

28 July 2026

Delmore Expert Panel

Email: contact@fasttrack.govt.nz

Dear Panel,

DELMORE FTAA-2512-1164: INVITATION TO COMMENT ON DRAFT CONDITIONS: AVID HOBSONVILLE PTY LTD (PREVIOUSLY AVJ HOBSONVILLE PTY LTD)

1. INTRODUCTION

- 1.1 The Panel has received a considerable amount of material in relation to this application. The Panel is respectfully reminded that AVJ Hobsonville Pty Ltd has now changed its name to AVID Hobsonville Pty Ltd ("AVID") as recorded in the Companies Office Certificate attached as **Annexure A**.
- 1.2 AVID, remains an owner of land adjoining the Delmore Fast-track application and the Panel has invited comment from AVID.

2. LOCATION OF ROADING CONNECTION

- 2.1 As signalled in its comment, AVID is in ongoing discussions with the Applicant on a number of boundary / cross boundary infrastructure matters. One of the key matters yet to be resolved is the location of the roading connection from the Delmore site to AVID's site at a point within Delmore's Stage 1B1. This is also a live issue in relation to AVID's PC 119 (Private): Ara Hills (Hall Farm).
- 2.2 This issue affects Lot 2003 (road to vest) and Lots 257, 258 and 1515 in particular. They were also canvassed in AVID's comment to the Panel (section 6) and Mr Roberts' statement to the Panel dated 4 May 2026 (section 4).
- 2.3 Delmore's proposed road connection does not line up with the proposed connection point in the AVID plan change (Ara Hills) and in AVID's view is not the most appropriate connection point, with issues such as very large retaining walls needing to be established.
- 2.4 AVID's preference is that Delmore be required to provide an updated roading design and survey plan prior to commencing work on Stage 1B1. However, it may be best to leave the issue to be resolved through the commercial discussions which AVID and Vineway Limited. However, in doing so it would be appropriate to provide flexibility within the conditions for an updated design to be provided for certification and approval, rather than requiring a change to conditions under section 127 of the Resource Management Act 1991 ("RMA").

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together.

- 2.5 Given difficulties in constructing a compliant formed road within the legal road boundary Delmore has identified on their scheme plan, AVID considers that the consent conditions need to be clear that the carriageway within Lot 2003 has to be constructed to provide connection to AVID's boundary. Mr Mitchell Roberts (Civil Engineer, Airey Consultants Ltd) has provided an overlay of the indicative road location as shown on the PC119 Ara Hills Precinct Plan 1 with Delmore's earthworks plan. See **Annexure B**.

3. PROPOSED AMENDMENTS TO CONDITIONS

- 3.1 AVID proposes that such flexibility could be provided as follows:

- (a) Amend Chapter 3 (Subdivision), Condition 4 as follows:

4) Amendments to the subdivision staging identified in Condition 3 of the subdivision consent may be undertaken, provided that all necessary infrastructure required to service a stage (including roads, wastewater, water supply, stormwater, electricity and telecommunications) have been implemented. Amendments to the location /layout of lots 1930, 1931, 2003 (road to vest) and lots 257, 258, 259 and 1515 for the purpose of altering the location where a roading connection is provided to Lot 1001 DP 582417, provided that the total number of residential lots does not increase (though it may decrease).

- (b) Amend Chapter 3 (Subdivision), Condition 5 as follows:

5) Where variations to staging and/or location / layout in accordance with Condition 4 of the subdivision consent are proposed, the Consent Holder shall submit amended staging plans showing the variations to Council for certification. The Consent Holder shall also provide evidence that the stages can be serviced with all necessary infrastructure in accordance with Condition 4 of the subdivision consent.

- (c) Amend Chapter 3 (Subdivision) Section 3.1.5 Transport condition 22 as follows:

22) The following additional details must be provided on the roading plans at Engineering Plan Approval stage, unless a departure from the below is agreed with Council as part of Engineering Plan Approval:

[insert new sub conditions (l) and m]:

