

Your Comment on the Arataki project

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details:			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	JW & SL Johnston Partnership Shaggy Range Ltd (NZBN 9429046720115)		
First name	Sarah and Jason		
Last name	Johnston		
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	
Email (a valid email address enables us to communicate efficiently with you)	[REDACTED] [REDACTED]		

2. We will email you draft conditions of consent for your comment			
<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct

Please provide your comments below, include additional pages as needed.

To Jennifer Caldwell, Michael Parsonson and Matt Lindenberg:

I received your letter by email dated 15Oct25 to Shaggy Range Ltd and again as part of a mail drop to all adjacent properties soon afterwards. Many thanks for your invitation to comment on the CDL application to develop houses on Arataki Road under the Fast-track Approvals Act 2024. My husband and I have carefully considered our response after reading the available information on the Fast-track website.

Our approach for this response is based on the following:

1. That the development and housing cannot be stopped and is needed, but how can it be achieved to maximise benefits and minimise problems for existing and future property owners.
2. Being good neighbours so that our rural activities do not negatively affect our non-rural neighbours.
3. Avoiding high-density jungles and allowing space for nature.
4. Taking a longer-term view to ensure that the development doesn't result in neighbourly conflict after the developers have sold the sections and moved on and left the problem for others to deal with.

Being on a lifestyle block in the Plains Production Zone we can perform activities that are incompatible with urban living. These include the use of pesticide sprays and the odour, noise, dust and smoke created by farming practices. For background some of the rural activities currently operating at 104 Arataki Rd include:

1. A small beef and sheep herd
2. Village Christmas Trees with seasonal on-site sales,
3. Plant nursery for NZ Forest & Bird Hastings/Havelock North Branch
4. Maintenance of mature trees and shelterbelts.
5. Shaggy Range Ltd (RMA20170139), which runs a weekday doggy daycare with no kennels and no overnight stays. Noise from dogs and traffic on the driveway, dust and odour were highlighted as annoyances that must be mitigated.

Please note that in Appendix 7, Wood & Partners Consultants Ltd (Woods) incorrectly refer to our neighbouring property as being at [REDACTED] In the Planning report section 6.17.2 Woods also incorrectly state that Shaggy Range has kennels and they have given the wrong RMA number. We wonder in what other areas of their application have they failed to show due diligence.

I studied dog behaviour at Massey University and graduated with a Certificate of Science and Technology in 2025. Shaggy Range Day Care for Dogs has been created keeping in mind that barking can indicate anxiety and fear. For the six years we have been operating we have benefited from the existing rural space that CDL plan to develop, as it has acted like a buffer and protected the dogs at Shaggy Range from neighbours along Arataki Road. With our current practices there is a very low level of barking throughout the week. While most of our day is spent on the terrace looking northeast across the Tukituki River plains, our entrance is from the south. I believe that any neighbouring activity from animals, children or curious adults will upset dogs at Shaggy Range resulting in increased barking. While CDL assure us that a covenant on new properties will prevent our new neighbours from complaining, we don't feel that they should be placed in a position where our activities create unnecessary annoyance for them. An increase in barking at the kennels Pet2Us in Meeanee resulted in court action against them because of complaints not from new houses built too close to them that have a covenant, but from older residences in the surrounding community. Te Mata Mushrooms is another example where urban growth in our area was affected by farming practices.

From the start our main concern with the development of homes along Arataki Road has been the proximity to our home and business. We have had discussions with several representatives of CDL since 2022 mainly centred around the treatment of our driveway that could be running through their subdivision. Since their initial application was rejected by the Heretaunga/Hastings District Council out discussions have been with CDL GM/Senior Development Manager Mr Jackson Bull. He let us know that the application was being Fast-tracked and said rezoning was not required and that CDL could develop properties along our boundary without a buffer between the Plains Production zone and new residences.

CDL have presented three options for our driveway, but these have been very underwhelming and feel like token gestures. We have not found a scenario yet that meets our need of operating a business and working our lifestyle block and protects the community from these activities. CDL would prefer that we have a short driveway off a new road in their development (option 2). We suggested a new driveway along the olive grove at the eastern edge of their development to minimise the number of people our traffic would affect (option 3). CDL also said that if we made it too difficult to move our driveway, they would just build around it (option 1). CDL have not addressed how our current driveway will be buffered if it stays put. We sense no strong ambition from CDL to agree to anything more than the bare minimum despite this being a major inconvenience to us. The feeling we got from the developer was that under the Fast-track system they can do what they want, and they do not need our agreement. Rightly or wrongly, we have been left with an impression we are dealing with a developer and planning company, both from outside of the Hawke's Bay, whose goal is to maximise the number of houses with as little development cost has possible.

Our concerns with the proposed development include but are not limited to:

1. Loss of freedom to operate for Shaggy Range due to new neighbours' sections being too close to our boundary. An increase in barking from dogs we care for because of neighbouring activities. Annoyance to new and existing neighbours and complaints about barking, dust and noise from cars entering and leaving Shaggy Range.
2. Animals from the new subdivision wandering onto our property because of inadequate fencing that results in disturbance of the dogs at Shaggy Range, and/or worry our stock. These animals may also bark at the cars going past their boundary fence along our driveway.
3. A restriction on our ability to introduce new farming practices in the future for example keeping pigs.
4. A loss of opportunity to consider how the new subdivision can be planted to encourage nature, and work with native species known to grow well in dry conditions to ensure the subdivision is sustainable from a water use perspective. The local Forest & Bird branch have expressed these views in a letter already submitted but also attached.

We feel the solution is to stick to the rural boundary setback distances that have been carefully considered and implemented in the past. Thirty meters is considered the optimum distance (as

indicated by the report from Bay Planning for our neighbours that own the olive grove). CDL propose a 10 metre no build zone for properties at our boundary, but they have not provided any evidence to show that 10 metres will avoid conflict between future landholders, especially when it isn't a problem for CDL once the sections are sold. A 30-metre setback will allow sufficient plantings to be put in place to buffer rural and doggy daycare annoyances. Expertise from Forest & Bird could ensure these plantings are sustainable and low maintenance.

We are blessed to be able to live in Hawke's Bay fruit bowl, but with that comes the fact that the wine and olives grown directly next door to us are protected by sprays and bird scarers. I urge the panel to accept that a buffer be placed between Shaggy Range's Plains Production zone and the new development along Arataki Road. A minimum of 30 metres is a necessity.

Please see attached a letter from NZ Forest&Bird Hastings/Havelock North Branch.

Thank you for your comments