



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

From Brett Doughty [REDACTED]
Date Fri 23/01/2026 1:57 PM
To Substantive <Substantive@fasttrack.govt.nz>

I once again do not agree to this housing project to go ahead with the amount of small sections planned.

There are no schools or doctors in the area to accommodate existing home owners as it is.

Also roading planned is totally inadequate for Ambulances, rubbish trucks or fire engines to be able to access any of the homes.

There are now 200 more homes planned on an adjacent site and as a home owner and rates/ tax payer I feel my thoughts and feelings are worthless and totally ignored by the council and company involved with this project

Sue Doughty

On Fri, 23 Jan 2026 at 10:17 AM, Substantive <Substantive@fasttrack.govt.nz> wrote:

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



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