



FW: Invitation to comment on Delmore - FTAA-2512-1164

From Andrew Cave [REDACTED]
Date Tue 14/04/2026 09:19
To FastTrack Substantive <substantive@fasttrack.govt.nz>

7 attachments (3 MB)

23 Dec 2025 comments Fasttrack application Delmore (Upper Orewa).pdf; Appendix 7.1 Tangata Whenua Consultation Summary Redacted.pdf; RE [External] Delmore 2 Fast Track Application Revised Masterplan [BS SAGA.FID15277].eml; ; ; ;

Kia ora,

Further to what is in Appendix 7.1, we attach more recent correspondence about the above application. The consultation summary suggests that the last dialogue (between the applicant and us) was on 18-12-2025, however we provided the attached 1-page of feedback on 23-12-2025. In response to that there were some email exchanges, ending on 05-03-2026. I attach this outlook file (with the more recent emails since the 18-12-2025 date stipulated in Appendix 7.1) for your records and the purposes of your current assessment.

Nga mihi,



Andrew Cave MNZPI
Environmental Planning Advisor
Ngā Maunga Whakahii o Kaipara

[REDACTED]

From: Shona Oliver [REDACTED]
Sent: Monday, 13 April 2026 12:37 pm
To: Andrew Cave [REDACTED]
Subject: FW: Invitation to comment on Delmore - FTAA-2512-1164

FYI



Shona Oliver
Kaiwhakahaere Te Tari Taiao
Ngā Maunga Whakahii o Kaipara

[REDACTED]

[REDACTED] Waimauku RD3, Auckland
0883
P O Box 315, Kumeu 0810, Auckland
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From: Ngā Maunga Whakahii Admin <admin@kaiparamoana.com>
Sent: Monday, 13 April 2026 10:37 am
To: Shona Oliver [REDACTED]
Subject: Fw: Invitation to comment on Delmore - FTAA-2512-1164

FYI

Ngā mihi



Administration
Ngā Maunga Whakahii o Kaipara

[REDACTED]
a:Office: 5 Rere place, [REDACTED]

[REDACTED]

w: www.kaiparamoana.com



From: Substantive <Substantive@fasttrack.govt.nz>
Sent: Wednesday, 1 April 2026 12:18 pm
Subject: Invitation to comment on Delmore - FTAA-2512-1164

Tēnā koe

Notice of application by Vineway Limited, and invitation to comment under the Fast-track Approvals Act 2024

Notice of Application

On 12 January 2026, Vineway Limited lodged an application with the Environmental Protection Authority (EPA) for the Delmore project under the Fast-track Approvals Act 2024 (the Act). The application included applying for the following:

- an approval described in section 42(4)(a), (c) or (d) (resource consent, certificate of compliance or designation);
- an approval described in section 42(4)(i) (archaeological authority)

On 2 February the EPA determined that the application complied with section 46(2) of the Act. On 12 February 2026 the EPA decided under Ministerial delegation that the application does not have competing applications or existing resource consents under section 47 of the

Act and has now referred the application to the Delmore expert panel (the Panel) for processing and decision.

A copy of the application(s) and supporting documents can be accessed on the Fast-track website: <https://www.fasttrack.govt.nz/projects/delmore/2026-reapplication/2026-substantive-application>

Invitation to Comment

The Panel invites you to comment on the above application under sections 53 and 54 of the Act.

If you wish to comment on the application, please submit your comments to the Fast-track Team by email to substantive@fasttrack.govt.nz with the project name in the subject line. A response form is enclosed to assist you with providing relevant details.

To assist timeframes to be met, email is the preferred method for response, if you are unable to submit your comments digitally, you may respond by post to Delmore Fast-track Application, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140.

Your comments must be received by the Fast-track Team no later than close of business Monday 4 May 2026. There is no right for you (or any other person) to seek a waiver of this time limit.

The Fast-track Team will forward copies of any comments received to Vineway Limited and the Panel.

If you comment on the application, the Panel will also invite you to comment on the draft conditions at a later stage. If you do not comment on the application, you will be notified of the decision on the application when it is made.

Māori Consultation Groups¹, that submit written comments may be entitled to a financial contribution under Schedule 2 of the Fast Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices, refer to the Fast-track webpage on applying for a contribution fee payment: <https://www.fasttrack.govt.nz/process/te-poka-pu-maori-maori-information-hub/whakahoki-korero-how-can-we-provide-feedback/applying-for-a-contribution-fee-payment>.

Important information

Your personal information will be held by the EPA and used in relation to the project consent application process. You have the right to access and correct personal information held by the EPA. Certain information in relation to your comments on the application will become public as the EPA will publish a copy of your comments on the Fast-track website.

If you are a corporate entity making comments on this application, your full contact details will be publicly available. For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

All information held by the EPA is subject to the Official Information Act 1982. If you believe any of the information you provide is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it.

Minute of the Expert Panel

On 1 April 2026, the Panel released Minute 2 regarding this invitation to comment. This Minute is attached and will be available shortly on the Fast-track website: <https://www.fasttrack.govt.nz/projects/delmore/2026-reapplication/correspondence>

Further Information

More information on the fast-track consenting process can be found at
<https://www.fasttrack.govt.nz/>

More information on commenting on Fast-track consenting can be found at
<https://www.fasttrack.govt.nz/process/comments>

If you have any questions please contact Daya Thomson, Application Lead by email
at substantive@fasttrack.govt.nz.

Nāku noa, nā

Fast-track team



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