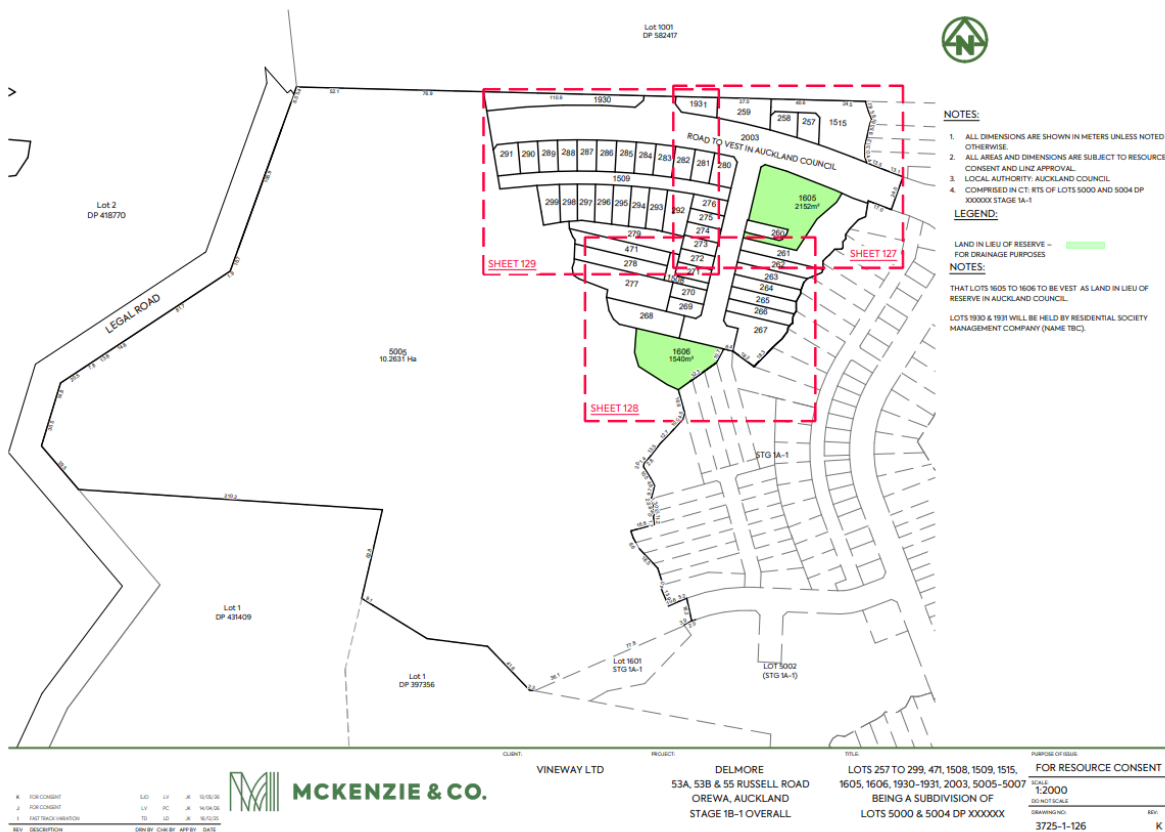
(l) all design details, as required by in accordance with any relevant Code of Practice for any alternative intersection location and road stub connecting to Lot 1001 DP 582417 and subsequent changes to site boundaries and sizes for lots 1930, 1931, 2003 (road to vest) and lots 257, 258, 259 and 1515.

(m) a local road typology (carriageway, footpaths, berm etc) to be constructed to the boundary with Lot 1001 DP 582417 at the approved location.

- (d) Amend Chapter 3 (Subdivision) Section 3.3 Stage 1B Condition 93 as follows:

93) The Consent Holder must submit a survey plan in general accordance with the approved subdivision scheme plan approved under Condition 1 for Stage 1B. The

survey plan must show all lots that have been agreed by Auckland Council to be vested (including roads and reserves), all easements and amalgamation conditions, required by this subdivision consent. **Changes to lot 2003 (road to vest) and site boundaries and sizes for lots 1930, 1931 257, 258, 259 and 1515 anticipated by condition 4 and certified by condition 5 are in general accordance with the approved subdivision scheme plan approved under Condition 1 for Stage 1B**



Yours faithfully,

Katelyn Orton

Katelyn Orton

Project Director – NZ

With delegated authority to sign on behalf of AVID Hobsonville Pty Ltd

Annexure A:
Companies Office Certificate – AVID Hobsonville Pty Ltd

Certificate of Registration

AVID HOBSONVILLE PTY LTD

2115731

NZBN: 9429032811070

This is to certify that on the 7th day of April 2008 the application of AVJ HOBSONVILLE PTY LTD, a body corporate incorporated in Australia, for registration under Part XVIII of the Companies Act 1993 to carry on business in New Zealand was registered on the overseas company register and changed its name to AVID HOBSONVILLE PTY LTD on the 6th day of May 2026.



Registrar of Companies
6th day of May 2026



Annexure B:
Overlay of Ara hills PC119 Precinct Plan 1 and Delmore's earthworks plan

