

[REDACTED]

From: [REDACTED]
Sent: Thursday, 3 April 2025 3:34 pm
To: [REDACTED] FastTrackApplicationEnquiries
Cc: [REDACTED]
Subject: RE: Listed Fast Track project - Rangitootuni - DoC consultation CRM:0945506

Kia ora [REDACTED],

Thank you for getting in touch. Our finance team are working on setting you up in our finance system.

Once this has been completed an invoice will be generated and sent your way.

Ngā mihi,

[REDACTED]
Permissions Advisor
Te Papa Atawhai | Department of Conservation

From: [REDACTED]
Sent: Thursday, 3 April 2025 3:18 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Listed Fast Track project - Rangitootuni - DoC consultation CRM:0945506

Hi [REDACTED],

I hope you are doing well.

Just following up on this invoice.

Kind regards | Ngā mihi



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From: [REDACTED]
Sent: Wednesday, 2 April 2025 4:27 pm
To: [REDACTED] >; FastTrackApplicationEnquiries
[REDACTED] >
Cc: [REDACTED]
Subject: RE: Listed Fast Track project - Rangitoo-puni - DoC consultation CRM:0945506

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Kia ora [REDACTED],

Thanks for this. We are now working on getting that invoice sent out to you.

Once invoice is received and payment is made, we will assign your application to a team lead who will be in touch regarding next steps.

Any questions please get in touch.

Ngā mihi,

[REDACTED]
On behalf of the Fast-track Applications team

Te Papa Atawhai | Department of Conservation

From: [REDACTED]
Sent: Wednesday, 2 April 2025 4:14 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Listed Fast Track project - Rangitoo-puni - DoC consultation CRM:0945506

Kia ora [REDACTED],

Thanks for getting in touch.

Please see the completed pre-lodgement and new customer forms attached.

Let me know if you need anything else at this stage, otherwise will await the invoicing details.

Kind regards | Ngā mihi



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.

From: [REDACTED]
Sent: Wednesday, 2 April 2025 10:52 am
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Listed Fast Track project - Rangitoo-puni - DoC consultation CRM:0945506

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Kia ora [REDACTED],

Thank you for your interest in engaging with DOC in consideration of your proposed Fast-track Approvals application. You can find additional information about DOC's fast-track pre-lodgement consultation process, and the request for pre-lodgement fast-track application form [here](#). Please could you complete this and return it to this email address.

The Fast-track (Cost Recovery) Regulations 2025 and DOCs Fast-track Cost Recovery Policy were published on 7 February 2024. Under the fast-track Cost Recovery regime applicants are required to pay an estimate of the costs prior to pre-lodgement consultation. The enclosed letter includes this estimate.

Please complete the New Customer Form found [here](#), and return it to us at FastTrackApplicationEnquiries@doc.govt.nz to enable us to proceed with the pre-lodgement consultation.




Once this has been completed, we will send you an invoice for payment that must be paid before work can commence.

Ngā mihi nui,


On behalf of the Fast-track Applications team

Te Papa Atawhai | Department of Conservation

----- Original Message -----

From: 
Received: Mon Mar 31 2025 14:23:06 GMT+1300 (New Zealand Daylight Time)
To: 
Cc: 
Subject: FW: Listed Fast Track project - Rangitooopuni - DoC consultation

Kia ora,

LISTED FAST TRACK PROJECT - RANGITOOPUNI

Te Kawerau ā Maki in partnership with Avant Property Development Limited (Rangitōopuni Developments Limited Partnership, or 'RDLP') proposes to develop two properties (Lot 1 DP 590677 and Lot 2 DP 590677) at Old North Road and Forestry Road, Riverhead ('the site'). The project is a listed project under Schedule 2 of the Fast-track Approvals Act 2024 ('FTAA'), for a proposed countryside living subdivision and retirement village referred to as 'Rangitōopuni'.

The site comprises Treaty Settlement Land, returned to Te Kawerau ā Maki as part of their settlement with the Crown, with the Te Kawerau Settlement Act enacted in November 2015. Currently, the iwi is in the process of rebuilding its political, social, cultural, environmental, and economic well-being. In partnership with Avant, Rangitōopuni will assist Te Kawerau ā Maki to achieve its mission to grow tribal assets and drive iwi development.

Section 29 of the FTAA sets out pre-lodgement requirements for listed projects. Before lodging a substantive application, the authorised person must consult the persons and groups referred to in section 11, which includes administering agencies. As the fast-track application includes an application for approval under the Wildlife Act 1953, the Department of Conservation is considered an administering agency. RDLP is therefore seeking to consult with the Department and obtain its views on the proposal in relation to the Wildlife Act approval sought.

