Table 1: Notification / Consultation Parties[1]

Party	Address for Service	Dates and Discussions
Local Authorities		
Auckland Council	fasttrack@aucklandcouncil.govt.nz	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **Monday, 25 May 2026** Response from Joe Wilson, Principal Project Lead Auckland Council, advising that Council would provide comments on the application by Friday 29th May 2026. **Friday, 28 May 2026** Council Policy department to meet with Local Board Deputy Chair and Police Sergeants in respect to development plans and growth in this area of the region. Edward Ashby, CEO Te Kawerau Maki sent background information to Ivan Wagstaff, Deputy Chairperson of Rodney Local Board. **Friday, 29 May 2026.** Feedback provided.
Rodney Local Board (Guy Wishart Chairperson and Ivan Wagstaff, Deputy Chairperson)	s 9(2)(a) s 9(2)(a)	**Tuesday, 26 May 2026** Email sent to provide the Rodney Local Board with a direct overview of the proposal from Te Kawerau ā Maki as mana whenua and project partners.
Auckland Transport	FastTrack@water.co.nz	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet.

[1] For the purposes of s13(4)(j), these are considered to be persons likely affected by the Project.

		Friday, 29 May 2026. Feedback provided.
Watercare Services Limited	Developmentplanning@at.govt.nz	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **Friday, 29 May 2026.** Feedback provided.
Iwi authorities and groups that represent hapū, and relevant Treaty settlement entities		
Ngāti Te Ata	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Te akitai Waiohua	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Ngati Whatua Orakei	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**

Ngati Wai	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Ngati Whatua o Kaipara	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Ngati Manuhiri	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Ngati Maru	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Te Runanga o Ngati Whatua	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**

Ngati Paoa	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Ngati Whanaunga	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Ngai Tai ki Tamaki	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Ngāti Tamaterā	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
Ngāti Tamaoho	s 9(2)(a)	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **No response received to date.**
The relevant administrating agencies		

Department of Conservation (DoC)	FastTrackApplicationEnquiries@doc.govt.nz	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **Thursday, 21 May 2026** Response received from Shawn Gardner, Consultant Planner Fast Track Applications in the form of a letter. DOC's response was high-level due to limited information and no draft environmental reports.
Heritage New Zealand Pouhere Taonga	fasttrack@heritage.org.nz	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **Friday, 29 May 2026** Response received from Heritage New Zealand Pouhere Taonga.
Ministry of Environment	AdminAgencyFTAA@mfe.govt.nz	**Friday, 1 May 2026** Notice of proposed application for referral of Rangitoopuni Lots 3–8 under the Fast-track Approvals Act 2024 was sent to the designated contact email address, including a brief project overview and master plan, and offering to meet. **Friday, 1 May 2026** Email received confirming that MfE is no longer the relevant administering agency. Included a link to new national direction.

Table 2: How the consultation received has informed the Project[2]

Party	Matters Raised	Addressed by the Application
Auckland Council Planning	Scale of proposal in a rural location in the planning and policy context	Discussed throughout the Planning Report. Please refer to sections 4.2.1 and 10.4.
	Infrastructure and servicing	The Project will provide on-site servicing and shared private infrastructure which will be owned and managed by Te Kawerau ā Maki. Please refer to the Infrastructure Assessment in **Appendix J.**
	Highly Productive Land	The Site does not contain highly productive land. Please refer to section 10.1.4 in the Planning Report.
	Topography constraints	Preliminary infrastructure (**Appendix J**) and geotechnical assessments (**Appendix L**) have been undertaken at a high level, which confirm that there are no constraints that would preclude the proposal. The topographical complexity of the site is considered manageable by design and engineering responses through the substantive application.
	Transport network effects	The Transport Assessment (**Appendix K**) confirms that an Integrated Transport Assessment (ITA) will be developed as part of the substantive application.
Auckland Council Healthy Waters	Regionwide Network Discharge Consent	It is acknowledged that the Site is outside of the Rural Urban Boundary (RUB) and unable to be authorised under the Network Discharge Consent. The Project will provide on-site servicing and shared private infrastructure. Please refer to the Infrastructure Assessment in **Appendix J**.

[2] Responding to sub headers or key matters raised in the feedback provided.

	Stormwater management	A detailed Infrastructure Report which details the stormwater management approach proposed will be prepared as part of the substantive application.
	Asset ownership	The Project will provide on-site servicing and shared private infrastructure which will be owned and managed by Te Kawerau ā Maki. Please refer to the Infrastructure Assessment in **Appendix J**.
Auckland Council Parks and Community Facilities	Vesting of recreation and esplanade reserves	It is not intended to vest any reserve or park land, as it is Treaty Settlement land that has been returned to Te Kawerau ā Maki. It is instead proposed to set aside esplanade strips that are owned and managed by Te Kawerau ā Maki.
	Open space design, functionality and connectivity	The indicative location of the proposed neighbourhood parks and Rangitoopuni Forest Reserve is shown on the Project Masterplan and outlined in the Planning Report. Further details on the proposed open space will be provided as part of any future development application.
	Insufficient detailed information	The Project is currently at the referral stage and the information requested is more associated with the detailed design of the Project. The details will be addressed as part of any future development application for the Site. It is noted that while no park land is proposed to be vested, the Project does propose a network of parks, open spaces, and a 573-ha Rangitoopuni Forest Reserve, which are considered to be a significant contribution to the publicly accessible open space in the wider area.
Auckland Council Growth and Spatial Strategy	Future Development Strategy (FDS) and compact urban form	The Project alignment with the FDS is discussed in the Planning Report. Please refer to section 10.5. Matters relating to development outside identified growth areas are addressed in the Planning Report. While the site is located within a rural environment, it is Treaty Settlement

		land, and the relevant statutory and policy provisions recognise and provide for its potential development in this context, including through integrated Māori development outcomes. Please refer to sections 4.2.1 and 10.4 in the Planning Report.
	Infrastructure provision	The Project will provide on-site servicing and shared private infrastructure which will be owned and managed by Te Kawerau ā Maki. Please refer to the Infrastructure Assessment in **Appendix J.**
	Precedent risk	The Project arises from the unique circumstances of Treaty settlement land and iwi-led development, and is not considered to establish a general precedent for other rural land that does not share this context.
Watercare	Ownership of Lot 1 DP 188812/Lot 7 DP 590677	It is noted that there is a separate 3.96ha parcel of land that sits within the external boundaries of the site but is not part of the site and is not Treaty Settlement Land. We have assumed that Council is referring to this parcel, which is in fact Lot 2 DP 138520 and is part of Record of Title NA118D/300. It is owned by Watercare Services Limited.
	Private infrastructure servicing	The Project will provide on-site servicing and shared private infrastructure which will be owned and managed by Te Kawerau ā Maki. Please refer to the Infrastructure Assessment in **Appendix J.** As part of the substantive application, further design information for the proposed infrastructure will be provided.
Auckland Transport	Integrated Transport Assessment	The Transport Assessment (**Appendix K**) confirms that an Integrated Transport Assessment (ITA) will be developed as part of the substantive application.
Department of Conservation	Wildlife Act Approval	Please refer to the Ecology Assessment (**Appendix I**) and section 7.3 of the Planning Report. If the Application is referred, a detailed Ecological Assessment will be prepared which identifies all relevant authorities required under the Wildlife Act from the Department of

		Conservation to enable the Project, and the authorities will be applied for as part of the substantive application.
	Complex Freshwater Fisheries Approvals	Please refer to the Ecology Assessment and section 7.4 of the Planning Report. Complex Freshwater Fisheries Approval and/or Standard Freshwater Fisheries approval will be required for any stream diversion and realignment, culverts which have the potential to impede fish passage, and construction and operation of the dam for stormwater management. This will be sought as part of the substantive application.
	Treaty Settlements and Treaty Partners	The relevant iwi authorities have been notified and engaged with on the Project. An assessment of applicable Treaty Settlement is provided in Section 10.3 of the Planning Report.
	Potential Resource Management Act considerations and effects	Please refer to the Ecology Assessment and Planning Report which provide an overview of biodiversity and environmental matters. A detailed Ecological Impact Assessment will be provided as part of any future development application.
	DOC Statutory Planning Document considerations	The Project has considered the matters raised and further details will be provided as part of any future development application.
	Specific Information Requests	The Applicant will engage with DoC on any future development application and will provide the requested information where required.
Heritage New Zealand Pouhere Taonga (HNZPT)	Potentially unrecorded sites	An Archaeological Report will be prepared as part of the substantive application to determine whether there is potential for unrecorded sites to exist within the Project area. Where an archaeological authority is required, consultation will be undertaken with relevant iwi groups.

	HNZPT standard conditions	If an authority is required, the standard conditions provided by HNZPT will be considered when preparing conditions for the Proposal.

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024
Date: Tuesday, 2 June 2026 12:54:36 pm
Attachments: image002.png
image003.png
RDLP Section 11 Notice Letter -Rangitoopuni Lots 3 - 8 - 1 May 2026 .pdf

---

Report This Email

From: Michelle Kemp
Sent: Friday, 1 May 2026 12:53 pm
To: FastTrackApplicationEnquiries@doc.govt.nz
Subject: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Kia ora,

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership, intend to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (Project) under the Fast-track Approvals Act 2024 (FTAA). Please refer to the attached Notice Letter and link to the Indicative Masterplan that provides an overview of the proposal: Rangitoopuni Lots 3 - 8 Indicative Masterplan

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026). Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Ngaa mihi nui

Michelle Kemp | Partner | BSocSc (Hons) MEP | MNZPI

Campbell Brown Planning Limited

Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144
Cell s 9(2)(a) | s 9(2)(a) | Ph s 9(2)(a) | s 9(2)(a) |
www.campbellbrown.co.nz

DISCLAIMER: This electronic message together with any attachments is confidential. If you are not the intended recipient, do not copy,
disclose or use the contents in any way. Please also advise us by return e-mail that you have received the message and then please
destroy. We are not responsible for any changes made to this message and/or any attachments after sending. We use virus scanning
software but exclude all liability for viruses or anything similar in this email or any attachment. Views expressed in this email may not be

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024
Date: Tuesday, 2 June 2026 12:53:02 pm
Attachments: image001.png
image003.png
inky-injection-inliner-03755809cc10337ec572b1f12a6beedf.png
inky-injection-inliner-5ec6aebbb9c679b026dbff78772e82d0d.png

Caution: Internal s 9(2)(a)
Sensitive Content Details
Safe Spam Phish More...

From: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Sent: Friday, 8 May 2026 1:17 pm
To: Isobel Lee s 9(2)(a) FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Cc: Michelle Kemp s 9(2)(a)
Subject: RE: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Tēnā koe Isobel,

Thank you for engaging with DOC on your Fast-track Approvals application, and for completing the pre-lodgement notification form.

Could you please also fill out the new customer form found on our website here.

Fast-track (Cost Recovery) Regulations 2025 and DOCs Fast-track Cost Recovery Policy were published on 7 February 2025. Under the fast-track Cost Recovery regime applicants are required to pay a minimum estimate of costs for DOC's response to pre-lodgement notification. Once the completed form has been received, we will send you an invoice for the initial estimate of minimum costs. We will also then be happy to arrange a high-level meeting to discuss your project if that is preferable to you.

In the meantime, it would be useful for DOC to have some more information in relation to the fast-track project, in particular:

- You have indicated that a wildlife approval is likely to be sought under the FTAA.
  - Is there a species list available that this is likely to cover?
  - Have there been any ecological survey's conducted to date?
  - What activities are proposed to be covered by the approval?
- Are there any other draft specialist reports / documents that relate specifically to ecology / biodiversity values of the project available?
- As you have notified of a May lodgement, we have limited time to offer you feedback. Is there a specific part of your application that you would like feedback from DOC?
- Do you have an indicative date for the lodgement of your substantive application if the current application is referred?
  - Would you like to engage further with DOC before your substantive application is lodged?

Any additional information you can provide would be appreciated. There may be further questions that pop up while we assess the draft application you have provided.

Please note, we encourage all applicants to allow at least 4-6 weeks for effective pre-lodgement engagement with DOC.

Ngā mihi,

Grace Masterton (she/her)
On behalf of the Fast-track Applications team
Te Papa Atawhai | Department of Conservation

From: Isobel Lee s 9(2)(a)
Sent: Friday, 8 May 2026 1:08 pm
To: FastTrackApplicationEnquiries <fasttrackapplicationenquiries@doc.govt.nz>
Cc: Michelle Kemp s 9(2)(a)
Subject: Re: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Kia ora,

Following on from the previous email, please see the pre-lodgement form and titles attached.

Please confirm if a new customer form is also required at this stage

Kind regards | Ngā mihi

Isobel Lee | Senior Planner | BUrb Plan (Hons) | Int. NZPI
Campbell Brown Planning Limited
Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144
Ph s 9(2) | s 9(2) | s 9(2)(a) | www.campbellbrown.co.nz

From: Michelle Kemp s 9(2)(a)
Sent: Friday, May 1, 2026 12:52 PM
To: FastTrackApplicationEnquiries@doc.govt.nz <FastTrackApplicationEnquiries@doc.govt.nz>
Subject: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Kia ora,

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership, intend to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (Project) under the Fast-track Approvals Act 2024 (FTAA). Please refer to the attached Notice Letter and link to the Indicative Masterplan that provides an overview of the proposal: Rangitoopuni Lots 3 - 8 Indicative Masterplan

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026). Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Fast-track Pre-lodgement Notification

Purpose – To notify DOC of a fast-track referral or substantive application for a listed project as required by the Fast-track Approvals Act 2024.

Instructions:

Please email the completed form to fasttrackapplicationenquiries@doc.govt.nz

In addition to completing the details below, please provide any relevant draft application documents and supporting information including proposed plans, reports and any draft conditions relevant to the approvals sought.

Notes:

- The purpose of collecting this information is to enable the Department to respond to your request for pre-lodgement notification and to your application if one is subsequently lodged. The Department will not use this information for any reason not related to that purpose.
- DOC provides advice to Ministers and the panel at a number of stages in the Fast-Track process and so engaging with DOC and providing fulsome information at this early stage can support a more efficient and effective application process once an application is lodged.
- DOC can provide you with feedback on the conservation approvals required for the application, how to meet the information requirements related to the approvals and identify potential future roadblocks or opportunities. This helps ensure your application is comprehensive, complete and well positioned.
- DOC will recover the actual and reasonable costs incurred in responding to this notification and assisting you before the application is lodged (whether or not the application is subsequently lodged).
- DOC works with others to carry out its functions and achieve its conservation goals and has a responsibility to give effect to the principles of the Treaty of Waitangi in doing so. As part of that, we may share some of the high-level information you provide in this form (marked with a *), as well as a summary of our response to you, with our Treaty partners, relevant conservation boards, and the New Zealand Conservation Authority.
- DOC will not carry out consultation with these groups on your behalf, nor will we represent their views or the views of others in our pre-lodgement response to with you. However, if relevant interests are identified early on, this can help support our response to you and assist in processing this application.
- If you wish to provide information you consider to be commercially sensitive or otherwise confidential, please use the table at the end of the form.
- Applicants should be aware that provisions of the Official Information Act may require that some or all information provided to DOC be publicly released. This includes contact details in a work context. If you are applying in your personal capacity, your personal contact details would be withheld in accordance with the Privacy Act 2020.

Project Details

*** Project name** *(As listed in Schedule 2 of the Act for listed projects or name of referred project)*	
*** Organisation name/authorised person(s)** *(As listed in Schedule 2 of the Act for listed projects or organisation name of applicant for referred project)*	
*** Contact name:**	
***Contact phone number:** s 9(2)(a)	*** Email address:** s 9(2)(a)
***Agent for Applicant:**	
***Organisation name:**	
***Key contact name:**	
***Key contact phone number:** s 9(2)(a)	*** Key contact email:** s 9(2)(a)
Please direct all correspondence to: *(Please tick)* ☐ **Authorised person** ☐ **Agent for authorised person**	
***Project name and summary:** *(please provide this in a way suitable to be shared with the high level information about your application)*	
***Draft Fast-track application** *(Please provide a draft of your application)*	

***Project site location, site map and the location of proposed activities within the site (where appropriate):**

(please provide this in a way suitable to be shared with the high level information about your application)

*** GPS location and/or map:**

*** Records of title**

(Please attach any records of title relating to the proposal)

*** Draft documents, reports or plans relating to the proposal**

(Please attach any documents, reports or plans (particularly relating to ecology or biodiversity values) available about the proposal)

*** Is the project on Public Conservation Land?**

***Type of Fast-track Application** *(referral or substantive). If the substantive application is for a project listed in Schedule 2, please specify.*

Details of the proposed activity:

Please provide supporting information to help understand the proposal, including identification of any duplications of permissions either active or applied for, clear identification of the locations of the proposed activities which relate to the approval(s) sought and any draft application documents, reports and plans.

