

11.11.2025

Fast-track Consenting  
Ministry for the Environment | Manatū Mo Te Taiao  
Wellington

By email: [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

## **VINEWAY LIMITED- 88, 130 AND 132 UPPER ŌREWA ROAD AND 53A, 53B AND 55 RUSSELL ROAD, WAINUI**

### **Introduction**

1. My name is [REDACTED], a member of Chartered Accountants Australia and New Zealand, and the director of Myland Partners (NZ) Ltd and Vineway Ltd.
2. [REDACTED] is my fellow director in Vineway Ltd and together we are proposing to undertake a residential development at 88, 130 and 132 Upper Ōrewa Road and 53a, 53b and 55 Russell Road, Wainui (project).
3. In broad terms, the project at 88, 130 and 132 Upper Ōrewa Road and 53a, 53b and 55 Russell Road, Wainui, is a residential development, comprising of approximately 1250 residential dwellings<sup>1</sup>, with a variety of configurations and intended to be within an accessible price range, and, for the most part, notably below the price of houses in the surrounding area.
4. Vineway Limited has been set up to undertake the project and is the entity applying to have it listed in the schedule to the Fast-track Approval Act, and who would ultimately apply for authorisations under that Act if its schedule application is successful.
5. [REDACTED] is an experienced and awarded property development visionary with 26 years of expertise, specialising in the acquisition, management and development of land.
6. His extensive knowledge includes proficiency in special government programs including the Housing Accords and Special Housing Areas Act 2013 (HASA), where approval was granted for a 327 lot subdivision in Hobsonville, Auckland (called Manawa) in 2014, as well as a project referred and consent obtained for a 433 lot subdivision in Ōrewa, Auckland under the COVID-19 Recovery fast-track process in 2019. This project (called Strathmill) is effectively directly over SH1 from the project site.

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<sup>1</sup> The current draft scheme plan shows 1250 residential lots, but this may change during detailed design.

7. [REDACTED] leads an in-house team of specialists encompassing sales and marketing, design, consenting, and delivery, ensuring comprehensive oversight and execution of all our projects.

### **Company structure and relationships**

8. As noted above, this project is being undertaken by Vineway Limited, but overseen by a related entity, Myland Partners (NZ) Limited.
9. Myland Partners (NZ) Limited is a real estate investment firm, with a specialisation in the acquisition, management and development of property. It operates as the marketing and management company for a number of developments, which are undertaken by special purpose vehicles, usually individually incorporated for specific developments. The entity used by Myland Partners (NZ) Limited to deliver the Strathmill project referred to above was Shildon Limited.
10. Vineway Limited is a special purpose vehicle that was incorporated in September 2023 and the project is its sole development. Myland Partners (NZ) Limited and Vineway Limited are related entities.
11. Other developments which Myland Partners (NZ) Limited has been the umbrella company include:
  - (a) 15-17 Scott Road, Hobsonville (327 sections); and
  - (b) 84 Fred Taylor Drive, Westgate (244 sections)
  - (c) 33 Red Hills Road, Massey (470 sections)
  - (d) 13 Nanjing Road, Pukekohe (384 sections)
  - (e) 250-256 West Hoe Heights, Orewa (433 sections);

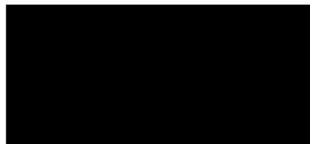
### **Enforcement Action and Compliance**

12. Neither Vineway Limited nor Myland Partners (NZ) Limited has faced enforcement action for non-compliance with resource consent conditions or adverse environmental effects. Similarly, none of the special purpose vehicle companies used to deliver the projects listed at paragraph 14 above have faced enforcement action for non-compliance with resource consent conditions.

**Conclusion**

13. I hope the above information is of assistance to the Environmental Protection Agency and the expert panel considering Vineways' application for approvals under the Fast-track Approvals Act 2024.
  
14. Thank you for your consideration.

Yours sincerely,


Director of Myland Partners (NZ) Ltd and Vineway Ltd

30th April, 2024

**TO: MINISTRY FOR THE ENVIRONMENT**

**RE: MYLAND PARTNERS GROUP OF COMPANIES (“MYLAND”) FAST TRACK APPLICATION IN  
RELATION TO “PROJECT DELMORE”**

To whom it may concern:

***Fiera Capital Corporation – An Overview***

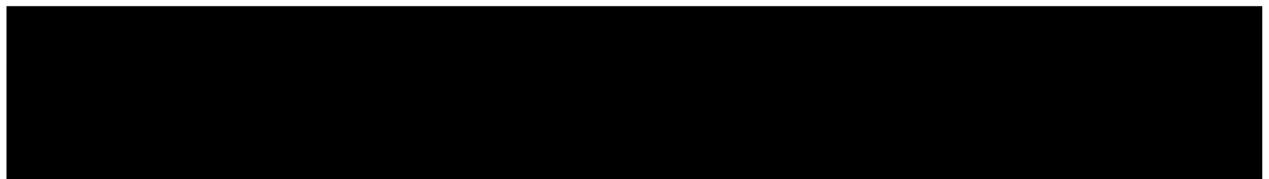
Fiera Capital Corporation (“**Fiera**”) is a global, independent asset management firm with over US\$122.6 billion in assets under management as of 31<sup>st</sup> December, 2023.

Fiera delivers customized, multi-asset solutions across traditional and alternative asset classes to institutional, retail and private wealth clients across North America, Europe, and in key markets in Asia. Fiera is headquartered in Montreal, Canada, and is listed on the Toronto Stock Exchange with the ticker “**FSZ**”.

