

Memorandum on Completeness and Scope

File	FTAA-2512-1164
Application	Delmore
To	[REDACTED]
From	[REDACTED]
Date	30 January 2026
Subject	Assessment whether the application complies with section 46(2) of the Fast-track Approvals Act 2024

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Delmore application, received by the Fast-track Team on 23 December 2025 lodged by Vineway Limited complies with the requirements of section 46(2) of the Fast-track Approvals Act 2024 (**the Act**).

Decision-maker

2. You have delegated authority to make the decision under section 46 of the Act under the instrument of delegation dated 5 February 2025.

Conflict of interest

3. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

4. For projects listed in Schedule 2 of the Act and referred projects, authorised persons may lodge a substantive application for approvals available under the Act.
5. Delmore is a listed project.
6. The EPA received the substantive application for Delmore on 23 December 2025 by Vineway Limited. The EPA must, in consultation with the relevant administering agencies and relevant consent

authorities, decide whether this substantive application complies with section 46 of the Act within 15 working days after receiving it, being **2 February 2026**.

7. As set out in more detail below, the EPA must decide whether the application is complete and either:
 - provide the application to the Panel Convener for consideration and decision by the expert consenting panel (if complete and within scope); or
 - return it to the person who lodged it (if incomplete and not within scope).

Project and Scope

8. The project is described in Schedule 2 of the Act as:

Subdivide land and develop approximately 1,250 residential dwellings and associated features such as parks, including delivery of the State Highway 1 Grand Drive interchange and Wainui area connection.

9. The approximate geographical location is identified in Schedule 2 of the Act as:

109 hectares at 88, 130, and 132 Upper Orewa Road, and 53A, 53B, and 55 Russell Road, Orewa

10. The application relates solely to the listed project.

11. The application documents consistently refer to the development of 1,213 residential dwellings, which sits within the approximate number stated in the listed description.

12. The application proposes a commercial super lot as per requested from Auckland Council, which as stated by the applicant, will support the residential development.

The application also includes the delivery of an on-site wastewater treatment plant, and on-site water supply and treatment systems.

Although these components are not explicitly stated in the listed description, they are considered associated features of the residential development.

13. In relation to the “...delivery of the State Highway 1 Grand Drive interchange and Wainui area connection,” the application includes the delivery of a portion of the NoR6 arterial road which forms part of Auckland Transport’s and the NZTA’s northern project that will connect to the Grand Drive Interchange with Wainui Road.

Fast-track consenting application process

Legislative context

14. The EPA must decide whether the substantive application complies with section 46(2) of the Act. A substantive application complies with section 46(2) of the Act, if the application:

- complies with sections 42, 43 and 44;
- relates solely to a listed project or a referred project;
- the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and

- any fee, charge, or levy payable under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations) in respect of the application is paid.

Section 42 Requirements

15. Section 42 of the Act states that an authorised person may lodge a substantive application for one project or substantive applications for each stage of a project. Section 42(4) lists the approvals that may be sought under the Act.
16. This application has been lodged by Vineway Limited. This person is an authorised person under the Act.
17. The approvals being sought are
 - resource consent that would otherwise be applied for under the Resource Management Act 1991 (section 42(4)(a) of the Act)
 - a change or cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991 (section 42(4)(b) of the Act); and
 - archaeological authority that would otherwise be applied for under the Heritage New Zealand Pouhere Taonga Act 2014 (section 42(4)(i) of the Act)
18. All of the above listed approvals are of the type set out in section 42(4) of the Act
19. For each of the approvals sought, the applicant is eligible to apply for any corresponding approval under a specified Act.

Section 43 Requirements

20. Section 43 of the Act sets out the requirements for a substantive application. The substantive application was lodged in the form and manner approved by the EPA. Assessment of section 43 requirements is included at Appendix 1.

Section 44 Requirements

21. Section 44 of the Act requires that the information provided by the applicant under section 43 must be specified in sufficient detail to satisfy the purpose for which it is required. Assessment of section 44 sufficiency is included at Appendix 1.
22. In assessing the sufficiency of information provided by the applicant, we rely on the information provided to us through consultation with each relevant administering agency and consent authority, as summarised in Appendix 2.
23. As set out in more detail in Appendix 2, the agencies consulted have advised that the information required by section 44 is provided in **sufficient** detail to satisfy the purpose for which it is required.

Ineligibility

24. The EPA needs to decide whether it considers that, on the face of the application, the project does not appear to involve an ineligible activity, as defined in section 5 of the Act. As the EPA has to

consider this on the face of the application, the EPA is only able to consider information contained in the application materials.