Proposal overview

The development site comprises Lot 1 (222.75 ha) and Lot 2 (173.6 ha), totalling 395 hectares. Key features of the proposal include:

- A 210-lot residential subdivision – Designed to offer spacious rural living, with an average lot size of around 1 hectare, set within extensive native planting and riparian restoration. This will create a high-amenity environment, where homes are surrounded by native bush, enhancing privacy, aesthetics, and ecological value.
- A 296-unit retirement village – A thoughtfully designed, master-planned community featuring 260 villas/independent living units and 36 care units. The village will include cafés, visitor areas, and a network of internal roads and pedestrian pathways, seamlessly connected to green spaces, walking tracks and the Riverhead township.
- Extensive environmental restoration – The project prioritises sustainability, with the protection of wetlands and riparian areas, large-scale native planting, and carefully planned landscaping to enhance the natural environment.
- Community amenities and connectivity – The development will include five retail units, an integrated network of new public walking and cycling tracks open to the wider community, new infrastructure, including stormwater and wastewater systems, potable water supply, and an internal road network to ensure seamless connectivity for future residents. Existing tracks and public access to them will be maintained and enhanced where possible.

A copy of the latest masterplan is attached for your reference. The location of the site is shown in Figure 1 below:



Figure 1: Location of the site

The applicant's ecologist has outlined that the Wildlife Approval application is for the capture and relocation of Native Lizards (including copper skink *Oligosoma aeneum*) and other potentially present native lizard species from the earthwork's footprint to an adjacent area, that will be subject to habitat enhancement, pest management and restoration planting. For the avoidance of doubt, this Wildlife Approval application does not relate to native birds or bats.

The application will include an Ecological Impact Assessment, Ecological Management Plan(s), and Landscape Management Plan, in addition to addressing all requirements of the FTAA in relation to the Wildlife Act approval.

RDLP would appreciate the opportunity to discuss the proposal with you. If you would like to arrange a meeting, please feel free to contact me via email, and I will be happy to organise a time. Let me know if you would like any further information at this stage.

Thank you for your time. We look forward to hearing your thoughts.

Ngā mihi nui,

On behalf of Rangitootuni Developments Limited Partnership

Kind regards | Ngā mihi

Summary of pre-lodgement consultation with the Department of Conservation

Purpose - This document provides a summary of information from DOC following a pre-lodgement consultation request.

Summary of project and pre-lodgement consultation request	
Project name:	Rangitootuni (FTA187)
Applicant/agent:	Rangitootuni Developments Limited Partnership
Proposal overview:	<ul style="list-style-type: none">- 210-lot residential subdivision- 300 to 350 units retirement village- Extensive environmental restoration- Community amenities and connectivity. Total project site area is about 395 ha.
Location:	Forestry Road, Riverhead, Auckland
Engagement type:	Consultation before lodgement of substantive application
Request made by:	Applicant and Campbell Brown Planning (as agent)
Conservation approvals identified in the pre-lodgement request:	Wildlife approval
DOC response lead:	██████████
	This summary was prepared on 29/04/2025

Summary of pre-lodgement consultation	
Information from the Regional Office:	<p>The project is within the Auckland DOC region. The site is not on or neighbouring any Public Conservation Land.</p> <p>Relating to the project, site, or applicant, the Regional Office identified no other matters for further or specific comment within the pre-lodgement consultation.</p> <p>The Regional Office did not additionally review any application documentation for this comment but used local knowledge, general awareness, and the feedback from DOC to MfE when the project was being assessed for inclusion as a Schedule 2 Listed project.</p>
Conservation approvals/matters:	<p>DOC notes that the project area is stated to contain extensive freshwater stream environments, and that native freshwater fish species have been recorded in the surrounding streams and catchment.</p> <p>It is assumed the applicant is familiar with the Fast-track Approvals Act definitions for “standard freshwater fisheries activity” and “complex freshwater fisheries activity”. DOC’s preliminary assessment of the proposed project suggests the activities potentially affecting freshwater fish can be defined as standard freshwater fisheries activity. DOC suggests the applicant confirms this assessment and considers whether Checklist A2 should be completed.</p>
	<p>The project includes application for a wildlife approval which relates to salvage and relocation of lizards. Completeness and sufficiency (see section 44 of the Act) of the application against the clause 2 schedule 7 requirements should be critically reviewed.</p> <p>Consultation regarding the wildlife approval included conferencing and sharing review comments, as summarised below.</p>
Wildlife approval conferencing:	<p>On 15/04/2025, Biosearches and a DOC lizard specialist conferenced together about the wildlife approval information requirements (Schedule 7 clause 2). The conferencing was based on the application as at 04/04/2025.</p> <ul style="list-style-type: none"> - Conferencing covered the baseline environment and background considered by Biosearches in estimating lizards

