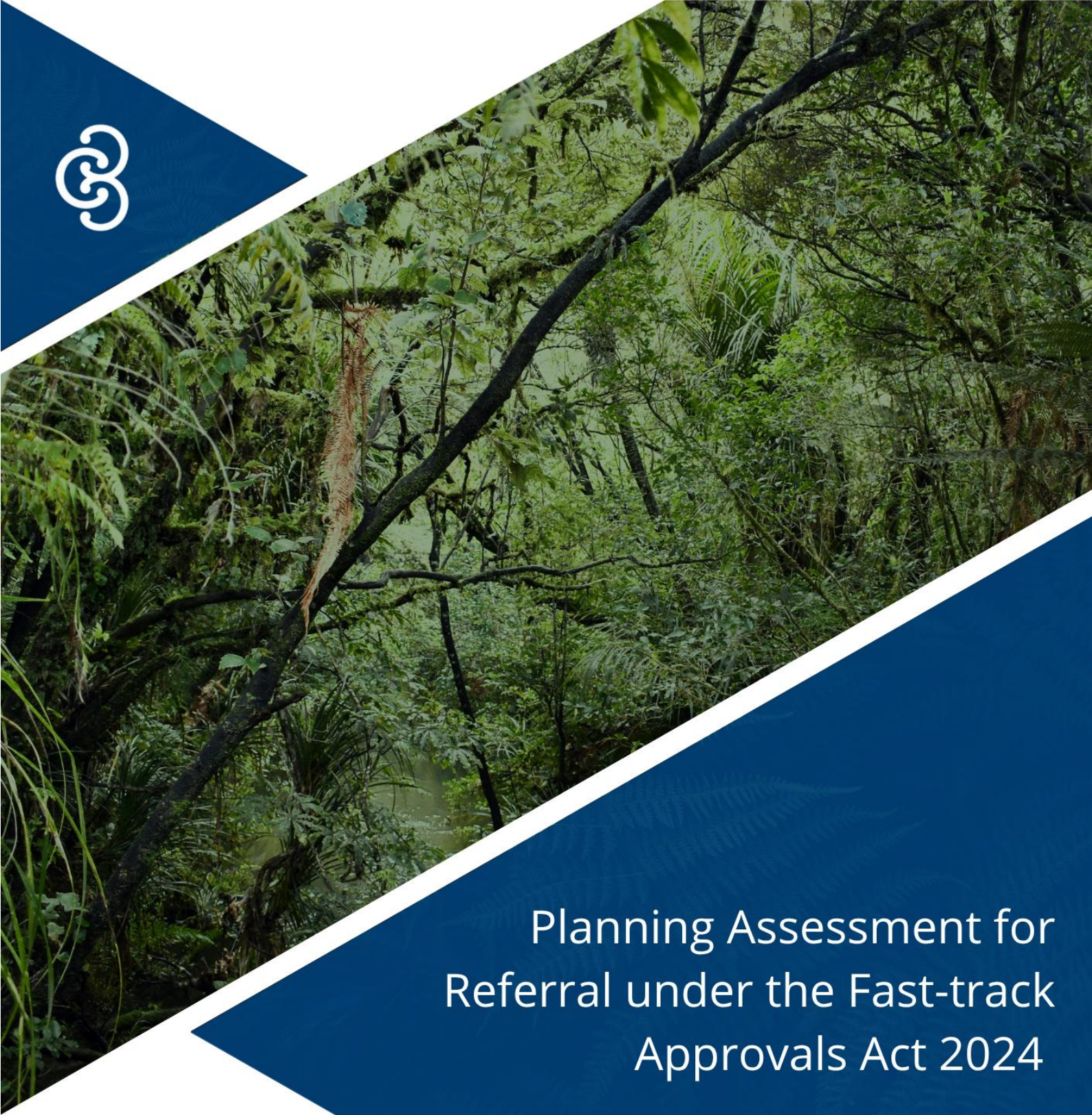


Planning Assessment for Referral under the Fast-track Approvals Act 2024

Rangitoopuni Forest Project

Campbell Brown

Planning & Resource Management Specialists

This Fast-track Referral Planning Assessment Report has been prepared by:

Campbell Brown

Document Control Record

Project	Rangitoopuni Forest
Client	Rangitoopuni Developments Limited Partnership
Project Location	Riverhead, Auckland
Project Reference	2959RIV24(A)

Revision	Date	Author	Checker	Approver	Status
A	2/6/26	VH	MK	PB	

The document and the copyright in the document remains the property of Campbell Brown Planning Limited

Table of Contents

Executive Summary....6
1.0 Introduction....8
2.0 The Applicant....9
2.1. Rangitoopuni Developments Limited Partnership (RDLP)....9
3.0 Background....9
3.1. Treaty Settlement Land and Cultural Context....9
3.2. Existing Approvals....10
4.0 Description of the Environment....11
4.1. Site Location....11
4.2. Relevant Planning Controls....14
4.3. Surrounding Environment....18
5.0 Proposal....19
5.1. Overview....19
5.2. Ecological Restoration....21
5.3. Residential Lots....22
5.4. Community Hubs....22
5.5. Recreation Trails and Recreation Hub....23
5.6. Infrastructure and Servicing....23
5.7. Flooding....24
5.8. Vehicle Access and Roading Network....25
5.9. Earthworks....25
5.10. Construction and Staging....26
6.0 Section 22 of the FTAA....27
6.1. Assessment Framework....27
7.0 Approvals and Consents Required....31
7.1. Resource Consent Management Act 1991....31
7.2. National Environmental Standards....37
7.3. Wildlife Act 1953....38

7.4. Fisheries Act 1996 38
8.0 Consultation/Notification 38
9.0 Assessment of Effects on the Environment (s13(4)(h) of the FTAA) 40
9.1. Cultural Effects 40
9.2. Economic Effects 40
9.3. Ecological Effects 41
9.4. Urban Design 42
9.5. Servicing and Infrastructure Effects 43
9.6. Stormwater Discharge and Water Quality Effects 43
9.7. Flood Management 44
9.8. Transportation Effects 44
9.9. Earthworks and Construction Effects 45
9.10. Geotechnical Effects 45
9.11. Contamination Effects 46
9.12. Positive Effects 46
10.0 Statutory Framework 47
10.1. National Policy Statements 47
10.2. National Environmental Standards 50
10.3. Treaty Settlements 51
10.4. Auckland Regional Policy Statement 52
10.5. The Auckland Future Development Strategy 53
11.0 Conclusion 54

List of Appendices

Appendix A	Treaty Settlement Documents
Appendix B	Record of Titles and Interests
Appendix C	Authorisation
Appendix D	Approved Fast-track Consent (FTAA-2504-1055)
Appendix E	Site Location Map
Appendix F	Masterplan
Appendix G	Cultural Impact Assessment
Appendix H	Economic Impact Assessment
Appendix I	Ecology Assessment
Appendix J	Infrastructure Assessment
Appendix K	Transport Assessment
Appendix L	Geotechnical Assessment
Appendix M	Preliminary Site Investigation
Appendix N	Consultation Summary

Executive Summary

This report supports the referral application made by Te Kawerau ā Maki in partnership with Avant Property Development Limited through Rangitoopuni Developments Limited Partnership (**RDLP**) under the Fast-track Approvals Act 2024 (**FTAA**).