*** Details of any relevant Treaty of Waitangi settlement obligations you are aware of and any engagement you have undertaken with local iwi/hapū:**

* **What conservation approvals do you think may be required for the activity?**	
• **Concessions under the Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980**	
• **Authorities provided under the Wildlife Act 1953** (including the identification of the proposed activity eg relocation, salvage, capture etc and the species affected)	
• **Specific permissions under the Freshwater Fisheries Regulations 1983**	
• **Access arrangements under the Crown Minerals Act 1991**	
• **Exchanges of land under the Conservation Act 1987 or Reserves Act 1977**	
• **Amending or revoking conservation covenants under section 27 of the Conservation Act 1987 or section 77 of the Reserves Act 1977**	
• **Other** (please specify)	

*** Please provide information on any duplications of permissions, either active or applied for**

*** What current interests over the land are you aware of?**

*** Is there any other additional information that may be relevant?** (e.g. is the activity in a World Heritage Area?)

***Are any conditions proposed?**

Date initially planning to lodge application:

Please indicate the level of response you would like from DOC:

Either:

☐ **A summary response within 20 working days of the notice**: Through this process DOC would provide you with a brief response within 20 working days before you lodge your application.

☐ **Comprehensive response and engagement**: Through this process DOC would provide an in-depth assessment of your application, facilitate meetings/site visits and co-ordinate our conservation experts to provide in-depth feedback on the conservation approvals required for the application and identify any future roadblocks or opportunities. Our experience is that fulsome engagement with DOC can take at least 4-6 weeks.

Would you like to meet with DOC to discuss your application?

Confidential information:

Please include any commercially sensitive or confidential information in relation to the application in the table below. This information will not be shared with the New Zealand Conservation Authority, conservation boards or our Treaty Partners without consultation with you first.

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024
Date: Tuesday, 2 June 2026 12:54:17 pm
Attachments: image002.png
image003.png
RDLP Section 11 Notice Letter -Rangitoopuni Lots 3 - 8 - 1 May 2026 .pdf

---

Report This Email

From: Michelle Kemp
Sent: Friday, 1 May 2026 12:54 pm
To: fasttrack@heritage.org.nz
Subject: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Kia ora,

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership, intend to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (Project) under the Fast-track Approvals Act 2024 (FTAA). Please refer to the attached Notice Letter and link to the Indicative Masterplan that provides an overview of the proposal: Rangitoopuni Lots 3 - 8 Indicative Masterplan

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026). Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Ngaa mihi nui

Michelle Kemp | Partner | BSocSc (Hons) MEP | MNZPI

Campbell Brown Planning Limited

Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144
Cell s 9(2)(a) | s 9(2)(a) | s 9(2)(a) | s 9(2)(a) |
www.campbellbrown.co.nz

DISCLAIMER: This electronic message together with any attachments is confidential. If you are not the intended recipient, do not copy,
disclose or use the contents in any way. Please also advise us by return e-mail that you have received the message and then please
destroy. We are not responsible for any changes made to this message and/or any attachments after sending. We use virus scanning
software but exclude all liability for viruses or anything similar in this email or any attachment. Views expressed in this email may not be

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024
Date: Tuesday, 2 June 2026 12:53:51 pm
Attachments: image002.png
image003.png
RDLP Section 11 Notice Letter -Rangitoopuni Lots 3 - 8 - 1 May 2026 .pdf

Report This Email

From: Michelle Kemp
Sent: Friday, 1 May 2026 12:54 pm
To: 'AdminAgencyFTAA@mfe.govt.nz' <AdminAgencyFTAA@mfe.govt.nz>
Subject: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Kia ora,

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership, intend to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (Project) under the Fast-track Approvals Act 2024 (FTAA). Please refer to the attached Notice Letter and link to the Indicative Masterplan that provides an overview of the proposal: Rangitoopuni Lots 3 - 8 Indicative Masterplan

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026). Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Ngaa mihi nui

Michelle Kemp | Partner | BSocSc (Hons) MEP | MNZPI

Campbell Brown Planning Limited

Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144
Cell s 9(2)(a) | s 9(2)(a) | s 9(2)(a) | s 9(2)(a) |
www.campbellbrown.co.nz

DISCLAIMER: This electronic message together with any attachments is confidential. If you are not the intended recipient, do not copy,
disclose or use the contents in any way. Please also advise us by return e-mail that you have received the message and then please
destroy. We are not responsible for any changes made to this message and/or any attachments after sending. We use virus scanning
software but exclude all liability for viruses or anything similar in this email or any attachment. Views expressed in this email may not be

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024
Date: Tuesday, 2 June 2026 12:55:00 pm
Attachments: image002.png
image003.png
RDLP Section 11 Notice Letter -Rangitoopuni Lots 3 - 8 - 1 May 2026 .pdf

Report This Email

From: Michelle Kemp
Sent: Friday, 1 May 2026 12:52 pm
To: 'Developmentplanning@at.govt.nz' <Developmentplanning@at.govt.nz>
Subject: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Kia ora,

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership, intend to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (Project) under the Fast-track Approvals Act 2024 (FTAA). Please refer to the attached Notice Letter and link to the Indicative Masterplan that provides an overview of the proposal: Rangitoopuni Lots 3 - 8 Indicative Masterplan

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026). Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Ngaa mihi nui

Michelle Kemp | Partner | BSocSc (Hons) MEP | MNZPI

Campbell Brown Planning Limited

Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144
Cell s 9(2)(a) | s 9(2)(a) | s 9(2)(a) | s 9(2)(a) |
www.campbellbrown.co.nz

DISCLAIMER: This electronic message together with any attachments is confidential. If you are not the intended recipient, do not copy,
disclose or use the contents in any way. Please also advise us by return e-mail that you have received the message and then please
destroy. We are not responsible for any changes made to this message and/or any attachments after sending. We use virus scanning

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024
Date: Tuesday, 2 June 2026 12:56:52 pm
Attachments: image002.png
image003.png
RDLP Section 11 Notice Letter -Rangitoopuni Lots 3 - 8 - 1 May 2026 .pdf

Report This Email

From: Michelle Kemp
Sent: Friday, 1 May 2026 12:52 pm
To: 'FastTrack@water.co.nz' <FastTrack@water.co.nz>
Subject: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Kia ora,

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership, intend to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (Project) under the Fast-track Approvals Act 2024 (FTAA). Please refer to the attached Notice Letter and link to the Indicative Masterplan that provides an overview of the proposal: Rangitoopuni Lots 3 - 8 Indicative Masterplan

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026). Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Ngaa mihi nui

Michelle Kemp | Partner | BSocSc (Hons) MEP | MNZPI

Campbell Brown Planning Limited

Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144
Cell s 9(2)(a) | s 9(2)(a) | s 9(2)(a) | s 9(2)(a) |
www.campbellbrown.co.nz

DISCLAIMER: This electronic message together with any attachments is confidential. If you are not the intended recipient, do not copy,
disclose or use the contents in any way. Please also advise us by return e-mail that you have received the message and then please
destroy. We are not responsible for any changes made to this message and/or any attachments after sending. We use virus scanning
software but exclude all liability for viruses or anything similar in this email or any attachment. Views expressed in this email may not be

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024
Date: Tuesday, 2 June 2026 12:57:09 pm
Attachments: image002.png
image003.png
RDLP Section 11 Notice Letter -Rangitoopuni Lots 3 - 8 - 1 May 2026 .pdf

Report This Email

From: Michelle Kemp
Sent: Friday, 1 May 2026 12:50 pm
To: 'fasttrack@aucklandcouncil.govt.nz' <fasttrack@aucklandcouncil.govt.nz>
Cc: Philip Brown s 9(2)(a)
Subject: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Kia ora,

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership, intend to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (Project) under the Fast-track Approvals Act 2024 (FTAA). Please refer to the attached Notice Letter and link to the Indicative Masterplan that provides an overview of the proposal: Rangitoopuni Lots 3 - 8 Indicative Masterplan

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026). Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Ngaa mihi nui

Michelle Kemp | Partner | BSocSc (Hons) MEP | MNZPI

Campbell Brown Planning Limited

Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144
Cell s 9(2)(a) | s 9(2)(a) | s 9(2)(a) | s 9(2)(a) |
www.campbellbrown.co.nz

DISCLAIMER: This electronic message together with any attachments is confidential. If you are not the intended recipient, do not copy,
disclose or use the contents in any way. Please also advise us by return e-mail that you have received the message and then please
destroy. We are not responsible for any changes made to this message and/or any attachments after sending. We use virus scanning

1 May 2026

To the relevant local authority or administering agency,

Tēnā koutou,

Notice of proposed application for referral of the Rangitoopuni Lots 3 - 8 project under the Fast-track Approvals Act 2024

In accordance with section 11(1)(b) of the Fast-track Approvals Act 2024 (**FTAA**), this letter serves as notice of the intention of Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership (RDLP), to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (**Project**) under the FTAA.

Project Overview
The project is of national significance and will include:

- Approximately 3,407 – 4,164 residential bush lots
- Four community hubs, including small scale commercial/retail
- A Te Kawerau ā Maki park / sanctuary / open space network, including regenerating native forest and providing amenity for public use comprising approximately 567 hectares
- Opportunities for marae and papakāinga housing
- Private infrastructure owned and operated by Te Kawerau ā Maki
- Protection and enhancement of riparian margins and wetland areas
- Extensive landscaping and native planting, including large-scale ngahere restoration over time
- All associated activities and infrastructure necessary to enable the development including earthworks, roading, creation of open space areas, stream works, and on-site stormwater, wastewater, and water supply facilities.

The Rangitoopuni Lots 3 – 8 Indicative Masterplan (**attached**) establishes a clear, iwi-led framework for the development of the Project.

Site context and significance
The Site is Treaty Settlement Land returned to Te Kawerau ā Maki through the Te Kawerau ā Maki Claims Settlement Act 2015 as redress for the Crown's historic breaches of Te Tiriti o Waitangi. As such, the land holds profound cultural, historical, and economic significance.

A key purpose of this land is to provide a sustainable economic foundation for current and future generations. In partnership with Avant, the Project represents an important opportunity to grow tribal assets and support long-term iwi development.

The Site is zoned Rural Production and is identified as Treaty Settlement Land under the Auckland Unitary Plan. It is located within the north-west of Auckland, approximately 26 km from the CBD. Urban development lies to the east and south-east, with the wider surrounding area remaining predominantly rural in character.

Masterplanning approach
The Masterplan is underpinned by an integrated cultural and spatial framework that responds to the Site's landscape, environmental context, and connectivity. It is guided by key values including kaitiakitanga, rangatiratanga, manaakitanga, and intergenerational stewardship.

These values have informed land use, landscape design, infrastructure planning, ecological restoration, and public access. The Cultural Masterplan provides a clear framework demonstrating how mātauranga Māori can meaningfully shape both design outcomes and statutory planning responses.

At a strategic level, the Masterplan establishes a coherent spatial structure that integrates development, open space, and movement networks, creating a well-connected and legible neighbourhood. It balances environmental, social, and functional considerations to deliver a distinctive and resilient place.

Statutory basis for referral
It is considered that the Project meets the criteria in section 22 of the FTAA and it is appropriate for the Project to be referred to the fast-track approvals process under section 26(2)(a) of the FTAA. In particular, it is considered that the Project:

a. would have significant regional or national benefits, including because it will:

    i. increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020); and
    ii. deliver significant economic benefits; and

b. referring the Project to the fast-track approvals process:

    i. would facilitate the Project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
    ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Next steps

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026).

Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Please to not hesitate to call (Michelle Kemp, Partner/Principal Planner, Campbell Brown Planning on 0211192873) or email s 9(2)(a) to discuss.

Ngā mihi nui,

Rangtoopuni Development Limited Partnership

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Rangitoopuni Lot 3 - 8 Development s11 Notification
Date: Tuesday, 2 June 2026 12:03:40 pm
Attachments: image001.png
image002.png

Report This Email

From: Edward Ashby s 9(2)(a)
Sent: Friday, 1 May 2026 3:13 pm
To: s 9(2)(a) Tipa Compain s 9(2)(a) s 9(2)(a) ; s 9(2)(a) s 9(2)(a) s 9(2)(a) s 9(2)(a) s 9(2)(a) kaitiaki s 9(2)(a) ; s 9(2)(a) s 9(2)(a) s 9(2)(a) s 9(2)(a) s 9(2)(a) s 9(2)(a) ; s 9(2)(a)
Cc: Te Warena Taua s 9(2)(a) Michelle Kemp s 9(2)(a) ; Tiaki Trust s 9(2)(a)
Subject: Rangitoopuni Lot 3 - 8 Development s11 Notification

Tēnā koutou,

Te Kawerau ā Maki are the owners of 3,275ha of whenua within the Riverhead Forest (currently in pine production). This whenua was returned to us through our Treaty Settlement as key commercial redress, intended to support the long-term economic wellbeing of our people.

In 2025, we were successful in securing fast-track consent for the Rangitoopuni development, covering Lot 1 (222.75ha) and Lot 2 (173.6ha), totalling 395ha at the southern end of the forest. The support we received throughout that process was appreciated.

We are now looking ahead and are seeking to progress Stage 2 of the development, also through the Fast-track Approvals process.

As a matter of tikanga, we wanted to reach out to you first, ahead of notifying other parties. As part of this process, we are required to formally provide notice in accordance with section 11(1)(b) of the Fast-track Approvals Act 2024 and the formal notice is attached to this email.

Regardless of the statutory process, it is important to us to engage directly with our whanaunga iwi. We would value your tautoko for this kaupapa and welcome the opportunity to kōrero further. If helpful, we would be happy to meet kanohi ki te kanohi at our offices in Henderson.

As this is a Te Kawerau ā Maki-led development, it is grounded in our tikanga and our role as kaitiaki of the whenua, awa, and moana. This is demonstrated through a commitment to restoring the mauri of the landscape, including the protection of waterways and wetlands, and the progressive re-establishment of native ngahere at both a site and landscape scale. The development is supported by integrated water-sensitive design and infrastructure, ensuring these environmental outcomes are sustained for future generations.

The proposed development is of national significance and will include:

- Approximately 3,407 – 4,164 residential bush lots
- Four community hubs, including small scale commercial/retail
- A Te Kawerau ā Maki park / sanctuary / open space network, including regenerating native forest and providing amenity for public use comprising approximately 567 hectares
- Opportunities for marae and papakāinga housing
- Private infrastructure owned and operated by Te Kawerau ā Maki
- Protection and enhancement of riparian margins and wetland areas
- Extensive landscaping and native planting, including large-scale ngahere restoration over time
- All associated activities and infrastructure necessary to enable the development including earthworks, roading, creation of open space areas, stream works, and on-site stormwater, wastewater, and water supply facilities.

The indicative masterplan can be accessed here: Rangitoopuni Lots 3 - 8 Indicative Masterplan

Please feel free to contact me directly, or cc our planner Michelle s 9(2)(a) if you have any pātai.

Ngā Mihi

TE KAWERAU IWI TIAKI TRUST

Edward Ashby
Pou Tiaki - CEO
M: s 9(2)(a)
E: s 9(2)(a)
Level 3 Henderson Civic Building
1 Smythe Road Auckland 0612
www.tekawerau.iwi.nz

TE KAWERAU IWI
SETTLEMENT TRUST

Level 3
Henderson Civic Building
1 Smythe Road
Auckland 0612
PO Box 104198
Lincoln North, Henderson
www.tekawerau.iwi.nz
tiaki@tekawerau.iwi.nz

1 May 2026

Tēnā koutou,

Notice of proposed application for referral of the Rangitoopuni Lots 3 - 8 project under the Fast-track Approvals Act 2024

In accordance with section 11(1)(b) of the Fast-track Approvals Act 2024 (**FTAA**), this letter serves as notice of the intention of Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership (RDLP), to lodge an application for referral of the Rangitoopuni Lots 3 – 8 project (**Project**) under the FTAA.

Project Overview
The project is of national significance and will include:

- Approximately 3,407 – 4,164 residential bush lots
- Four community hubs, including small scale commercial/retail
- A Te Kawerau ā Maki park / sanctuary / open space network, including regenerating native forest and providing amenity for public use comprising approximately 567 hectares
- Opportunities for marae and papakāinga housing
- Private infrastructure owned and operated by Te Kawerau ā Maki
- Protection and enhancement of riparian margins and wetland areas
- Extensive landscaping and native planting, including large-scale ngahere restoration over time
- All associated activities and infrastructure necessary to enable the development including earthworks, roading, creation of open space areas, stream works, and on-site stormwater, wastewater, and water supply facilities.

