

7 November 2025

Auckland Council  
Attn: [REDACTED]  
Via email: [REDACTED]

Tēnā koe [REDACTED]

**Delmore Fast Track Approval – Notification of Approvals Sought under the Resource Management Act 1991**

As you will be aware, Vineway Ltd is lodging an application for approvals under the Fast Track Approvals Act 2024 ('FTAA') for Delmore, which is listed in Schedule 2 of the FTAA. The project involves the subdivision of just over 109 hectares in 6 contiguous lots (at 88, 130 and 132 Upper Ōrewa Road and 53A, 53B and 55 Russell Road) and the construction of a master-planned urban, residential development of approximately 1250 homes.

Section 30(2) of the FTAA states that the person authorised to lodge an application for a listed project under the FTAA must notify the consent authority if its application will seek an approval described in section 42(4)(A)(resource consent) of the FTAA.

This letter is to notify Auckland Council that Vineway Ltd's application will seek approvals for activities that would otherwise be granted resource consent under sections 9, 11, 14 and 15 of the Resource Management Act 1991.

Section 30(3) of the FTAA requires the consent authority that receives the notice to advise the authorised person by written notice, of any existing resource consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act, or confirm there are no existing resource consents of this kind.

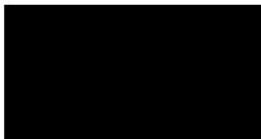
On this basis, can Auckland Council please confirm by the **21 November 2025** whether there are any existing resource consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply, or confirm that there are no existing resource consents of this kind.

We look forward to hearing from you.



Yours sincerely | Nāku noa, nā

Barker & Associates Limited



Associate



**Barker & Associates**

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20 November 2025

[REDACTED]  
Barker & Associates  
[REDACTED]

Dear [REDACTED],

**Subject: Response to Notification under Section 30 of the Fast-track Approvals Act 2024: Delmore Fast-Track**

Thank you for your notification dated 7 November 2025 regarding your intention to lodge a substantive application for Delmore under the Fast-track Approvals Act 2024 (FTAA). We understand that the project involves the subdivision of just over 109 hectares in 6 contiguous lots (at 88, 130 and 132 Upper Ōrewa Road and 53A, 53B and 55 Russell Road) and the construction of a master-planned urban, residential development of approximately 1250 homes.

We note that the requirements of section 30 of the FTAA are relevant where a person intends to make an application for a resource consent to undertake an activity under any of sections 12, 13, 14, and 15 of the Resource Management Act 1991 (RMA) involving the use of a natural resource. For the avoidance of doubt, section 30 requests do not relate to section 9 land use or s11 subdivision consents.

In accordance with section 30(3)(a) of the FTAA, Auckland Council has reviewed its records and confirms that there are no existing resource consents of that kind.

If you have any questions or require further clarification, please do not hesitate to contact me by email.

Yours sincerely,

[REDACTED]  
[REDACTED]  
Principal Project Lead, Premium Unit  
Auckland Council