

Kia ora Andrew

Your position is noted. Please feel free get in touch anytime. Vineway's offer to meet still stands.

Ngaa mihi

Madeleine

Madeleine Wright | Barrister

MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010

PO Box 537, Shortland Street, Auckland 1140



Madeleine Wright | Barrister

MILLS LANE CHAMBERS

M [REDACTED]



From: Andrew Cave [REDACTED]

Sent: Thursday, 5 March 2026 8:57 AM

To: Madeleine Wright [REDACTED]

Cc: Andrew Allsopp-Smith [REDACTED]

Andrew [REDACTED]

Shona Oliver [REDACTED]

Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora koutou,

We do not wish to have further discussion regarding the application before the panel. The brief feedback provided reflects the position of our group and as you can appreciate, we have various mahi to deal with and limited resources. In resource management planning, not all feedback will be positive and an applicant for a significant proposal cannot expect to achieve unanimous support. The ecology and engineering consultants are working for the developer so will try to promote it as meritorious. A range of views will be expressed.

Nāku, nā



Andrew Cave MNZPI
Environmental Planning Advisor
Ngā Maunga Whakahii o Kaipara



From: Madeleine Wright [REDACTED]
Sent: Tuesday, 3 March 2026 9:58 am
To: Andrew Cave [REDACTED]
Cc: Andrew Allsopp-Smith [REDACTED] Andrew [REDACTED]
[REDACTED] Shona Oliver [REDACTED]
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Andrew and Shona

Thank you for getting back to me.

I am sure you will appreciate that for Vineway it is difficult to leave the comments as they are because they express opposition to the Delmore project and relate to matters that Vineway has worked very hard with other iwi and Auckland Council to address. With that in mind, and acknowledging your time constraints, would it be possible to have a brief Teams call, say half an hour, to see if your concerns can also be resolved. Vineway can have the project ecologist and its traffic and civil engineers join the call so they can respond to any questions direct.

Thank you again for your time.

Kind regards

Madeleine

Madeleine Wright | Barrister
MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010
PO Box 537, Shortland Street, Auckland 1140



Madeleine Wright | Barrister
MILLS LANE CHAMBERS

M [REDACTED]
[REDACTED]



From: Andrew Cave [REDACTED]
Sent: Monday, 2 March 2026 2:56 PM
To: Madeleine Wright [REDACTED]
Cc: Babette Morris [REDACTED] Andrew Allsopp [REDACTED]
[REDACTED] Andrew Fawcett [REDACTED] Shona Oliver
<[REDACTED]@kaiparamoana.com>
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Madeleine

Thank you for the additional invitation from Vineway/MyLand Partners to meet to discuss. As advised, we do not wish to carry out any cultural values assessment in respect of the proposal. We have provided our broad comments about the proposed development, ecological impacts, and servicing in the absence of municipal reticulation (sewerage). Our position is to leave the process to now run its course.

Nga mihi



Andrew Cave MNZPI
Environmental Planning Advisor
Ngā Maunga Whakahii o Kaipara

[REDACTED]
[REDACTED]

From: Madeleine Wright [REDACTED]
Sent: Friday, 13 February 2026 2:42 pm
To: Andrew Cave [REDACTED]
Cc: Babette Morris [REDACTED] Andrew Allsopp [REDACTED]
[REDACTED] Andrew Fawcett [REDACTED] Shona Oliver
<[REDACTED]>
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Andrew

Andrew is keen to meet to discuss. As I said, he is happy to drive up. When would suit?

Kind regards

Madeleine

Madeleine Wright | Barrister
MILLS LANE CHAMBERS

M [REDACTED]
[REDACTED]
[REDACTED]



From: Andrew Cave [REDACTED]
Sent: Friday, 13 February 2026 1:30 PM
To: Madeleine Wright [REDACTED]
Cc: Babette Morris [REDACTED] Andrew Allsopp [REDACTED]
[REDACTED] Andrew Fawcett [REDACTED] Shona Oliver
<[REDACTED]>
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora koutou

Thank you for the further explanations given on 28 January from Vineway and the follow-up reminders.

Our position and views on the proposal (as re-lodged 23 December), in principle, have not changed.

Nga mihi



Andrew Cave MNZPI
Environmental Planning Advisor
Ngā Maunga Whakahii o Kaipara

m: [REDACTED]
[REDACTED]

From: Madeleine Wright <[REDACTED]>
Sent: Thursday, 12 February 2026 1:49 pm
To: Andrew Cave [REDACTED]
Cc: Babette Morris [REDACTED] Andrew Allsopp-Smith
[REDACTED] Andrew Fawcett [REDACTED]
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora ano Andrew

As referred to in earlier emails, please find attached the recently completed on-site flora and fauna survey.