The Rangitoopuni Lots 3 – 8 Indicative Masterplan (**attached**) establishes a clear, iwi-led framework for the development of the Project.

Site context and significance
The Site is Treaty Settlement Land returned to Te Kawerau ā Maki through the Te Kawerau ā Maki Claims Settlement Act 2015 as redress for the Crown's historic breaches of Te Tiriti o Waitangi. As such, the land holds profound cultural, historical, and economic significance.

A key purpose of this land is to provide a sustainable economic foundation for current and future generations. In partnership with Avant, the Project represents an important opportunity to grow tribal assets and support long-term iwi development.

The Site is zoned Rural Production and is identified as Treaty Settlement Land under the Auckland Unitary Plan. It is located within the north-west of Auckland, approximately 26 km from the CBD. Urban development lies to the east and south-east, with the wider surrounding area remaining predominantly rural in character.

Masterplanning approach
The Masterplan is underpinned by an integrated cultural and spatial framework that responds to the Site's landscape, environmental context, and connectivity. It is guided by key values including kaitiakitanga, rangatiratanga, manaakitanga, and intergenerational stewardship.

These values have informed land use, landscape design, infrastructure planning, ecological restoration, and public access. The Cultural Masterplan provides a clear framework

TE KAWERAU IWI
SETTLEMENT TRUST

Level 3
Henderson Civic Building
1 Smythe Road
Auckland 0612
PO Box 104198
Lincoln North, Henderson
www.tekawerau.iwi.nz
tiaki@tekawerau.iwi.nz

demonstrating how mātauranga Māori can meaningfully shape both design outcomes and statutory planning responses.

At a strategic level, the Masterplan establishes a coherent spatial structure that integrates development, open space, and movement networks, creating a well-connected and legible neighbourhood. It balances environmental, social, and functional considerations to deliver a distinctive and resilient place.

Statutory basis for referral
It is considered that the Project meets the criteria in section 22 of the FTAA and it is appropriate for the Project to be referred to the fast-track approvals process under section 26(2)(a) of the FTAA. In particular, it is considered that the Project:

a. would have significant regional or national benefits, including because it will:

   i. increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020); and
   ii. deliver significant economic benefits; and

b. referring the Project to the fast-track approvals process:

   i. would facilitate the Project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
   ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Next steps
In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026).

Notwithstanding the notification timeframe provided in the FTAA, we are committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Please to not hesitate to call me on s 9(2)(a) or email me at s 9(2)(a) to discuss.

Ngā mihi nui,



Edward Ashby
CEO
Te Kawerau Iwi Tiaki Trust

Boffa Miskell

RANGITOOPUNI

LOTS 3-8 INDICATIVE MASTERPLAN

1 MAY 2026

TE KAWERAU IWI
SETTLEMENT TRUST

RANGITOOPUNI
RIVERHEAD

KUPU ARATAKI | INTRODUCTION

KOORERO FROM TE KAWERAU A MAKI

From Pukekauere to Taurangatira flows manga Rangitoopuni. Therewithin sit the peaks Te Ahu, Whatatii, Kaipaakau, Kaiakeake, and Pukeharakeke, bounded by peace in the west at Kahutoopuni and east at Rangitoopuni.

The above frames the 3,275ha of Treaty settlement land we know as Rangitoopuni. Returned to Te Kawerau a Maki in 2014 as commercial redress land, Rangitoopuni is the bedrock of the economic prosperity of the iwi. The land will be developed over the next generation in a uniquely Te Kawerau way that blends our commercial needs with our environmental duty to the land.

Te Kawerau a Maki has partnered with Avant to progress the first steps in this journey. Over the next 10 years we will see the land begin to be transformed from commercial pine forestry to be recloaked in native forest, and the development of high quality housing and retirement living for our people and the people of Auckland.

The task is large and the journey long, but Rangitoopuni will be a development of renown with a legacy no less than the economic revitalisation of our iwi and an entirely new community living under the cloak of our protection.

KOORERO FROM THE DESIGN TEAM

THE PROPOSAL:

The Rangitoopuni Lots 3 - 8 Project represents the next stage in the long-term realisation of Te Kawerau ā Maki's Treaty Settlement land within Riverhead Forest. Building on the earlier fast-track project, this proposal expands the vision to deliver a comprehensive, iwi-led development of national significance.

Guided by the Masterplan, the project will transform the existing production forestry landscape into a diverse and integrated environment that supports housing, economic development, cultural expression, and ecological restoration.

The project will provide for a range of residential living opportunities, alongside four commercial areas and community hubs that will support local services, employment, and social connection. These hubs will act as key focal points within the development.

A defining feature of the proposal is the establishment of a Te Kawerau ā Maki park, sanctuary, and open space network. This network will comprise a significant portion of the site and will provide for public access, recreation, and the large-scale regeneration of native forest. It will also support the protection and enhancement of riparian margins and wetland systems, forming an integrated ecological framework across the whenua.

The project also provides for opportunities for marae and papakaainga housing, enabling Te Kawerau ā Maki to maintain and strengthen cultural connections to the land and support intergenerational living.

Infrastructure for the development will be privately owned and operated by Te Kawerau ā Maki, reflecting a high level of rangatiratanga and enabling a coordinated and values-based approach to servicing, delivery, and long-term management.

The Rangitoopuni Lots 3 – 8 Project is intended to act as a catalyst for the economic, cultural, and environmental revitalisation of the whenua. It will establish a resilient and enduring community that supports both present and future generations.

EXISTING SITE:

The existing site has been clothed in production pine trees for the last 60 plus years. This has always been an important whenua for Te Kawerau ā Maki (TKAM) with important events and stories captured in the names of the area. The mana of the site has been diminished with forestry activities, weed ingress and waterway sedimentation.

Access into the forest is largely uncontrolled for recreational activities such as mountain biking, horse riding, walking and running, motocross events and hunting.

THE LANDSCAPE OUTCOME:

In the long term, the Rangitoopuni Lots 3 – 8 Project will establish a richly layered and ecologically resilient landscape, transitioning from a production forestry environment to a regenerating native ngahere.

A substantial portion of the site will be dedicated to the Te Kawerau ā Maki park, sanctuary, and open space network. This network will integrate areas of native forest restoration, riparian enhancement, and wetland protection, providing important habitat for indigenous flora and fauna while supporting the cultural and environmental values of Te Kawerau ā Maki.

Extensive native planting will be undertaken across the site, with a focus on re-establishing indigenous ecosystems over time. Early-stage revegetation will utilise hardy pioneer species such as mānuka and kānuka, enabling the gradual reintroduction of a wider range of native species through enrichment planting as ecological conditions improve.

Riparian margins and wetland areas will be protected and enhanced to improve water quality, stabilise stream edges, and restore natural hydrological processes. These areas will form key ecological corridors throughout the development.

Public access will be carefully integrated through a network of walking tracks and open space areas, allowing people to experience the landscape while respecting its ecological and cultural significance. Existing public use of the land for recreational activities will be formalised, with trails and routes being improved. Track design will respond to the natural topography, with pedestrian-focused access in steeper areas.

Te Kawerau ā Maki will retain an ongoing kaitiaki role over the landscape, including the management of planting, restoration programmes, and open space areas. This approach ensures that the mauri of the whenua is restored and protected over time.

The resulting landscape will support biodiversity, enable meaningful connections between people and place, and reflect the identity, values, and aspirations of Te Kawerau ā Maki.

PROJECT VISION:

Rangitoopuni Lots 3 - 8 will become a benchmark for large-scale, iwi-led development of Treaty Settlement land in Aotearoa.

This next phase represents a significant step forward in realising the long-term aspirations of Te Kawerau ā Maki for their whenua within Riverhead Forest. The project reflects a holistic approach to development-integrating housing, economic opportunity, cultural identity, and environmental restoration.

As a project of national significance, Rangitoopuni Lots 3 - 8 will demonstrate how iwi can lead the transformation of underutilised land into a thriving, self-sustaining community. It will deliver a range of residential living opportunities supported by commercial and community hubs that enable local employment, services, and connection.

Central to the vision is the restoration of the whenua. Large areas of the site will transition from production forestry to regenerating native ngahere, supported by the protection and enhancement of streams, wetlands, and ecological corridors. This will restore the mauri of the land and create a landscape that supports both biodiversity and people.

The project will also provide for the cultural and social wellbeing of Te Kawerau ā Maki, including opportunities for marae and papakāinga housing, ensuring that the whenua continues to sustain current and future generations.

Rangatiratanga underpins the project, with Te Kawerau ā Maki leading the planning, design, delivery, and long-term stewardship of the development, including the ownership and operation of key infrastructure.

Rangitoopuni is not simply a development - it is the realisation of intergenerational aspirations. It will stand as a legacy project that restores the relationship between people and place, supports economic independence, and creates a resilient, enduring community grounded in Te Ao Maaori values.

TE KAWERAU A MAKI

Te Kawerau a Maki is an iwi with origins deeply rooted in ancestral lineage tracing back to the Tuurehu, the first human inhabitants of the land. Our whakapapa connects them to early migratory peoples, including the Tini oo Maruiwi and Te Tini oo Toi, who settled the region. Prior to 1600, our ancestors shared the wider area with Ngaati Awa, Ngaaoho, and Ngaaiwi. They proudly affiliate with the Tainui Waka, being known as “the sternpost” or northernmost people of this canoe.

The name Te Kawerau a Maki comes from our eponymous ancestor Maki, who settled in the northern parts of the Auckland region during the early 17th century. This name refers to significant events involving Maki and his hapuu at Maramataawhana and Tiineki, located north of Muriwai. From Maki and his wives Rotu and Paretutanganui, along with his sons Manuhiri, Ngawhetu, Maeaeariki, and Tawhiakiterangi, as well as his younger brother Mataahu, his wife Te Kura, and son Rehua, descend the various sub-tribal groups that make up the Te Kawerau confederation.

The Te Kawerau a Maki area of ancestral and customary interest includes lands such as Hikurangi (West Auckland), Te Ipu Kura aa Maki (Auckland Isthmus), Te Whenua roa oo Kahu (North Shore-Whangaparaoa), Mahurangi, Pakiri, southern Kaipara, and the Gulf Islands of Kawau, Hauturu oo Toi (Little Barrier Island), and Tiriti Matangi. The iwi’s tribal heartland lies in Hikurangi and Ngaa Rau Pou aa Maki (Waitaakere Ranges), with significant interests in the Upper Waitemataa.

Te Kawerau a Maki has strong connections with several iwi across our rohe and has maintained ties to our whenua, moana, and taonga for over 400 years. However, our people faced significant challenges during the 1820s musket raids and colonisation. By 1854, the Crown had acquired most of West Auckland, leaving only two native reserves at Piha and Waitaakere Valley. This alienation from our lands and taonga eroded our socio-economic base, leaving the iwi nearly landless by the 1950s. Our last kaainga and marae at Koopironui (Woodhill) and Waiti (Te Henga/ Bethells Beach) were also lost during this period.

In recognition of the harms caused by breaches of Te Tiriti o Waitangi, the Crown settled historical claims with Te Kawerau a Maki on 14 February 2014, which included an apology and a commitment to work together under the Treaty. The Te Kawerau a Maki Claims Settlement Act came into effect in November 2015. Today, the iwi is focused on rebuilding its political, social, cultural, environmental, and economic well-being, including a visible presence at the Arataki Centre, the Henderson Civic Building, and our planned marae at Te Henga and Te Onekiritea (Hobsonville).

Rangitoopuni is our name for Riverhead Forest, and references peacemaking between Te Kawerau and Ngaati Whatua. The land here is key Treaty Settlement redress intended as the bedrock of our future economic prosperity.



TE HENGA MARAE (PROPOSED MARAE VISUALISATION) RETRIEVED FROM: TEKAWERAU.IWI.NZ

NGAA UARA : NGAA MAATAAPONO | VALUES : PRINCIPLES



RANGATIRATANGA
Mana Motuhake and presence

Putting back the Mana and identity of Te Kawerau a Maki on the their whenua, Creating a place that is uniquely Te Kawerau a Maki and a place to re-establish ahi-kaa-roa (a living presence)

AUAHA
Innovation and creativity



Being innovative, using creativity and striving for quality across all projects and outcomes.

KAITIAKITANGA
Restoring and maintaining Te Taiao



Restoring the natural systems to support all living beings to thrive. Maintaining and protecting our people, environment, and taonga prioritising te taiao.

TAURIKURATANGA
The pursuit of being prosperous and thriving



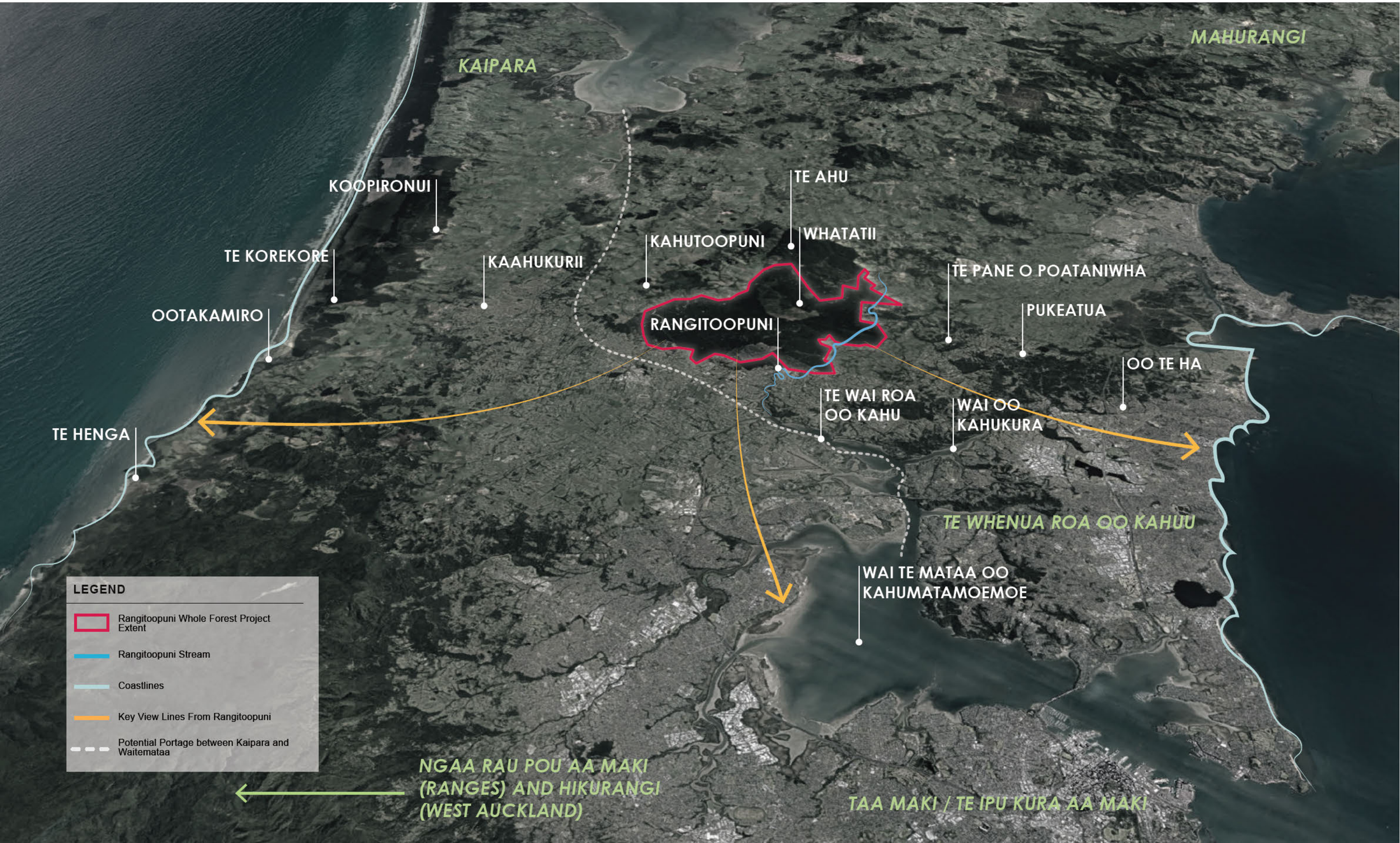
Building the foundation of the economic prosperity for the iwi to enable our needs and aspirations to be met

MANAAKITANGA
Sharing and hosting

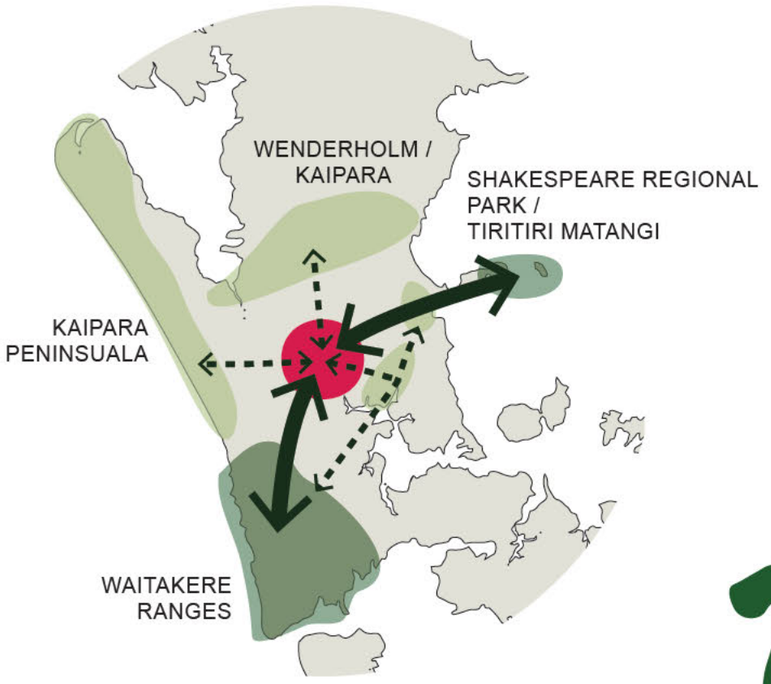


Strengthening connections between the many threads which are woven within this landscape, enabling Te Kawerau a Maki to express manaaki towards the place and people who call it home.

