

Appendix 10

CDL & Shaggy Range Post-Lodgement Correspondence

Emma Howie

From: Jackson Bull <Jackson.Bull@cdli.co.nz>
Sent: Monday, 6 October 2025 10:18 am
To: Sarah Johnston; Jason Johnston
Subject: RE: Arataki Fast Track Application & Shaggy Range Driveway.

Good Morning Sarah and Jason,

Hope all is well.

Have you given any additional thought to the possible options around your driveway as outlined below?

As you know CDL's fast track application has been lodged on the basis of your driveway remaining in the current location but we are still open to the other options as presented if of any interest.

I am down in havelock sporadically over the coming weeks so happy to have an informal chat about everything if you think that is of any benefit also.

Cheers

Jackson Bull

General Manager/Senior Development Manager
CDL LAND NEW ZEALAND LTD
[M 027 801 2065](#) | [T +64 9 353 5014](#) | [E Jackson.Bull@cdli.co.nz](mailto:Jackson.Bull@cdli.co.nz)

From: Jackson Bull
Sent: Tuesday, 19 August 2025 2:58 pm
To: 'Sarah Johnston' <[REDACTED]>; 'Jason Johnston' <[REDACTED]>
Subject: RE: Arataki Fast Track Application & Shaggy Range Driveway.

Good Afternoon Sarah and Jason,

Just a quick email to see if you have given any further thought to the below? I appreciate all the options have pluses and minuses so it's not an easy decision.

If you have any questions or would like to propose something different then the 3 options I provided, then as always happy to have a chat.

Cheers

Jackson Bull

General Manager/Senior Development Manager
CDL LAND NEW ZEALAND LTD
[M 027 801 2065](#) | [T +64 9 353 5014](#) | [E Jackson.Bull@cdli.co.nz](mailto:Jackson.Bull@cdli.co.nz)

From: Jackson Bull
Sent: Friday, 1 August 2025 10:35 am
To: Sarah Johnston <[REDACTED]>; Jason Johnston <[REDACTED]>
Subject: Arataki Fast Track Application & Shaggy Range Driveway.

Good Morning Sarah and Jason

Hope all is well

As you know we have recently lodged the Arataki Fast Track application on the basis that your driveway stays in the same location (option 1 below). As per previous conversations we are still open to continuing discussions regarding the options for your driveway to see if we can find a better solution for everyone.

I have attached the options as originally provided by CDL and also included a quick summary below for reference.

Option 1: Continue as is – ie driveway stays in the same location and we develop around you.

Option 2: Smaller realigned driveway coming off CDL's internal roading network with CDL to purchase additional driveway land for Circa [REDACTED]

Option3: Despite the attached saying it isn't viable we could potentially look at this option again but the driveway would need to be gravel (same as you currently have) to keep the cost down (concrete or asphalt make this option uneconomic). We can make the land swap areas equal and use any additional area not required for your driveway to further buffer around your house if you would like ie new driveway area will be 1868m²

Have you given any additional thought to if either option 2 or 3 is of any interest? We don't need to make a decision urgently but it would be good to close this out over the next month or so, so we all have clarity going forward.

As always happy to have a chat about any of the above if you would like

Cheers

Jackson Bull

General Manager/Senior Development Manager
CDL LAND NEW ZEALAND LTD
M 027 801 2065 | T +64 9 353 5014 | E Jackson.Bull@cdli.co.nz

From: Jackson Bull

Sent: Friday, 27 June 2025 5:10 pm

To: Sarah Johnston <[REDACTED]>; Jason Johnston <[REDACTED]>

Cc: Jo Sunde <jo.sunde@woods.co.nz>

Subject: Arataki Fast Track Application

Hi Sarah

I was nice to talk on the phone this morning.

As promised please find below a summary of what was discussed.

- **Subdivision Scheme plan:** A picture of the draft scheme plan is below for reference which shows the proposed section and roading layout for your information. If you have any questions please let me know.



KEY FEATURES

- ① STORMWATER RESERVE
- ② LINK TO ARATAKI RD
- ③ CUL-DE-SAC COURTYARD
- ④ MID-BLOCK CROSSING
- ⑤ CENTRAL JOAL AND PRIVATE COMMUNAL SPACE
- ⑥ GREEN STREET WITH PLAY ALONG THE WAY'
- ⑦ TYPICAL JOAL WITH OPEN SPACE
- ⑧ EASTERN JOAL
- ⑨ BOUNDARY PLANTING
- ⑩ SHARED PATH CROSSING
- ⑪ POTENTIAL FUTURE BUS STOP

To be confirmed:
- Stormwater strategy for Arataki Rd (swales / treepits)

LEGEND

EXISTING TREES RETAINED	CONCRETE
PROPOSED TREES	HOGGIN
TREES TO BE REMOVED	ASPHALT
PLANTING	INDICATIVE DRIVEWAY
GRASS	PROPOSED LIGHT POLES
PLAY ALONG THE WAY	EXISTING LIGHT POLES
SOLAR BOLLARDS (IN PRIVATE JOALS)	

— SITE BOUND

BOFFA MISKELL | ARATAKI DEVELOPMENT
3

Fencing – We are happy to implement the 1.8m farm mesh fencing along the full boundary that has buffer planting. The driveway we need to treat slightly differently to provide residents a suitable level of privacy. We are proposing 1.8m timber fence or colorsteel fence and will make sure it is dog proof etc. We are just getting the landscape architect to update the plans and will share these with you likely early next week.

