with daily mass-load limits, expressed in kg/day, calculated using the proposed discharge rate of 314 m³/day outside summer low-flow periods and correcting an earlier calculation error.
- Replacing the concentration limits in Condition 15 with daily mass-load limits, expressed in kg/day, calculated using the proposed discharge rate of 38.5 m³/day during summer low-flow periods and correcting an earlier calculation error.
- Adopting a carbonaceous five-day biochemical oxygen demand (cBOD₅) concentration of 2 g/m³ for predicted treated wastewater quality, rather than the previously specified 0.5 g/m³, to reflect the standard laboratory detection limit. The corresponding cBOD₅ mass-load limits in both Conditions 14 and 15 are therefore proposed to be updated.

Impact of Revisions on Surface Water Quality

The proposed revisions do not alter the treated wastewater concentrations adopted for the key contaminants assessed in Viridis (2025), other than cBOD₅. The conversion of the limits from concentrations to daily loads instead ensures that the conditions accurately reflect the relevant discharge rates and the basis of the supporting mass-balance calculations.

The revised cBOD₅ load limits are based on a concentration of 2 g/m³, rather than the previously specified 0.5 g/m³, to reflect the standard laboratory detection limit. A load limit equivalent to a concentration below the available analytical detection limit could not be reliably verified through routine compliance monitoring and would therefore provide an impracticable basis for assessing compliance.

The revised concentration of 2 g/m³ remains consistent with the Ministry for the Environment guideline applied in Viridis (2025) to limit the potential for sewage-fungus growth (MfE 1992). It represents a relatively low organic load that will be further reduced through dilution following discharge and is not expected to result in appreciable microbial growth or oxygen depletion in the receiving environment.

Conclusion

Overall, the proposed revisions to Conditions 14 and 15 are considered appropriate for managing the proposed discharge and do not alter the conclusions of the surface-water quality effects assessment originally prepared for the Delmore development.

References

Apex 2025. Delmore Water and Wastewater Treatment Plant Design Report - For Consenting. A report prepared by Apex Water Limited for Vineway Limited. December 2025.

MfE 1992. Water Quality Guidelines No. 1: Guidelines for the Control of Undesirable Biological Growths in Water. Ministry for the Environment. Wellington, New Zealand.

Springer A 2026. Memorandum on Comments on Proposed Resource Consent Conditions for Delmore WWTP. WWTP Limited. 21 July 2026.

Viridis 2025. Delmore Proposed WWTP Discharge: Impact on Water Quality. A memorandum prepared by Viridis Limited for Vineway Limited. 19 December 2025. Document no: 10122-017-1.