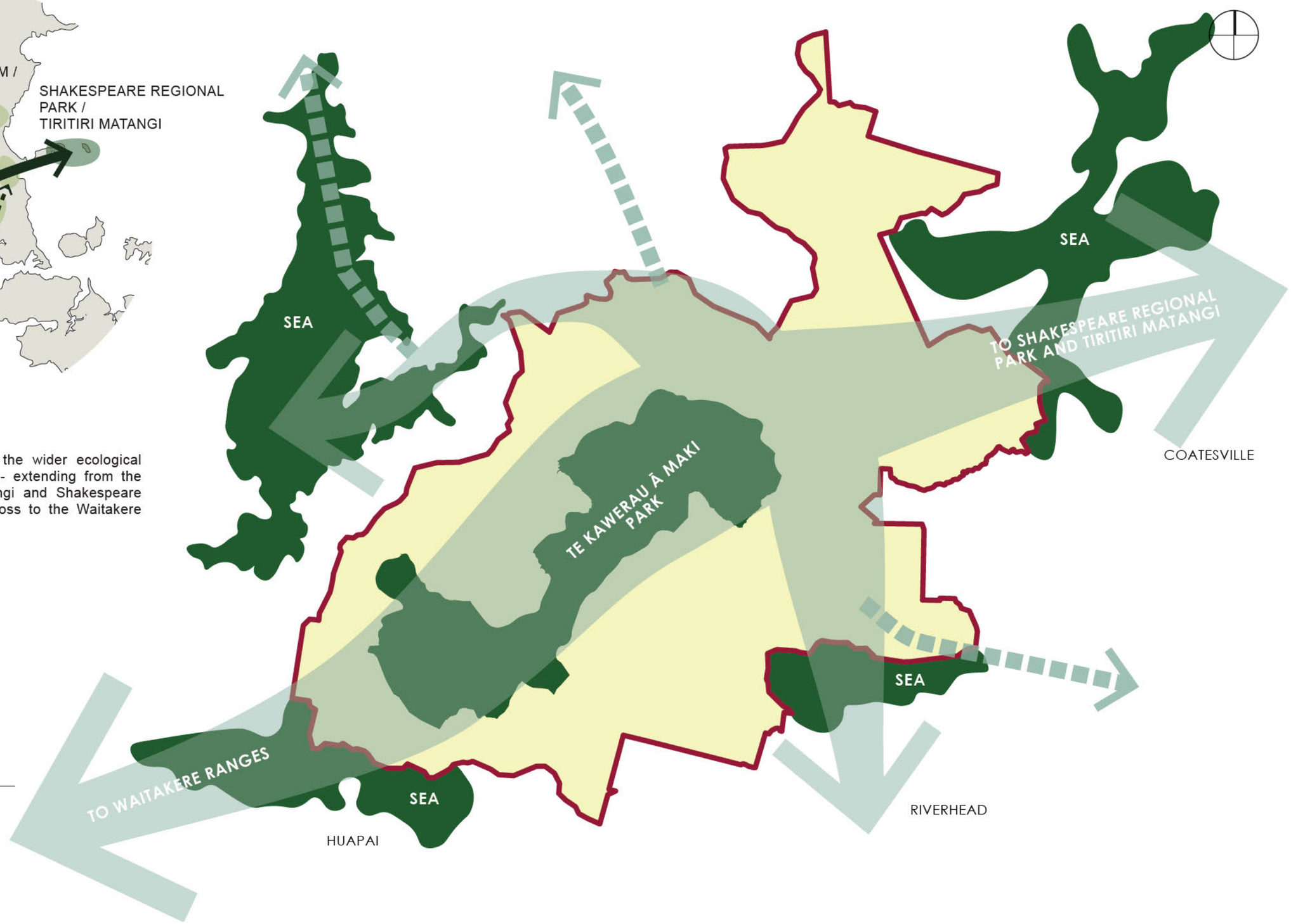
WIDER AREA


KAIPARA
MAHURANGI
KOOPIRONUI
TE KOREKORE
OOTAKAMIRO
KAAHUKURII
KAHUTOOPUNI
TE AHU
WHATATII
RANGITOOPUNI
TE PANE O POATANIWHA
PUKEATUA
OO TE HA
TE WAI ROA OO KAHU
WAI OO KAHUKURA
TE HENGA
TE WHENUA ROA OO KAHUU
WAI TE MATAA OO KAHUMATAMOEMOE
LEGEND
Rangitoopuni Whole Forest Project Extent
Rangitoopuni Stream
Coastlines
Key View Lines From Rangitoopuni
Potential Portage between Kaipara and Waitemataa
NGAA RAU POU AA MAKI (RANGES) AND HIKURANGI (WEST AUCKLAND)
TAA MAKI / TE IPU KURA AA MAKI

ECOLOGICAL CONNECTIONS



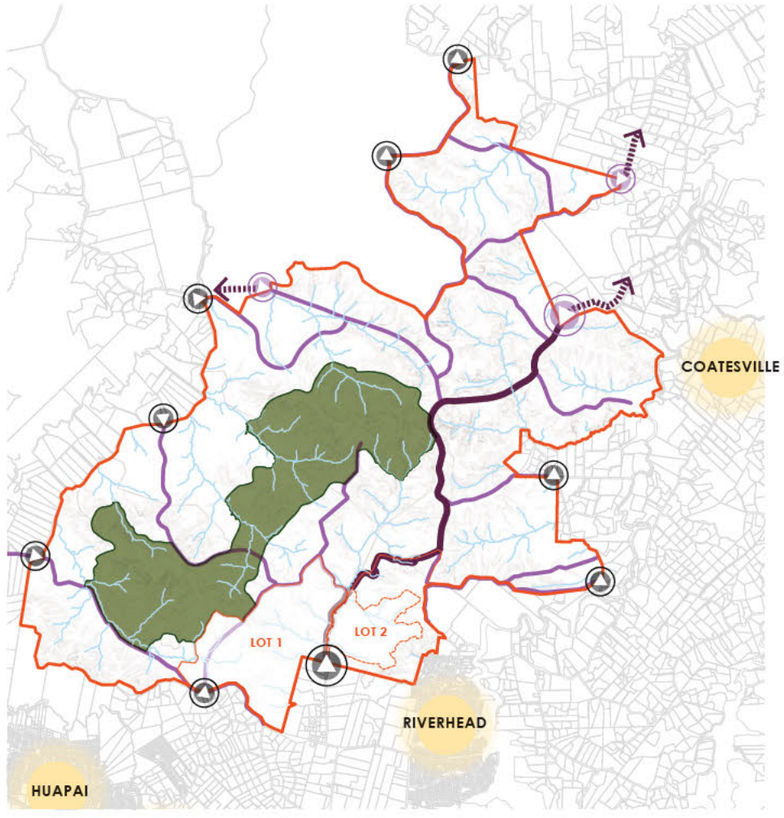
The Site provides service to the wider ecological connectivity of the landscape - extending from the off-shore islands, Tiritiri Matangi and Shakespeare Regional Park in the east across to the Waitakere Ranges in the west.



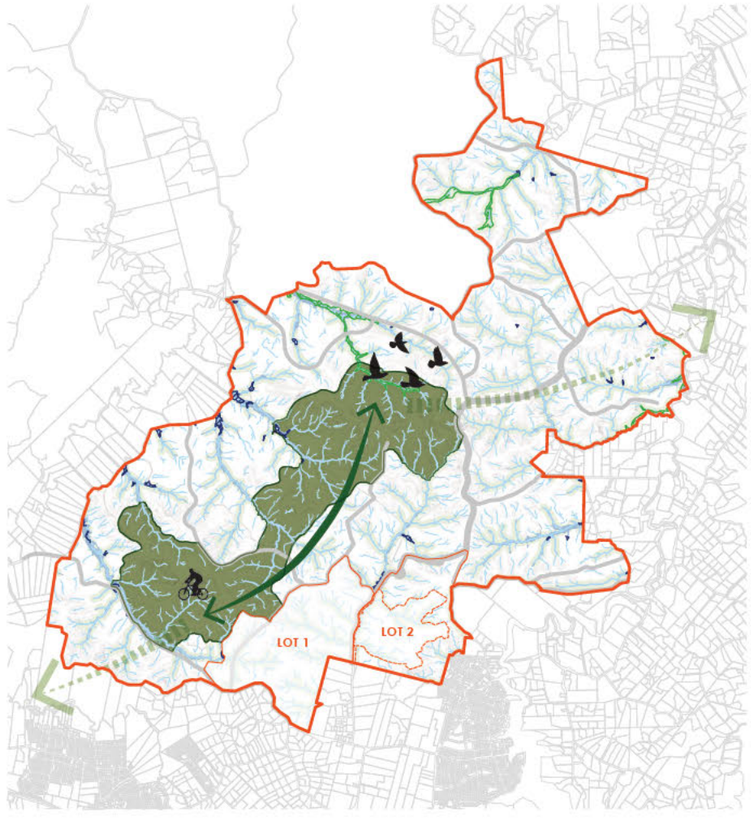
LEGEND

- Rangitoopuni Whole Forest Project Extent
- Ecological Corridor
- Ecological Stepping Stone
- Land for development

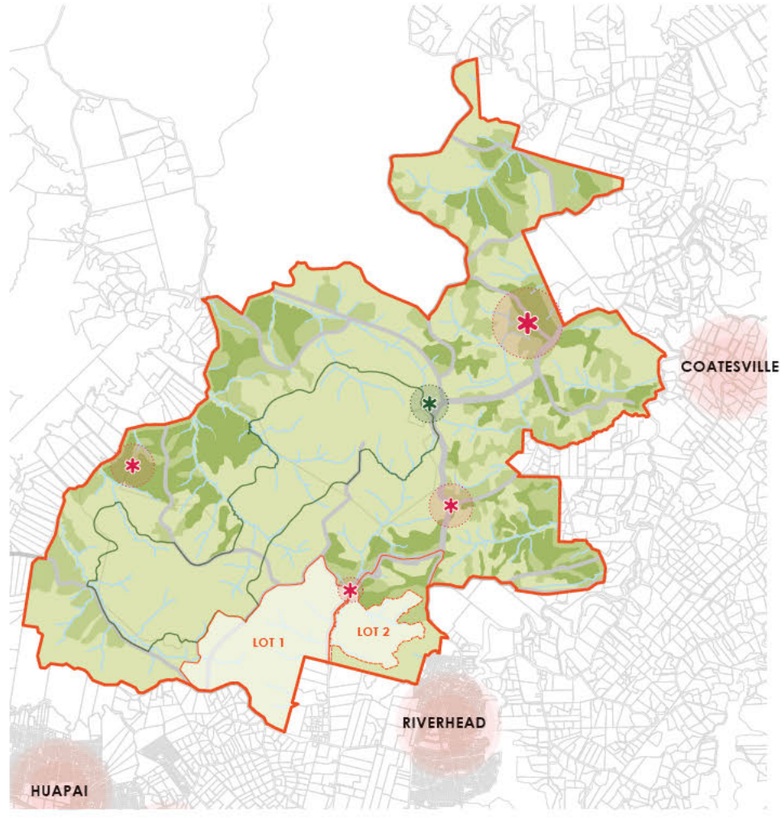
KEY MOVES



MOVEMENT



ENVIRONMENT



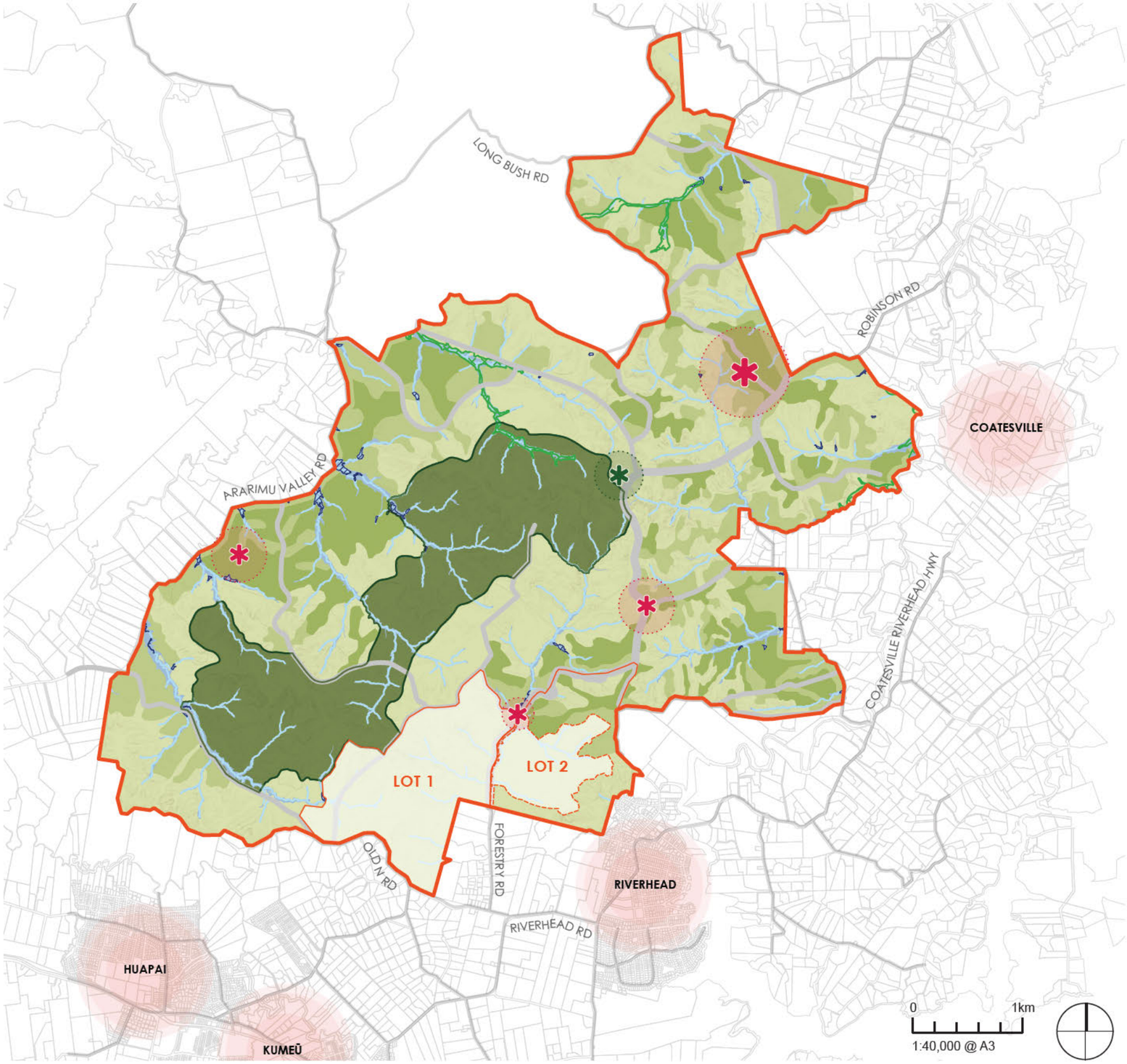
COMMUNITY

INDICATIVE MASTERPLAN

TABLE: YIELD CALCULATION	
Total TKaM Site Area	32,835,029 m²
Yield Analysis Area*	**29,776,047 m²**
Exclusions:	7,242,064 m²
Te Kawerau ā Maki Park	5,667,722 m²
Other constraints**	1,574,342 m²
Gross Developable Area	22,533,983 m²
Yield:	
2,500 m² bush lots	**1,360 - 1,662** (+/- 10%)
4,000 m² bush lots	**1,048 - 1,281** (+/- 10%)
1ha+ bush lots	**999 - 1,221** (+/- 10%)
Total Yield:	**3,407 - 4,164** (+/- 10%)

* Excludes Lot 1, Lot 2 retirement village, and a part of Old North Rd; includes part of Lot 1 DP 188812, Ararimu Valley Road Riverhead 0882.