25. The list of ineligible projects includes activities:

- on land returned under a Treaty settlement, on identified Māori Land, on Māori customary land, on land set apart as Māori reservation, or in a customary marine title or protected customary rights area without written permission from the rights holder;
- on Māori customary land, or land set apart as Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993;
- in a customary marine or protected customary rights area without written agreement from the rights holder/group;
- within an aquaculture settlement area without the required authorisation;
- activities that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA (which deal with occupation of space in the common marine and coastal area); or
- that require permissions on national reserves held under the Reserves Act 1977 ; or
- on land listed under clauses 1 to 11 or 14 of Schedule 4 of the Crown Minerals Act 1991 (and clauses 12 and 13 for mining activities).

26. I consider that, on the face of the application, the project does not appear to involve an ineligible activity.

Fees and levies

27. The EPA has received all fees, charges and levies payable by the applicant under the Regulations for the substantive application as follows:

28. Application fee in the sum of \$250,000 plus GST; Levy in the sum of \$140,000 plus GST

Consultation

29. We have consulted with and considered consultation responses from the following relevant administering agencies and relevant consent authorities:

- with Auckland Council for an approval described in section 42(4)(a) (resource consent) and section 42(4)(b) (change or cancellation of resource consent condition); and
- with Heritage New Zealand Pouhere Taonga for an approval described in section 42(4)(i) (archaeological authority);

30. A summary of the consultation is included at Appendix 2.

Assessment of compliance for each section of each application form

31. We have assessed the application materials against the relevant checklists in the prescribed application form. Each assessment is contained within the appropriate approval checklist. These are included in Appendix 1 for ease of reference.

32. My view is that the application does comply with section 46 and the EPA may now notify the applicant of its decision.

33. The EPA must now decide whether the substantive application has a competing application under section 47(3) (under delegation from the Minister for Infrastructure under section 47(10)) within 10 working days from the date of the completeness decision.
34. Once the EPA has made the decision under section 47(3), the EPA can provide the application to the panel convener to commence consideration and decision of the application by the panel.

Appendix 1: Assessment of section 44 sufficiency

This application seeks the following approval(s) under the Act:

- A resource consent, change to or cancellation of a resource consent: **checklist A**
- A resource consent, change to or cancellation of a resource consent: **checklist A1 – subdivision or reclamation**
- An archaeological approval: **checklist F**.
- Approval of person to carry out an activity under an Archaeological Authority: **checklist F1**.
- Information requirements for all applications **checklist J**.

CHECKLIST A – Resource consent, change to or cancellation of a resource consent

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(a)	A description of the proposed activity	See Section 7 of the AEE Report, page 35	Addressed , a brief description of the proposed activities is provided in section 2.1.1 (page 9) of the Assessment of Environmental Effects document (AEE), and a more detailed description is provided in section 7 (pages 35 – 61)
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	A description and map of the site is included in Section 6 of the AEE at page 18. Refer to Appendix 8 of the AEE for treaty settlement information.	Addressed , a description of the site is provided in section 6 of the of the AEE. A map of the subject site is provided as Figure 2 of the AEE (page 18). An assessment of clauses 5(1)(b)(i)-(iii) is provided in Appendix 8.
5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being:	The application complies with sections 42, 43,	Addressed , the application complies with 46(2)(a), (b), and (d).

	<ul style="list-style-type: none"> • section 42; and • sections 43 and 44; and • relates solely to a listed project or a referred project; and • any fee, charge, or levy payable under regulations in respect of the application is paid. 	<p>44 of the Fast-track Approvals Act 2024.</p> <p>The application relates solely to a project listed in Schedule 2 of the Fast-track Approvals Act 2024. The project is Delmore.</p> <p>Applicable fees, charges, and levies have been paid.</p>	
5(1)(d) and 5(6)	The full name and address of—	<p>The owners and occupiers of the properties</p>	Addressed , the owners and occupiers of the properties which make up the