The Rangitoopuni Forest proposal is for the development of seven properties (Lots 2 – 8 DP 590677) at Riverhead (**the Site**) and seeks to establish a large-scale, master-planned, iwi-led development comprising approximately 3,446–4,212 residential forest lots, four community hubs, extensive native planting and ecological restoration, 200km of walk and cycle ways, and the creation of a 573 hectare Rangitoopuni Forest Reserve (to remain in private ownership) and sanctuary network. The development will also be supported by integrated private infrastructure, including water, wastewater, stormwater, and transport networks owned and operated by Te Kawerau ā Maki.

A defining feature of the proposal is the scale of environmental restoration and publicly accessible open space (owned Te Kawerau ā Maki). Each subdivided lot will include covenanted native bush over the majority of the lot. Approximately 85% of the whenua is proposed to be protected, restored, or regenerated through native ngahere restoration, ecological enhancement, and open space networks which will have significant ecological benefits. The project includes the establishment of a substantial Rangitoopuni Forest Reserve and sanctuary network that will provide enduring ecological, cultural, and recreational benefits for both mana whenua and the wider Auckland community. Between the reserve and the covenanted bush on private lots, approximately 2,500 ha of protected native planting will be established throughout the site; the benefits to the public and biodiversity impacts are unprecedented within a private development project in New Zealand.

A project of this nature and scale in Aotearoa New Zealand is unique. Rangitoopuni is not a conventional urban subdivision. It is an 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. Koorero from Te Kawerau a Maki, cultural values and principles and the project vision is detailed within the Masterplan (**Appendix F**).

The site is Treaty Settlement Land that was returned to Te Kawerau ā Maki as part of their settlement with the Crown, through the Te Kawerau ā Maki Claims Settlement Act 2015. The land is of extremely high significance given it is land returned to the iwi as redress for the Crown's historic breaches of Te Tiriti o Waitangi. It is equally important because its core purpose is to generate an economic baseline for its people. Currently, the iwi is in the process of rebuilding its political, social, cultural, environmental and economic well-being. In partnership with Avant, Rangitoopuni Forest will play a key role in advancing Te Kawerau ā Maki's mission to grow tribal assets and drive iwi development.

Following the approval of the earlier listed Fast-track application for Lots 1 and 2 (FTAA-2504-1055), this Project represents the next stage in the long-term realisation of the vision of Te Kawerau ā Maki for the Riverhead Forest Treaty Settlement lands.

The assessment that supports this referral application demonstrates that the Project will provide significant national and regional benefits in accordance with the purpose of the FTAA for the following reasons:

- **Economic benefits**: The Property Economics Economic Impact Assessment (**Appendix H**) confirms that the Project will generate significant regional benefits, including 28,000 FTE years of employment over the lifetime of the development and $3.88 billion of total value added (GDP) generated for the Auckland Region.
- **Housing benefits and choice**: The Project will make a significant contribution to housing supply within an area experiencing ongoing demand. The proposal provides for approximately 3,446–4,212 residential dwellings, including opportunities for marae-based and papakāinga housing.
- **Environmental benefits**: The Project will include significant ecological enhancement through riparian restoration, wetland enhancement, and large-scale revegetation planting initiatives. A substantial open space network is also proposed throughout the Project area, including a 573-hectare reserve within the development which will provide significant ecological benefits. The biodiversity benefits of 2,500ha of protected native bush is significant on a regional scale, and are unprecedented for a private development.
- **Social benefits:** The Project will include Community Hubs with small scale retail, community, accomodation and education activities, as well as an extensive open space network across the Site. The Rangitoopuni Forest Reserve is proposed to be publicly accessible with an extensive walking and cycling trail, which will greatly contribute to the amenity of the local and regional community. A formalised mountain bike facility including specialist trails and associated facilities is also being considered.
- **Cultural benefits**: The Project will enable the development of Treaty settlement land returned to Te Kawerau ā Maki as commercial redress. The Project provides an opportunity for Te Kawerau ā Maki to give effect to its aspirations, enabling the integrated management of land in a manner that reflects cultural values while supporting long-term economic independence. Facilitating the sustainable development of Treaty Settlement Land and advancing iwi development outcomes is considered to be of national significance.

Technical assessments confirm the Site is physically suitable and serviceable, with no significant constraints or hazards identified that would preclude development of the land. Provision has been made for onsite wastewater and water servicing, and a comprehensive stormwater management approach is proposed to maintain water quality.

Mana Whenua groups, Auckland Council, Auckland Transport, Watercare Services Limited, Heritage New Zealand Pouhere Taonga and the Department of Conservation have been notified and engaged with where required about the Project.

Overall, Rangitoopuni Forest represents a regionally and nationally significant development that will deliver substantial cultural, social, environmental, and economic benefits in a manner that strongly aligns with the purpose of the Fast-track Approvals Act 2024.

1.0 Introduction

This report has been prepared in relation to a Fast-track referral application by Rangitoopuni Development Limited Partnership (**RDLP**) for the proposed Rangitoopuni Forest Project (**the Project**).

The project is of both regional and national significance and will include:

- Approximately 3,407 – 4,164 residential forest lots;
- Four community hubs, including smaller scaled commercial / retail, smaller scaled housing, community infrastructure, accommodation and education;
- Te Kawerau ā Maki owned Rangitoopuni Forest Reserve, including regenerating native forest and providing amenity for public access comprising approximately 573 hectares;
- Approximately 200 km of publicly accessible walking and cycling paths;
- 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; and
- Development of residential forest lots within an area of Lot 2 currently proposed for the wastewater irrigation field intended to service the Integrated Māori Development - Retirement Village. The wastewater irrigation field will be relocated to the south of the retirement village via a variation to 'Rangitoopuni' FTAA-2504-1055 to facilitate this amendment and a consequential boundary adjustment within Lot 2. The variation will be progressed under the RMA rather than under the Fast-track Approvals Act.

The Rangitoopuni Forest Indicative Masterplan (**Appendix F**) establishes a clear, iwi-led framework for the development of the Project.

