

30Nov2025

To Jennifer Caldwell, Michael Parsonson and Matt Lindenberg:

Further to our comments uploaded to the Fast-track website for FTAA-2506-1083-Arataki under 'Other comments received/Sarah and Jason Johnston part 2,' we are happy to comment on CDL's response proposals for the relocation of our driveway.

We have been unable to accept any of the three options presented to date by CDL as we do not approve and did not want to appear to be approving of building on our boundary even with the 10 m no build and 5 m planting zones that the applicant suggests. The applicant CDL indicated to us that they would not negotiate on the buffer between Plains production and urban development as they could do what they liked since their application was being fast-tracked, did not need to rezone, and if we made it too difficult they would just build around our driveway. We sought independent advice from Rowena Macdonald of Sage Planning and decided to wait until the authorities enforced the rules around rural/residential boundaries before entering into an agreement with CDL.

In 2022 meetings with CDL representatives lead to a concept that was to be a starting point for discussion around the relocation of our driveway. These discussions did not continue as CDL submitted an application to Heretaunga/Hastings District Council to develop their land around our existing driveway. In 2025 this draft concept was labelled as Option Three and as indicated in the 'Applicants response to comments received/Appendix 10,' CDL asked us to choose one of three options, with Option Three being their least preferred. CDL now propose Option Three in the "either/or condition."

We feel that our activities are less likely to impact on new neighbours if our driveway is relocated in some way. The proposed "either" option is only a good starting concept from which to plan an area that benefits everyone. A driveway relocated to the southern end of the subdivision gives the impression that new properties closest to our home and business Shaggy Range Day Care for Dogs, will be forced back from our boundary. However, we do not support this as a solution to the applicant not providing a 30 m buffer zone between Plains production and residential development.

In applying for resource consent to run a doggy daycare on our property, our acoustic engineer calculated that more noise would be generated from traffic on our existing gravel driveway than from dogs on the terrace at Shaggy Range Day Care for Dogs. In the applicants Planning Overview Response Report/section 2.1.6 on page 10 Woods incorrectly state 'the existing 6-metre-wide Shaggy Range access would be relocated...' when in fact our current driveway is approximately 13 m wide and allows for planting as well as vehicles to pass. A sealed driveway with plantings must be implemented to mitigate noise as well as dust annoyance if our driveway is to be relocated.

In summary, our decision to relocate our driveway relies heavily on whether or not the 30 m buffer zone is implemented. We very much hope that the panel will uphold the 30 m buffer between the Plains production and residential development. We are happy to continue discussions with CDL on the treatment of our driveway.

Nga mihi nui,

Sarah and Jason Johnston