



Section 70 Comments on Draft Conditions – Outstanding Resident Concerns (Arataki Road)

From Hayden | Parklink [REDACTED]
Date Mon 26/01/2026 8:50 AM
To Fast-Track Info <info@fasttrack.govt.nz>

Dear Fast-track Team / Arataki Expert Panel,

I write under section 70 of the Fast-track Approvals Act 2024 in response to the draft conditions issued on 23 January 2026 for the Arataki application.

As an immediately affected resident of Arataki Road, my comments are confined to the adequacy of the draft conditions in managing adverse effects arising from the approved development.

While resident concerns have been acknowledged earlier in the process, it is not apparent that those concerns have been adequately addressed or resolved through the current draft conditions.

Residents directly affected along Arataki Road raised the following matters, all of which relate to foreseeable and ongoing adverse effects:

1. Lot size, density, and site intensity

Residents raised concern that the proposed section sizes and dwelling concentration are significantly more intensive than the surrounding area, resulting in building proximity, loss of privacy and outlook, increased noise, and reduced residential amenity. The draft conditions do not adequately respond to these effects or provide outcome-based controls to manage the cumulative impacts arising from the approved intensity of development.

2. Road width, parking, and access

Residents raised concern that increased demand for on-street parking, combined with the existing constrained road width, will reduce effective carriageway width and create safety and access issues. The draft conditions do not sufficiently manage parking outcomes or protect emergency and service vehicle access once the development is occupied.

3. Traffic and pedestrian safety

Residents raised concern regarding increased vehicle movements, pedestrian and child safety, and cyclist safety on Arataki Road. The draft conditions rely on future design and compliance processes without clearly requiring demonstrable safety outcomes for affected residents.

While the Panel is entitled to approve development on the basis of statutory objectives, that approval does not remove the obligation to ensure adverse effects are appropriately avoided, remedied, or mitigated through conditions.

With that in mind the current draft conditions do not yet meet that obligation for those living immediately adjacent to and reliant upon Arataki Road.

Accordingly, I request that the Panel give proper consideration to the matters above and strengthen the draft conditions to ensure they are clear, enforceable, and effective in managing the adverse effects identified by affected residents.

This submission is made to formally place on record that the draft conditions are, in my view, insufficient to manage known and foreseeable effects. I reserve all rights in relation to the final conditions and their implementation and enforcement.

Regards.

Hayden Senior

From: Substantive <Substantive@fasttrack.govt.nz>

Sent: Friday, 23 January 2026 10:17 am

To: Substantive <Substantive@fasttrack.govt.nz>

Subject: Invite to Comment on Draft Conditions - Arataki Fasttrack Project

Tēnā koe

You are receiving this email as you provided comments on the Arataki application by CDL Land New Zealand Limited (the Applicant).

Release of Draft Conditions

On 23 January 2026, the Arataki Expert Panel (the Panel) issued draft conditions. In accordance with section 70 of the Fast-track Approvals Act 2024, (the Act), an Expert Panel must invite comments on the proposed draft conditions from:

- the applicant,
- all who provided comments under section 35 or 53 of the Act,
- and any local authority with a statutory responsibility to enforce or monitor compliance with the conditions.

The Panel must also include a copy of their draft decision for each approval. The applicant has applied for a resource consent that would otherwise be applied for under the RMA (section 42(4)(a) of the Act).

The draft conditions are attached, and will shortly be available to be viewed on the Fast-track website here:

<https://www.fasttrack.govt.nz/projects/arataki/draft-decision-and-conditions>

Comments on draft conditions must be received by the Fast-track Team by **close of business Monday 9 February 2026**.

Once the Panel has received all the comments they will be provided to all parties that provided comments under section 35 or 53 and to the applicant.

On 23 January 2026 the Panel issued **Minute 7 (attached)** which explains this in more detail. The Minute can be found on the Fast-track website here: [Correspondence](#).

If you have any questions, please contact Steph Bougen, Application Lead, at info@fasttrack.govt.nz.

Nāku noa, nā

Fast-track team



Fast-track is administered by the Environmental Protection Authority. The EPA's New Zealand Business Number is

1/28/26, 11:03 AM

Inbox - Kara Johnstone - Outlook

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