	<p>likely present in the area and the likely scale of project impacts on lizards.</p> <p>DOC suggests that expanding the detail of such information in the application could assist in addressing the wildlife approval information requirements with sufficient detail.</p> <ul style="list-style-type: none"> - Conferencing covered some of the project details pertinent to implementation and effectiveness of the lizard management activities, such as the intended timeline and staging of project works, the intended approach to excavations, and identification and preparation of lizard relocation sites within the project area. <p>DOC suggests expanding this type of information the application could assist in addressing the wildlife approval information requirements with sufficient detail.</p> <p>Other matters were covered in the conferencing. Participants will have made their own notes during conferencing and a recording of the conferencing is available.</p> <p>On 22/04/2025, Bioreserches shared a new version of the Lizard Management Plan with revisions informed by the 15/04/2025 conferencing.</p> <p>A DOC lizard specialist was able to review the plan on 24/04/2025 and comments were provided to Bioreserches via email.</p>
Additional notes:	<p>DOC attempts to assist applicants during pre-lodgement consultation and within the time available before lodgement of the substantive application. However, it is the applicant's responsibility to comply with the Fast-track Approvals Act and to ensure they have applied for all permissions they need. This summary is not necessarily exhaustive of all possible advice.</p> <p>If an applicant (or their representative) has specific requests which DOC may be able to provide advice on within the time available before application lodgement, then DOC is happy to consider and facilitate where practicable.</p> <p>DOC cannot continue any pre-lodgement consultation once the substantive application is lodged.</p>

[REDACTED]

From: [REDACTED]
Sent: Friday, 28 March 2025 1:27 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Listed Fast Track project - Rangitooopuni - MFE consultation
Attachments: Rangitooopuni - Section 29 letter.pdf

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Kia ora,

Thank you for your email.

Please find attached our response to your request for consultation with the Ministry for the Environment as the administering agency of the Resource Management Act 1991.

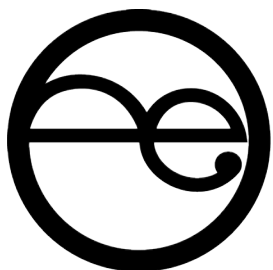
Ngā mihi,

System Oversight Team

Ministry for the Environment | Manatū Mō Te Taiao

Administering Agency under the Fast Track Approvals Act 2024

[REDACTED] | environment.govt.nz



Ministry for the

Environment

Manatū Mō Te Taiao



**A flourishing environment
for every generation.**
He taiao tōnui mō ngā
reanga katoa.



From: [REDACTED]
Sent: Thursday, 27 March 2025 1:46 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: Listed Fast Track project - Rangitōopuni - MFE consultation

MFE CYBER SECURITY WARNING

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

Teena Koe,

LISTED FAST TRACK PROJECT - RANGITOOPUNI

Te Kawerau ā Maki in partnership with Avant Property Development Limited (Rangitōopuni Developments Limited Partnership, or 'RDLP') proposes to develop two properties (Lot 1 DP 590677 and Lot 2 DP 590677) at Old North Road and Forestry Road, Riverhead ('the site'). The project is a listed project under Schedule 2 of the Fast-track Approvals Act 2024 ('FTAA'), for a proposed countryside living subdivision and retirement village referred to as 'Rangitōopuni'.

The site comprises Treaty Settlement Land, returned to Te Kawerau ā Maki as part of their settlement with the Crown, with the Te Kawerau Settlement Act enacted in November 2015. Currently, the Iwi is in the process of rebuilding its political, social, cultural, environmental and economic well-being. In

partnership with Avant, Rangitōopuni will assist Te Kawerau ā Maki to achieve its mission to grow tribal assets and drive iwi development.

Section 29 of the FTAA sets out pre-lodgement requirements for listed projects. Before lodging a substantive application, the authorised person must consult the persons and groups referred to in section 11, which includes administering agencies. As the fast track application is for a Resource Consent (which would otherwise be applied for under the Resource Management Act 1991), the Ministry for the Environment is considered an administering agency. RDLP is therefore seeking to consult with the Ministry and obtain its views on the proposal.

