

03 December 2025

Arataki Project Expert Consenting Panel
C/O – Environmental Protection Authority
Attn: Stephanie Bougen
Via email: info@fasttrack.govt.nz / [REDACTED]

Tēnā koe Steph

RE: Arataki Project – Applicant’s Response to Minute 3 of the Expert Panel, Request for Further Information – Reverse Sensitivity (File Ref: FTAA-2506-1083)

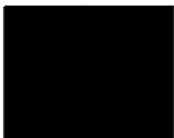
We refer to the Arataki Expert Consenting Panel’s request dated 25 November 2025, for further information from CDL Land New Zealand Limited (CDL), under section 67 of the Fast-track Approvals Act 2024 (FTAA). The matters in which the Panel have requested CDL respond to are set out in paragraph 11 of Minute 3.

The Applicant’s response to the matters requested by the Arataki Expert Panel is set out in **Attachment 1** to this letter, and should be read in conjunction with the following attachments:

- **Attachment 2** Legal Memorandum
- **Attachment 3** Alternative Masterplan – Scheme Plan
- **Attachment 4** Urban Design Package (Masterplan, Lot Testing, Cross Sections)
- **Attachment 5** Acoustic Memo
- **Attachment 6** Engineering Memo

The Panel’s questions primarily focus on reverse sensitivity and how the alternative masterplan should be considered and assessed. In our view, the alternative masterplan offers a different interface configuration but does not materially change the management of reverse sensitivity effects when compared with the lodged scheme. The alternative layout has not been advanced as a “better” or “worse” outcome, but simply as an option that enables the potential relocation of the Shaggy Range driveway. We consider that both configurations establish an appropriate and effective interface with the Olive Grove and Shaggy Range properties, and each should be assessed on its own merits rather than through a comparative hierarchy.

Yours sincerely | Nāku noa, nā



Joanne Sunde
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