	<p>(i) each owner of the site and of land adjacent to the site; and</p> <p>(ii) each occupier of the site and of land adjacent to the site whom the applicant is unable to identify after reasonable inquiry;</p> <p>If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect (clause 5(6)).</p>	<p>making up the site are set out in Section 6 of the AEE, page 18. The owners and occupiers of the properties adjacent to the site are set out in Appendix 7 to the AEE</p>	<p>subject site is provided in Table 2 of the AEE (page 18-19).</p> <p>The adjacent properties are shown in section 2.1 of Appendix 7, and the names and addresses of the owners and occupiers are provided within Attachment 3 to Appendix 7.</p>
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	Refer to Section 7 of the AEE, page 35 onwards	Addressed , all activities associated with the proposal described in section 7 of AEE.
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	Section 8 of the AEE, page 62 onwards	Addressed , approvals required for application described in section 8 of AEE.
5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	Section 14.4.1 of the AEE, page 124 onwards	Addressed , an assessment of the proposal against section 5, 6 and 7 of the Resource Management Act 1991 (RMA) is provided in section 14.4.1 of the AEE

			(pages 124-125).
5(1)(h) (and also clauses 5(2) and 5(3))	<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <ul style="list-style-type: none"> • a national environmental standard; • other regulations made under the Resource Management Act 1991; • a national policy statement; • a New Zealand coastal policy statement; • a regional policy statement or proposed regional policy statement; • a plan or proposed plan; • a planning document recognised by a relevant iwi authority and lodged with a local authority. <p>This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being:</p> <ul style="list-style-type: none"> • any relevant objectives, policies or rules in the documents listed; and • any requirement, condition, or permission in any rules in any of those documents; and • any other requirements in any of those documents. 	Section 12 of the AEE, page 96 onwards	<p>Addressed, the following relevant provisions have been addressed in Section 12 of the AEE.</p> <ul style="list-style-type: none"> • National Policy Statement on Urban Development 2020 (page 97-98) • National Policy Statement on Freshwater Management 2020 (page 99-100) • National Policy Statement for Indigenous Biodiversity (Page 100-101) • New Zealand Coastal Policy Statement 2010 (Page 101) • Other National Policy Statements (Page 101). • Auckland Regional Policy Statement (page 102-105) • Auckland Unitary Plan (Page 105-112)

			<ul style="list-style-type: none"> • Iwi management/hapu management plans (Appendix 8)
5(1)(i)	<p>Information about any Treaty settlements that apply in the area covered by the consent application, including—</p> <p>(i) identification of the relevant provisions in those Treaty settlements; and</p> <p>(ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area</p>	Appendix 8 of the AEE	<p>Addressed. Relevant Treaty settlements listed and assessed within Appendix 8(pages 1-7).</p>
5(1)(j)	<p>A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011;</p>	Appendix 8 of the AEE	<p>Addressed, in section 7 of Appendix 8. Applicant has provided summary of why they deem this clause to not be relevant to this application.</p>
5(1)(k)	<p>The conditions that the applicant proposes for the resource consent.</p>	Appendix 44 to the AEE	<p>Addressed. The applicant's proposed conditions are provided within Appendix 44.</p>
5(1)(l)	<p>if a notice under section 30(3)(b) or (5) has been received,—</p> <p>(i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and</p>	Refer to Appendix 5.	<p>Addressed. a written notice has been from Auckland Council has been provided as Appendix 5, dated 20 November 2025. Auckland Council has confirmed that the written notice</p>

	(ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.		remains accurate and final at the time of receiving the consultation package sent by the EPA on 20 January 2026.
5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6.	Refer Section 11 of the AEE, page 72 onwards	Addressed , generally within section 11 of the AEE (page 72-96). Some clause 6 information provided in other application documents, see clause 6 assessment below.
5(4)(b)	An assessment of the activity's effects on the environment that covers the matters specified in clause 7.	Refer Section 11 of the AEE, page 72 onwards	Addressed , generally within section 11 of the AEE (page 72-96). Some clause 7 information provided in other application documents, see clause 7 assessment below.
6	(1) The assessment of an activity's effects on the environment must include the following information: <ol style="list-style-type: none"> an assessment of the actual or potential effects on the environment; if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use; 	(a) - refer section 11 of AEE, (b) - refer Appendix 40, (c) - refer to Appendix 31, 29 and 39, (d) - refer all technical reports and	Addressed: <ul style="list-style-type: none"> (a) assessment provided within section 11 of AEE (pages 72-96) (b) provided within Appendix 40 (c) provided within appendix 31 (Wastewater Discharge Assessment), Appendix 29 (water