RDLP is applying to use the Fast-track approvals process for the Project by lodging a referral application with the Ministry for the Environment (**MfE**) under s13(1) of the FTAA. This report is for a referral application lodged in the form and manner that can be accepted by MfE, and together with the supporting appendices, include all the relevant information specified in s13(4).

RDLP has confirmed that Campbell Brown Planning Limited is authorised to lodge and sign the application on its behalf (**Appendix C**).

2.0 The Applicant

2.1. Rangitoopuni Developments Limited Partnership (RDLP)

RDLP is a partnership between Te Kawerau ā Maki and Avant Property Development Limited (**Avant**).

Te Kawerau ā Maki are a West Auckland based iwi with customary interests that extend from Hikurangi (West Auckland), east through the Taamaki Isthmus, and north through lands around the upper Waitemataa Harbour and North Shore (Te Whenua roa o Kahu), and into the south Kaipara and Mahurangi. Te Kawerau ā Maki interests also extend into the Hauraki Gulf including islands such as Tiritiri Matangi. Te Kawerau ā Maki hold mana whenua or customary rights in particular over Hikurangi and the upper Waitemataa which is the heartland of the iwi and where they assert lead cultural interests. Te Kawerau ā Maki have shared whakapapa with many other hapuu and iwi who also have overlapping customary interests in these areas.

Avant Group is an experienced Auckland-based property development company with a strong track record delivering large-scale residential and urban regeneration projects throughout Tāmaki Makaurau. Avant Group adopts a design-led and partnership-based approach to development, with experience working alongside iwi, Kāinga Ora, and other stakeholders to deliver housing, infrastructure, and community outcomes that provide long-term social, cultural, environmental, and economic benefits.

3.0 Background

3.1. Treaty Settlement Land and Cultural Context

Since the 1820's Te Kawerau ā Maki have suffered greatly and their lands were effectively and rapidly stolen from them, severing their way of life and economic base, resulting in Te Kawerau ā Maki's people being scattered without lands, resources, kaainga or marae left to sustain them. By 1990 Te Kawerau ā Maki were landless with the exception of the small offshore island of Tiatomo at Piha.

In June 1994, a Waitangi Tribunal Claim was filed on behalf of Te Kawerau ā Maki and covered the prejudicial acts, omissions, policies and practices of the Crown in breach of Te Tiriti o Waitangi between 1840 and 1992. The claim set out the harms done to Te Kawerau ā Maki and the relief sought, including the restoration of Te Kawerau tino rangatiratanga and the restoration of the economic base of the iwi "*with a view to restoring Te Kawerau a Maki to economic independence and prosperity*."

In August 2008, after 14 years, a Terms of Negotiation was signed, followed by an Agreement in Principle being reached in 2010 and in February 2014, the Deed of Settlement was signed at Makaurau Marae in Ihumatao. In November 2015, the settlement was enacted through the Te Kawerau a Maki Claims Settlement Act.

The Deed of Settlement set out an agreed historical account, acknowledgement of the Crown's breaches of Te Tiriti and failures of natural justice and offered an apology and a promise to "form a new relationship with the people of Te Kawerau a Maki based on mutual trust, cooperation and respect for the Treaty of Waitangi and its principles". A copy of the Deed of Settlement is provided at **Appendix A**.

Crucially, the settlement provided for a range of cultural and commercial redress, with the key element being the 3,275 ha of Riverhead Forest. The land represents the near-total financial compensation for 150 years (as of 1992) of loss and is the foundation for Te Kawerau ā Maki to build their economic wellbeing. The Project intends to develop a large portion of the Riverhead Forest to achieve Te Kawerau ā Maki aspirations.

This Project represents the journey of Te Kawerau ā Maki in cementing their economic wellbeing and marks the start of their long-term vision for the Riverhead Forest land.

3.2. Existing Approvals

On 17 September 2025, the Expert Panel approved 'Rangitoopuni', an FTAA application made by Te Kawerau ā Maki in partnership with Avant Property Development Limited for the development of Lots 1 and 2, the southern portion of Riverhead Forest (reference FTAA-2504-1055). Rangitoopuni was a listed project under Schedule 2 of the Act. A copy of the decision is attached at **Appendix D**.

The approved Stage 1 development comprises:

- A 208-lot countryside living subdivision on Lot 1;
- A retirement village of 260 retirement units and 36 care units on Lot 2;
- Comprehensive native revegetation planting across the site;
- Protection and enhancement of riparian margins and wetland areas;
- An extensive public walkway network across the site; and
- Provision of roading and other infrastructure services to facilitate the development.

Substantial progress has been made on the first stage of Rangitoopuni, with earthworks now complete. Other works are also progressing, including upgrades to the publicly accessible walking track and site entrance, as well as road widening works. Sales are underway and 4 build partners have committed to building showhomes on the site. 33 lots will be completed by the end of 2026, with construction of the first homes starting in January 2027. 550,000 trees have been planted to date with 750,000 trees total to be planted by the end of 2026.

Rangitoopuni established the environmental, cultural, and economic foundational framework for the integrated development of the wider landholding. This application now seeks to build on that foundation by progressing the development of Lots 2–8, the balance of the Treaty Settlement land returned to Te Kawerau ā Maki. Together, the comprehensive development of the Riverhead Forest will realise the full potential of the land to deliver enduring outcomes for the iwi and the broader community.

Outside of this Fast-track process, the applicant intends to lodge a variation to 'Rangitoopuni' FTAA-2504-1055 to facilitate a boundary adjustment with Lot 2 to enable to relocation of the wastewater irrigation field servicing the Integrated Māori Development - Retirement Village to the south of the village. The northern portion of Lot 2 will subsequently be subdivided and developed for low-density housing. This referral application seeks approval to incorporate the future development outcome for the northern part of Lot 2 within the overall Project.

4.0 Description of the Environment

4.1. Site Location

The Site forms part of the wider Riverhead (Rangitoopuni) Forest holdings and comprises seven adjoining landholdings with a total area of approximately 3,052ha (as shown in **Figure 1**). The legal description and area of each site is as follows:

Address	Legal Description	Record of Title	Site Area (ha)
Forestry Road, Riverhead	Lot 2 DP 590677	1129816	173.62
Ararimu Valley Road, Ararimu Valley	Lot 3 DP 590677	1129817	338.19
Old North Road, Waikoukou Valley	Lot 4 DP 590677	1129818	155.57
Mill Flat Road, Riverhead	Lot 5 DP 590677	1129819	305.07
Ararimu Valley Road, Ararimu Valley	Lot 6 DP 590677	1129820	428.01
Robinson Road, Coatesville	Lot 7 DP 590677	1129821	1,559.78
Ararimu Valley Road, Ararimu Valley	Lot 8 DP 590677	1129822	92.23
Total			**3052.47**

A copy of the Record of Title for each site and relevant interests is provided in **Appendix B**.

