

Your Comment on the Arataki project

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	N/A		
First name	Darrel		
Last name	Hall		
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	[REDACTED]
Email (<i>a valid email address enables us to communicate efficiently with you</i>)	[REDACTED]		

2. We will email you draft conditions of consent for your comment			
<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct

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**Submission to: Arataki Fast-track Application,
Environmental Protection Authority,
Private Bag 63002,
Waterloo Quay,
Wellington 6140.**

Subject: Proposed Arataki Residential Project, Havelock North

Submitter: Darrel & June Hall

Date: 29 October 2025

[REDACTED]

1. Introduction

I am a resident of [REDACTED] Havelock North, and I wish to raise concerns about the proposed residential development directly opposite my property. My submission focuses on:

- (i) Lack of larger size sections (>700sq.m).
- (ii) the potential impacts of shading, overlooking and privacy.
which I believe could significantly affect residential amenity, privacy, and neighbourly relations.

2. Key Concerns

2.1 Lack of Larger Size Sections

The proposed development includes residential lots ranging from nom. 350 m² to 550 m². While I support thoughtful urban intensification, I believe the absence of larger sections (≥ 700 m²) risks undermining key aspects of Havelock North's character and liveability.

2.1.1 Why Larger Sections Matter

- Preservation of Village Character: Havelock North is known for its spacious, green, and family-friendly environment. Larger sections support this identity and prevent over-urbanisation.

- Tree Canopy and Biodiversity: Sections $\geq 700 \text{ m}^2$ allow for mature trees, native planting, and ecological corridors—especially important in a warming climate.
- Privacy and Amenity: Larger lots reduce overlooking and shading risks, giving neighbours breathing room and reducing conflict.
- Housing Diversity: Including larger lots enables multi-generational homes, accessible housing for older residents, and space for home-based businesses or gardens.
- Stormwater Resilience: More permeable surface area reduces runoff and supports sustainable drainage.

2.1.2 Suggested Planning Adjustments

- Include a mix of section sizes, with at least 20–30% of lots $\geq 700 \text{ m}^2$.
- Prioritise larger lots along sensitive boundaries or adjacent to existing single-storey homes.
- Use larger lots to buffer higher-density clusters, preserving sunlight and privacy.
- Review Standalone Zone 2 section especially as it relates to shading impacts and overlooking and privacy concerns raised below.

2.1.3 Community Voice

Many residents value the balance between growth and green space. Including larger sections is not anti-development—it's pro-community. It ensures that intensification is done with empathy, foresight, and respect for existing neighbourhoods.

2.2 Shading Impacts

Sunlight is a valued amenity in residential zones, and its loss can materially affect wellbeing, energy use, and property value.

- The proposed Standalone Zone 2 may result in substantial shading of other properties, particularly during winter. Based on document “Appendix 14: Residential Development Framework” clause 6.3: Lot Type 2, coarse shading analysis undertaken would create shading of adjacent building (south) to top of ground floor windows (+2.5m) during winter. This is significant.

- Loss of sunlight affects indoor warmth, garden productivity, and overall wellbeing.
- I request that Council and / or the independent expert panel require a sunlight impact assessment (e.g., seasonal sun path diagrams) to evaluate and mitigate this risk.

Comment: Speaking to Duty Planner, Hastings District Council, she could not comment on whether council had undertaken sunlight impact assessment on sections with 12m widths, similar to Zone 2 sections before District Plan ?? passed.

2.3 Overlooking and Privacy

In tightly spaced residential areas, overlooking can create a sense of intrusion and discomfort, even if unintentional. Such design features often become flashpoints for neighbour disputes, especially when not mitigated through screening or layout adjustments.

Specifically; Zone 2 second-storey windows and elevated outdoor areas will directly overlook adjacent front, side and rear yards.

- This compromises privacy and creates a sense of surveillance, which can lead to tension between neighbours.
- I recommend that Developer / Hastings District Council take pro-active steps to mitigate overlooking privacy.
- I recommend the use of privacy-sensitive design features such as:
 - Frosted or angled glazing
 - Architectural screening
 - Increased setbacks from boundaries
 - Not allowing elevated outdoor areas including Juliette doors / balconies
- If Developer / Hastings District Council is unable to address these issues then I recommend Zone 2 sections be reviewed.

Comment: Speaking to Duty Planner, Hastings District Council, she indicated council does not have any rule regarding window sizes, locations for second stories and relies on owners to take responsibility. It is my view that this is a major risk and can lead to tension between neighbours. See 2.3.1

2.3.1 Broader Implications

- These design elements, if left unaddressed, may contribute to “neighbours at war” scenarios, where perceived intrusions escalate into disputes.

- The Developers and Hastings District Council has an opportunity to promote design-led harmony, especially in high-amenity areas like Havelock North.
- Type 2 Zone second-storey windows and elevated outdoor areas appear to directly overlook others front, side and rear yard. This compromises privacy and creates a sense of surveillance, which can lead to tension between neighbours.

3. Conclusion

I support thoughtful development that enhances housing supply and community wellbeing. However, I urge Council and the developer to consider the impacts outlined above and adopt design solutions that preserve the Village Character: Havelock North is known for its spacious, green, and family-friendly environment and protect sunlight access and privacy for the future residents.

Ngā mihi nui,

Darrel Hall

Thank you for your comments