
MINUTE 1 OF THE EXPERT PANEL

Application overview briefing

Delmore: FTAA-2512-1164

24 March 2026

[1] The purpose of this Minute is to record the Expert Panel's on-line application overview briefing provided by the Applicant (Vineway Limited) on Monday, 23 March 2026.

[2] Invitations were sent to those persons invited to attend the Convener's conference held on Tuesday 3 March 2026.

[3] Attendees at the briefing were:

- (a) Panel members - myself as Chair, Dr Claire Kirman and Michael Parsonson.
- (b) EPA Application Lead - Daya Thomson.
- (c) Applicant - Madeleine Wright, Legal Counsel; Charlotte MacDonald, Project Planner; Andrew Fawcet, Applicant company director – Vineway Ltd; Djordje Petkovic, Project Architect; and Andrew Allsopp-Smith, Development Manager.
- (d) Auckland Council - Carly Hinde, Principal Project lead; Dylan Pope, Land Planning and Development consultant.

[4] A recording of the conference is accessible on the EPA's webpage for Delmore.

[5] Prior to the briefing the Applicant provided a table summary of the key

changes / amendments made to the current application that they intended to refer to at the briefing.

[6] The Applicant presented a high-level overview of the application supplemented by background graphics and explanations. Updates were given regarding:

- (a) the herpetofaunal (lizard) survey - no relevant lizard species detected and therefore no Wildlife Act approval presently required, and lizard relocations can otherwise be managed under the ecologist's region-wide permit, and - noting also that a further survey is required under the NOR 6 road conditions for the mid part of the Stage 1 area; and
- (b) the Applicant's water take consent intended for treated potable water supply was granted by Auckland Council on 2 March 2026.

[7] Explanations were provided regarding the table of key changes referred to above.

[8] In response to questions from the Panel, the following clarifications were provided:

- (a) The Applicant qualified its' Memorandum of Counsel dated 2 March 2026, which stated that there is no need for the Panel to look back at the material submitted with the first application. In response to questions from the Panel, Counsel for the Applicant acknowledged as a matter of evidence that where reports prepared to support the second application have referred to reports from the first application, it is within the imprimatur of the Panel to access those earlier reports. For completeness, the Applicant had earlier agreed that it was appropriate for the Panel to read the draft Decision of the First Panel.
- (b) With regard to the number of residential lots expected to be

accommodated on the unserviced Stage 2 residential superlot, the Applicant confirmed that the expected residential yield had not yet been determined, but stated that the combined total residential dwellings, along with the 1213 residential dwellings referred to in the application, would be under the 1250 residential dwellings referred to in Schedule 2 of the FTAA.

- (c) The Applicant confirmed that it seeks consent for the water supply and wastewater treatment plants, along with their decommissioning and ultimate conversion to residential lots once the Project is able to connect to the public water and/or wastewater systems. The Applicant further confirmed that because the application only includes WWTP design details for subdivision stage 1, if an expansion of the WWTP is required at stage 2, consent would be sought in the future. Consent to decommission the WWTP is therefore confined to stage 1.
- (d) The Applicant noted that its' intention, as expressed in the AEE, was not to establish (or extend) a WWTP if there was the prospect of an early connection to the public system (in which case wastewater would be trucked in the interim), but acknowledged that, as currently drafted, there is no time limit set by which time this connection would need to occur in order for the Applicant to be able to employ this option.
- (e) Counsel for the Applicant confirmed the Applicant's position as stated in the AEE that the inclusion of the Project in Schedule 2 of the FTAA, in her submission, meant that the Project had already been determined as having significant regional and/or national benefits, but noted that for the purposes of section 81(4) the Panel must still consider the *extent* of the Project's regional or national benefits.

- (f) The Applicant confirmed that whilst the NZIER report referred to the Project as having nationally significant benefits, the Applicant has focused its application on the regionally significant benefits of the Project.
- (g) The Applicant acknowledged that the NZIER report relied on the Applicant's stated intention to sell a reasonable number of houses at prices below the current market average when determining the economic benefits of the Project. However, there was no condition of consent requiring the Applicant to sell residential dwellings below the current market average.
- (h) The Concept Structure Plan is not a plan agreed with or by all affected landowners but is a professional assessment demonstrating how structural spatial relationships could be integrated.

[9] The Applicant also advised the Panel about on-going discussions with institutional parties regarding proposed conditions in an endeavour to narrow disagreements. It was anticipated that an updated annotated set of conditions would be presented with the Applicant's response to invited comments.

[10] A site visit is being arranged for Tuesday, 31 March 2026. A Minute on that will issue in due course.



David Hill

Delmore Expert Panel Chair