

Date: 12-05-2025

Dear Jo and CDL Land Developments.

We, the undersigned residents of Arataki Road, write to you collectively in regard to the proposed subdivision development off Arataki Road, which currently outlines the creation of 171 residential sections. We wish to formally register our strong objection to the proposed density and scale of the development as it currently stands. Our principal concerns are outlined below:

1. Overdevelopment and Infrastructure Capacity

Arataki Road is currently burdened with severe traffic congestion, excessive noise pollution, and significant safety hazards caused by the high volume of vehicles—including Arataki Honey trucks, local residents, and cruise ship tourist buses. The proposal to add 171 new sections, thereby introducing hundreds of additional vehicles, is utterly indefensible and demonstrates a blatant disregard for the already strained local infrastructure and the safety and wellbeing of the community. We hereby demand an immediate and substantial reduction in the number of sections. A suggested amount would be 80 to 90 sections. This reduction is essential and non-negotiable.

2. Section Sizes and Community Character

The proposed subdivision includes numerous small lots that are entirely inconsistent with the established character and lot sizes of the Arataki area. We insist that the section sizes reflect the existing residential pattern—ranging from 500m² to 1,400m²—to preserve the semi-rural, family-friendly environment that current residents have invested in and value deeply. The introduction of substantially smaller sections would not only undermine the visual and spatial integrity of the community but also materially devalue the current residential properties.

3. Opposition to Kāinga Ora (Social) Housing

We are firmly opposed to any inclusion of Kāinga Ora (public or social housing) within this development. While we recognise the importance of housing availability across New Zealand, we believe this location is not appropriate for such developments due to the lack of adequate infrastructure, public transport, and support services. Concentrating state housing in this subdivision is likely to place further strain on the community and will devalue the houses in the area.

4. Opposition to Medium-Density Housing

We are opposed to any form of High or medium-density housing within this development. Their inclusion would drastically alter the fabric and amenity of the community. We seek larger sections that reflect the existing residential pattern in the area.

5. Road Width and On-Street Parking

Given the small lot sizes, it is inevitable that many residents will rely on on-street parking. Therefore, we insist that all new roads within the subdivision must be wide enough to allow legal parking on both sides of the street while still enabling two vehicles to pass safely in opposite directions — including the safe passage of emergency vehicles such as fire trucks and ambulances. This is a fundamental safety requirement and must be treated as non-negotiable.

6. Public Safety and Antisocial Behaviour Risks

This medium density housing may contribute to a reduced sense of security and public safety for current residents. The residents have already paid a high price to get away from these antisocial behaviors so this must be upheld.

We respectfully request that this letter be formally acknowledged and that our concerns be considered as part of the statutory planning and environmental assessment processes. Should this development proceed without sufficient amendment, we reserve the right to pursue all available avenues of legal and procedural objection.

We further request a community consultation meeting prior to any final consent or approval being granted.

Yours faithfully, the Residents of Arataki Road. Attached: Signatories and Contact Details