<p>(c) if the activity includes the discharge of any contaminant, a description of—</p> <ul style="list-style-type: none"> (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment; <p>(d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity;</p> <p>(e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal;</p> <p>(f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision;</p> <p>(g) if the scale and significance of the activity’s effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved:</p>	<p>section 11.12 of the AEE, (e) - refer to Appendix 7, (f) - refer to appendix 7.1 and 7.2, (g) - refer to appendix 7.1 and 7.2, (h) - refer to various technical reports and conditions in Appendix 44, (i) - N/A</p>	<p>and Wastewater Design Report), and 39 (air discharge assessment).</p> <ul style="list-style-type: none"> • (d) Discussed within 11.12 of AEE and provided within the various technical reports that were provided as appendices to the application. • (e) A summary of all consultation carried out within adjacent and interested parties are provided within Appendix 7. • (f) Provided within appendix 7.1 (Tangata Whenua Consultation Summary) and 7.2 (Cultural Impact Assessments and applicant response). • (g) Monitoring addressed within section 11.12 of AEE, proposed conditions within Appendix 44, and the various technical reports that were provided as appendices to the application.
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	<p>(h) an assessment of any effects of the activity on the exercise of a protected customary right.</p>		<ul style="list-style-type: none"> • (h) Not applicable to this application.
7	<p>The assessment of an activity's effects on the environment must cover the following matters:</p> <p>(a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects;</p> <p>(b) any physical effect on the locality, including landscape and visual effects;</p> <p>(c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity;</p> <p>(d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;</p> <p>(e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants;</p> <p>(f) any unreasonable emission of noise:</p>	<p>Refer section 11 of the AEE, page 72 onwards</p>	<p>Addressed within section 11 of the AEE (pages 72 – 96) as the Appendices references within this section.</p>

	(g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.		
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	Refer to Appendix 42	Addressed , Rules assessment document, including permitted activity rule assessments provided as Appendix 42.
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document	Not applicable to this application.	Not applicable
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaitai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.	Not applicable to this application.	Not applicable

CHECKLIST A1 – Subdivision or reclamation resource consent

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
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If this application is for a subdivision consent, please adequately define the matters set out in clause 8(1) below. If no subdivision consent is sought, please enter n/a.

8(1)(a)	The position of all new boundaries	See Appendix 10	Addressed, Scheme Plans showing proposed boundaries provided as Appendix 10.
8(1)(b)	The areas of all new allotments, unless the subdivision involves a cross lease or company lease or unit plan	See Appendix 10	Addressed, Proposed allotments provided within Appendix 10.
8(1)(c)	The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips	See Appendix 10	Addressed, Proposed reserves (land in lieu of reserve) shown in Appendix 10.

8(1)(d)	The locations and areas of existing esplanade reserves, esplanade strips, and access strips	No esplanade reserves or strips, or access areas are required. See Appendix 17 to the AEE.	Not applicable, Appendix 1 (record of titles and interests) & Appendix 4 (legal interests)
8(1)(e)	The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991	Not applicable to this application	N/A (no water bodies to be vested)
8(1)(f)	The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991	Not applicable to this application	N/A (no coastal marine area to be vested)
8(1)(g)	The locations and areas of land to be set aside as new roads	See Appendix 10	Addressed , Proposed roads shown within Appendix 10.

If this application is for a reclamation consent, please include the information to show the area to be reclaimed set out in clause 8(2) below. If no reclamation consent is sought, please enter n/a.

8(2)(a)	The location of the area to be reclaimed	N/A	Not applicable
8(2)(b)	If practicable, the position of all new boundaries	N/A	Not applicable

8(2)(c)	Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	N/A	Not applicable
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CHECKLIST F – Archaeological authority

Clause, Schedule 8	Information required for an approval described in section 43(3)(i) Archaeological Authority	Application Reference	EPA
2(1)(a)	a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates	See information provided in section 6 of the AEE and Appendix 1 to the AEE.	Addressed , a description of the site is provided in section 6 of the of the AEE. A map of the subject site is provided as Figure 2 of the AEE (page 18).
2(1)(b)	the name of the owner of the relevant land, if the applicant is not the owner of the land	See section 6.1 of the AEE and Appendix 4	Addressed , the owners and occupiers of the properties which make up the subject site is provided in Table 2 of the AEE (page 18-19).
2(1)(c)	proof of consent, if the owner of the relevant land has consented to the proposed activity	Consent to seek all necessary approvals is provided as a term	Addressed , as referenced (consent to all approvals is provided as a

		of condition sale and purchase agreements for the properties. See section 6.1 of the AEE beginning at pg 18, and Appendix 4 to the AEE.	term of condition sale and purchase agreement).
2(1)(d)	confirmation that the application complies with section 42 , 43, and 44 of the Act	This application complies with sections 42, 43, 44 of the Fast-track Approvals Act 2024.	Confirmed.
	confirmation that the application relates solely to a listed project or a referred project	This application relates solely to a project listed in Schedule 2 to the Fast-track Approvals Act 2024 - Delmore.	Confirmed.
	any fee, charge, or levy payable under regulations in respect of the application is paid.	All applicable fees, charges, and levies have been paid.	Confirmed.

