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**Delmore project by Vineway Limited FTAA-2512-1164**

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**From** Barnaby [REDACTED]  
**Date** Thu 16/04/2026 17:40  
**To** Substantive <substantive@fasttrack.govt.nz>  
**Cc** Sachiko wallace [REDACTED]

Kia Ora,  
We wish to repeat the following comment regarding the Delmore application in Silverdale.

First Name: Barnaby  
Last Name: Wallace  
[REDACTED]

While we have no objection to sub-divisions in general and have made no comment on the Millwater, Milldale, Ara Hills or Strathmill developments we do feel it is time to say something.

Not all the above developments are complete, with thousands of houses yet to build. I understand there is also consent for another subdivision in Dairy Flat that has not yet started. This will add thousands more houses.

The current, and growing, problem is that the local services are already completely overwhelmed:

- Transport (both road and bus parking)
- Schools (our daughter is already using an office as a classroom in the wrong part of the school)
- Doctors (the wait for an appointment is two weeks plus and rising)
- Hospital/Emergency (long waits at all local clinics)
- Fire / Police / Ambulance (all sized for a small rural community and not getting the investment required)

While I understand the council is not responsible for the majority of the above investment, the planning department does have an implicit responsibility to ensure that houses approved can access the required services.

This is already a challenge and I am sure you are receiving many complaints from both old and new residents.

It is well past time to drive the required investment in services before making the problem any worse.

I request this submission be put on hold until at least some of these issues have been addressed.

On a personal note, the boundary fence between our land and the development park will likely need to be rebuilt to ensure no small dogs and pets can get through.

I do not have the funds spare to cover a 50% share on new fencing. This would have to be fully covered by the developer.

I will also need to a single legal and financially responsible party to discuss any future boundary costs and or changes with. As this is to be park land I am concerned that there will be no ongoing responsible party for this.

These items must be addressed before the development can proceed.

Thank you for your time,  
Barnaby