I look forward to hearing back about whether the info provided has resolved your concerns or whether you would like to meet to discuss further.

Ngaa mihi

Madeleine

Madeleine Wright | Barrister

MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010

PO Box 537, Shortland Street, Auckland 1140



Madeleine Wright | Barrister

MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010

PO Box 537, Shortland Street, Auckland 1140



From: Madeleine Wright

Sent: Monday, 2 February 2026 2:42 PM

To: Andrew Cave [REDACTED]

Cc: Babette Morris [REDACTED] Andrew Allsopp-Smith

[REDACTED] Andrew Fawcett <[REDACTED]>

[REDACTED] [REDACTED] FID15277]

Hi Andrew

Madeleine here, yes that is fine. Andrew is available to meet when suits you, if that would be helpful. Do you want to put a date in the diary as a placeholder now, or shall I touch base again in a few weeks' time?

In the meantime, feel free to touch base with any questions you have as you work through the material provided last week.

Ngaa mihi

Madeleine

Madeleine Wright | Barrister

MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010
PO Box 537, Shortland Street, Auckland 1140



From: Andrew Cave [REDACTED]
Sent: Monday, 2 February 2026 2:10 PM
To: Madeleine Wright [REDACTED]
Cc: Babette Morris [REDACTED] Andrew Allsopp-Smith
[REDACTED] Andrew Fawcett [REDACTED]
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Babette

Just letting you know that we received your email of last Wednesday and I hadn't had a chance yet to go through the information. In terms of next week, can you give us a couple of weeks again to understand the situation then reply? That's preferable for us in consideration of our resourcing and availabilities.

Nga mihi



Andrew Cave MNZPI
Environmental Planning Advisor
Ngā Maunga Whakahii o Kaipara



From: Madeleine Wright <[REDACTED]>
Sent: Monday, 2 February 2026 10:54 am
To: Andrew Cave <[REDACTED]>
Cc: Babette Morris <[REDACTED]> Andrew Allsopp-Smith
<[REDACTED]> Andrew Fawcett <[REDACTED]>
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Andrew

I am following up on my 28 Jan email below to see if you'd like Andrew, and any members of the technical team, to come up for a kōrero after Waitangi.

I'll give you a call later today or tomorrow to follow up.

Ngaa mihi

Madeleine

Madeleine Wright | Barrister

MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010

PO Box 537, Shortland Street, Auckland 1140



Madeleine Wright | Barrister

MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010

PO Box 537, Shortland Street, Auckland 1140



From: Madeleine Wright <[REDACTED]>

Sent: Wednesday, 28 January 2026 2:55 PM

To: Andrew Cave <[REDACTED]>

Cc: Babette Morris <[REDACTED]> Andrew Allsopp-Smith

<[REDACTED]> Andrew Fawcet <[REDACTED]>

Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Andrew

Thank you for sending the Trust's comments on Delmore through ahead of Christmas. Vineway lodged its substantive application with the EPA on 23 December 2025 in accordance with its development schedule, but it sees engagement as ongoing and has spent time working through your comments since returning to work in the new year.

The company director Andrew Fawcet and development manager Andrew Allsopp-Smith are hoping that the responses below will address your concerns. Mr Fawcet has also suggested that once you've had a chance to review, he comes up to meet with you in person to discuss any remaining concerns, and talk through the project more generally. If it would be helpful there is also no issue with members of the technical team assisting Vineway joining Andrew and coming up to answer any questions in person.

Concern 1: development is premature because there is insufficient infrastructure, on-site waste-water solution of particular concern

Response:

Roading infrastructure: The traffic report prepared by traffic engineers Commute Ltd has identified what road upgrades are needed to support the development (within input from Auckland Council and Auckland Transport) and these are required to be undertaken by Vineway as a condition of consent.

Water supply infrastructure: Vineway has separately applied for a water take and supporting bore infrastructure to provide an on-site potable water solution if a connection to the public network is not available. This is well progressed. Vineway also understands that at the very least with the upgrades scheduled for mid 2030s, Delmore will be able to connect to the public water supply network. It may of course be connections are available earlier. Vineway is therefore seeking approval for the infrastructure needed to connect to the public network as part of its fast-track application to ensure this option is available.