2(1)(e)	a description of each archaeological site to which the application relates and the location of each site	Refer to Appendix 23	Addressed , arch sites relevant to the project site shown and discussed within Archaeological Background section of Appendix 23 (page 16).
2(1)(f)	a description of the activity for which the authority is sought	Refer to Section 7 of the AEE, and Appendix 23	Addressed , within section 7 of AEE (page 35), and within Effects of Proposal section of Appendix 23.
2(1)(g)	a description of how the proposed activity will modify or destroy each archaeological site	The application relates generally to the subject site. Modifications will only occur if new sites are discovered. Refer to Appendix 23	Addressed, within Effects of Proposal section of Appendix 23.
2(1)(h)	except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of— (i) the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and	Refer to Appendix 7.1 and 7.2.	Addressed , Māori values assessed within Appendix 7.2 (cultural impact assessments). General archaeological values assessed within Appendix 23.

	(ii) the effect of the proposed activity on those values		
2(1)(i)	<p>a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected—</p> <ul style="list-style-type: none"> (i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or (ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable). 	Refer to Appendix 7.1 and 7.2.	Addressed , Consultation with tangata whenua and other parties provided within Appendices 7, 7.1 and 7.2.
	Additional information applicants may include in their application for an approval described in section 43(3)(i) Archaeological Authority	Application Reference	
	Have any archaeological authorities been granted for this location in the past?	No. Only recommendation to grant on previous application which was subsequently withdrawn	Addressed

	Identification of the relevant planning overlays, i.e. are there any relevant Heritage or QEII covenants or Heritage Orders, District Plan schedules, New Zealand Heritage list/Rārangi Kōrero entries?	There are two recorded archaeological sites within the project site. These are not impacted by Delmore. No other relevant planning overlays apply.	Addressed
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CHECKLIST F1 – Archaeological authority: Approval for person to carry out activity

Clause 7(5), Schedule 8	Information required for an approval described in clauses 7(1) and (2)(b) (approval of person to carry out activity)	Application Reference	EPA
(a)	Evidence that the person carrying out the activity under an authority has sufficient skill and competency, is fully capable of ensuring that the proposed activity is carried out to the satisfaction of Heritage New Zealand Pouhere Taonga, and has access to appropriate institutional and professional support and resources	Refer Appendix 23.2	Addressed , Details on approved person and their relevant experience provided in Appendix 23.

(b)(i)	In the case of a site of interest to Māori, evidence that the person carrying out the activity under an authority has the requisite competencies for recognising and respecting Māori values	Refer Appendix 23.2	Addressed , requisite competencies relevant to Māori values detailed within Appendix 23.
(b)(ii)	In the case of a site of interest to Māori, evidence that the person carrying out the activity under an authority has access to appropriate cultural support	Refer Appendix 23.2	<u>Addressed for the purposes of the act</u>

CHECKLIST J – Listed project information requirements

Section, Fast-track Approvals Act	Information required for a substantive application under section 43(2) and section 13(4)	Application Reference	EPA (office use only)
13(4)(a)	a description of the project and the activities it involves	Refer to Section 7 of the AEE.	Addressed , a brief description of the proposed activities is provided in section 2.1.1 (page 9) of the Assessment of Environmental Effects document (AEE), and a more detailed description is provided in section 7 (pages 35 – 61)

13(4)(c)	information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24)	Refer Appendix 41	Addressed, Ineligible activities assessment provided as Appendix 41
13(4)(d)	a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application	Refer to section 6 of the AEE and the architectural drawings at appendix 9	Addressed , a brief description of the proposed activities is provided in section 2.1.1 (page 9) of the Assessment of Environmental Effects document (AEE), and a more detailed description is provided in section 7 (pages 35 – 61)
13(4)(e)	the anticipated commencement and completion dates for construction activities (where relevant)	Refer to Appendix 46	Addressed , Project timeline provided as Appendix 46.
13(4)(f)(i)	a statement of whether the project is planned to proceed in stages and, if so an outline of the nature and timing of the stages	Refer to section 7 of the AEE, and staging plans included in Appendix 9 and 10.	Addressed , Staging discussed within section 7 of AEE. Stage plans provided within Appendices 9 and 10.
13(4)(h)	a description of the anticipated and known adverse effects of the project on the environment	Refer Section 11 of the AEE	Addressed , generally within section 11 of the AEE (page 72-96).

