

# Delmore Fast Track Application

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## Appendix 8: A01 (Funding and Financing) to Response to Comments letter

From: Vineway Ltd; Barker & Associates

Date: 5 June 2026

Re: Response to Annexure 1 to Auckland Council Response – Funding and Financing

### 1.1 Introduction

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This memorandum responds to the memorandum prepared by Auckland Council’s Chief Advisor Growth Infrastructure Funding and Financing in relation to the above fast-track application.

There are no attachments included to this document.

### 1.2 Response to Further Information Requests / Technical Comments

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| Information Request / Technical Comment from Council under section 53 FTAA                                                                                                                                                                                                                                                                                                                                                                                                       | Applicant Response under Section 55 FTAA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p>Section 3.0 specialist assessment:</p> <p>Raises concerns with funding implications of out of sequence development.</p>                                                                                                                                                                                                                                                                                                                                                       | <p><i>B&amp;A:</i></p> <p>The applicant’s response to comments about adverse impacts from the Delmore development being “out of sequence” is provided in <b>Appendix 1 to the Response to Comments letter (Overarching Legal Memorandum)</b> and in the final row of the response table in <b>Appendix 8: A02 (Economics) to the Response to Comments letter</b>. In summary, given the factual context, the applicant does not agree that delivering the Delmore development now will have the cost implications Auckland Council says it will.</p>                      |
| <p>Section 4.0 recommendations bullet 1</p> <p>An infrastructure financing and funding solution must be fully developed and committed to ensure the area can deliver the envisaged growth with required infrastructure. Without the ability to pay for infrastructure, there is significant risk that the Delmore development will occur ahead of necessary infrastructure. The infrastructure required needs to be fully scoped and understood across all asset categories.</p> | <p><i>B&amp;A:</i></p> <p>This comment has been prepared without reference to the infrastructure that is proposed to be provided by the applicant, or without reference to the facts about the capacity that is available through infrastructure upgrades to the water and wastewater networks already planned for the short/medium term. It has also been prepared without reference to the significant effort the applicant has put into trying to reach agreement with Auckland Council (in particular Auckland Transport and Watercare Services Limited) with the</p> |

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|                                                                                                                                                                                                                                   | <p>assistance of the Auckland Urban Development Office.</p> <p>In terms of transport infrastructure, the upgrades and new infrastructure the applicant has committed to providing is most simply shown in plan format in <b>Appendix 7: Plan Set 1 (transport upgrades) to the Response to Comments letter.</b></p> <p>In terms of water and wastewater infrastructure, the Delmore development has been designed to be entirely self-sufficient as the primary servicing option. If this option is used, then there is no need to commit funds to external infrastructure. However, the applicant has also sought approvals enabling the ability to connect to the public network. The reasons why this is considered lawful, and also appropriate given the factual context, are set out in the Ellis Gould letter in <b>Appendix 1: Attachment 1 (Infrastructure Legal Memorandum) to the Response to Comments letter.</b></p> <p>If the Delmore development were to connect to the public network, the applicant would cover the cost of the works needed to connect at the boundary in the normal way, and the applicant is open to working with Watercare Services Limited about contributing to the currently planned upgrades, as its efforts to do so to date confirm.</p> |
| Section 4.0 recommendations bullet 2: The developer could enter into legal binding arrangements confirming responsibility for infrastructure delivery and associated operational costs.                                           | <p><i>B&amp;A:</i></p> <p>See above.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Section 4.0 recommendations bullet 2: For privately held infrastructure, agreements must ensure long-term provisions and appropriate structures for operation and maintenance, preventing Council from inheriting failing assets. | <p><i>B&amp;A:</i></p> <p>The Residents' Society structure has been carefully developed with the input of specialist property law firm Alexander Dorrington to ensure proper management of infrastructure assets. This is described in detail in <b>Appendix 1: Attachment 2 (Resident's Society Legal Memorandum) to the Response to Comments letter.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

### 1.3 Response to Recommended / Amended Conditions

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| Condition Request from Council                                                                                                         | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| Section 5.0: Conditions should be imposed requiring certainty of infrastructure financing and funding before the Development proceeds. | <p><i>B&amp;A:</i></p> <p>Conditions are proposed requiring the applicant to deliver specific road infrastructure upgrades and new infrastructure. For roading upgrades this is most simply shown in <b>Appendix 7: Plan Set 1 (transport upgrades) to the Response to Comments letter</b>.</p> <p>Because of Watercare Services Limited's position on the application, the applicant has not been able to pursue funding conditions relating to water and wastewater servicing, but it remains open to working with Watercare Services Limited on this separately.</p> |

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