None of the interests registered on the Record of Titles have any material impact on the proposal.

The land which the application relates to is Lots 2-8 DP 590677 which has been returned to Te Kawerau ā Maki as part of their commercial redress in their settlement with the Crown.

Lots 3-8 is owned by Te Kawerau ā Maki under Rangitoopuni Land Holdings Limited Partnership (**RDLP**). It is noted that Lot 2 is under a different ownership, under Rangitoopuni Land Holdings #2 Limited Partnership.

Both entities are wholly owned subsidiaries of Te Kawerau Settlement Trust.

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. That parcel is Lot 2 DP 138520 and is part of Record of Title NA118D/300. It is owned by Watercare Services Limited.

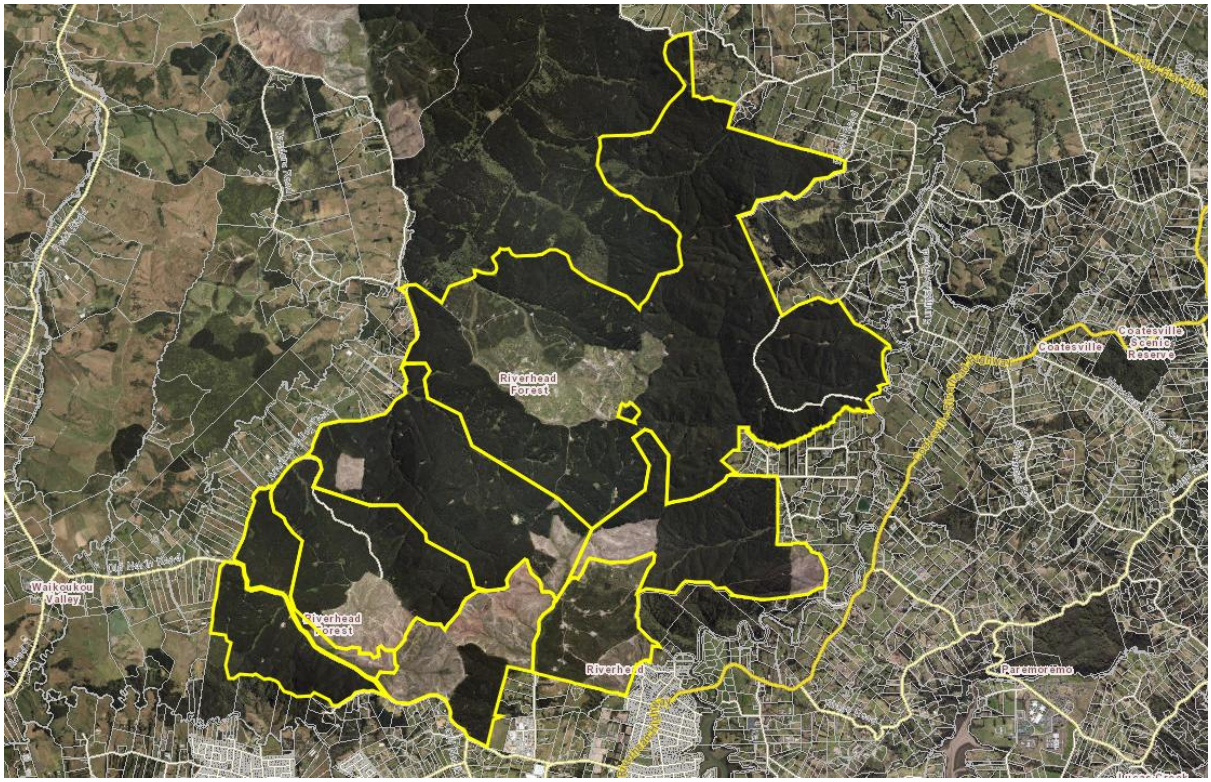


Figure 1: *Project Area*

The site boundaries generally follow existing forestry roads which provide access to the Riverhead Forest. The site has frontage and access from a number of roads, including Forestry Road, Robinson Road, Ararimu Valley Road, Mill Flat Road and Blackridge Road.

The site features moderate to steep rolling topography, with prominent ridgelines, gullies and identified streams contained within. Elevations typically range from approximately 30m RL within gully systems to around 120 to 150m RL along elevated ridges.

The project area has been used for commercial forestry since at least the 1940's, with haulage tracks established throughout stands of vegetation for over 80 years. Deforestation is observable in aerial images from the 1970's with pine plantations again re-sown. It is estimated that at least two crops of pine have been felled and subsequently reforested on the site prior to the Te Kawerau ā Maki Treaty settlement.

The site is not serviced by reticulated stormwater, wastewater or water supply infrastructure. Existing power and communication networks are present within or nearby the site.

4.1.1. Ecological Context and Existing Vegetation

The project area is located within Riverhead Forest and is currently dominated by commercial plantation forestry, comprising a mix of recently clear-felled areas, regenerating pine, and established pine stands. The site is subject to a rolling harvest regime, with large areas already clear-felled and characterised by exposed soils, forestry slash, and early-stage exotic vegetation such as gorse and pampas. While plantation forestry defines the overall landscape, the site also contains notable

ecological features, including wetlands, riparian corridors, and areas of indigenous vegetation, which support identified ecological values and require careful management through staged development.

Indigenous vegetation within the site is generally confined to riparian margins, wetlands, and gully systems, with approximately 21 ha present, including several Significant Ecological Areas (**SEA**). In addition, approximately 22 ha of potential wetlands are distributed throughout the site, many of which are associated with these ecological areas, although a number are modified and partially dominated by exotic species such as pampas.

Overall, the site reflects a production forestry environment with embedded pockets of higher ecological value, particularly associated with freshwater features.

4.1.2. Watercourses and Hydrology

The site contains an extensive network of waterways, including approximately 160 km of intermittent streams and 110 km of permanent streams, forming part of both the Riverhead catchment to the east and Kaipara catchment to the west.

The overland flow paths within the site are largely contained to the streams, gullies and associated margins.