What is proposed?

The development site comprises Lot 1 (222.75 ha) and Lot 2 (173.6 ha), totalling 395 hectares. Key features of the proposal include:

- A 210-lot residential subdivision – Designed to offer spacious rural living, with an average lot size of around 1 hectare, set within extensive native planting and riparian restoration. This will create a high-amenity environment, where homes are surrounded by native bush, enhancing privacy, aesthetics, and ecological value.
- A 296-unit retirement village – A thoughtfully designed, master-planned community featuring 260 villas/independent living units and 36 care units. The village will include cafés, visitor areas, and a network of internal roads and pedestrian pathways, seamlessly connected to green spaces, walking tracks and the Riverhead township.
- Extensive environmental restoration – The project prioritises sustainability, with the protection of wetlands and riparian areas, large-scale native planting, and carefully planned landscaping to enhance the natural environment.
- Community amenities and connectivity – The development will include five retail units, an integrated network of new public walking and cycling tracks open to the wider community, new infrastructure, including stormwater and wastewater systems, potable water supply, and an internal road network to ensure seamless connectivity for future residents. Existing tracks and public access to them will be maintained and enhanced where possible.

A copy of the draft masterplan is attached for your reference. The location of the site is shown in Figure 1 below:



Figure 1: Location of the site

RDLP would appreciate the opportunity to discuss the proposal with you. If you would like to arrange a meeting, please feel free to contact me via email, and I will be happy to organise a time.

Thank you for your time. We look forward to hearing your thoughts.

Ngaa mihi nui,

On behalf of Rangitoopuni Developments Limited Partnership

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28 March 2025

Tēnā koe [REDACTED],

Rangitootuni– Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)

Thank you for your correspondence dated 28 March 2025 in relation to Te Kawerau ā Maki in partnership with Avant Property Development Limited's intention to lodge a substantive application for a listed project under the Fast-track Approvals Act 2024 (FTAA) in respect of the "Rangitootuni" project.

As you are aware, the Ministry for the Environment (the Ministry) is the "relevant administering agency" for approvals relating to the Resource Management Act 1991 (RMA) and Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act) under the FTAA.

We have received the information you provided on 28 March 2025. As part of your substantive application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

National Direction

Under the RMA, the government can create national direction to support local authorities' decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project. If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

National Policy Statement	Description
<u>National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023</u>	This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside the National Environmental Standards for Greenhouse Gases from Industrial Process.
<u>National Policy Statement for Highly Productive Land 2022</u>	This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.
<u>National Policy Statement for Freshwater Management 2020</u>	This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.
<u>National Policy Statement for Indigenous Biodiversity 2023</u>	This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.
<u>National Policy Statement for Renewable Electricity Generation 2011</u>	This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.
<u>National Policy Statement on Electricity Transmission</u>	This NPS sets out the objective and policies for managing the electricity transmission network.
<u>National Policy Statement on Urban Development 2020</u>	This NPS recognises the national significance of well-functioning urban environments. It removes barriers to development to allow growth in locations that have good access to existing services, public transport networks and infrastructure.
<u>New Zealand Coastal Policy Statement 2010</u>	The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.

National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

National Environmental Standard	Description
<u>National Environmental Standards for Air Quality</u>	This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand.
<u>National Environmental Standards for Commercial Forestry</u>	This NES provides nationally consistent regulations to manage the environmental effects of forestry.
<u>National Environmental Standards for Electricity Transmission Activities</u>	This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.
<u>National Environmental Standards for Freshwater</u>	This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.
<u>National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat</u>	This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.
<u>National Environmental Standards for Marine Aquaculture</u>	This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force.
<u>National Environmental Standards for Sources of Human Drinking Water</u>	This NES sets requirements to protect sources of human drinking water from becoming contaminated.
<u>National Environmental Standards for Storing Tyres Outdoors</u>	This NES provides nationally consistent rules for the responsible storage of tyres.
<u>National Environmental Standards for Telecommunication Facilities</u>	This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.
<u>National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health</u>	This NES includes requirements for assessing and managing potentially contaminated soil.

Please ensure your application includes a summary of this consultation with the Ministry, and an explanation of how this consultation has informed your project. This information must be included in your application, regardless of whether it is a referral application or a substantive application for a listed project.

Thank you for consulting with the Ministry for the Environment as the relevant administering agency for the RMA and the EEZ Act.

If you have any queries in relation to the FTAA process, please contact info@fasttrack.govt.nz for further assistance.

Ngā mihi,



Acting General Manager, System Enablement and Oversight