

IN THE MATTER

of the Fast-track Approvals Act 2024 (**FTAA**)

AND

IN THE MATTER

of an application for approvals by Vineway Limited (**Applicant**) to subdivide and develop 109 hectares of Future Urban Zone land into 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 - Project FTAA-2502-1015 – Delmore (**Application / Proposal**)

**FIFTH MEMORANDUM OF COUNSEL FOR AUCKLAND COUNCIL,
AUCKLAND TRANSPORT, AND WATERCARE SERVICES LIMITED**

Dated: 6 August 2025

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BROOKFIELDS
LAWYERS

MAY IT PLEASE THE PANEL:

1. The Council family acknowledges receipt of Minute 17 dated 5 August 2025 directing expert planning and engineering conferencing to be facilitated by Mr Dave Serjeant.
2. At this stage, we advise that it is envisaged that Council family attendees will include experts for Auckland Council, Auckland Transport, and Watercare Services Limited. Details of relevant experts, including their availability, are presently being confirmed.
3. In the meantime, while the appropriate personnel / attendees are being identified, we respectfully seek the Panel's clarification on the following matters to ensure appropriate expert participation:
 - (a) The questions in Appendix 1 specifically reference the "location of the bush lot covenant areas and those areas that will be subject to ecological protection" (Question 2). Would the Panel find it beneficial for ecological experts to participate in the conferencing alongside planning and engineering experts, given the specific focus on ecological protection areas and bush covenant management?
 - (b) The Minute and Appendix 1 focus extensively on wastewater management solutions (Questions 5-6) and the Applicant's proposed Common Infrastructure conditions that include wastewater treatment facilities. However, there is no specific reference to water supply infrastructure. Does the Panel intend for the expert conferencing to address water supply infrastructure and related conditions (an area of concern also raised in the Council family's comments), or is the scope intentionally limited to wastewater management only?

DATED the 6th day of August 2025



Matt Allan / Rowan Ashton / Michelle Hooper
Counsel for Auckland Council family