

09 February 2026

To Jennifer Caldwell, Michael Parsonson and Matt Lindenberg:

Re: [REDACTED]
[REDACTED]

Thank you for your invitation to comment on the Draft Conditions for FTAA-2506-1083-Arataki.

Thank you for acknowledging our concerns about reverse sensitivity.

We are grateful to the panel for drafting Condition 27 that a no-complaint covenant that will be placed on neighbouring titles (Lots 140-171) for rural practices such as spraying.

Thank you also for drafting Condition 86 for temporary acoustic screening along our boundary during the construction.

We agree with Condition 65E that 2 m wooden fencing (closed boarded fences) along the boundary with the 'Olive Grove' (Lot 162 southern boundary and Lots 163-171) will mitigate some noise disturbance and we would like to suggest that this style of fencing is also used on the boundary from our driveway to our house (Lots 152-161 and Lot 162 eastern side). This will help mitigate noise from our doggy daycare and noise from our new neighbours that will upset the dogs we care for. Because we graze along the remainder of our boundary (Lots 146-151) we approve of the 1.8 m permeable farm fencing if it is of a mesh size small enough to prevent small dogs e.g. fox terriers from passing through e.g. X-fence 50 x 100 mm. At our own expense, we will attach an electric wire to our side of the farm fence to stop stock from rubbing, pushing and damaging this fence.

We would also like to thank the panel for drafting Condition 49A to seal our driveway. We do however feel that our driveway should be treated like the rest of our rural boundaries since it is wide enough to farm and in future we may want to plant crops or graze it. A buffer interface, fencing, no build zone and planting should be a condition applied to all our boundaries including our driveway.

We urge the panel to put in place a no-complaint covenant for barking from our doggy daycare. The conditions of our resource consent to operate a doggy daycare (RMA20170139) were written with our closest neighbour being 160 m away. We have a good relationship with homeowners on Arataki Road, many of whom are clients of Shaggy Range Ltd. They are as concerned as we are that the barking they hear at times will increase when people live closer to our doggy daycare. This is what happened when urban creep affected the kennel Pet2Us in Meeanee resulting in court action. Please note that the acoustic engineer (04-05Oct25) visited the proposed development site at a time when we were taking annual leave (20Sep-05Oct25). Shaggy Range Day Care for Dogs was closed at this time, which would account for the lack of noise associated with

our business. We are disappointed that the panel has not drafted a condition for a no-complaint covenant on titles in the proposed housing development especially given that CDL suggested this from the very start. We do not believe that our Noise Management Plan will be enough when new neighbours will reside only 10 m away from our boundary. They should not be placed in a position where they are surprised by the noise we create. Please help protect our livelihood by drafting a condition like Condition 27 to prevent complaints against the business activities of Shaggy Range Ltd.

We are disappointed that the panel have decided not to insist on a 30 m buffer between our rural property and the new development. This sets an unwelcome precedent for future housing developments next to rural properties throughout Aotearoa/New Zealand. It particularly affects us because there is a recent Fast-track application to develop housing on our northern boundary (Brookvale Green) which also does not have a 30 m buffer. In early discussions, the 30 m buffer we and Bay Planning were requesting was compared to the zone between Arataki Honey and the Summerset in the Vines Retirement Village (the Arataki Link dog walking path). This is not bare land. We feel that the acoustic engineer has incorrectly compared 30 m of bare land with the 10 m no-build/5 m planting requested by CDL. A 30 m buffer in our case would be planted with at the very least a shelterbelt of trees providing much more noise, dust and spray mitigation than he has calculated. We also feel the acoustic engineer has disregarded noise that will be travelling upwards. Since CDL plan higher density multilevel housing in stage 6 of their development we urge the panel to put in place a condition that housing will be single story only in Lots 152-162.

Therefore, we urge the panel to make the proposed development conditional on the following:

- A 30 m buffer between our rural property and the new development that includes our driveway
- Single storey dwellings along our boundary
- A no-complaint covenant on the housing development that will protect Shaggy Range Ltd from business disruption because of barking.
-

Nga mihi nui,

Sarah and Jason Johnston