

**Before the Fast-track Panel Convener**

**FTAA-2505-1055**

**Under** the Fast-track Approvals Act 2024 (**FTAA**)

**And**

**In the Matter** of an application for resource consents and a wildlife authority by Rangitooopuni Developments Limited Partnership – Rangitooopuni proposed countryside living subdivision and retirement village

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**Confirmation of Compliance with Code of Conduct and details of Qualifications  
and Experience  
Emma Marie Todd on behalf of Rangitooopuni Developments Limited Partnership**

**Dated 21 August 2025**

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## **Introduction**

1. My full name is Emma Marie Todd. I am a registered Landscape Architect and member of Tuia Pito Ora, the New Zealand Institute of Landscape Architects. I hold Bachelor of Landscape Architecture (1<sup>st</sup> Class Honours) from Lincoln University].
2. I have 23 years' experience as a Landscape Architect. I am a Partner at Boffa Miskell Ltd and I specialise in housing, subdivision and residential design. I have been employed at Boffa Miskell since 2008. Prior to this I worked for three years in London. I have been the lead Landscape Architect on a range of senior living and housing developments across the North Island, including the Long Bay Development on Auckland's North Shore, Metlifecare Gulf Rise, Unitec Carrington Developments for Te Ākitai and Te Kawerau a Maki and the Arataki Development in Havelock North.
3. In support of this fast-track application by Rangitooopuni Developments Limited Partnership, I have prepared the following material lodged in support of the application:
  - a. Report titled "Rangitooopuni Lot 2 Landscape Concept Masterplan" dated 1 May 2025 included as Appendix M to the Rangitooopuni Assessment of Environmental Effects.

## **Code of Conduct**

4. Although this is not a hearing before the Environment Court, I confirm that:
  - a. I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023 (**Code**); and
  - b. The report referred to above authored by me:

- i. Are within my area of expertise (except where I state that I rely upon the technical reports of other expert witnesses provided in support of the application);
- ii. Have been prepared in accordance with the Code; and
- iii. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.



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Emma Todd

21 August 2025