** Other constraints include Significant Ecological Areas, flood prone area, and flood plains.

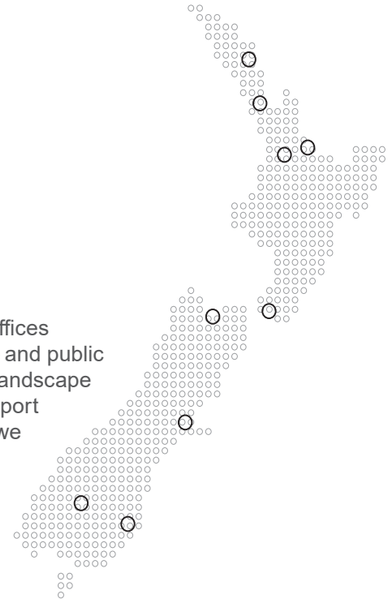


LEGEND

- Rangitoopuni Whole Forest Project Extent
- Lot 1 and Lot 2 Boundaries
- Retirement Village Boundary
- Indicative Community Hub, including small scale commercial/retail, small-scale housing and community infrastructure
- Te Kawerau ā Maki Park
- Indicative Recreation Hub, including small scale outdoor recreation services and community/cultural infrastructure
- 2,500 m² bush lots
- 4,000 m² bush lots
- 1ha+ bush lots
- Streams
- Significant Ecological Areas – Terrestrial
- Flood Prone Areas
- Flood Plain
- Roads

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.



www.boffamiskell.co.nz

Whangarei	Auckland	Hamilton	Tauranga	Wellington	Nelson	Christchurch	Queenstown	Dunedin
09 358 2526	09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 548 8551	03 366 8891	03 441 1670	03 470 0460

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Te Kawerau a Maki - Development of Treaty Settlement land at Riverhead Forest
Date: Tuesday, 2 June 2026 12:03:22 pm
Attachments: image.png
image.png
image.png
image.png

Report This Email

Report This Email

From: Edward Ashby s 9(2)(a)
Sent: Tuesday, 26 May 2026 1:52 pm
To: s 9(2)(a) s 9(2)(a)
Cc: Michelle Kemp s 9(2)(a)
Subject: Te Kawerau a Maki - Development of Treaty Settlement land at Riverhead Forest

Kia ora Guy and Ivan,

I understand that Peter Vari (Team Leader Planning, Auckland Council) has scheduled a briefing with you and Police representatives for this Friday and will be discussing the proposed Rangitoopuni Lots 3–8 project.

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ("Avant") through Rangitoopuni Development Limited Partnership ("RDLP"), has recently notified Auckland Council of its intention to lodge an application for referral of the Rangitoopuni Lots 3–8 project under the Fast-track Approvals Act 2024 (**attached**).

Prior to the Council briefing, RDLP wished to provide the Local Board with a direct overview of the proposal from Te Kawerau ā Maki as mana whenua and project partners.

The project area comprises approximately 3,200 hectares and is currently proposed to include:

- Approximately 3,407 – 4,164 residential forest lots
- Four community hubs, including commercial/retail and smaller scale housing
- A Te Kawerau ā Maki park / sanctuary / open space network, including regenerating native forest and providing amenity for public use comprising approximately 567 hectares
- Opportunities for marae and papakāinga housing
- Private infrastructure owned and operated by Te Kawerau ā Maki
- Protection and enhancement of riparian margins and wetland areas
- Extensive landscaping and native planting, including large-scale ngahere restoration over time
- All associated activities and infrastructure necessary to enable the development including earthworks, roading, creation of open space areas, stream works, and on-site stormwater, wastewater, and water supply facilities.

Rangitoopuni is not a conventional urban subdivision. It is an unprecedented and uniquely iwi-led intergenerational development project grounded in Te Ao Māori values and shaped by the cultural

identity, history, and aspirations of Te Kawerau ā Maki as mana whenua.

A defining feature of the proposal is the scale of environmental restoration and public open space. Each subdivided lot will include covenanted native bush over the majority of the lot. Approximately 90% of the whenua is proposed to be protected, restored, or regenerated through native ngahere restoration, ecological enhancement, and open space networks. The project includes the establishment of a substantial Te Kawerau ā Maki park and sanctuary network that will provide enduring ecological, cultural, and recreational benefits for both mana whenua and the wider Auckland community. Between the park and the covenanted bush on private lots, approximately 2,800ha of protected native planting will be established throughout the site; the benefits to the public and biodiversity impacts are unprecedented for a private development.

Te Kawerau ā Maki considers this project to be nationally significant and genuinely unprecedented within Aotearoa New Zealand. It represents a rare opportunity to demonstrate how Treaty Settlement Land can support integrated Māori development outcomes that deliver housing, environmental restoration, economic development, and cultural regeneration together within a single masterplanned framework.

Treaty Settlement Land Provisions (E21) – Auckland Unitary Plan

The site is located within Riverhead Forest on Te Kawerau ā Maki Treaty Settlement Land. A crucial aspect of the Auckland Unitary Plan ("AUP") that is directly relevant to the proposal is the bespoke Treaty Settlement Land provisions contained within Chapter E21.

These provisions specifically recognise the importance of enabling the use and development of Treaty Settlement Land and provide for a scale, intensity, and range of activities that may not otherwise be anticipated by the underlying zoning. The provisions effectively operate as a bespoke planning framework or "floating zone", whereby the less restrictive rule applies where there is overlap between the Treaty Settlement provisions and the underlying zone framework.

Importantly, Policy E21.3(4) expressly recognises that:

"*The Treaty settlement land provisions facilitate a scale, intensity and range of activities that may not be anticipated in the zone of the site*."

This reflects the clear statutory intention to enable Treaty Settlement Land to be used and developed in a manner that supports the economic, cultural, environmental, and social aspirations of mana whenua following settlement.

This project is an iwi-led, intergenerational initiative that reflects the long-term aspirations of Te Kawerau ā Maki to restore, protect, and sustainably develop its whenua for the benefit of present and future generations. The project will directly support the economic and social wellbeing of Te Kawerau ā Maki and help provide for future generations.

For background context, the first stage of Rangitoopuni, comprising Lots 1 and 2, was approved through the Fast-track process in November 2025. In its decision, the Expert Consenting Panel made several clear statements regarding the interpretation and importance of the Treaty Settlement Land provisions within the Auckland Unitary Plan. Te Kawerau ā Maki considers those findings highly relevant to the future consideration of Rangitoopuni Lots 3–8:

107 The Panel agrees with the Applicant that the enabling nature of the AUP Treaty Settlement provisions is a key part of the proposal. The Panel further agrees that iwi should be afforded as much opportunity as possible to maximise their use of Treaty settlement lands for the benefit of their people.

And

Panel Finding

162 We agree that this Application should be considered on balance against both the Treaty Settlement and the underlying zone provisions, but with more weight being given to the Treaty Settlement Land provisions, noting they have increased flexibility and are more enabling of the development potential of the Site. This is in recognition of the fact that this is Treaty Settlement Land and the proposal is seeking to enable the use and development of this land to promote the cultural, social and economic development of Te Kawerau ā Maki.

And

230 We acknowledge the Applicant's aspirations with respect to the future management of this land. We are confident that it knows what is best for its land and for its people, and is entitled to determine that for itself. We wish it well.

Next Steps

The proposal is currently intended to be referred under the Fast-track Approvals Act 2024. If referred by the Minister for Infrastructure, a detailed substantive consenting process would then follow through the Expert Consenting Panel process, including comprehensive technical assessments and further opportunities for engagement.

Te Kawerau ā Maki welcomes the opportunity to continue engaging positively with the Local Board as the project progresses and looks forward to sharing more detail regarding the long-term vision for Rangitoopuni and the significant intergenerational benefits it seeks to deliver for both mana whenua and Auckland more broadly.

Ngā mihi,

TE KAWERAU IWI TIAKI TRUST

Edward Ashby
Pou Tiaki - CEO
M: s 9(2)(a)
E: s 9(2)(a)
Level 3 Henderson Civic Building
1 Smythe Road Auckland 0612
www.tekawerau.iwi.nz

Fast-Track Pre-Lodgement Notification Response

Purpose - This document provides a response from DOC following notification in writing by an application pre-lodgement.

Project Details

Project name:	Rangitoopuni Lots 3 - 8
Engagement type:	Referral
Response sought from DOC	Summary response within 20 working days
Applicant/agent:	Applicant: Rangitoopuni Development Limited Partnership Agent: Michelle Kemp (Campbell Brown Planning)
Proposal overview:	The project is for the development of approximately 3,407 – 4,164 residential bush lots, four community hubs including commercial and retail, an open space network including regenerating native forest and providing for public use (approximately 567 hectares), marae and papakāinga housing, privately owned infrastructure, protection and enhancement of riparian margins and wetland areas, stormwater, wastewater and water supply facilities.
Location:	Between Kumeu and Dairy Flat, Auckland • Lot 3 Deposited Plan 590677; • Lot 5 Deposited Plan 590677; • Lot 6 Deposited Plan 590677; • Lot 7 Deposited Plan 590677; • Lot 8 Deposited Plan 590677
Date pre-lodgement request received:	**1st of May 2026**
Documents provided by the applicant:	• Notification letter • Record of Titles • Project Masterplan
Summary of pre-lodgement engagement: The applicant sought a response from DOC within 20 working days. In a phone conversation on the 12th of May, the applicant's agent indicated that no draft environmental reports are available at this time, in this same conversation, the applicant's agent indicated that they intend to come back for consultation with DOC prior to the lodgement of their substantive application. This is a brief response given the information provided and the timeframe requested by the applicant.	

Fast track project lead DOC:	Shawn Gardner – Consultant Fast-track Consents Advisor (Enspire)
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	The applicant has stated that Wildlife Act Approvals (WAA) are likely to be required, but has not identified the specific species for which approval will be required
DOC Commentary on Fast Track approvals and permissions identified:	It is the applicant's responsibility to comply with the Fast-track Approvals Act 2024 (FTAA) and ensure that the necessary approvals are identified and all required information is provided as part of the referral application. Section 13(4) sets out the information to be included in a referral application. **Wildlife Act Approvals** WAA authorise acts that would otherwise be an offense under the Wildlife Act (1953), including to: • Catch and handle wildlife onsite (including wildlife sampling and wildlife salvage) • Take samples from wildlife • Take or destroy the eggs of wildlife • Attach identification tags to wildlife • Mark, tag, or attach other scientific apparatus to wildlife • Catch and temporarily hold wildlife in captivity (less than 3 months) • Transfer captive wildlife from one holding facility to another holding facility • Kill wildlife • Hunt, disturb, kill or catch alive protected wildlife that are causing damage • Translocate wildlife If any of these activities are required for protected species, wildlife approvals will be required. DOC notes that lizards, birds and long-tailed bats are likely present. In addition, green and golden bell frogs and Kauri snails have been recorded within the site. It is also likely that wetland birds including Australasian bittern (Nationally Critical) inhabit the project site. DOC considers that adverse effects on conservation values, including indigenous biodiversity, that arise as a result of the project must be appropriately managed. This is of particular importance where the species affected are Threatened or At-Risk and where those effects may be cumulative. **Complex Freshwater Fisheries Approvals** DOC notes that there are records of At-Risk (longfin eel, torrentfish, banded kōkopu, Cran's bully, redfin bully and common smelt, kākahi) and Threatened (inanga) freshwater species in the vicinity of the site. There are mapped

	gumland swamp, marsh and seepage wetlands in the vicinity of the site. The applicant has not indicated the need to obtain Complex Freshwater Fisheries Activity Approvals (CFFA). DOC considers it likely that CFFA will be required. The applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations. The information requirements for CFFA are specified in clause 3 of Schedule 9 of the Act. The project will need to address this information requirement if CFFA are included in the application. We recommend, if there is a possibility CFFA is required, that this is included in the referral application. The applicant should be aware that any instream structures will need to adhere with the New Zealand Fish Passage Guidelines | Earth Sciences New Zealand | NIWA.
Treaty partners:	It is acknowledged that the site consists of Treaty settlement redress land returned to Te Kawerau ā Maki in 2014. DOC notes that some or all of the site falls within the Conservation Protocol Area, or areas defined for similar relationship documents, of the following Treaty settlement entities: **Te Kawerau Iwi Settlement Trust** **Ngāti Tamaoho Settlement Trust** **Ngā Maunga Whakahii o Kaipara Development Trust** **Ngāi Tai ki Tāmaki Trust**
Treaty Settlement implications/considerations:	Provisions in the conservation relationship documents within the following Treaty settlements are considered relevant to the site: **Te Kawerau ā Maki Claims Settlement Act 2012** **Ngāti Tamaoho Claims Settlement Act 2018** **Ngāti Whatua o Kaipara Claims Settlement Act 2013** **Ngāi Tai ki Tāmaki Claims Settlement Act 2018** The conservation relationship documents require DOC to consult with the relevant Post-Settlement Governance Entities on conservation issues of mutual interest. DOC has a statutory obligation to advocate for the preservation of freshwater fisheries, the protection of wetlands, riparian areas, water quality and indigenous species, vegetation and habitats. Further, DOC has an obligation to preserve and protect all areas of historic and cultural significance on lands managed by the Department. The applicant should carefully consider how to preserve, protect, and minimise impacts on these matters. It is noted that under the Te Kawerau ā Maki Claims Settlement Act 2012, Te Kawerau ā Maki has a Statutory Acknowledgement over the Rangitopuni Stream and its tributaries. DOC acknowledges the special relationship that Te Kawerau ā Maki has with the Rangitopuni Stream and its tributaries. It is further noted that the following Treaty settlement under negotiation has been identified as potentially relevant to the site: • Ngāti Whatua (remaining claims)

	Should this settlement pass, additional conservation-related provisions may apply. Additional information on under-negotiation Treaty settlements can be found at Te Tari Whakatau – The Office of Treaty Settlements. DOC encourages the applicant to stay up-to-date on any potentially relevant advances in Treaty settlement legislation.
Potential Resource Management Act (RMA) considerations and effects: *Note: DOC's role in relation to 53(2)(m)(i) FTAA*	Some primary RMA considerations for DOC include that relevant biodiversity and environmental effects are considered as part of the full and comprehensive AEE included in the substantive application, which should specifically address the management of any indigenous species and habitats onsite, including threatened plant species, and freshwater values including fishes, wetlands and streams. This includes the impacts on birds, frogs, snails, bats, lizards, wetlands, fishes and streams. The AEE should include: • A clear description of all proposed activities and required approvals, including why each approval is required (what rule or standard is not met) and for each rule or standard that is met, a description of how this rule or standard is met • A summary of any mitigations proposed in expert reports • Proposed monitoring and adaptive management strategies, including ecological triggers and strategies for when triggers are tripped • An assessment against relevant plans and policies including the National Policy Statement for Indigenous Biodiversity and the National Policy Statement for Freshwater Management Wetland and waterway loss will need to be carefully considered to ensure there is no net loss in extent and values from the proposed activities. The Department has a statutory requirement to advocate for the preservation of freshwater and customary fisheries. The application should give particular consideration to the potential impacts on indigenous and recreational fisheries and seek to minimise these impacts where possible. Offsetting and compensation may be considered where impacts cannot be avoided. Conditions should be developed and presented to manage any effects on the above. While current information is not substantial enough to be certain, DOC considers that conditions which relate to the management of light effects on bats may be prudent for this project. DOC would like to see draft conditions prior to the submission of the substantive application. Further advice can be provided during any pre-lodgement consultation on the substantive application.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The following Statutory Planning Documents are relevant to the project: • Conservation General Policy 2005 • Auckland Conservation Management Strategy 2014 The application is not inconsistent with the relevant planning provisions. However, consideration needs to be given to: • Protecting and restoring relevant indigenous ecosystems