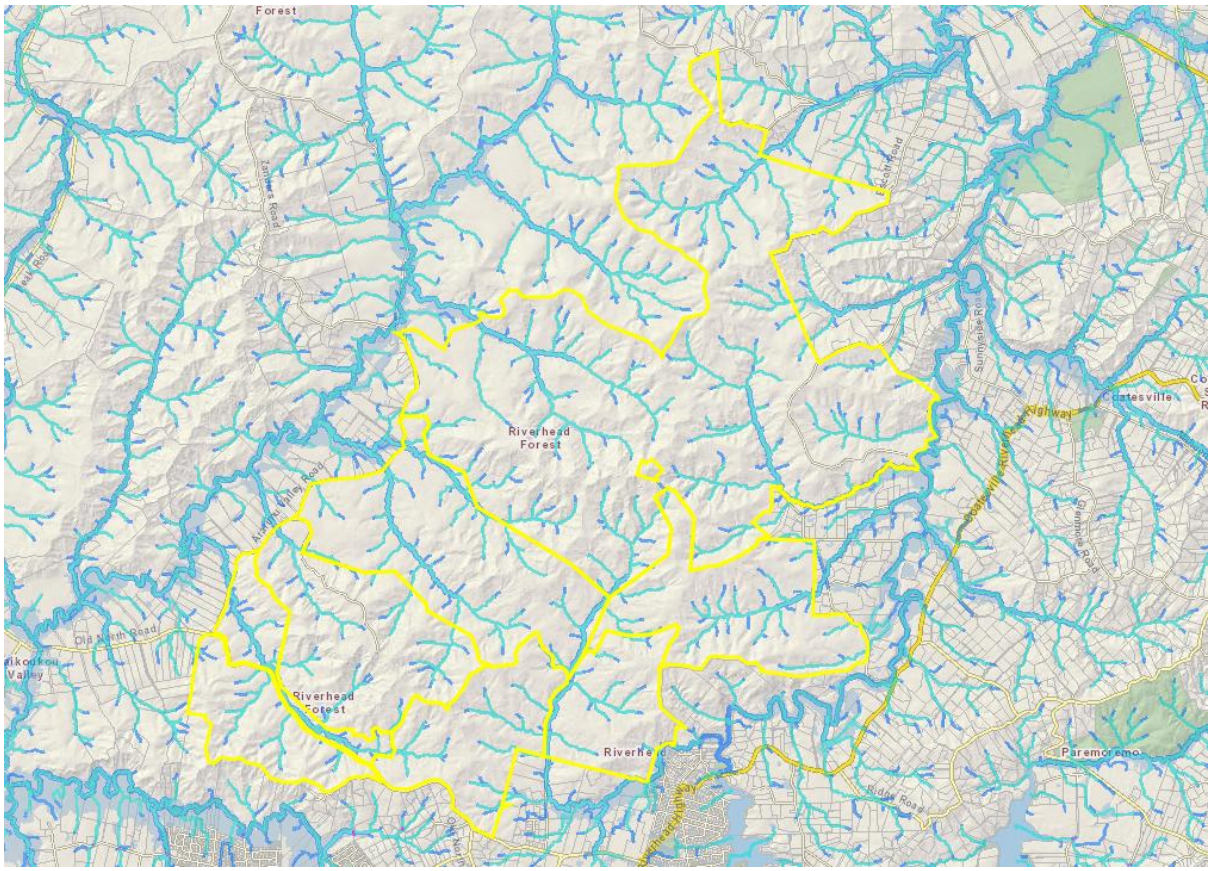


Figure 2: *Streams, floodplains and overland flow paths as they relate to the Site*

Stream condition varies across the site and generally reflects the surrounding forestry context. Watercourses within recently clear-felled areas are typically degraded, with channel modification,

slash accumulation, and limited riparian vegetation affecting flow, habitat quality, and ecological function.

In contrast, streams within established pine areas and larger permanent channels are generally in better condition, with more naturalised flow regimes, intact channel form, and greater habitat diversity.

4.2. Relevant Planning Controls

4.2.1. Treaty Settlement Land

The site is Treaty Settlement Land returned to Te Kawerau ā Maki as commercial redress under the Te Kawerau ā Maki Claims Settlement Act 2015, following historic breaches of Te Tiriti o Waitangi. The site qualifies as Treaty Settlement Land under the Auckland Unitary Plan (**AUP**).

A crucial aspect of the 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.

The proposal is an iwi-led, intergenerational initiative that directly 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 support the economic and social wellbeing of Te Kawerau ā Maki while also delivering substantial environmental restoration and public benefit outcomes.

The significance and enabling intent of the Treaty Settlement Land provisions has recently been affirmed through the decision of the Expert Consenting Panel for Stage 1 of the Rangitoopuni Fast-track Project (FTAA-2504-1055). In that decision, the Expert Consenting Panel afforded weight to the Treaty Settlement Land provisions, recognising their specific purpose and function in enabling the use and development of land returned to mana whenua through Treaty settlement legislation. In its decision, the Panel made several clear statements regarding the interpretation and importance of the Treaty Settlement Land provisions within the Auckland Unitary Plan. The findings are highly relevant to the future consideration of the Rangitoopuni Forest Project:

> 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

> 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.

Accordingly, the enabling nature of Chapter E21, together with the statutory and cultural context within which those provisions operate, is a fundamental aspect of the planning framework applicable to the proposal and has informed the assessment of effects contained within this application.

Notwithstanding the above, the relevant underlying zoning provisions of the AUP remain applicable and are also addressed as part of the overall assessment of the proposal.

4.2.2. Zoning

The Site is identified in the AUP as predominantly Rural – Rural Production Zone (**RPZ**). This zone provides for rural production activities and rural industries and services, while maintaining rural character and amenity values.

The northernmost portion of Lot 7 is located in the Rural – Mixed Rural Zone, which provides for rural production generally on smaller rural sites, and non-residential activities of a scale compatible with smaller site sizes.

Lot 2 is located in the Rural – Countryside Living Zone, which provides for rural lifestyle living in areas within proximity to urban Auckland or rural land coastal towns.