Buffer Planting – We have noted your comments and updated the buffer planting along your boundary to include more native plants and food sources for birds etc. We will provide the updated plans as above early next week.

Fast track application – We are aiming to lodge our fast track application in Mid July based on the above schemeplan.

Potential to realign your driveway – As discussed previously even though we are lodging a fast track application with your driveway in its existing location we do have the ability to seek a variation once any consent is granted to realign your driveway (if we can come to an agreement).

I have attached the 3 options we discussed earlier in the year and confirm CDL's preferred option would still be option 2 if this is of any interest? Alternatively we could also look at option 3 further if you were happy with a gravel driveway similar to what you currently have rather than concrete.

Ideally it would be good to know your thoughts on the options in the next month (or as soon as you make a decision on what works best from your perspective).

As always, any question please let me know.

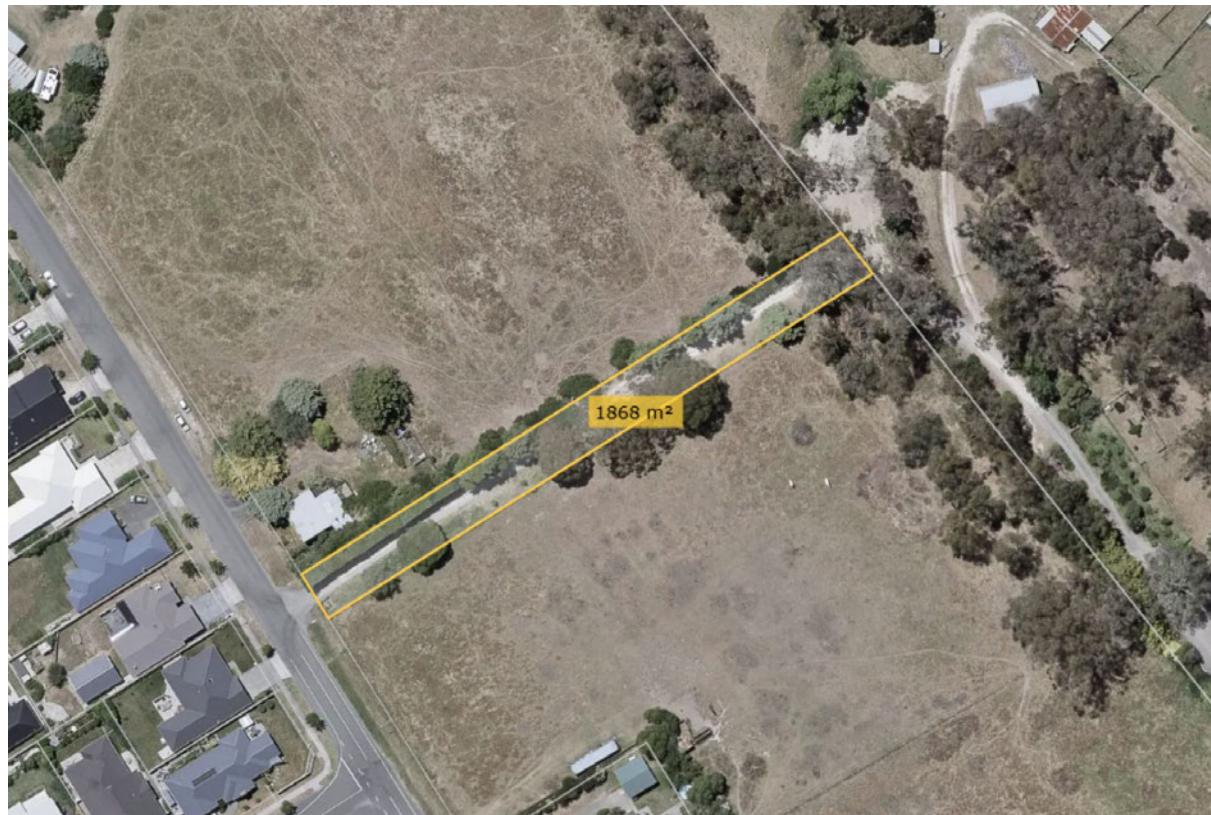
Cheers

Jackson Bull

General Manager/Senior Development Manager
CDL LAND NEW ZEALAND LTD
M 027 801 2065 | T +64 9 353 5014 | E Jackson.Bull@cdli.co.nz

Shaggy Range Driveway Summary and options for Discussion

Driveway dimensions: Roughly 152m by 12.28m wide (1868m²)



