
MINUTE 4 OF THE PANEL CONVENER
Decisions on Expert Panel and timeframe

Delmore [FTAA-2512-1164]

12 March 2026

[1] As recorded in Minute 3, I held a conference for this application on 3 March 2026. Following the conference, I sought information from both the Applicant and Auckland Council information in relation to cost recovery arrangements that might enable the Council's technical experts to commence their detailed review of the application material in advance of receiving the invitation to comment.

[2] The purpose of this minute is to record my decisions in respect of expert panel appointments and the time allocation for the decision to be made, in light of the information provided pursuant to Minute 3.

Expert Panel

[3] I am appointing the following persons to the Expert Panel to determine the substantive application lodged for the Delmore project:

- (a) David Hill (chair);
- (b) Dr Claire Kirman;
- (c) Michael Parsonson (local authority nominee).

[4] I am satisfied that, collectively, the Expert Panel will hold appropriate expertise and experience in relation to law, planning & policy, residential development and associated infrastructure requirements.

[5] The date on which the Expert Panel will commence work is **18 March 2026**.

Decision timeframe

[6] The Applicant has advised by memorandum dated 9 March 2026 that it has agreed to an arrangement with Auckland Council to enable the Council's technical specialists to commence their review of the substantive application and to prepare draft versions of the technical reports that will inform the Council's comments under section 53. Those draft reports will be shared with the Applicant and work will continue to resolve any outstanding issues prior to the statutory comment date.

[7] The Applicant also reiterated its earlier view that an additional 45 working days should be allocated to the Expert Panel, giving a total of 75 working days from commencement.

[8] Auckland Council responded to Minute 3 by email, confirming that the Council specialist team is ready to commence work on that day (10 March) on the basis of the cost arrangements agreed with the Applicant, which would enable a pre-application code to be used, with invoices being paid directly to the Council.

[9] The Council sought written confirmation from the Applicant of the acceptability of these arrangements. I had expected this confirmation to be provided already, but in any event the memorandum filed by the Applicant should be sufficient. If the Council insists on some other form of written confirmation, the Applicant should provide it no later than **5pm today (12 March 2026)**.

[10] The Council remains of the view that 50-55 additional working days should be allocated, notwithstanding the cost arrangements now in place to allow early commencement.

[11] After careful consideration of the matters raised at the conference and in the subsequent information provided to me by the Applicant and Auckland Council, I consider that a timeframe of **50 working days** following the receipt of invited

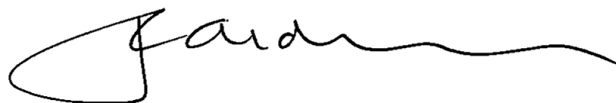
comments is appropriate, making a total of 80 working days from panel commencement. The Expert Panel decision will therefore be due on 15 July 2026, subject to the application being suspended for any of the reasons outlined in section 60 of the Act, and to comments on the application being invited on 1 April 2026.

[12] In setting this timeframe I have had regard to the following relevant matters:

- (a) The changes made to the substantive application to resolve matters identified by the Expert Panel in respect of the first application for the project. These were summarised at the conference and have now been helpfully summarised in the attachment to the Applicant's memorandum of 9 March 2026;
- (b) The engagement between the Applicant and the Council during the period between withdrawal of the first application and lodgement of this application;
- (c) The Council specialists' familiarity with the project;
- (d) Notwithstanding the above points, the need for detailed consideration of conditions, which did not occur during consideration of the earlier application;
- (e) The willingness of both the Applicant and the Council to commence review of the application material in advance of an invitation to comment being issued.

[13] I recommend that the Applicant make early arrangements for the Expert Panel to undertake a site visit.

[14] In terms of next steps, the participants will likely be contacted by the EPA on behalf of the Expert Panel upon their commencement.

A handwritten signature in black ink, appearing to read 'Gardner', with a long, sweeping horizontal line extending to the right.

Jennifer Caldwell

Associate Panel Convener for the purposes of the Fast-track Approvals Act 2024