13(4)(i)	a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991	There are no prohibited activities under the RMA	Addressed.
13(4)(j)	<p>a list of the persons and groups the applicant considers are likely to be affected by the project, including—</p> <ul style="list-style-type: none"> (i) relevant local authorities; (ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; (iii) other relevant iwi authorities; (iv) relevant Treaty settlement entities; (v) relevant protected customary rights groups and customary marine title groups; (vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou; (vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011; (viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981; 	Refer to the consultation report in Appendix 7.	Addressed , within Appendix 7 (consultation report).

13(4)(k)	<p>a summary of—</p> <ul style="list-style-type: none"> (i) the consultation undertaken for the purposes of section 29 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and (ii) how the consultation has informed the project: 	Refer to Appendix 7, 7.1 and 7.2.	Addressed
13(4)(l)	a list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements	Refer to Appendix 8	Addressed. Relevant Treaty settlements listed and assessed within Appendix 8(pages 1-7).
13(4)(m)	a description of any processes already undertaken under the Public Works Act 1981 in relation to the project	Not applicable to this project. Although approvals under the Public Works Act 1981 will be required later for road stopping and construction of the NoR 6 road.	Not applicable
13(4)(n)	a statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019	Not applicable to this application.	Not applicable

13(4)(o)	information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area	Not applicable to this application.	Not applicable
13(4)(p)	a statement of whether the applicant is seeking a determination under section 23 and, if so, an assessment of the effects of the activity on the relevant land and on the rights and interests of Māori in that land	Not applicable to this application.	Not applicable
13(4)(q)	a statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of— (i) the scale and adverse effects of the existing electricity infrastructure; and (ii) how, if at all, that scale or those adverse effects are anticipated or known to change as a result of the maintenance, upgrading, or continued operation of the infrastructure	Not applicable to this application.	Not applicable
13(4)(r)	a statement of whether the applicant is seeking a determination under section 24(4) and, if so,— (i) a description of every alternative site considered by the applicant (or, if the referral application is lodged by more than 1 person, any of those persons) for the construction and operation of the new electricity lines (the activity); and	Not applicable to this application.	Not applicable

	<p>(ii) for each alternative site considered,—</p> <ul style="list-style-type: none"> (A) a statement of the anticipated and known financial cost of undertaking the activity; and (B) a description of the anticipated and known adverse effects of undertaking the activity; and (C) a description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity; and (D) a description of any issues (including financial cost) that would make it impractical to undertake the activity on the site; and (E) an assessment of whether it would be reasonable and practical to undertake the activity on the site, taking into account the matters referred to in subparagraphs (A) to (D) and any other relevant matters 		
13(4)(s)	<p>a description of the applicant's legal interest (if any), or if the application is lodged by more than 1 person, the legal interest of any of those persons) (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work</p>	<p>See Appendix 4.</p>	<p>Addressed, Legal interests document provided as Appendix 4.</p>

13(4)(t)	an outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant	See section 8 of the AEE.	Addressed , approvals required are detailed within section 8 of AEE.
13(4)(u)	whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and,— (i) if an application has been made, details of the application: (ii) if a decision has been made, the outcome of the decision and the reasons for it:	A previous fast track application for Delmore has been lodged and withdrawn. Refer Section 4.2 of the AEE for further detail.	Addressed , project background information provided in section 4 of AEE. Project 4.2 details previous Fast-Track application.
13(4)(v)	a description of whether and how the project would be affected by climate change and natural hazards	See technical reports including flood hazard assessment (appendix 35) and geotechnical report (appendix 20)	Addressed , climate change and natural hazards potential impacts on subject site provided within Appendices 20 (geotechnical report) and 35 (flood hazard assessment report).