Wastewater infrastructure: Vineway is seeking consent for the infrastructure needed to enable a connection to provide for this when available. However, its primary wastewater infrastructure solution for stage 1 is on-site treatment and consent is sought to provide for this. This approach is consistent with that of other developments in north Auckland (and also increasingly more widely around the city) because of current capacity constraints and the Army Bay WWTP and the timing for upgrades to be completed. For Delmore, the on-site wastewater treatment and discharge process generally involves the following steps which results in a final water product that is essentially at international potable drinking water standard:

- Wastewater is collected to the WWTP, large solids are removed by screens, and then flows are evened out in a balance tank.
- The Membrane Aerated Biofilm Reactor – Membrane Bioreactor (MABR–MBR) system combines biological treatment with membrane filtration to remove organic matter, nutrients, suspended solids and pathogens, producing very high-quality treated wastewater within a compact footprint.
- Reverse Osmosis (RO) further polishes the MABR-MBR permeate by removing dissolved salts, nutrients and trace contaminants, producing an exceptionally high-quality permeate stream that is essentially at potable drinking level.
- The RO process results in two liquid streams, one of exceptionally high quality that can be discharged into even the most sensitive environments or re-used, and the other containing the rejected contaminants that cannot pass through the membrane (RO reject)

For stage 1, during all months other than summer (i.e. March to November), all treated wastewater can be discharged on-site via either a rock filled land infiltration trench, located directly adjacent to the WWTP or irrigation fields distributed throughout the development site. So, in terms of your concerns about numerous truck movements every day, this is not required during most of the year. During these periods there will be some truck movements for chemical delivery and sludge removal, but these are small vehicles and infrequent. In summer there will be some trucks associated with removing treated water from the site. This is because during the summer months (ie. December to February), land disposal capacity is limited (due to the lower rainfall and lower flows within the watercourses), which means that excess treated wastewater must be removed from the site by tanker for off-site disposal. In this scenario, treated wastewater will be pumped from the WWTP to the wastewater filling station located where the site meets Russell Road. The number of frequency of trucks is set out on the APEX report which I have included in the link.

For stage 2, disposal is not possible on site although the WWTP can be upgraded to treat stage 2 wastewater. This means that if it is still not possible to connect the public network at the time stage 2 proceeds Vineway will need to apply for consents for disposal.

To cover the situation where if following the grant of this consent, Watercare advises that a connection to the public wastewater network is expected to become available within a short timeframe, Vineway has also sought consent to temporarily manage wastewater by trucking untreated wastewater off-site to an approved disposal facility. This approach recognises that it would not be commercially viable or efficient or practical to construct and commission the on-site WWTP to service only a small number of dwellings for a limited period, particularly where a permanent connection to the public network is expected shortly thereafter. Again, details are in the APEX report in the link.

Commute Ltd has confirmed that the truck movements associated with either option are acceptable and won't adversely impact the transport network. Odour and noise have also been assessed and conditions requiring any mitigations identified by SLR (noise) and AirMatters (odour) have been proposed. Although it is important to note that trucking treated water from the WWTP has limited issues attached because the wastewater has been treated to a very high standard.

Hopefully the detail in the APEX, SLR, and AirMatters reports addresses your concerns about the on-site option.

Concern 2: development is located increasingly distant from sustainable communities and forms fragmented ribbon-development further into the hinterland

Response:

The Delmore site is located directly west of the already under-construction Ara Hills and to the north of the also underway Milldale. It is therefore essentially filling the final hole in planned residential development (i.e. within residential or future urban zoned land) on the western side of SH1, as opposed to forming ribbon development that is disconnected or distanced from existing communities. No part of the development is within the rural zone. The urban design team supporting the project has also undertaken an assessment of surrounding amenities to confirm the Delmore community will have access to everyday needs. This confirms that it will, and the community will be further supported by 2 neighbourhood parks and a commercial area within the site. I have included the urban design assessment which addresses these matters in the folder link below.

Concern 3: Weed disbursement from vacant lots into neighbouring lots and household gardens give rise to spread of invasive species

Response:

You are correct that in referring to vegetation gains the application and supporting materials are generally referring to area, although Viridis Consultants' (Viridis) accounted for loss of biomass in offset calculations. Viridis has also advised that there is no way to shortcut the growth of trees and agrees with you that it will take decades for all of the planting to fully mature, but that those planted areas still provide important ecological value during that establishment period and a large increase in ecological values compared to what is currently on-site. Viridis has noted that this is particularly so for the Stage 2 area which is covered in gorse, woolly nightshade and pampas. The development will actually reduce the amount of these species currently present and as such also reduce the seed source of these species. Moth plant is dispersed by wind not people, so if not already present it will eventually get there at the same rate with or without the development. Responsibility for the initial establishment plan is proposed to sit with the applicant, along with planting responsibilities, which ensures continuity of responsibility during the sales period. Maintenance then will fall to the residents societies, which has been a successful approach at other developments. Overall, Viridis' view is that it is a better outcome to have revegetation with some weeds vs farm land with lots of weeds.

