



Heritage New Zealand Pouhere Taonga comments on Delmore substantive application

Application name	Delmore
EPA reference	FTAA-2504-1406
Applicant/s	Vineway Limited
Comments due by	25 June 2025

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General comment on application and recommendations.

Thank you for the opportunity to comment on the substantive approval application for Delmore. Heritage New Zealand Pouhere Taonga (HNZPT) has assessed the application, with input from specialist regional heritage staff, including those with Māori heritage, planning and archaeological expertise.

Overall, based on the information provided, we have no objection to the approval of a Non-complying resource consent to develop 109.18 hectares of Further Urban zone land for a comprehensive planned urban development, including 1,250 dwellings. We recommend the following:

- That the resource consent application be approved in accordance with the documentation lodged with the Substantive Application, including the AEE, plans and technical reports (see Appendix 22 - Attachment 1 – Proposed Consent Conditions).

Our recommendations regarding the approval for an archaeological authority are addressed in the archaeological report under section 51(2)(d) of the FTAA 2024 we have provided separately to the Panel.



Cultural heritage values

The applicant has demonstrated to HNZPT's satisfaction that there has been engagement with all the relevant iwi within the Auckland Region, as follows

- Ngāi Tai ki Tāmaki - Ngāi Tai ki Tāmaki Trust
- Ngāti Manuhiri - Ngāti Manuhiri Settlement Trust
- Ngāti Maru - Ngāti Maru Runanga Trust
- Ngāti Paoa Ngāti Paoa Trust Board
- Ngāti Tamaoho
- Ngāti Tamaterā - Ngāti Tamaterā Treaty Settlement Trust
- Ngaati Te Ata - Te Ara Rangatū o Te iwi o Ngaati Te Ata Waiohū
- Ngaati Whanaunga - Ngaati Whananunga Incorporated Society
- Ngaati Whanaunga - Ngaati Whanaunga Ruunanga Trust
- Ngāti Whātua o Orakei- Ngāti Whātua o Orakei Trust Board
- Ngāti Whātua o Kaipara - Ngā Maunga Whakahi o Kaipara Development Trust
- Runanga o Ngāti Whatua
- Ngātiwai - Ngātiwai Trust Board
- Te Akitai Waiohū - Te Akitai Waiohū Iwi Authority
- Te Kawerau ā Maki - Te Kawerau Iwi Settlement Trust
- Te Patukirikiri - Te Patukirikiri Iwi Trust
- Te Uri o Hau - Te Uri o Hau Settlement Trust
- Hauraki Māori Trust Board
- Te Kupenga o Ngāti Hako

The following iwi have indicated that the development is in their direct rohe -

- Te Kawerau ā Maki who provided a Cultural Investigation report with recommendations that the applicant has addressed in the application and proposed resource consent conditions.
- Ngāti Manuhiri who provided a Cultural Impact Assessment and are not opposed to the development.
- Ngaati Whanaunga who are supportive of the development.
- Te Runanga o Ngāti Whātua who do not oppose the development.

The project area does not contain any sites entered on the New Zealand Heritage List/Rārangi Kōrero or sites contained within Schedule 14 of the Auckland Unitary Plan.



HNZPT advises no additional information is required on cultural heritage values in relation to this development application.

Archaeology

We acknowledge that the substantive application includes an application for an archaeological authority. We refer the Panel to the report we have been directed to provide under s 51(2)(d) of the Fast-track Approvals Act 2024 for our comments on archaeology and any recommendations.

Recommendations on applicant's proposed conditions.

HNZPT have reviewed the proposed conditions contained in the Substantive application that relate to heritage and archaeological matters and our recommendations outlined below.

Proposed condition number	Discussion	Change requested (additions underlined, deletions strikethrough)
(36)	HNZPT supports this proposed condition as it outlines which iwi are to be contacted should Māori archaeological sites be discovered during site works, within the area covered by the Authority.	No changes requested
(37)	HNZPT supports this proposed condition as it provides for an Accidental Discovery Protocol should any archaeological sites be discovered outside of any area covered by an Authority.	No changes requested
(133)	HNZPT supports this proposed condition as it requires the consent holder to carry out all development site works in accordance with the Archaeological Management Plan (AMP) prepared for the activity.	No changes requested
(134)	HNZPT supports this condition as it ensures relevant iwi groups are provided with the approved Archaeological Management Plan (AMP) and any changes or updates and ensuring their ongoing involvement in any archaeological matters that may arise as works progress.	No changes requested