13(4)(w)	if the application is lodged by more than 1 person, a statement of the proposed approval to be held by each of those persons	Not applicable.	Not applicable
13(4)(x)	a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the application is lodged by more than 1 person, any of those persons) under a specified Act	No enforcement actions have been taken against Vineway Ltd.	Addressed.
13(4)(y) 13(4)(y)(i), clause 2 of Schedule 5	<p>Please provide the information specified below for the relevant approval(s) sought. This is the information specified in the relevant schedule.</p> <p>Resource consent or designation</p> <p>(a) an assessment of the project against—</p> <ul style="list-style-type: none"> (i) any relevant national policy statement; and (ii) any relevant national environmental standards; and (iii) if relevant, the New Zealand Coastal Policy Statement; and 	Refer to Section 12 of the AEE.	<p>Addressed, the following relevant national policy documents have been addressed in Section 12 of the AEE.</p> <ul style="list-style-type: none"> • National Policy Statement on Urban Development 2020 (page 97-98) • National Policy Statement on Freshwater Management 2020 (page 99-100) • National Policy Statement for Indigenous Biodiversity (Page 100-101)

			<ul style="list-style-type: none"> • New Zealand Coastal Policy Statement 2010 (Page 101) • Other National Policy Statements (Page 101).
	<p>(b) in relation to any proposed approval that is a resource consent, whether, to the best of the applicant's knowledge, there are any existing resource consents of the kind referred to in section 30(3)(a).</p>	<p>Auckland Council has confirmed there are no existing resource consents of this kind. See Appendix 5</p>	<p>Addressed. a written notice from Auckland Council confirming there are no consents of this kind has been provided as Appendix 5, dated 20 November 2025. Auckland Council has confirmed that the written notice remains accurate and final at the time of receiving the consultation package sent by the EPA on 20 January 2026.</p>
13(4)(y)(ii), clause 3 of Schedule 5	<p>Change or cancellation of resource consent condition</p> <p>The information to be provided under section 13(4)(y)(ii) is information about whether and how the change or cancellation of the condition is material to the implementation or delivery of the project.</p>	<p>See section 8.7 of the AEE.</p>	<p>Addressed, within section 8.7 of AEE.</p>

13(4)(y)(iii), clause 4 of Schedule 5	<p>Certificate of compliance</p> <p>The information required to be provided under section 13(4)(y)(iii) is information that shows the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent. Include information that shows that the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent.</p>	<p>Not applicable to this application.</p>	Not applicable
13(4)(y)(iv), clause 2 of Schedule 6	<p>Concession</p> <p>(1) The information in subclause (2) is required to be provided under section 13(4)(y)(iv) if a proposed concession includes a lease and—</p> <p>(a) the lease would be for a term (including any renewals) that will or is likely to be more than 50 years; and</p> <p>(b) the granting of the lease would trigger a right of first refusal or a right of offer or return.</p> <p>(2) Confirmation that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purposes of the proposed lease.</p>	<p>Not applicable to this application.</p>	Not applicable

13(4)(y)(v), clause 23 of Schedule 6	<p>Land exchange</p> <p>(1) The information required to be provided under section 13(4)(y)(v) is (a) - (e) below:</p> <p>(a) a description of both land areas proposed for exchange (for example, maps showing areas and location, addresses, and legal descriptions where possible):</p>	<p>Not applicable to this application.</p>	Not applicable
	<p>(b) the financial value of the land proposed to be acquired by the Crown:</p>	<p>Not applicable to this application.</p>	Not applicable
	<p>(c) a brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate:</p>	<p>Not applicable to this application.</p>	Not applicable
	<p>(d) if the land exchange would trigger a right of first refusal or a right of offer or return, confirmation that the applicant has written agreement from the holder of the right of first refusal or right of offer or return that the holder has agreed to waive that right for the purpose of the land exchange:</p>	<p>Not applicable to this application.</p>	Not applicable
	<p>(e) confirmation by the applicant that no part of any land to be exchanged by the Crown is –</p> <p>(i) land listed in Schedule 4; or</p>	<p>Not applicable to this application.</p>	Not applicable

	(ii) a reserve declared to be a national reserve under section 13 of the Reserves Act 1977		
13(4)(y)(vi), clause 2 of Schedule 9	<p>Standard or complex freshwater fisheries activity approval</p> <p>(2) The information required to be provided under section 13(4)(y)(vi) is the following:</p> <p>(a) whether an in-stream structure is proposed (including formal notification of any dam or diversion structure) and the extent to which this may impede fish passage; and</p> <p>(b) whether any fish salvage activities or other complex freshwater fisheries activities are proposed.</p>	Not applicable to this application.	Not applicable
13(4)(y)(vii), clause 2 of Schedule 10	<p>Marine consent</p> <p>(1) The information required to be provided under section 13(4)(y)(vii) is-</p> <p>(a) information about whether the Minister of Conservation is an affected person;</p>	Not applicable to this application.	Not applicable
	<p>(b) additional information about whether the applicant has already made an application for a consent under the EEZ Act in relation to the project, and, if so,—</p> <p>(i) details of any application made; and</p>	Not applicable to this application.	Not applicable