	• Ensuring the persistence and preservation of threatened species • Protecting freshwater fish habitat and fish passage
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	Should the application be referred, the applicant is encouraged to engage with DOC prior to lodging a substantive application. Specific documents DOC would like to review include: • Assessment of Environmental Effects • Ecological report • Any wildlife management plans (including, but not limited to those required for any WAA) • Offsetting and compensation plan • Draft conditions The Ecological report should include: • Findings from surveys of existing ecology onsite, including surveys for any Threatened and At-Risk species, including indigenous flora and stocktake of any waterways, streams and wetlands onsite • Details of any proposed works within streams, wetlands or waterways (including enhancement activities) and how these activities are expected to impact any existing freshwater habitats onsite • Details of any proposed mitigations and how these will reduce any ecological impacts • For any unavoidable ecological impacts, a description of why they cannot be avoided and a reference to how they will be offset/compensated for It is noted that management plans should include (at a minimum) the following information: • Details of mitigation and minimisation strategies utilised to minimise impacts on wildlife and indigenous ecosystems • Any proposed exclusion periods (based on species present and any vulnerable periods for these species) • Salvage/relocation plans, including methodology and release locations (including at least one primary release location and one secondary release location) • Monitoring requirements and methodologies • Where no WAA is proposed, management plans should detail how impacts on indigenous species will be avoided such to comply with the requirements of the Wildlife Act (1953) Fish Management Plans should also include: • A Freshwater Monitoring Programme, including water quality, quantity, temperature, fish monitoring and habitat monitoring • A Baseflow Monitoring Programme, with the identification of limits/triggers and mitigations/remediation options should monitoring show reductions below triggers • Details on any proposed augmentation of stream flows

	If offsetting or compensation is proposed, an Offsetting and Compensation Plan should be provided. This should include, at a minimum: • A description of ecological values where effects cannot be avoided • A description of any methods employed to minimise impacts on relevant ecological values in the first instance • Identification of specific proposed offsetting, including locations and timeframes • For any temporary or permanent loss of freshwater values, Stream Ecological Valuation and Environmental Compensation Ratios • Any proposed long-term pest management and how it will be funded and actualised
Any further information/considerations:	While the level of detail in the information provided is too high-level to be certain, DOC considers that the following areas of Public Conservation Land (PCL) (as defined in the FTAA) may be impacted: • Rangitoopuni Stream Marginal Strip (2797390) • Rangitoopuni Stream Marginal Strip (2797391) • Riverhead Marginal Strip (2797392) Each of these marginal strips are PCL that is administered by DOC. If any infrastructure (such as stormwater pipes) goes through any DOC-Administered marginal strips, a concession will be required. DOC prefers that public access to marginal strips be maintained. It is noted that the site is located in a catchment of the Hauraki Gulf and therefore the provisions in the Hauraki Gulf Marine Park Act 2000 (HGMPA) relating to catchments of the Hauraki Gulf are relevant to the project. The applicant should be aware of the statutory requirements under the HGMPA and should ensure that the project can comply with the relevant provisions under the same.
Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgment consultation, it is the applicant's responsibility to comply with the FTAA and ensure they have applied for all approvals they need. Guidance for applying for a wildlife approval under the FTAA can be viewed here: Guidance for applying for a wildlife approval DOC encourages the applicant to share draft substantive application documents, including proposed draft conditions, should the application be referred. This enables DOC to provide feedback on how the draft documents align with the information requirements of the Act. Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on any wildlife approval as part of any stubstantive application (NZCA, conservation boards, Fish and Game Council, and Game Animal

	Council). We encourage applicants to engage with these bodies in advance of lodging a substantive application. For clarity of use and easy reading, DOC recommends that the application documents clearly address each of the requirements in the relevant schedule of the Act, with a separate section for each required approval. This enables the relevant authorities and the Panel to clearly understand the relevant issues for each approval **Surveys** Prior to the preparation of the substantive application, the applicant should ensure that site surveys for species including frogs, snails, birds, bats, lizards, indigenous flora and fishes are undertaken by a suitably qualified and experienced person. DOC would like to review all surveys, management and monitoring plans in relation to protected species prior to the submission of the substantive application. **Birds** Some indigenous (absolutely protected) birds may have territories inside the project area and will be reluctant to leave. It is recommended that a Bird Management Plan be implemented to avoid effects on indigenous bird species where possible, particularly in relation to vegetation clearance. **Bats** DOC notes that the presence of long-tailed bats is likely within the project site. It is recommended that the applicant ensure site surveys are undertaken by a suitably qualified and experienced person to understand the presence of bats across the site and how the site is used by the bats and address the same in the substantive application. Lighting around the site throughout the project life will be a relevant consideration. Information and protocols for working with bats can be found here: Resources for bat workers: Bats/pekapeka. This information is provided to assist in the development of an effective Bat Management Plan. DOC would like to review the draft Bat Management Plan prior to the lodgement of the substantive application. **Freshwater/Wetlands** The applicant should undertake surveys to confirm the presence (or not) of any wetlands on the site and specifically address how wetlands will be managed in the substantive application documents. This includes confirmation of any works proposed within wetlands or waterways, including enhancement activities. Physical fish surveys (trapping/netting/e fishing) are recommended to be undertaken and included in the ecological report, as these can assist in understanding population size structure and other information which would aid in assessing freshwater values at the site.

	It is recommended that the applicant provide a stocktake, undertaken by a suitably qualified and experienced person, of any current fish barriers onsite in the substantive application and advise of any proposed works to remove or alter them. For any proposed instream structures the applicant should ensure that they meet and are aware of the Freshwater Fisheries Regulations and any approvals that may be required under the same. **Offsetting and Compensation** Offsetting and compensation can be considered where adverse effects and habitat loss cannot be avoided. DOC considers the methods and proposed means by which offsetting and compensation is undertaken to be a critical part of any Offsetting and Compensation Plan. DOC would like to review the proposed offsetting and compensation plan prior to the submission of the substantive application.

Watercare Services Limited
73 Remuera Road, Remuera,
Auckland 1050, New Zealand
Private Bag 92521, Victoria Street West,
Auckland 1142, New Zealand
Telephone +64 9 442 2222
www.watercare.co.nz

19th May 2026

Joe Wilson
Principal Project Lead, Auckland Council
s 9(2)(a)

Dear Joe,

Re: Notification of application under section 11(1)(b) of the Fast-track Approvals Act 2024

This advice is valid as at the date of this letter. All servicing advice is based on the best available information at the time and may change if updated network modelling or programme and/or funding reviews indicate materially different outcomes.

Introduction

1. Watercare Services Limited (**Watercare**) welcomes the opportunity to provide comments on the notification of Rangitoopuni Lots 3 – 8 (**the Project**), made under section 11(1)(b) of the Fast-track Approvals Act 2024 (**FTAA**).

2. Te Kawerau ā Maki (**the Applicant**) is proposing:

    - Approximately 3,407 – 4,164 residential bush lots
    - Four community hubs, including small scale commercial/retail
    - A Te Kawerau ā Maki park / sanctuary / open space network, including regenerating native forest and providing amenity for public use comprising approximately 567 hectares
    - Opportunities for marae and papakāinga housing
    - Private infrastructure owned and operated by Te Kawerau ā Maki
    - Protection and enhancement of riparian margins and wetland areas
    - Extensive landscaping and native planting, including large-scale ngahere restoration over time
    - All associated activities and infrastructure necessary to enable the development including earthworks, roading, creation of open space areas, stream works, and on site stormwater, wastewater, and water supply facilities.

3. The project site is located in Riverhead Forest and zoned Rural Production and is identified as Treaty Settlement Land under the Auckland Unitary Plan Operative in Part (AUP).

4. Watercare's comments in this letter are based on information provided by the applicant as at today's date, in particular the following documents:

    - Notice of proposed application for referral of the Rangitoopuni Lots 3 - 8 project under the Fast-track Approvals Act 2024 dated 1st May 2026.
    - Rangitoopuni Lots 3 – 8 Indicative Masterplan dated 1st May 2026.

5. Any new information will require further review from Watercare.

Watercare's purpose and statutory obligations

6. Watercare is New Zealand's largest provider of water and wastewater services, operating as a substantive council-controlled organisation owned by Auckland Council with the purpose embodied in the Māori whakatauki (proverb) *"Ki te ora te wai, ka ora te whenua, ka ora te tangata"* (When the water is healthy, the land and the people are healthy), reflecting the connection between its services and the wellbeing of the community and local environment.

7. Watercare is required to manage its operations efficiently, with a focus on minimising overall costs while maintaining long-term asset integrity. These obligations are subject to economic regulation under the Watercare Charter, with oversight provided by the Commerce Commission as the appointed Crown monitor. Watercare must also give effect to the relevant aspects of Auckland Council's Long-term Plan and act consistently with other council plans and strategies, including the Auckland Plan 2050 and the Future Development Strategy (**FDS**).

8. Through its annual Statement of Intent responding to the council's Letter of Expectation, Watercare commits to contributing to Auckland Plan 2050 outcomes. This includes working collaboratively with the wider council group to support areas of growth identified by the council, acting consistently with the FDS for major infrastructure development for future urban areas and ensuring alignment of infrastructure projects with other utilities. Watercare also commits to fully recovering growth-related costs so that growth pays for growth.

Overview of Watercare's servicing policy

9. In line with Watercare's statutory obligations, which include requirements to support growth areas identified by Auckland Council, Watercare does not provide water supply and wastewater servicing to rural zoned land, such as the project area.

    a. Servicing rural zoned land is unanticipated by Watercare and, in accordance with Auckland Council's plans and strategies, has not been provided for in Watercare's Asset Management Plan.

    b. This means that planned upgrades and projects in the network and associated treatment infrastructure do not provide capacity for servicing rural land, and therefore the provision of connections to rural land would significantly impact the available capacity for the anticipated growth of live zoned areas and Future Urban Zone (**FUZ**) areas.

    c. This position is consistent with Watercare's statutory obligations to act consistently with any plan or strategy of the council, including but not limited to, the Auckland Unitary Plan (Operative in Part), the Auckland Plan 2050 and the FDS.

Private servicing

10. Based on the information provided it is assumed that the private infrastructure includes water supply and wastewater and is intending to be permanent.

11. Any comments on the proposed private water supply and/or wastewater servicing for the Project will be made by Auckland Council. Additionally, any private water supply would be subject to regulation by Taumata Arowai as the water services regulator.

Key issues for the applicant to address

12. Under section 13(4)(ka) of the FTAA, the subsequent referral application is required to include a summary of how any responses to a notice given under section 11(1)(b) have informed the project.

13. The key issue for water supply and wastewater servicing will be to demonstrate how the proposed land uses would be sufficiently privately serviced in perpetuity, including the proposed long-term management, governance, maintenance and funding arrangements for the private scheme/s.

Summary

14. In line with its statutory obligations, including the requirement to support growth areas identified by Auckland Council, Watercare does not provide wastewater or water supply connections to rural zoned land. Extending services to such areas would significantly impact Watercare's ability to plan for and service the existing live zoned and FUZ areas. Planned upgrades to the bulk wastewater and water supply networks are designed to support / meet the needs of those areas, in accordance with Auckland Council's growth scenario and the FDS, and do not provide for any rural zoned land. Therefore, the Project cannot be serviced by Watercare for wastewater or water supply.

15. Watercare recommends that any private scheme be designed in accordance with the relevant codes of practice for infrastructure and be subject to robust long-term governance arrangements that provide for long-term maintenance and ensure safety, reliability and financial sustainability for the community served.

16. Any comments on, or assessment of, the proposed private water and/or wastewater servicing for the Project Area will be made by Auckland Council.

17. Watercare is happy to meet with Te Kawerau ā Maki to discuss this advice.

Yours faithfully,



Amber Taylor
Development Planning Team Lead
Major Developments | Watercare Services Limited

Address for correspondence:
Annika Swanberg
Senior Development Planner
Phone: s 9(2)(a)
Email: fasttrack@water.co.nz

29.05.26

Rangitoopuni Development Partnership

C/O Michelle Kemp, Partner, Campbell Brown Planning Limited

VIA EMAIL

Dear Michelle

Subject: Response to Notification under Section 11(1)(b)(i) of the Fast-track Approvals Act 2024

Thank you for the notification from Rangitoopuni Development Limited Partnership dated 01.05.2026 regarding the intention to lodge a referral application for Rangitoopuni Lots 3 - 8 under the Fast-track Approvals Act 2024 (FTAA).

Subsequent to this notification we have had the benefit of being able to discuss the notification and the suggestion of Council that a pre-application enquiry should be lodged to discuss these proposals, in particular given their scale and significance.

Notwithstanding the above, Council notes that S11 of the FTAA sets out the requirement to notify rather than consult with the local authority prior to a referral application being lodged. I also acknowledge that the information provided with the notification is meaningful and provides a good understanding of the indicative masterplan and project.

I have read from page 2 of the letter dated 01.05.26 the commitment to ongoing engagement with parties in relation to the proposals as was the case for the Rangitoopuni Project (FTAA-2504-1055). It would be helpful for our understanding to have confirmation that subject to any decision made on any referral application by the Minister that a pre-application enquiry will be lodged with Council and any timeframe envisaged for this.

Noting the scale and intensity of this project within the rural area and environment of the Auckland Region we are providing this response to the s11 notification, noting the following:

- Information has been circulated to the following CCO's and Council teams for high level comment:
    - Auckland Transport
    - Watercare
    - Healthy Waters
    - Parks and Community Facilities
    - Growth and Spatial Strategy Team
    - Policy Team, Planning and Resource Consents
- This letter and the feedback provided by others is not a comprehensive or exhaustive assessment of the project against all relevant statutory requirements. It is based on a high-level review of the information provided at the time of your s11 notification being

received. The proposal is at an indicative stage and clearly there are many unknowns in respect to the proposals in relation to its potential effects and detailed assessment.

- In the event of a pre-application enquiry being made, an additional planner will be added to the project noting its scale and significance.

If you have any questions or require further clarification, please do not hesitate to contact me by email.

Yours sincerely,

Joe Wilson

Principal Project Lead

Auckland Council

Auckland Comments on potential referral application notified under Section 11(1)(b) of the Fast-track Approvals Act 2024 (FTAA)

Project name	Rangitoopuni Lots 3 - 8 Project *Note: It is our understanding from review of the indicative scheme as noted within page 8 of the indicative masterplan that the project includes part of Lot 2 within Te Kawerau ā Maki's Treaty Settlement land within Riverhead Forest and also includes part of Lot 1 DP 188812.*
Understood Project Address based on Indicative Proposals	Lot 2-8 DP 590677 and part of Lot 1 DP 188812 located within Riverhead Forest. The indicative masterplan identifies that the area of the project site is 29,776,047m^2. This is understood with reference to page 8 of the indicative masterplan to be on the basis of total inclusion of Lot 3-8 DP 590677, the part of Lot 1 DP 188812 encircled by Lot 7 and it is our understanding the inclusion of part of Lot 2 DP 590677 outside of the extent of the integrated Māori Development as consented under the Rangitoopuni Project.
Applicant	Rangitoopuni Development Limited Partnership with the following additional description provided in the letter dated 01.05.26. Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership (RDLP). The formatted owner of Lots 2-8 DP 590677 is noted on the Council GIS system as Rangitoopuni Land Holdings Limited Partnership. *Note: Please confirm as a shared understanding from Council GIS system that the owner of the part of Lot 1 DP 188812, encircled by Lot 7 DP 590677 is Watercare Services Limited.*
Zoning and other noted classifications based on indicative proposals (non-exhaustive)	• Rural Area outside of the Rural Urban Boundary. • Rural – Rural Production Zone relating to Lot 3-8 DP 590677, the entirety of the part of Lot 1 DP 188812 within the project site and minor northern extent of Lot 2 DP 590677. • Rural – Countryside Living Zone relating to the remainder and majority of Lot 2 DP 590677. • Treaty Settlement Land, Te Kawerau ā Maki Claims Settlement Act 2015 – our understanding is that the entirety of the part of Lot 1 DP 188812 understood as being within the project site from page 8 of the indicative masterplan is not Treaty Settlement Land which Council would like confirmation of this understanding.