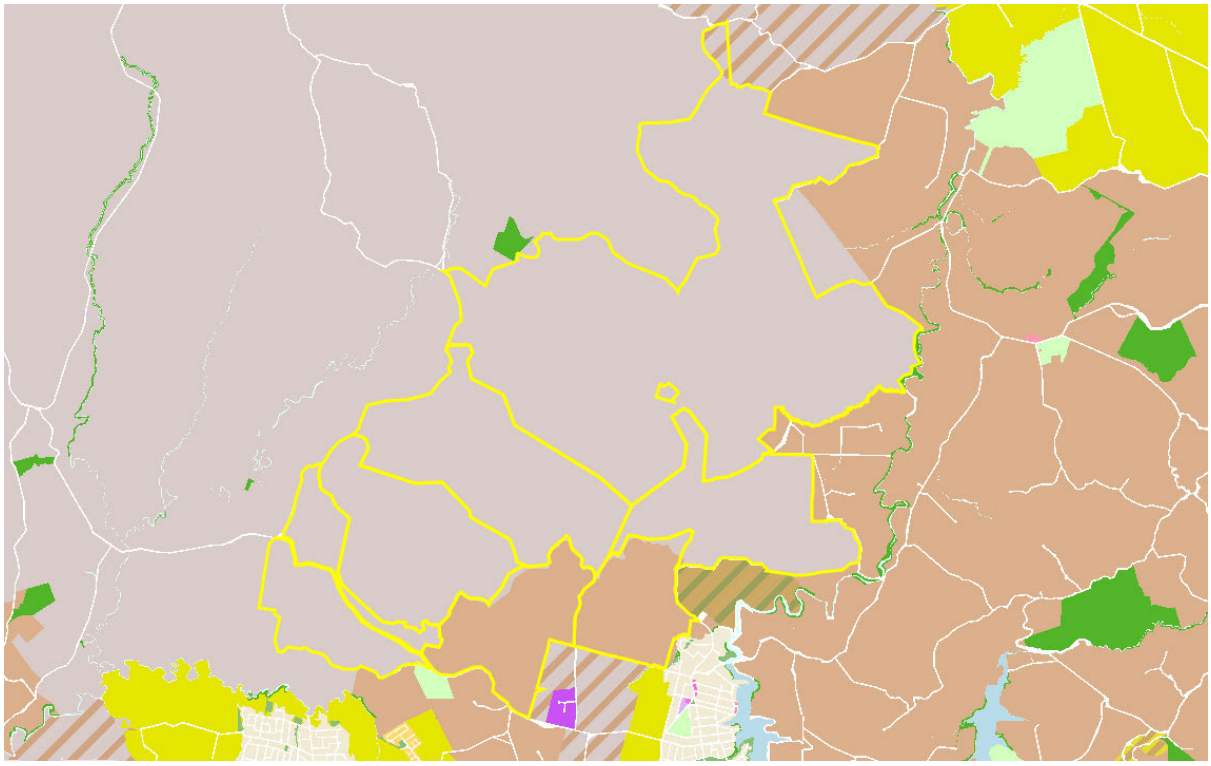


Figure 3: *AUP zones applicable to the Site*

4.2.3. Overlays and Controls

The following overlays and controls apply to the site:

- **Significant Ecological Areas Overlay – Terrestrial**

  Parts of the Site are subject to the Significant Ecological Areas Overlay – Terrestrial (**SEA**). The works will largely avoid the removal of SEAs, and the proposal includes extensive areas of revegetation and enhancement planting.

- **Water Supply Management Areas Overlay**

  The area to the north-west of Lot 7 is subject to the Water Supply Management Areas Overlay. This overlay seeks to protect the water catchments and infrastructure that supply water to Auckland dams. The water supply for the proposed development will be provided by roof-caught water conveyed to storage tanks.

- **High-Use Stream Management Area Overlay**

  A small portion of the southern area of Lot 4 is subject to the High-Use Stream Management Area Overlay, which seeks to manage the use of water from streams. While water supply is proposed to be roof-caught, it is also possible that additional water supply to the community hubs can be provided by groundwater bore takes. In that situation, water take would be subject to a separate bore application.

- **Airport Approach Surface Overlay - North Shore Airport**

A small corner to the north of Lot 7 is subject to the Airport Approach Surface Overlay which seeks to manage obstructions to the airport approach surfaces, including buildings.

- **National Grid Overlay – National Grid Yard and National Grid Subdivision Corridor**

  The south-east corner of Lot 2 is located within the National Grid Overlay – National Grid Yard and National Grid Subdivision Corridor. No new works are proposed in this overlay.

- **Subdivision Variation Control – Rural, South Rodney Countryside Living, and Rural, Kumeu – Huapai Countryside Living**

  The eastern portion of the site adjoining Lots 5 and 7 are subject to the Subdivision Variation Control – South Rodney Countryside Living, while the southern portion of the site, including Lot 2, is located within the Subdivision Variation Control – Rural, Kumeu – Huapai Countryside Living. These controls relate to subdivision that can occur on the site, and enables minimum site areas of 8,000m^2 and a minimum average net site area of 1 ha where subdivision occurs by way of the Transferable Rural Site Subdivision (**TRSS**) provisions.

- **Stormwater Management Area Control - RIVERHEAD, Flow 1**

  A minimal extent of the southeastern part of Lot 2 is located within the Stormwater Management Area Control, which seeks to protect Auckland's rivers and streams by managing the creation of new impervious areas.

- **Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise**

  A minimal extent of the southeastern part of Lot 2 is subject to the Coastal Inundation 1% AEP + 1m Control, which seeks to account for additional sea level rise of 1m.

- **Macroinvertebrate Community Index Control**

  The site is subject to the Macroinvertebrate Community Index Control. However, the control has no impact on the application and does not need to be considered further.

- **Airspace Restriction Designation – ID 4311**

  The Airspace Restriction Designations (ID 4311) applies to southeastern parts of the site, including Lots 2 and 5. The subject site does not fall within the parts of this designation which require written approval of the New Zealand Defence Force prior to the erection of any buildings or subdivision of the land.

The location of the overlays, controls, and designations in relation to the site are shown by **Figure 4** below.