	(ii) the decisions made on that application; and (iii) information about the matters that the Minister may consider under section 22(6):		
	(c) additional information (in a summary form) about compliance or enforcement action taken against the applicant by the EPA under the EEZ Act.	Not applicable to this application.	Not applicable
13(4)(y)(viii), clause 2 of Schedule 11	Access arrangement (1) Confirmation that the applicant has complied with section 12(2) (for the purposes of section 13(4)(y)(viii)).	Not applicable to this application.	Not applicable

<p>13(4)(y)(ix), clause 15 of Schedule 11</p>	<p>Mining permit</p> <p>(1) For the purposes of section 13(4)(y)(ix), the information is—</p> <ul style="list-style-type: none"> (a) a copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown owned mineral; (b) the name and contact details of the proposed permit participants and the proposed permit operator; (c) a proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both; (d) evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme; (e) information about the proposed permit holder's history of compliance with mining or similar permits and their conditions; (f) the proposed date on which the substantive application is intended to be lodged; (g) if the authorised person proposes to provide information under section 37, the date on which the person intends to provide that information; 	<p>Not applicable to this application.</p>	<p>Not applicable</p>
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	<p>(h) the proposed duration of the permit:</p> <p>(i) if the proposed approvals include a mining permit for petroleum,—</p> <p>(i) a map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be same area as the area over which the mining permit application is intended to be made), and the extent of the resource to which the development plan relates:</p> <p>(ii) the resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System:</p> <p>(iii) a high-level overview of the following:</p> <p>(A) the proposed field development plan:</p> <p>(B) the proposed date for the commencement of petroleum production:</p> <p>(C) the economic model for the project:</p> <p>(D) the proposed duration of the proposed mining permit:</p> <p>(E) decommissioning plans:</p>		
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	<p>(j) if the proposed approvals include a mining permit for minerals other than petroleum,—</p> <p>(i) a map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates;</p> <p>(ii) for minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted;</p> <p>(iii) whether the application will be for a Tier 1 or Tier 2 permit;</p> <p>(iv) an estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology);</p> <p>(v) an indicative mine plan;</p> <p>(vi) a high-level overview of the following:</p> <p>(A) the proposed mining method;</p>		
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	<p>(B) the proposed date for the commencement of mining and estimated annual production;</p> <p>(C) the economic model for the project;</p> <p>(D) the status of or anticipated timing for completing any prefeasibility or feasibility studies;</p> <p>(E) the proposed methods for processing mined material and handling and treating waste;</p> <p>(F) anticipated plans for mine closure and rehabilitation.</p> <p>(2) For the purpose of subclause (1)(j)(iv), for a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.</p>		
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Appendix 2: Consultation Summary

The following agencies were consulted with to inform the assessment of the application for completeness. Each agency was requested to confirm whether the application documentation provided by the EPA regarding the proposal as provided by the applicant meets the requirements of sections 42 and 43 of the Act and is provided in sufficient detail to satisfy the purpose of the Act in accordance with section 44 of the Act.

1. Consultation with Auckland Council as the relevant consent authority for the following approvals under the Resource Management Act 1991:

- Resource consent (section 42(4)(a) of the Act)
- Change or cancellation of resource consent condition (section 42(4)(b) of the Act)

Response from Auckland Council:

Thank you for your notification letter (dated 13 January 2026) regarding the lodgement of a substantive application for a comprehensive development of approximately 1,250 residential dwellings and associated features, referred to as 'Delmore' under the Fast-Track Approvals Act 2024 (FTAA) and requesting Auckland Council comments as part of the completeness check, with a deadline to respond by 20 January. In terms of your request as to whether the submitted documentation meets the requirements of sections 42 and 43 of the Act, and is provided in sufficient detail to satisfy the purpose for which it is required in accordance with section 44 of the Act, I note that an initial planning check of the lodgement has been undertaken and I am of the view that the application meets the requirements of the Act.

2. Consultation with Heritage New Zealand Pouhere Taonga as the administering agency for the following Acts:

- application for an archaeological authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014

Response from Heritage New Zealand Pouhere Taonga:

HNZPT confirms that all documentation has been provided that is required for an archaeological authority application.

HNZPT confirms that there are no current competing archaeological authority applications under the Heritage New Zealand Pouhere Taonga 2014 Act that relate to the same activity and site.