Household garden weed-related spread is mitigated by the fact that the development includes comprehensive on-lot planting, with species reviewed by Auckland Council and DOC. Although of course people may plant other things, this reduces pest plant planting because of restrictions on available space. Within stage 2 there is also a walkway proposed around the vegetation within the centre of the stage, which Auckland Council requested partly for connectivity benefits but also because it provides a buffer between individual lots and passive surveillance of people dumping weeds.

Please refer to the ecological assessment prepared by Viridis and the memorandum prepared by Terra Studio in the folder below for the detail sitting behind these comments. I have also included the landscape plan set so you can see the planting mixes.

Concern 4: The scale of the development means there would be considerable risk of pets interfering with avifauna and other wildlife in surrounding bush areas

Response:

As a general point, I note that the application and ecological assessment are based on the assumption that all native avifauna, bat, and lizards species potentially living within the site because of the available habitat are indeed there. The development was designed on that basis, with setbacks reflecting that potential, and the fauna management plan was also prepared on that basis. Viridis has recently completed further, detailed, on-site surveys to confirm if this presumption was correct. Vineway is happy to provide the results of these when available (expected in the next few weeks). The initial indication Vineway has is that the on-site surveys reveal that the approach taken was a conservative one.

On receiving your comments, Vineway has been working with Viridis about how best to manage potential fauna effects from domestic pets, in particular cats. Its advice has been that conditions / covenants of this nature are very difficult to monitor and enforce, which speaks against their inclusion. At this stage, where Vineway has landed based on Viridis' advice is to propose a condition requiring covenants preventing cat ownership within the stage 2 area. There are two reasons for this focus on stage 2. First, this is the stage adjoining the Nukumea Reserve and the areas identified as significant natural areas in the Auckland Unitary Plan, and which has the largest internal area of established vegetation. Second, buffering is also an effective method for managing impacts of domestic pets. The stage 2 area provides a buffer between stage 1 and the Reserve and other vegetated areas referred to above.

Thank you again for taking the time to engage with Vineway about Delmore. I am hopeful that these responses and the documents provided will help to address your concerns. As I noted at the outset, Mr Fawcett is keen to come up and meet with you in person to discuss any remaining issues and the project more generally. If this is of interest, is there a day/time the week after Waitangi (beginning 9 Feb) that would suit?

[REDACTED]

I look forward to hearing from you,

Ngaa mihi nui

Madeleine

Madeleine Wright | Barrister
MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010

PO Box 537, Shortland Street, Auckland 1140

**Madeleine Wright** | Barrister**MILLS LANE CHAMBERS**

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010

PO Box 537, Shortland Street, Auckland 1140



From: Andrew Cave <[REDACTED]>
Sent: Wednesday, 24 December 2025 10:05 AM
To: Madeleine Wright <[REDACTED]>
Cc: Babette Morris <[REDACTED]>
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Madeleine,

Please find our feedback attached.

Nga mihi,



Andrew Cave MNZPI
Environmental Planning Advisor
Ngā Maunga Whakahii o Kaipara

m: [REDACTED]

e: [REDACTED]

From: Madeleine Wright <[REDACTED]>
Sent: Friday, 19 December 2025 12:00 am
To: Andrew Cave <[REDACTED]> Babette Morris <[REDACTED]>
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Andrew

[Wastewater](#)

The primary option being put forward is an on-site treatment plant. This is being put forward because at this point Watercare has indicated it is unlikely to connect the development to the public network after the 2031 upgrade. Engagement with Watercare has been positive however so this might change. This option sees wastewater treated to a standard that is close to potable drinking standards applied internationally using a reverse osmosis process. Most of the time this treated water will be discharged to land on-site. During summer some won't be because of the stream flows and the desire to avoid risk of changing instream communities. During this summer period there will be some transporting of treated water by truck to a disposal site (either that owned by Whangarei DC or one by Chem Waste or, possibly, one owned by Watercare). This is done by piping the treated water to a holding tank at the bottom of the site which is connected to a filling station. The trucks go there and use the turning circle to get into position, and fill.

The site can take on-site discharges from the first 475 dwellings, after that an alternative land disposal location will all be needed for the remaining houses (if on-site treatment is still required, although the later timing means a public connection is more likely to have become available). There will be a condition of consent requiring the location for disposal to have been identified and any approvals granted before those further houses are occupied.

The second option being put forward is connecting to the public network. The on-site infrastructure is being designed so that it can connect to an on-site treatment plant or to the public network.