Description	Indicative Masterplan which envisages a project and development including the following across the project address site outlined above: • Approximately 3,407 – 4,164 residential bush lots • Four community hubs, including small scale commercial/retail • A Te Kawerau ā Maki park / sanctuary / open space network, including regenerating native forest and providing amenity for public use comprising approximately 567 hectares • Opportunities for marae and papakāinga housing • Private infrastructure owned and operated by Te Kawerau ā Maki • Protection and enhancement of riparian margins and wetland areas • Extensive landscaping and native planting, including large-scale ngahere restoration over time • All associated activities and infrastructure necessary to enable the development including earthworks, roading, creation of open space areas, stream works, and on-site stormwater, wastewater, and water supply facilities.

Information Provided

1. Letter titled 'Notice of proposed application for referral of the Rangitoopuni Lots 3 - 8 project under the Fast-track Approvals Act 2024', dated 01.05.26 from Rangitoopuni Development Limited Partnership (3 pages)
2. Rangitoopuni Lots 3-8 Indicative Masterplan, dated 01.05.26, produced by Boffa Miskell (8 pages)

1. Summary Comments

Under Section 11(1)(b) of the Fast-track Approvals Act 2024 (FTAA) Applicants must provide **notification** of intention to apply for referral.

There is no direction for AC (and CCO'S) to provide comments within the FTAA under this section, however, a high-level response is sought to:

- Provide direction to Applicants and MfE on the key matters the AC family wishes to highlight and ensure are considered in any referral application
- Encourage the Applicants to engage in pre-application consultation (if not already doing so) with AC family to produce more comprehensive and complete referral and/or substantive applications

Auckland Council – Planning Comments

Relevant Planning Policy and Zoning Background to the Project Site

The project site is in an area identified as close to approximately 3,000 hectares of rural land outside the Rural Urban Boundary (RUB) of the Auckland Region, primarily zoned Rural Production. The land (with the to be confirmed exception of part of Lot 1 DP 188812, encircled by Lot 7 DP 590677) is Treaty Settlement Land and that the Council has taken a purposeful approach to the development of specific provisions for Treaty Settlement Land including the location of the project site as seen in the Proposed Auckland Unitary Plan (PAUP) process.

The land subject to this application was returned to Te Kawerau ā Maki under the Te Kawerau ā Maki Claims Settlement Act 2015, Te Kawerau ā Maki were importantly involved in the PAUP process including the lodged submission 4321 in 2014. That submission was wide ranging but is noted to include specific proposed Riverhead 2 Precinct at the time but sought the introduction of three sub-precincts of which Area B and C were the focus of development (equivalent of the majority of the Rangitoopuni Project (substantive approval relating to Lot 1-2)).

The Independent Hearings Panel recommendation report did not support such a Precinct but did recommend a change to rezone the land equivalent to Area B and C to Countryside Living, with the remaining land equivalent to Area A, and the majority of the project site subject to this s11 notification to be zoned Rural Production Zone.

"The Panel considered that the land use provisions need more attention before it could confirm any particular approach in the Plan. Insufficient information was provided to assess the effects on the environment of the future development sought, in particular how the density of development could fit with the landscape, servicing, and transport-related considerations...The Panel recommends that the precinct be deleted from the Plan as notified, but recommends rezoning part of the land (389ha) as Rural - Countryside Living Zone. The rezoning recognises that the zoning in the proposed Auckland Unitary Plan Unitary Plan is not appropriate for the anticipated future use of the land, based on the evidence."

Time has lapsed since the above and it is acknowledged that there may be additional points or background to the above that is important for current Council staff to be aware of and consider. However, based on the above and the outcome in terms of zoning however there are two notable points to consider:

- Previously the focus was on the southern portion of Te Kawerau ā Maki Treaty Settlement land (land relating to Lot 1 and 2) to be enabled for development. This land was rezoned to Countryside Living and has now obtained a consent under the FTAA for a development providing 208 rural-residential lots (1ha average) and a 296 unit (as part of an Integrated Māori Development).

  This previous FTAA application included consideration of the interrelationship between the Countryside Living Zone (Chapter H19) and the Treaty Settlement provisions (Chapter E21). A retirement village had not previously formed part of the above background. However, it is recognised that there was a degree of alignment between these proposals being brought forward for this part of the Treaty Settlement Land and the outcome in the operative AUP in respect to the zoning of this land.

- Our initial view is the alignment in respect to the project site and the scale of residential development proposed within it is not the same when considering this background and balancing the consideration of the proposals with regard to provisions of the operative zoning (rural production), chapter E21 (Treaty Settlement) and particularly relevant sections of the Regional Policy Statement (RPS) including B2, B6 and B9 together.

Scale of current proposal

- As context the scale of the proposed residential subdivision development is large with planning policy colleagues not identifying a comparative single area of rural subdivision and this aspect of the proposal being noted as larger than all the dwellings existing in the Coatesville and Dairy Flat Countryside Living area for context. The residential subdivision proposed as understood from the Rangitoopuni Project approved subdivision in its arrangement including revegetation notably takes a different approach in terms of the character and appearance of lots that may be typical in CSL, but in terms of providing a dwelling and occupancy and growth in a rural location the effects and considerations are comparative.[1]

- The project site in its scale, size and aspects of the proposals provide for a level of development and growth not previously considered or planned for including with respect to infrastructure provision, before considering the specific topographical considerations of this area. The proposal particularly in respect to its scale and growth provided requires consideration in respect to the RPS which seeks to create a quality, compact city by encouraging intensification around centres and public transport links alongside the specific enablement direction given to Treaty Settlement Land within Chapter B6. We are keenly aware that it is some time since the PAUP process and submissions and the outcome in terms of zoning was confirmed, we also recognise and respect that the consideration of Te Kawerau ā Maki in regard to the use of their Treaty Settlement Land are not fixed to a point of time as represented in the proposals presented. Given this time that has lapsed it is clearly understood and welcomed that we discuss the provisions relating to this land. Our view remains that proposals that consider this scale of development of this rurally located Treaty Settlement land should be considered through a plan change process rather than a resource consent application.[2] Due the scale of this proposal, our policy team consider it preferable for the proposal to be considered through the new Regional Spatial Plan (proposed under the Planning Bill).

Wider Proposals

- Much of the above has focused on the growth provided by the proposed residential subdivision aspect of the proposal and the associated uses given its scale. The proposal includes unique and very important elements apart from the scale residential subdivision

[1] Based on Stats NZ dwelling estimates from April 2026: (Riverhead = 1,270, Kumeu-Huapai = 2,598, Helensville = 1,194) (Coatesville CSLZ = 1,979, Dairy Flat = 1,303) (Northern Countryside Living zones = 5,193)

[2] Te Arai South is an example of such an approach where a Precinct was developed for Treaty Settlement Land with consideration given to matters including the B6 and E21 Treaty Settlement Land provisions (proposed status at the time), as well as the Rural Coastal zoning of the land.

and associated commercial centres. This includes the substantial Te Kawerau ā Maki Park which in concept would provide a truly unique and significant environmental and amenity outcome for the applicant and the Region. There are also referenced opportunities for a Marae and Pakakainga, recreation and public access opportunities and wider native planting and revegetation. Whilst details are at an indicative stage, the value of these proposals is noted and would welcome further discussion through our pre-application service. As stated by the Parks Planner comments the scale of proposed ecological restoration, open space provision, and potential connectivity indicates that the project could deliver benefits of regional significance, particularly in relation to biodiversity outcomes, landscape restoration, and recreational linkages across the north-west Auckland area. We have read the clear intent and expertise within the applicant's team to deliver very positive social, environmental and cultural outcomes.

- We agree a balanced and rounded assessment is needed for the proposals and that the above aspects and benefits will be of significance when considering the proposals. The AUP has an established 'pathway' within chapter E39 in respect to the protection of indigenous vegetation and/or revegetation of areas meeting specific requirements to enable subdivision. This would provide a much smaller number of lots/sites in comparison to the number proposed. It is considered that a comparative exercise of what could be achieved under this pathway in terms of subdivision would be very useful to assist a constructive discussion on this matter and development of the proposals alongside other considerations raised in this advice. It is also recognised that the unique opportunity of the Te Kawerau ā Maki Park needs subject to further information clear consideration and balance in any such constructive discussion.

Other

- The proposal will require an assessment of the effects of the proposal informed by the objectives and policies for the Rural Production zone which support a range of rural production, rural industries and rural commercial activities (including forestry) and seek for the capability of land for these functions to be maintained and protected from inappropriate subdivision, use and development. The classification of any land within the project site as Highly Productive Land will also require specific consideration under the National Policy Statement for Highly Productive Land.

- The topography of this land, evident from contours and presentation of watercourses is challenging and the suitability and practice of it to support the level of development (including supporting infrastructure) envisaged will need to be established.

- Water Supply and Wastewater: This development site is not serviced by infrastructure in respect to water supply and wastewater. As confirmed in the Watercare advice their investment is focused on supporting capacity for the anticipated growth of live zoned areas and then Future Urban Zone (FUZ) areas consistent with Watercare's statutory obligations to act consistently with any plan or strategy of the council, including but not limited to, the AUP, the Auckland Plan 2050 and the FDS. We would request clarification in respect to the approach to water supply and wastewater for the project (and its

different parts) including any development of a shared system with the following key issues helpfully noted by Watercare:

The key issue for water supply and wastewater servicing will be to demonstrate how the proposed land uses would be sufficiently privately serviced in perpetuity, including the proposed long-term management, governance, maintenance and funding arrangements for the private scheme/s.

The level and intensity of development proposed resulting in potentially 3,407–4,164 individual owners and other uses in an area without the resilience and management of potential environment effects that a reticulated network provides is a key matter. There is alignment between the strategy for highest growth focused on the urban environment and the provision and focus of infrastructure upgrades in these current and future locations.

- The proposal will rely on and have effects on the transport network including potentially its efficient operation, with this growth proposed in a location which is not immediately served by amenities and public transport options. Auckland Transport have requested an Integrated Transportation Assessment to be undertaken to inform a discussion and assessment of these matters.

- The project, if developed will require careful consideration of the effects on adjacent persons and any potential reverse sensitivity effects on operations of the proposed uses. This is highlighted noting the extent of the application site.

Next steps

Concerns are identified at this point with the scale of growth and potential effects of this being proposed in this rural location and it is considered important that persons are aware of these at this point in the process. We recognise the provisions regarding the specific enablement of Treaty Settlement Land and note in this regard the outcomes within the AUP to zone part of this land Countryside Living, the remainder of this land (and the majority of the project site) Rural Production zoning and the specific provisions introduced for Treaty Settlement land including under Chapter E21.

The consent granted on Rangitoopuni Project (FTAA-2504-1055) has a degree of consistency with this background and the specific enablement of development at the southern part of Te Kawerau ā Maki Treaty Settlement Land. The proposal includes unique and significant outcomes that could be realised by the proposals based on the initial stage of information, we also recognise that the delivery of these aspects of the proposal will have a relationship and requirement for a level of other development and we would seek constructive discussions on reconciling this.

As noted in this advice Council have suggested that our preference would be for proposals to be considered and developed through a plan change process rather than a resource consent application with the new Regional Spatial Plan (proposed under the Planning Bill). Time has

lapsed since the submission and outcomes of the PAUP process relating to this Treaty Settlement land and a review and discussion on these matters would be welcomed and beneficial to all. We trust that this letter and the points of concern it raises, aswell as acknowledgements of other aspects of the proposal provides a platform for this discussion.

We also recognise that the information provided to assist with our response is indicative and limited to the stage of the proposals and there may well be other matters and considerations that should be brought to the attention of Council and considered.

Auckland Council – Healthy Waters Comments

We understand that the proposed development will include 'bush' lots ranging in size from 2,500m^2 to +1ha located within Te Kawerau ā Maki's Treaty Settlement land within Riverhead Forest. The Application proposes development of approximately 3,407 – 4,164 residential bush lots, four community hubs, a small scale commercial/retail area, and approximately 567 hectares open space network. Limited detail has been provided for review at this stage with the proposal identifying it is at indicative masterplan stage.

Authorisation

HWFR holds a Regionwide Network Discharge Consent (RWNDC) which authorises the diversion into and discharge from public stormwater networks within the Auckland Region. The RWNDC is only applicable to existing urban zoned land or land rezoned urban through a Plan Change process.

The proposed development is located within the *Rural - Rural Production* zone and therefore will not be able to be authorised under the RWNDC. A private diversion and discharge consent will be required to authorise the diversion and discharge of stormwater from the proposed development. HWFR remains available to work closely with the Applicant's team and the regulatory stormwater specialists in respect of any private diversion and discharge consent that may be required.

Stormwater Management

Limited information on stormwater management has been provided, however given the nature of anticipated development, flooding and hydrological effects will likely be HWFR key areas of concern for this application, particularly given the scale of development proposed across the wider catchment.

Given the extent of earthworks, stream interfaces, riparian areas, wetlands, and proposed roading infrastructure, HWFR expects that a detailed stormwater assessment will be provided if the project were to progress to demonstrate how the potential effects from the proposed development on stormwater will be managed. The stormwater assessment is expected to address, but would not be limited to:

- Flood risk, floodplain impacts, and overland flow path management
- Management of hydrological effects
- Stream stability and erosion risk
- Stormwater attenuation and hydrology mitigation approaches
- Asset ownership and maintenance responsibilities

Asset Ownership

For the residential bush lot development, it is expected that servicing will likely primarily rely on private onsite stormwater management systems rather than a public stormwater network. HWFR seek further information on the intended ownership of stormwater network and management devices so that, if necessary, there is opportunity to comment on the operation and maintenance requirements of the public stormwater system.

Similar information would be needed in respect to the four community hubs, a small scale commercial/retail area if these were to progress.

Further information should be provided on stormwater network and management devices that may have the potential to be vested to HWFR in future as a public asset.

Summary

HWFR comments are limited to the area of expertise and not a comment on the overall principle of the development. In summary it is noted that the proposed development cannot be authorised under the RWNDC due to current zoning, and a private diversion and discharge consent will be required.

Further assessment and information will be required to confirm the proposed stormwater management approach, measures to manage effects on the receiving environment including stream erosion, and the management of flood hazard risk.

HWFR welcomes further engagement with the Applicant's Agent if the proposal progresses

Auckland Council – Parks and Community Facilities

The Rangitoopuni Lots 3–8 Project is a large-scale iwi-led development proposed under the Fast-track Approvals Act 2024 within Riverhead Forest, Auckland. The proposal sits outside Auckland Council's anticipated growth sequencing and seeks to transform a production forestry landscape into a mixed-use residential, cultural, ecological, and open space environment anchored by a substantial Te Kawerau ā Maki park, sanctuary, and open space network. The scale of proposed ecological restoration, open space provision, and potential connectivity indicates that the project could deliver benefits of regional significance, particularly in relation to biodiversity outcomes, landscape restoration, and recreational linkages across the north-west Auckland area.

In summary, Parks considers the information provided with the section 11(1)(b) notice to be insufficient to determine whether potential effects on open space provision, public access, greenway connectivity, and long-term asset outcomes can be appropriately avoided, remedied, or mitigated. In particular, unresolved matters relating to neighbourhood park adequacy, statutory esplanade obligations under the Resource Management Act 1991, ownership and vesting arrangements, and long-term governance and management responsibilities create material uncertainty as to whether suitable conditions could effectively address these issues at this stage.

While the proposal has the potential to contribute to wider network connectivity and ecological and restorative outcomes, the key issue is managing growth in an unanticipated area. This is contingent on clarity around public access, integration with existing and planned greenway networks, and appropriate long-term management and safety by design. Additional technical information is therefore required to enable a robust assessment of effects, confirm compliance with statutory requirements and strategic direction, and provide certainty regarding the functionality, accessibility, and long-term sustainability of the proposed open space network from a Parks and asset owner perspective.

Key points for your awareness:

1. The proposal is outside planned growth areas, with no provision for parks acquisition or funding, but still requires functional open space.
2. Key gaps remain around neighbourhood park provision, staging, and the accessibility and role of the proposed park network.
3. Esplanade requirements cannot be confirmed due to the absence of stream survey information.
4. Open space design details (functionality, gradients, landscaping, interfaces) are insufficient to confirm usability.
5. Greenway and active transport connections are not clearly integrated or safeguarded.
6. Ownership, vesting, and long-term management arrangements are unclear.

Auckland Council - Growth and Spatial Strategy Team

The Future Development Strategy 2023–2053 (FDS), which sets out Council's long-term approach to growth and development, supports flexibility for use and development of Māori land outside identified growth areas. At the same time, the FDS provides a regional framework for managing the location, scale, and sequencing of urban growth. Where development remains limited in scale, it may sit within this flexible approach, however, as the scale increases and begins to influence regional growth patterns and infrastructure planning, the broader growth management direction of the FDS becomes increasingly relevant.