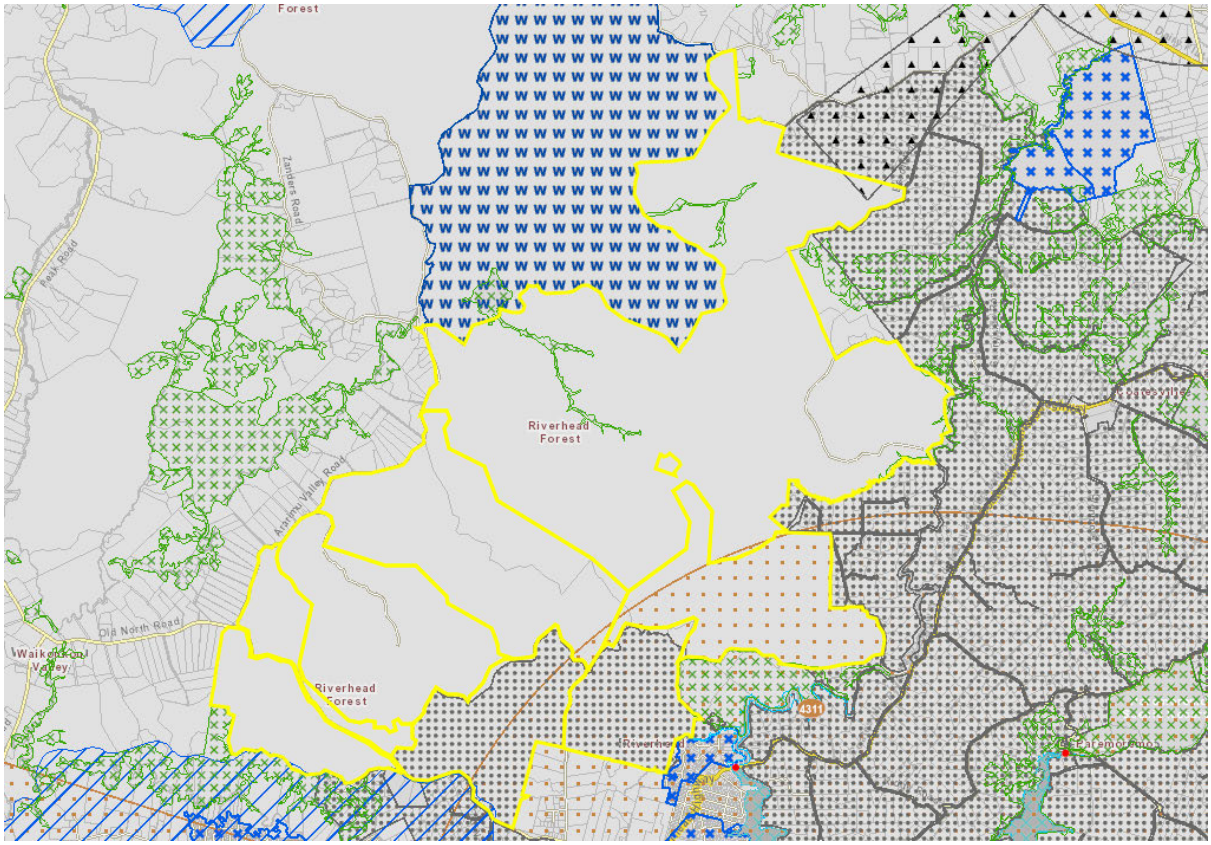


Figure 4: *Relevant AUP overlays, controls, and designations*

The site does not contain any Māori land (by reference to the AUP definition of that term), marae or identified sites of places of significance to Mana Whenua.

4.3. Surrounding Environment

The Rangitoopuni Forest is located north of the Auckland townships of Riverhead, Kumeū, and Huapai, and west of Coatesville and Dairy Flat. The site sits within a wider rural and production landscape characterised by plantation forestry, areas of regenerating vegetation, and rural–residential development. The surrounding area also includes pockets of lifestyle properties, farming activities, and emerging urban development associated with the north-west growth area, particularly around Riverhead, Kumeū and Huapai.

The project area is adjacent to the broader north-west Auckland growth area, which has been subject to substantial transport planning and investment. This includes upgrades to the State Highway 16 corridor, the proposed Northwest Alternative State Highway (Kumeū–Huapai bypass), and the planned Northwest Busway and associated rapid transit corridor. Together, these initiatives are intended to improve connectivity and accessibility across the north-west. The site currently has access to the wider transport network via State Highway 16, providing connections to the Auckland region.

5.0 Proposal

5.1. Overview

Rangitoopuni Forest represents a unique opportunity to develop Treaty Settlement Land and deliver a nationally significant master-planned development for Riverhead.

The Project will provide significant regional and national benefits and will include:

- Approximately 3,407 – 4,164 residential forest lots;
- Four community hubs, including smaller scaled commercial / retail, smaller scaled housing, community infrastructure, accommodation and education;
- Te Kawerau ā Maki owned Rangitoopuni Forest Reserve, including regenerating native forest and providing amenity for public use comprising approximately 573 hectares;
- Approximately 200 km of publicly accessible walking and cycling paths;
- Recreation hub (including smaller scaled outdoor recreation services and community/ cultural / accommodation infrastructure);
- 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. Between the reserve and the covenanted bush on private lots, approximately 2,500 ha of protected native planting will be established throughout the site;
- 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; and
- Variation to 'Rangitoopuni' FTAA-2504-1055 to facilitate a boundary adjustment within Lot 2 and relocation of the wastewater treatment plant servicing the Integrated Māori Development - Retirement Village.

The Project is proposed as a staged, large-scale master-planned subdivision that will transition the existing production forest into a predominantly rural-residential and open space environment. Development staging will be integrated with the planned forestry harvest cycle. The Project encompasses an area of approximately 3,052 ha, with an estimated developable area of approximately 2,242 ha.

The proposal provides for a substantial number of predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m² to 1 ha, alongside a smaller component of more compact housing located within and adjacent to the community hubs, intended primarily to provide a varied range of housing sizes and tenures to support local workers and community needs. Opportunities for marae and papakāinga housing are also incorporated within the Project, reflecting the cultural, social, and intergenerational aspirations for the whenua.

These activities will be supported by an internal roading network, associated infrastructure, and a series of localised commercial and community hubs intended to provide services, amenities, employment opportunities, and places for social interaction.

Rangitoopuni is not a conventional urban subdivision. Rather, 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 Project is the scale of environmental restoration and public open space proposed across the site. Each subdivided lot will contain substantial areas of covenanted native bush, supported by an extensive network of ecological corridors, riparian margins, wetlands, and indigenous revegetation areas.

Central to the proposal is a substantial continuous open space network of approximately 573ha, forming a significant reserve and ecological sanctuary. This area is intended to provide for large-scale native forest regeneration, biodiversity enhancement, and public recreational access, while establishing a coherent ecological framework across the wider site.

Approximately 85% of the whenua is proposed to be protected, restored, or regenerated through native ngahere restoration, ecological enhancement initiatives, and interconnected open space networks. The Project includes the establishment of a substantial Rangitoopuni Forest Reserve and sanctuary network that will provide enduring ecological, cultural, recreational, and public benefits for both mana whenua and the wider Auckland community.

Between the proposed reserve network and the covenanted bush areas located within private lots, approximately 2,500ha of protected native planting and regeneration is anticipated across the site. The scale of the proposed ecological restoration and biodiversity enhancement is considered unprecedented within the context of a private master-planned development in Aotearoa New Zealand.

Te Kawerau ā Maki considers the Project to be nationally significant and genuinely unprecedented within Aotearoa New Zealand. The Project represents a rare opportunity to demonstrate how Treaty Settlement Land can support integrated Māori development outcomes that deliver housing, environmental restoration, economic development, cultural regeneration, and enduring intergenerational benefits within a single cohesive master-planned framework.

The Rangitoopuni Forest Indicative Masterplan (**Appendix F**) establishes the overarching iwi-led framework for the development of the Project.