The holding and transporting off-site of untreated wastewater is only sought as a transition mechanism to cover the situation where a connection to the public network is available but there is a time lag between the upgrades to the Army Bay Wastewater Treatment Plant and the first houses coming to market. This is intended to provide a shorter term solution that avoids the environmental impacts and inefficiencies of constructing an on-site plant that will only be operating for a short period or will only service a small number of houses. In this case the untreated wastewater would be delivered to trucks in the way described above for trucking of treated water.

Movement of streams

Morphum Ltd who undertook the geomorphic risk assessment has explained that streams can result in erosion and incising that mean that the width or location of a stream can move horizontally and / or that the stream can cut down deeper. This can have implications for the efficacy of stability measures. The assessment undertaken looked at the estimated potential for this to happen for all streams on the site, and then made recommendations in conjunction with geotechnical engineers for how to make sure no stability issues would arise for neighbouring development in the long term and these have been adopted.

Doubling of native vegetation

You are correct that this means site area, however there will be biomass improvement over and above this because there is also enhancement planting proposed in existing areas of native veg. The planting is supported by a planting maintenance and implementation plan, that includes a 5 year establishment period where there is regular monitoring of planted vegetation and replacement if vegetation perishes. This has been designed by the landscape architects and

ecologists assisting with the project to ensure genuine establishment so that growth and regeneration can occur over time, acknowledging as you have said that this is a long term thing. I have attached the revegetation plans for you here. These don't show all the street and on lot vegetation which also adds to the overall cover, but they show the wider planting that will take place.

I trust this helps and happy to provide anything further.

Ngaa mihi

Madeleine

Madeleine Wright | Barrister

MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010

PO Box 537, Shortland Street, Auckland 1140



Madeleine Wright | Barrister

MILLS LANE CHAMBERS

M [REDACTED]

Level 27, 125 Queen Street, Auckland, 1010

PO Box 537, Shortland Street, Auckland 1140



From: Andrew Cave <[REDACTED]>

Sent: Thursday, 18 December 2025 1:24 PM

To: Babette Morris <[REDACTED]>

Cc: Madeleine Wright <[REDACTED]>

Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora,

Would it be possible please to know more about points 5, 6, and 8?

Regarding 5, what would an option for on-site water supply mean? Also, what were the findings/statements from the panel about the on-site or interim wastewater treatment option. Wasn't aware that rather than a treatment plant, tanker-ing off wastewater is proposed.

Regarding 6, what is meant by streams potentially moving horizontally and vertically over time?

Regarding 8, presumably the "doubling of native vegetation" (when complete) means the nominal site areas allocated for it and not the actual biomass? Revegetation projects take

decades, if not generations, to emulate a comparative habitat to established native forest.

Once we get the information, we should be in a position to comment more categorically on the application/new masterplan.

Nga mihi,



Andrew Cave MNZPI
Environmental Planning Advisor
Ngā Maunga Whakahii o Kaipara

m: [REDACTED]
e: [REDACTED]

From: Babette Morris <[REDACTED]>
Sent: Tuesday, 25 November 2025 3:24 pm
To: Andrew Cave <[REDACTED]>
Cc: Madeleine Wright <[REDACTED]>
Subject: RE: [External] Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Andrew,

Thanks for your email.

The applicant decided to withdraw the application to provide it with additional time to work with Auckland Council, including in relation to water and wastewater servicing as noted in your email.

I have set out a summary of the changes as between the first masterplan and the new master plan below. I have also included additional commentary on ecology given the points raised in your email. Although not raised in your email, I've also included a comment at the bottom about how effects on existing identified cultural sites are being managed and the cautious approach being taken to earthworks to manage any further discoveries. These have been developed with and agreed by Ngāti Manuhiri, Ngāti Whananunga, and Te Kāwarau ā Maki.

We would be happy to organise a conversation with the project architect and/or ecologist (or any of the applicant's other technical advisors) if that would be helpful.

Overview of changes

1. The total number of lots included in the first application was 1217. At this stage (noting the lot layout is being worked on and is a draft in order to take into account any comments) the new masterplan includes approx. 1198 lots which goes up to 1210 if the stage 1 park is not acquired by Auckland Council. Stage 2 also includes a 9300m² superlot.