***Overview of Fiera’s Funding for Myland***

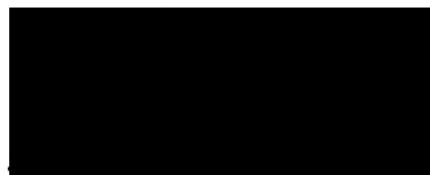
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***Future Funding Support***



Please feel free to contact me if you have any questions.

Your faithfully



Managing Director and Portfolio Manager

**Fiera Capital (Asia) Hong Kong Limited**



Email : [\[REDACTED\]](#)

# myland

P A R T N E R S

DRIVING DEVELOPMENT THROUGH A FOCUS ON QUALITY AND INNOVATION



For over 26 years, the Directors of Myland Partners have led the conception and execution of prominent land subdivision projects across New Zealand. Our current portfolio showcases significant large-scale developments throughout the country.

Collaborating with top-tier architectural firms, we design award-winning, master-planned urban communities tailored to meet the discerning needs of homebuyers, offering not just a dwelling, but a lifestyle, security, and promising capital gains.

At Myland Partners, our primary focus is on pioneering innovative residential developments. We are steadfast in our dedication to delivering high-quality residential solutions, having proudly undertaken over 3000 sections within various development projects across New Zealand, consisting of;

- 1088 sections handed over in the last 5 years
- 770 lots currently being developed for handover in the next 2 years
- 1200 sections being undertaken for development

Our in-house team of specialists in sales and marketing, design, consenting, and delivery ensures the comprehensive and meticulous execution of all our projects.



## MILESTONES

- 2013** Myland Partners incorporated with a vision to develop land for residential communities
- 2014** Approval granted for a 327 lot subdivision in Hobsonville, Auckland under the Housing Accords and Special Housing Areas Act 2013 (HASA)
- 2015** Rezoning from rural land to residential achieved in Hobsonville - Auckland paving the way for residential development
- 2016** Myland is the first developer to break ground in the Redhill's Westgate precinct
- 2018** A solution is agreed with all stakeholders for wastewater and potable water paving the way for a major development in Massey
- 2022** Myland breaks ground on its first South Auckland project in Pukekohe.
- 2023** Myland achieves consent for a 433 lot subdivision in Ōrewa, Auckland under the COVID-19 Recovery fast-track process in 2019.





## MANAWA & SCOTT POINT

Mānawa Living is a thoughtfully master-planned community situated at Scott Point, Hobsonville, Auckland. The project comprises a 327 lot subdivision of generous sized sections. High-quality landscaping, green areas, coupled with an unbeatable coastal connection have made Manawa a particularly attractive development.





#### MANAWA & SCOTT POINT PROJECT SUMMARY

- Hobsonville Greenfield Development
- 327 Residential Sections
- Consented in 2017
- Settlement and Construction in 2018
- Complete / Handed Over



## MALBEC

Malbec is an exciting new subdivision in Westgate, in the heart of Auckland's rapidly growing North-West. There are 244 sections all within close proximity to transport, education, shopping and other amenities. Beautiful landscaping and intelligent urban design have helped lift the standard and improved the attractiveness and desirability of Malbec.



## MALBEC PROJECT SUMMARY

- Launched mid 2017
- Westgate Greenfield Development
- 244 Sections
- Complete / Handed Over



## CARDINAL WEST

Cardinal West is a 470 lot Greenfield Development in Red Hills, the prime precinct of Westgate. North facing, it's situated perfectly to make the absolute most of the rapidly developing communities of Auckland's North Western corridor.

An exciting new residential community of architecturally designed stand-alone homes located in one of Auckland's fastest growing and most desirable precincts.



## CARDINAL WEST PROJECT SUMMARY

- Launched in December 2019
- Westgate Greenfield Development
- 470 Sections
- Affordable, Stand-alone Homes
- Positioned For First Home Buyers
- Stage 1-4 and 6 Complete and Handed Over (411 Lots)
- Stage 5 – Titles Expected in May 2024 (59 Lots)







## STOCKMAN LIVING

Stockman Living is a charming new subdivision in the heart of Pukekohe. This 384 lot master planned community offers the best of both worlds; relaxed rural living, whilst still being close to amenities. Motor racing and organic markets are Pukekohe's major attractions. This large country town is always buzzing with activity.



## STOCKMAN PROJECT SUMMARY

- Launched September 2021
- Pukekohe Greenfield Development
- 384 Sections
- Efficient Building Sites
- Positioned for First Home Buyers
- Earthworks commenced in March 2022
- Stage 1A settled April 2024 and Stage 1B settled in July 2024.





## STRATHMILL

Strathmill – the latest exciting property development in the beautiful Orewa community. The stunning architecturally designed master planned development features high quality, more affordable urban designed homes. Strathmill will consist of 433 pre-designed resource consented homes on a 24 hectare live zoned residential site, comprising 424 standalone homes, 7 terrace homes and 2 duplexes.



## STRATHMILL PROJECT SUMMARY

- Resource Consent Approved under Covid 19 Fast Track Legislation in September 2023
- Orewa Greenfield Development
- 433 Sections
- Efficient Building Sites
- Positioned for First Home Buyers
- Construction started in October 2023





## OUR AWARDS

Our dedication to top quality property development has been recognised with several prestigious awards, including the NZIA 2006 and 2010 Resene Local Awards for Architecture, the YBE 2005 Award and the NZIA 2003 Wellington Urban Design Award.