An example for this is the recently approved Fast-Track development on Lots 1 and 2 (the 'balance' area of the wider rural land holding), which provided 208 lifestyle lots on a 1ha area and a 296-unit retirement village. This proposal was considered to be of a scale and nature that remained localised in its effects.

However, this example should not be interpreted as supporting the replication or extension of this development pattern across the wider rural landholding located outside of the RUB. The significantly larger scale and cumulative intensity proposed across Lots 3–8 fundamentally changes the nature of the development from a localised outcome to one that has regional growth and infrastructure implications.

We recognise that the proposal envisions the opportunity to provide substantial new amenity and public access within the site, however, the indicative proposal include a substantial amount of housing and associated commercial centres that are of a scale that directly influences regional growth patterns, infrastructure planning, and settlement structure. While the Māori land enablement direction in the FDS remains relevant, it sits alongside the broader spatial and infrastructure planning framework of the FDS. The matters considered from strategic growth perspective are:

1. Enable the use and development of Māori land as a Te Tiriti outcome

The FDS recognises that much Māori land is located outside identified growth areas, iwi landholdings are limited, and Treaty settlements are intended to support social, cultural, and economic development. The FDS therefore supports use and development of Māori land outside the identified growth pattern.

2. Manage urban growth strategically through a quality compact urban form approach

The FDS directs growth to specific locations where development can be sequenced with infrastructure investment and integrated into a compact and connected urban form. This direction operates at a regional scale and does not anticipate new large-scale standalone settlements outside the planned growth structure.

The key issue in the case of this proposal is scale. While the FDS anticipates use and development of Māori land outside growth areas, a proposal of approximately 3,407–4,164 lots and associated community hubs and small scale commercial/retail moves beyond a localised land-use outcome and becomes significant from a regional growth perspective. At that point, the growth management direction of the FDS becomes the dominant consideration. At this scale, the proposal equates to a population similar to Warkworth, but spread across a much larger land area, resulting in a significantly more dispersed form of development that conflicts with the FDS growth framework in several ways:

- Inconsistency with growth sequencing

The FDS prioritises growth in identified areas to align with planned infrastructure investment. A development of this scale risks redirecting growth to an unplanned location outside the sequencing framework.

- Creates infrastructure inefficiencies

While the proposal relies substantially on private or onsite infrastructure, development at this scale would still generate demand for wider transport and servicing upgrades that are not aligned with planned infrastructure programmes and potentially delays planned infrastructure investment in other areas. It will also generate new demand for council or government-funded social infrastructure.

- Results in a dispersed urban form

Rather than consolidating growth within the planned urban structure, the proposal would establish a series of connected low-density settlements with multiple centres across a large rural area. This is inconsistent with the FDS compact urban form approach and results in inefficient land use, reduced accessibility and connectivity, limited support for high-quality public transport, fragmented service provision, and increased pressure on rural and environmental values.

- Creates precedent risk

Supporting development of this scale outside identified growth areas would weaken the spatial logic of the FDS and risks making it more difficult to apply the strategy consistently elsewhere.

Watercare Services Limited Comments

Please refer to appendix 1 for these comments. Please note that when these comments were provided it had not been brought to attention that from a comparison of the indicative masterplan and Council GIS system that the owner of the part of Lot 1 DP 188812, encircled by

Lot 7 DP 590677 appears to Watercare Services Limited. Further comment once and subject to this being confirmed may be provided.
Auckland Transport Comments AT recommends the applicant engage in pre-lodgement discussions via Auckland Council and provide additional technical information, including an Integrated Transport Assessment (ITA) Further information on ITA can be found at this link: https://at.govt.nz/about-us/manuals-guidelines/integrated-transport-assessment-guidelines

From: Kathryn Akozu
To: Lisa Watson
Subject: FW: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024
Date: Tuesday, 2 June 2026 1:07:47 pm
Attachments: image002.png
image003.png
Draft conditions.docx

Report This Email

From: Fast Track <fasttrack@heritage.org.nz>
Sent: Friday, 29 May 2026 4:00 pm
To: Michelle Kemp s 9(2)(a)
Subject: Re: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Tēnā koe,

Thank you for your email notifying Heritage New Zealand Pouhere Taonga (HNZPT) of your intention to lodge a fast-track referral application for the Rangitoopuni Lots 3 – 8 project.

We note that the project is largely situated within the former Riverhead State Forest, where archaeological sites have been recorded, and there is potential for unrecorded sites to be present.

- The project areas should be assessed by a suitably qualified archaeologist to determine whether there is potential for unrecorded sites to exist within the project area. This should focus on an initial screening and field survey.
- If this assessment determines a reasonable risk of unrecorded sites, and/or identifies unrecorded sites within the project area, assessment of the effects of the proposal on these sites should be undertaken and an archaeological authority sought for the modify or destroy any archaeological site(s) identified, prior to work commencing.
- Where an authority is required, HNZPT requires that consultation be undertaken with the relevant tangata whenua entities.

We will be able to provide more detailed comment once the archaeological assessment has been completed. If an authority is required, we recommend that a draft management plan is included that we can provide feedback on or approve through this process and condition accordingly. At the time of application, please provide a description of the consultation carried out with tangata whenua, including the dates on which engagement occurred and the views expressed. You may reference supporting material such as email correspondence, Cultural Values Assessments, or minutes from meetings or site visits.

If granted, an authority will be subject to conditions. Attached is a set of common conditions that we adapt to each project. Note, not all draft conditions will apply to your project, but this will give you an idea of what we will be thinking about when preparing conditions appropriate to your project once we have received the archaeological assessment.

Ngā mihi

Fast-track Team | Heritage New Zealand Pouhere Taonga

Tairangahia a tua whakarere; Tātakihia ngā reanga o āmuri ake nei | Honouring the past; Inspiring the future

https://www.heritage.org.nz/

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Michelle Kemp s 9(2)(a)
Sent: Friday, 1 May 2026 12:53 pm
To: Fast Track <fasttrack@heritage.org.nz>
Subject: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

You don't often get email from s 9(2)(a) Learn why this is important

Kia ora,

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership, intend to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (Project) under the Fast-track Approvals Act 2024 (FTAA). Please refer to the attached Notice Letter and link to the Indicative Masterplan that provides an overview of the proposal: Rangitoopuni Lots 3 - 8 Indicative Masterplan

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026). Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Ngaa mihi nui

Michelle Kemp | Partner | BSocSc (Hons) MEP | MNZPI

Campbell Brown Planning Limited

Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

s 9(2)(a) | s 9(2)(a) s 9(2)(a) | s 9(2)(a) |

www.campbellbrown.co.nz

DISCLAIMER: This electronic message together with any attachments is confidential. If you are not the intended recipient, do not copy, disclose or use the contents in any way. Please also advise us by return e-mail that you have received the message and then please destroy. We are not responsible for any changes made to this message and/or any attachments after sending. We use virus scanning software but exclude all liability for viruses or anything similar in this email or any attachment. Views expressed in this email may not be those of **Campbell Brown Planning Limited**

Please consider the environment before printing this email.

ARCHAEOLOGICAL AUTHORITY

AUTHORITY DETAILS

Authority Number:

Determination Date: **Expiry Date:**

Authority Holder:

Postal Address:

Archaeological Sites: List recorded sites and potential subsurface archaeological sites

Location: Legal Description of all parcels

Section 45 Approved Person:

Landowner Consent: To be provided/ Landowner consent has been provided to Heritage New Zealand Pouhere Taonga to satisfy clause 6(1) of Schedule 8 Fast-track Approvals Act 2024.

DETERMINATION

The FTAA Expert Consenting Panel grants/declines an archaeological authority pursuant to section 81 of the Fast Track Approvals Act 2024 and section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological sites described above, within the areas specified in the location above, to [authority holder] for [description of proposal/works] (archaeological works), subject to the following conditions:

CONDITIONS OF AUTHORITY

No.	Condition
Before Works	
1	**Start Work Notification** The Authority Holder must advise Heritage New Zealand Pouhere Taonga (HNZPT) and [tangata whenua] of the date when archaeological works will begin at least two working days before archaeological works start.
2	**Archaeological Management Plan** The authority must be exercised in accordance with the Archaeological Management Plan (AMP). The purpose of the AMP is to outline procedures for day-to-day activities that may affect archaeological sites, including provisions for:

DRAFT CONDITIONS 2026

a) Methods to protect sites from damage;
b) procedures for any archaeological investigation or recording of archaeological information;
c) the role, responsibility and level of authority of the s45 approved person and any other person appointed to undertake archaeological work on their behalf. Names and contact details of all other persons whom the s45 approved person appoints must be stated in the management plan;
d) timeframes for archaeological work;
e) protocols for the unexpected discovery of archaeological material;
f) on-site briefing by the s45 approved person (who may appoint a person to carry out the briefing on their behalf) for contractors about the archaeological work required and how to identify archaeological sites during works. The management plan must state who will be carrying out the briefings;
g) the responsibilities of contractors with regard to notification of archaeological sites;
h) requirements for stand down periods to enable archaeological work;
i) mechanisms for dispute resolution;
j) emergency contact details for the s45 approved person, Heritage New Zealand Pouhere Taonga, and Iwi.

The AMP must be submitted to HNZPT for approval prior to the commencement of any earthworks. No earthworks shall commence until HNZPT has given its written approval of the AMP.

The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.

OR if AMP is approved prior to grant

All works must be undertaken in accordance with the Archaeological Management Plan prepared by [name] titled "*Title*" dated [date prepared] (AMP).

The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.

Archaeological Research and Mitigation Strategy

The Authority Holder shall prepare an Archaeological Research and Mitigation Strategy (Strategy).

The Strategy shall include:

(i) the research objectives that archaeological investigations should address and the methodologies to be followed to achieve those objectives. The research objectives shall be informed by regional and national research themes.

(ii) Provision for review and feedback by [tangata whenua] prior to submission to HNZPT, including for any potential amendments after approval

At least 20 Working Days before starting Project Works, the Strategy shall be submitted to HNZPT for written approval.

DRAFT CONDITIONS 2026

	The approved Strategy shall be implemented and complied with for the duration of the Authority. The Authority Holder may update the Strategy by submitting the amended Strategy in writing to HNZPT for written approval. **OR if Strategy is approved prior to grant** All works must be undertaken in accordance with the Archaeological Research and Mitigation Strategy prepared by [name] titled "*Title*" dated [date prepared] (Strategy). The Authority Holder may update the Strategy by submitting the amended Strategy in writing to HNZPT for its written approval.
4	**Landowner Consent** The Authority Holder must provide HNZPT with the written consent of all landowners of the land subject to this Authority prior to any archaeological works commencing.
5	**Site Briefing** The Authority Holder must ensure that all contractors working on the project are briefed on site by the section 45 approved person (who may appoint a person to carry out the briefing on their behalf) prior to any archaeological works commencing. The briefing must include the possibility of encountering archaeological evidence, how to identify possible archaeological sites, the archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to discovering archaeological evidence.
During Works	
6	**Tikanga** Archaeological work must be undertaken in conformity with any tikanga Māori protocols agreed between the Authority Holder and [tangata whenua]
7	**Kōiwi Discovery** If any kōiwi (human remains) are encountered, all works must cease within 20 metres of the discovery. HNZPT, New Zealand Police, and [tangata whenua] must be advised immediately. Any steps following must be undertaken in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2014) and no further work in the area may take place until future actions have been agreed by all parties.
8	**Monitoring** Any earthworks that may affect an archaeological site must be monitored by the section 45 approved person, who may appoint a person to carry out the monitoring on their behalf in accordance with accepted archaeological practice, the AMP, and the Strategy.

DRAFT CONDITIONS 2026

9	**Investigation** Any archaeological evidence encountered during the exercise of this Authority must be investigated, recorded and analysed in accordance with accepted archaeological practice. An archaeological investigation must be carried out in accordance with the Strategy prior to earthworks commencing. The aims of the investigation shall be to investigate, research and analyse archaeological evidence in accordance with accepted archaeological practice to gather information about the historical and cultural heritage of New Zealand. Prior to any earthworks, an archaeological investigation must be undertaken, in accordance with section 52(2) of the Act, based on the Strategy. The aims of the investigation shall be to investigate, research and analyse archaeological stratigraphy, features and remains in accordance with accepted archaeological practice to gather information about the historical and cultural heritage of New Zealand. The building must be investigated, recorded and analysed prior to demolition to document and recover information about construction, alteration and use through time. This is to be undertaken to a minimum standard of Level I/II/III recording as defined in Guidelines for the Investigation and Recording of Buildings and Standing Structures (AGS1 2018).
10	**Protection of Sites** The authority holder shall take the following measures to ensure that sites are protected: a) Sites shall be clearly marked by the s45 approved person who may appoint a person to carry out this activity on their behalf prior to works commencing; b) No vehicles or machinery shall traverse or be parked on sites. c) Sites shall be covered with clean fill to a minimum depth of X and not disturbed during works; d) No excavations shall take place within Y meters of [specify sites /areas].
11	**Annual Reporting – if authority duration is longer than 5 years** Annually from the date of issue of this authority, the Authority Holder must submit to Heritage New Zealand Pouhere Taonga a written report containing a summary of the progress of the activity and any archaeological findings.
After Works	
12	**Work Completion Notification** The Authority Holder shall advise HNZPT and [tangata whenua] of the completion of archaeological works within five working days of completion.
13	**Completion of Archaeological Siteworks** Within 20 working days of the completion of on-site archaeological work associated with this authority, the Authority Holder shall ensure that:

DRAFT CONDITIONS 2026

	(a) An interim report, to the satisfaction of HNZPT, following the Archaeological Report Guideline (AGS12 2023) is submitted to HNZPT for inclusion in the HNZPT Archaeological Reports Digital Library. (b) Site records are updated or submitted to the NZAA Site Recording Scheme.
14	**Archaeological Records** Within 12 months of the completion of the on-site archaeological work, the Authority Holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is emailed to HNZPT for inclusion in HNZPT's Archaeological Reports Digital Library, and to [tangata whenua]. A copy must also be provided to the NZAA Central Filekeeper.

DRAFT CONDITIONS 2026

From: Kathryn Akoru
To: Lisa Watson
Subject: FW: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024
Date: Tuesday, 2 June 2026 1:52:59 pm
Attachments: image002.png
image003.png
Outlook-1jeoifvp.png

Report This Email

From: Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>
Sent: Friday, 1 May
To: Michelle Kemp s 9(2)(a)
Subject: Re: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

Kia ora,

Following the Fast-track Approvals Amendment Act 2025, which came into effect last December, MfE is no longer the relevant administering agency under the RMA. The requirements for pre-lodgement consultation with us under section 11 have been removed.

Prior to these changes, we would usually provide a letter to prospective applicants alerting them to national directions that may be relevant to their application. There's information you may find useful on the new national direction and changes to the existing national direction, which recently came into effect here: RMA National Direction updated | Ministry for the Environment

Please let us know if there's anything else we can assist with.

Ngā mihi nui,

Systems Operations
Ministry for the Environment | Manatū Mō Te Taiao



From: Michelle Kemp s 9(2)(a)
Sent: Friday, 1 May 2026 12:54 pm
To: Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>
Subject: Rangitoopuni Lots 3 - 8 Project - Notice of Referral under the Fast Track Approvals Act 2024

MFE CYBER SECURITY WARNING
This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Kia ora,

Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership, intend to lodge an application for referral of the Rangitoopuni Lots 3 – 8 (Project) under the Fast-track Approvals Act 2024 (FTAA). Please refer to the attached Notice Letter and link to the Indicative Masterplan that provides an overview of the proposal: Rangitoopuni Lots 3 - 8 Indicative Masterplan

In accordance with section 11(1)(c) of the FTAA, a notification period of 20 working days is required for any response sought to be provided to this notice (by 29 May 2026). Notwithstanding the notification timeframe provided in the FTAA, the applicant is committed to ongoing engagement with all parties in relation to this proposal, and we would be happy to meet with you to discuss the Project.

Ngaa mihi nui

Michelle Kemp | Partner | BSocSc (Hons) MEP | MNZPI

Campbell Brown Planning Limited
Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144
s 9(2)(a) www.campbellbrown.co.nz

Campbell Brown TOITŪ

DISCLAIMER: This electronic message together with any attachments is confidential. If you are not the intended recipient, do not copy, disclose or use the contents in any way. Please also advise us by return e-mail that you have received the message and then please destroy. We are not responsible for any changes made to this message and/or any attachments after sending. We use virus scanning software but exclude all liability for viruses or anything similar in this email or any attachment. Views expressed in this email may not be those of Campbell Brown Planning Limited.

Please consider the environment before printing this email