2. Walkways that were proposed through existing areas of native vegetation within the site have been removed because of concerns raised by Auckland Council's ecology team. However, walkways are still proposed throughout the site and up towards the Nukumea Reserve, they will just be located in areas are not vegetated, or where the track will be constructed and vegetation planted at the same time (an example of this is the track in the southeastern corner of the site).
3. Two collector roads have been introduced, one running through each stage of the development. These will accommodate buses, which means buses can circuit through the development as well as moving up and down the central road (which was always provided for). The western collector road will have a separate cycle lane. The central road has also been shifted slightly to the west after it curves south from the top of the site. This sees the alignment match with the concept plan for the road prepared by Auckland Transport.
4. The new masterplan includes two neighbourhood parks, each located around the centre of each stage of the development. It also includes a commercial area to the north of the western park which was requested by Auckland Council.
5. Like the first application, the new application will still seek to provide Vineway Ltd with options for managing wastewater in order to have flexibility to respond to upgrades to the public network. These will still include the same on-site treatment option as described in the response letter and ability to connect to the public network. The on-site treatment option has truck movements associated with it to remove the treatment process waste and to remove treated water during the summer. However, the second application will also seek a third option for the stage 1 development area only which is to hold untreated wastewater and remove this off-site for disposal elsewhere (e.g. to a treatment facility). This is to provide Vineway Ltd with a short term option if the timing of the development and the timing of upgrades to the public system mean that an alternative solution is only required for a small number of houses and/or for a short period of time. This avoids the impact and cost of installing an on-site treatment plant that will be used by only a small number of houses or for a short period of time. Vineway Ltd is also looking to have an on-site option for water supply, as an alternative to connecting to the public network and that application is currently with Auckland Council.
6. Vineway Ltd is now proposing an adaptive management condition for earthworks, alongside the suite of conditions included in the first application requiring GD05 compliance erosion and sediment control. This requires progressive monitoring as earthworks are undertaken and puts restrictions on the extent of earthworks undertaken at a given time. This is intended to provide another precautionary measure for controlling sediment. Vineway Ltd has also engaged Morphum Ltd to undertake a geomorphic risk assessment. This has looked at the potential for the streams to move horizontally and vertically overtime to determine if earthworks or houses need to be set further back from waterways or if different structural measures are needed. This assessment has confirmed that all set backs are suitable and has seen some changes to the nature of the retaining walls along a small number of waterways. This has been undertaken to take a precautionary approach to protecting stream health and to ensuring the development is resilient.
7. The extent of earthworks will be slightly different because of the changes to the scheme plan, but this is not expected to be notable. Earthworks plans for the revised masterplan design are still being worked on, but the overall extent will still be limited to around 54% of the site.
8. The extent of enhancement and new planting is the same, and protecting and enhancing the existing native vegetation and waterways remains a central objective of the development. The natural environment is a critical part of the development. Across the project site there will be a doubling of native vegetation when the project is complete (to approx. 40ha) as well as over 3ha of wetland ecosystem. The new application includes some adjustments to planting mixes to ensure that the vegetation used is focused on returning the ecosystem back to the same type of native forest it was originally. Other changes have been made to increase the proportion of flowering/fruitlet species to better support bird life. This planting means that the Delmore development actually reduces existing fragmentation of native forest, and will provide an ecological corridor between the Nukumea Reserve SEA to the north of the site and the SEA to the south of the site. Development is set back at least 10m from waterways, and once planting is complete in most locations urban living is much further from waterways than this. Riparian planting will all be done with riparian species. The upshot of this approach to design is that Vineway's ecological advisors, the team at Viridis Consultants, have found that the Delmore development will provide a significant regional benefit through its contribution to addressing the region's current biodiversity crisis.

The relevant part of their assessment is reproduced below. This is from further information provided to the panel in relation to the first application:

“Ecosystems globally are undergoing rapid transformation due to human activities and environmental changes like climate change, threatening biodiversity and the vital ecosystem services it provides (Singers et al., 2017b). The Auckland region supports a diverse range of ecosystems and species but faces significant pressures from habitat loss, fragmentation, invasive species, diseases, pollution, and climate change (Auckland Regional Council, 2010). Many ecosystem types in Auckland have been reduced to less than 10% of their original extent since pre-human times. Overall, only about 30% of indigenous vegetation cover remains, with just 23% of original indigenous forest and scrub ecosystems intact (Griffiths et al., 2021). Only 16% of the WF11 ecosystem (kauri, podocarp, broadleaf forest) remains in the Auckland region (Griffiths et al., 2021). The Auckland region is also home to over 200 native terrestrial and freshwater species classified as threatened or at risk (Auckland Council, 2020). These losses reflect over 150 years of urbanisation, agriculture, and land clearance, resulting in nearly 40% of Auckland’s terrestrial and wetland ecosystems being classified as Critically Endangered (Singers et al., 2017b). Wetlands have suffered similarly severe declines. Pre-human wetland cover in Auckland is estimated at ~21,000 hectares, but now freshwater wetlands cover less than 0.5% of the land area, indicating a loss of over 97% (Auckland Council, 2017; Auckland Council, n.d.).