Option 1: Existing Situation

Summary:

- Shaggy Range Driveway to remain in place and CDL to develop around it.
- If agreed CDL to remove driveway trees and fence driveway boundary at its cost (1.8m high timber fence)
- **CDL 2nd Preference.**

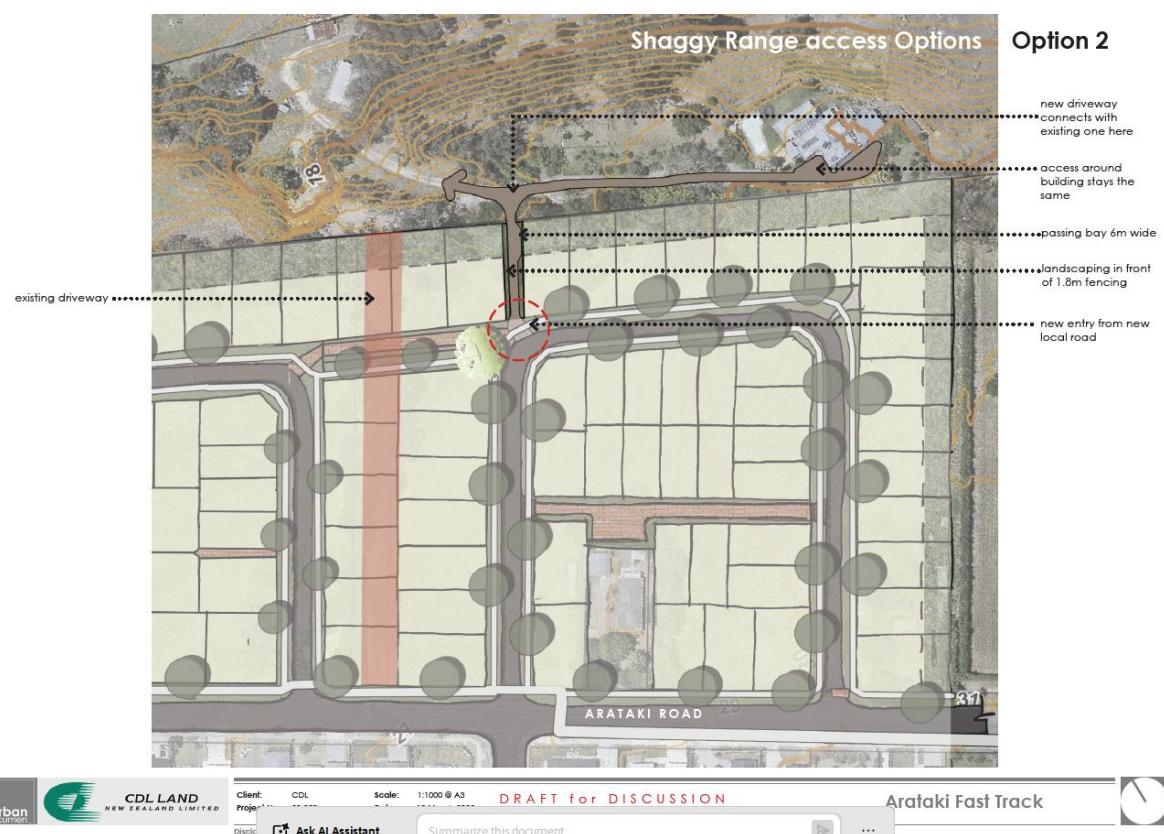


Option 2: New driveway configuration accessed from CDL's Internal roading network

Summary:

- CDL to provide and construct new concrete accessway for connecting into the shaggy range property as per plan below.
- Access way designed to accommodate stock trucks etc as agreed
- Access way estimated to be 10m wide by 30m long or 300m² total
- CDL offers to purchase additional land based on a \$m² rate subject to final design ie 1868m² – 300m² = 1538m² * [REDACTED] = [REDACTED]

CDL's Preferred option



Option 3: New driveway configuration with access to Arataki Road

Summary:

- CDL to provide and construct a new concrete driveway along southern edge adjacent to neighbouring olive orchard.
- Accessway to be on average 6m wide (driveway 3m) with periodic passing bays and connect into existing roundabout as discussed. CDL to provide carparking for shaggy range daycare also.
- Estimated land required for new accessway 1573m²
- Cost to CDL - Engineers estimate to construct concrete driveway [REDACTED]
- (*“Allow to trim, supply and place all materials, box and construct 180mm thick 35MPa broom finished concrete, including 1 layer 665 mesh, 75mm minimum cover from the base, on 50mm AP20 and on 100mm GAP40 compacted base materials, including formed upstand kerb, with expansion joints at 3m intervals.”*)
- Benefit to CDL (additional land if land transferred for nil cost) – 1868m² - 1573m² = 295m² @ [REDACTED] = [REDACTED]
- **Not viable to construct driveway in concrete CDL could investigate gravel driveway solution if requested.**

