

**To:** Substantive <substantive@fasttrack.govt.nz>; substantive@fastrack.govt.nz  
<substantive@fastrack.govt.nz>

**Cc:** [REDACTED]

**Subject:** Vineway - Delmore development objection

**Subject: Objection to the Delmore Project Application by Vineway Limited**

Dear Daya Thomson,

We are writing as to express our objection to the Delmore project proposed by Vineway Limited being granted Fast Track consent under the Fast-track Approvals Act 2024. We are long time residents of Weranui Road with family having lived continuously on this road since the 1860s. We are involved with many local community activities.

Our contact details are: [REDACTED]  
[REDACTED]

Our concerns are grounded in several key areas that we believe warrant appropriate consideration under an ordinary consenting process rather than attempting to Fast Track a development process.

The Fast-track Approval Act's (the Act) purpose is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. This project is unnecessary to be Fast tracked as it will not produce any additional regional benefits as there is currently sufficient regional benefit on the Hibiscus Coast from existing land developments.

**1. Lack of Necessity for Additional Housing in Orewa:**

Orewa has not demonstrated a critical need for new housing developments at this time. With the on going delivery of Milldale development phases, Strathmill and Ara Hills projects there is more than sufficient housing developments underway. Current infrastructure and community services on the Hibiscus Coast are already under strain, and additional projects may exacerbate these issues without providing proportional benefits. The existing housing capacity should be optimised before embarking on new large-scale developments which could disrupt local ecosystems and community dynamics.

**2. Lack of infrastructure on Hibiscus Coast**

The infrastructure supporting development on the Hibiscus Coast is already stretched with major infrastructure support needed in the area. Refer attached Stuff article regarding insufficient wastewater connections with recent developments such as Milldale requiring effluent to be removed by truck.

[Why this part of Auckland might get no new houses for seven years | Stuff](#)

### **3. Developer's Current Engagement with Strathmill Project:**

Vineway Limited is currently involved in completing the Strathmill project. It is prudent to ensure that this existing commitment reaches successful completion before initiating another major development. Spreading resources thin across multiple projects could compromise quality and timelines, leading to potential community dissatisfaction and logistical inefficiencies.

### **4. Developer's Suitability and Past Financial Mismanagement:**

Concerns about Vineway Limited's capability are significant, considering the developer's (Andrew Fawcett's) previous three-year ban from company management due to financial mismanagement resulting in \$11 million losses to creditors. Refer attached NZ Herald article.

This history raises questions about fiscal responsibility and reliability, which are critical factors for any entity undertaking substantial development projects. Ensuring that developers possess both the integrity and competence to manage projects effectively is paramount to safeguarding future investments and community trust.

[Orewa housing development Strathmill: Director previously banned after companies collapsed owing \\$11m - NZ Herald](#)

### **5. Environmental Concerns:**

The proposed Delmore project poses potential threats to local ecosystems and biodiversity. The Wainui - Orewa area has freshwater eel and birdlife which could be disrupted by new construction. The development risks damaging natural habitats, contributing to erosion, and affecting water quality through increased runoff. Additionally, such projects might hinder regional sustainability efforts, counteracting progress made towards environmental conservation. The importance of preserving Orewa's natural environment should be prioritised over unnecessary urban expansion, particularly when sustainable development practices are not clearly articulated.

In light of these points, we urge the Panel to reject the Delmore fast track application and allow for an ordinary consent process to occur.

It is essential that developments are pursued responsibly, ensuring they truly benefit the local communities and align with strategic growth plans.

There is no need for this project to be fast tracked with the existing projects underway on the Hibiscus Coast and the stretched local infrastructure, along with the poor history of the developer.

Thank you for considering this objection. We look forward to further discussions on how we can ensure responsible development practices moving forward.

Yours sincerely,

**Bill Hale**

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