Within the site, the WF11 ecosystem was historically present but has now been largely removed or degraded. Currently, approximately 23.5 hectares of native-dominant vegetation exist on-site, of which about 12 ha are WF11. The native dominant vegetation within the site was disconnected and pest plant species such as gorse (*Ulex europaeus*), woolly nightshade (*Solanum mauritianum*), pampas (*Cortaderia selloana*), willow (*Salix* spp.) and blackberry (*Rubus fruticosus*) were common. Mr. Statham compares the adjacent Scenic Reserve with the subject site to make a point that the site is not delivering a similar sized area of planting, and therefore cannot be a regionally significant contribution. It is considered that this statement is reductive and inconsiderate of the planning and spatial context. The Nukumea Scenic Reserve which Mr. Statham refers to is zoned Open Space – Conservation Zone. The subject site is zoned Future Urban Zone, and as such, is anticipated to be subject to urban development under the AUP. The Delmore project includes approximately 32 ha of indigenous revegetation planting, more than doubling the site’s existing native vegetation. It also enhances the ecological value of the existing vegetation by providing buffering and improving connectivity. Planting will focus on restoring the WF11 ecosystem, supporting the recovery and connectivity of this endangered forest type, of which only 16% remains regionally. This represents a meaningful contribution to reversing the decline of WF11. In addition to these terrestrial gains, the planting will enhance around 2 ha of existing wetland and 6 kilometres of stream habitat, while also creating 0.2 ha of new wetland, contributing to efforts to address the region’s extensive wetland loss.

By increasing the diversity and abundance of native plant species, the proposed planting will better support a wider range of indigenous fauna, including birds, invertebrates, and lizards that rely on native vegetation for food, shelter, and breeding habitat. Enhancing habitat diversity and abundance will create a mosaic of ecological niches across the site, while improved connectivity, both within the site and with surrounding natural areas, will allow for greater movement of native species, promoting gene flow and recolonisation of restored areas. These improvements will also help buffer the site’s and the neighbouring ecosystems from future environmental pressures, such as pest incursions and the effects of climate change, thereby strengthening ecological resilience.

Collectively, these outcomes will significantly enhance the ecological value of the site, transitioning it from a fragmented and partially degraded state to a functioning, interconnected indigenous ecosystem. They will also improve ecological connectivity and provide additional buffering to the Nukumea Reserve, supporting its overall ecological integrity. Given the widespread loss and fragmentation of native habitats across the Auckland region, where many ecosystem types, such as WF11 ecosystems and wetlands, have been reduced to a fraction of their original extent, this project represents a regionally significant ecological gain. By actively restoring threatened ecosystem types, supporting native species recovery, and addressing the loss of ecological connectivity, the project will make a meaningful and measurable contribution to tackling Auckland’s ongoing decline of indigenous biodiversity.”

9. A fauna management plan covering avifauna, bats, lizards is still required as a condition of consent, as it was for the first application. However, surveys are being undertaken this summer as opposed to be required as a pre-construction condition. Surveys were proposed as a pre-construction condition in the first application because

that is the approach taken in the conditions applying to the NOR6 road designation which runs through the site, and a significant portion of which will be constructed as part of the Delmore development.

The approach to cultural sites of significance has not changed with the new application but, as noted above, I thought it would be helpful to set this out. When the site was first identified for the Delmore development there as one known, identified cultural site within the project area. After an on-site assessment by archaeological experts Clough Ltd, a second historical Māori site was located within the project site. This is shown in the image below. The already identified site is identified to the top of the image, and the new site to the left of the image. This image uses the original master plan but there is not change to the development extent in the new masterplan:



Earthworks are therefore not proposed within either site, so both will be retained. However, given Clough Ltd's advice that there is potential for other sites with the project area, an archaeological authority is still being sought out of caution. The authority will require:

- The identified sites at R10/1573 to be temporarily fenced during site works, and vegetation clearance and planting in the vicinity (specifically, the yellow outlined area in the image below), to be undertaken with archaeological supervision.
- Vegetation clearance and planting within the areas identified in purple in the image below, to be undertaken with archaeological supervision given identified potential for further sites in these locations. This isn't proposed for the northern identified site because of its distance from the works area.

The image below uses the first masterplan, but the same approach is being applied to the second masterplan.:



- Earthworks for the installation of the culverts also undertaken with archaeological supervision given identified potential for additional archaeological sites in these locations.
- In addition to the areas recommended for archaeological monitoring, the entire project area will be covered by an archaeological authority which will require site visits by an archaeologist to be undertaken if any archaeological sites are discovered.

- At this stage, the conditions of consent require the applicant to invite Ngāti Manuhiri, Ngaati Whanaunga, and Te Kāwarau ā Maki to undertake cultural monitoring at various stages of earthworks (e.g. topsoil striping) and also to be contact promptly if anything is discovered. These conditions were agreed in response to the CIA's prepared by these iwi in relation to the first application.
- Out of caution, the resource consent conditions will include a condition that the accidental discovery approach in the AUP is adopted if there is no archaeological authority in place. It is anticipated that an authority will be in place and will be granted under the fast-track approvals act.

Thank you for getting back to me so promptly and I trust the above is clear and what you need. It would be much appreciated if you could please let me know how you want to progress from here as soon as possible.

Ngā mihi | Kind regards

Babette Morris

Solicitor



Berry Simons Environmental Law

Level 1, Old South British Building, 3-13 Shortland Street, Auckland

PO Box 3144, Shortland Street, Auckland 1140

T 09 969 2300

W [REDACTED]

This communication is confidential information and may also be legally privileged, intended only for the persons named above. If this communication is not addressed to you, you must not use, read, distribute or copy this document. If you have received this document by mistake, please call us immediately (collect to the person and number above) and destroy this original message.

Thank you.

From: Andrew Cave <[REDACTED]>
Sent: Tuesday, 25 November 2025 8:25 am
To: Babette Morris <[REDACTED]>
Subject: [External]RE: Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Kia ora Babette,

Thank you for the enquiry.

As background information, can you supply us with anything outlining the reasons for the recent withdrawal from Fast-track referral? Seem to recall issues with wastewater capacity. In terms of the updated Masterplan, can the revisions be summarised. e.g. Potentially 1210 residential lots? Differences to infrastructure? Can you advise on earthworks area/volumes and any fragmentation of ecological corridors to enable development.

We'll need time to consider the information before making any comments on the proposal.

Nga mihi,



Andrew Cave MNZPI
Environmental Planning Advisor
Ngā Maunga Whakahii o Kaipara

m: [REDACTED]

e: [REDACTED]

From: Resource Management Services <[REDACTED]@kaiparamoana.com>
Sent: Friday, 21 November 2025 2:57 pm
To: Andrew Cave <[REDACTED]>
Subject: FW: Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]



Shona Oliver
Kaiwhakahaere Te Tari Taiao
Ngā Maunga Whakahii o Kaipara

m: [REDACTED]

e: [REDACTED]@kaiparamoana.com

a: Office: Restall Road, Woodhill, Waimauku RD3, Auckland 0883
P O Box 315, Kumeu 0810, Auckland
p: 0800 695 247
w: [www.kaiparamoana.com]www.kaiparamoana.com



From: Babette Morris <[REDACTED]>
Sent: Friday, 21 November 2025 12:57 pm
To: Resource Management Services <[REDACTED]@kaiparamoana.com>
Cc: Madeleine Wright <[REDACTED]>
Subject: FW: Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Tēnā koe,

We have been advised that Micah no longer works for Ngāti Whātua o Kaipara. Please see below our email for your review regarding Delmore's revised fast-track application.

Ngā mihi | Kind regards

Babette Morris

Solicitor



Berry Simons Environmental Law

Level 1, Old South British Building, 3-13 Shortland Street, Auckland

PO Box 3144, Shortland Street, Auckland 1140

T 09 969 2300

W [REDACTED]

This communication is confidential information and may also be legally privileged, intended only for the persons named above. If this communication is not addressed to you, you must not use, read, distribute or copy this document. If you have received this document by mistake, please call us immediately (collect to the person and number above) and destroy this original message.

Thank you.

From: Babette Morris

Sent: Friday, 21 November 2025 12:49 pm

To: [REDACTED]

Cc: [REDACTED] <[REDACTED]@kaiparamoana.com>; Madeleine Wright

<[REDACTED]>

Subject: Delmore 2 Fast Track Application- Revised Masterplan [BS-SAGA.FID15277]

Tēnā koe Micah,

We are making contact with you again on behalf of Vineway Ltd to inform Ngāti Whātua o Kaipara that since the withdrawal of the original Delmore fast-track application, it is progressing towards lodging its revised second application in the near future.

The changes to the masterplan are **attached** for your review. This is a conceptual document, highlighting the key differences in the overall design of the development between the first application and the second application. There may be further changes to respond to input from experts and from consultation.

Should you have any questions, please do not hesitate to get in touch.

Ngā mihi | Kind regards

Babette Morris

Solicitor



Berry Simons Environmental Law

Level 1, Old South British Building, 3-13 Shortland Street, Auckland

PO Box 3144, Shortland Street, Auckland 1140

T 09 969 2300

W [REDACTED]

This communication is confidential information and may also be legally privileged, intended only for the persons named above. If this communication is not addressed to you, you must not use, read, distribute or copy this document. If you have received this document by mistake, please call us immediately (collect to the person and number above) and destroy this original message.

Thank you.