ILLUSTRATIVE MASTERPLAN | MAHERE MATUA WHAKAAHUA

INDICATIVE YIELD CALCULATION		
Total Rangitoopuni Forest Project Area		32,835,029 m²
Yield Analysis Area*	**100%**	**29,776,047 m²**
Exclusions:		
Rangitoopuni Forest Reserve	19%	5,733,140 m²
Other constraints**	6%	1,612,816 m²
Total exclusions	25%	7,345,957 m²
Gross Developable Area	75%	22,428,509 m²
Net Developable Area:	65%	19,416,182 m²
Indicative Building Platform Coverage (within lots)	13%	3,829,022 m²
Indicative Covenanted Vegetation (Within lots)	52%	15,587,161 m²
Yield:		
2,500 m² Forest Lots* **		**1,435 - 1,754 (+/- 10%)**
4,000 m² Forest Lots		**1,037 - 1,267 (+/- 10%)**
1ha+ Forest Lots		**974 - 1,190 (+/- 10%)**
Total Indicative Yield		**3,446 - 4,212 (+/- 10%)**

* **Excludes** Lot 1, Retirement Village (within Lot 2), and a part of Old North Rd.
Includes part of Lot 1 DP 188812, Araimu Valley Road Riverhead 0882.
** **Other constraints** include Significant Ecological Areas, flood prone area, and flood plains.
*** **Includes** community hubs and smaller scaled housing.

LEGEND

- Rangitoopuni Forest Project Extent
- Lot 1 and Lot 2 Boundaries
- Retirement Village Boundary
- Indicative Community Hub, including smaller scaled commercial / retail, smaller scaled housing, community infrastructure and education
- Rangitoopuni Forest Reserve
- Indicative Recreation Hub, including smaller scaled outdoor recreation services and community / cultural infrastructure
- 2,500 m² Forest Lots
- 4,000 m² Forest Lots
- 1ha+ Forest Lots
- Streams
- Significant Ecological Areas – Terrestrial
- Flood Prone Areas
- Flood Plain
- Roads
- Wastewater Disposal Area

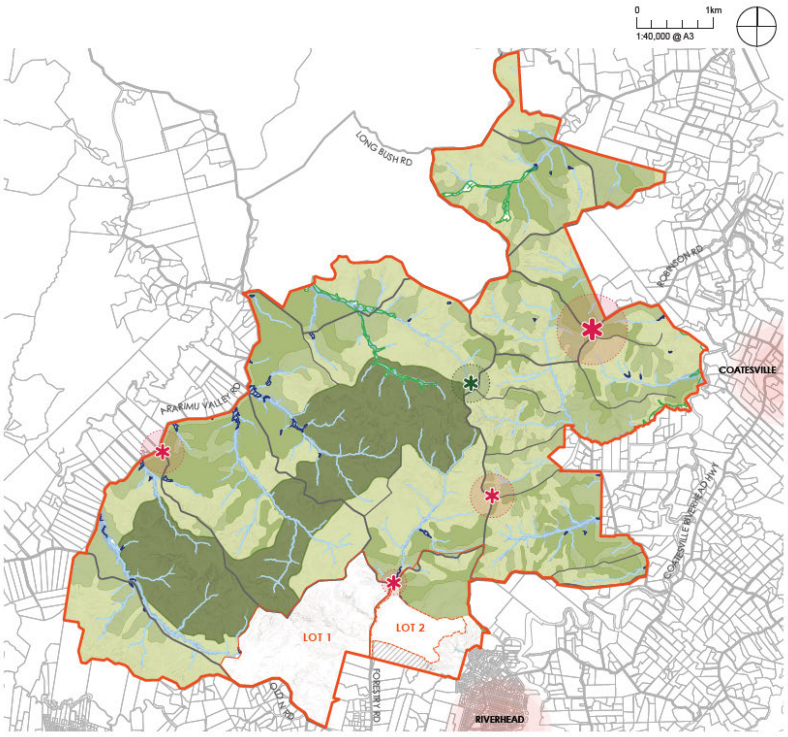


Figure 5: *Riverhead Forest Indicative Masterplan*

It is noted that parts of Lot 2 also form part of this application site, as shown in the masterplan above. The northern portion of Lot 2 contains the area previously identified for wastewater disposal fields servicing the Retirement Village approved as part of Stage 1 (FTAA-2504-1055). Further design work has identified an alternative and more suitable location for this infrastructure within the southern portion of the approved village site. As a result, the area formerly allocated for wastewater disposal is proposed to be repurposed for development as part of this Project.

5.2. Ecological Restoration

The Project incorporates a comprehensive ecological restoration strategy that will facilitate a long-term transition of the site from production forestry to a predominantly indigenous forest landscape. This approach reflects a forest-scale transformation of the whenua, with the intention of establishing a resilient and interconnected native ngahere over time.

Extensive indigenous planting is proposed across the Site, including within “residential bush lots” where substantial areas of the residential lots will be vegetated to maintain ecological continuity. It is envisioned that over time the planting will mature to create a residential community that is characterised by its spacious setting and native bush that will provide high levels of on-site amenity for future residents.

Riparian margins, gully systems 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.

A substantial proportion of the land will be retained as part of an integrated reserve and open space network. This includes a substantial central area (approximately 573 ha) proposed as the Te Kawerau ā Maki reserve and potential ecological sanctuary. This network will provide for large-scale native forest regeneration, habitat creation for indigenous flora and fauna, and public access for recreation, while supporting the cultural and environmental values associated with the whenua. With its location serving as a key transit corridor for flora and fauna between the two coasts, biodiversity impacts of the forest regeneration will be impactful on a regional scale.

The long-term success of the ecological restoration proposed will be supported by ongoing management measures, including pest plant and animal control, and ecological monitoring. This will involve regular surveying of vegetation and fauna, alongside targeted control of pest species such as possums, rodents, mustelids, rabbits, pigs, and feral cats. These measures are intended to ensure the establishment and ongoing health of restored ecosystems and to support the development of a self-sustaining indigenous landscape over time.

The landscape outcome and summary are detailed on pages 6 and 12 of the Masterplan (**Appendix F**)

5.3. Residential Lots

The Project provides for a range of predominantly rural-residential “bush lots”, generally ranging in size from approximately 2,500 m² to 1 ha.

Development on each lot will be within defined building platforms, with the balance of each site subject to extensive indigenous revegetation. These areas will typically be protected through covenant mechanisms to support the long-term regeneration of native forest and maintain the overall bush character of the development. This approach is intended to create a low-density residential environment integrated within a predominantly indigenous landscape.

The Project also provides for marae and papakāinga housing opportunities. These are anticipated to enable a range of housing typologies and living arrangements that support collective and intergenerational occupation, consistent with tikanga Māori. Papakāinga development may include clustered dwellings, shared facilities, and communal open space, enabling whānau to reside on ancestral land while maintaining cultural connections and supporting social and economic wellbeing.

5.4. Community Hubs

Four community hubs are proposed across the development to provide localised services, retail activities, and spaces for social interaction. These hubs are intended to function as focal points within the development, supporting day-to-day needs of residents as well as recreational users of the wider reserve and open space network. Built form will adopt a rural architectural character appropriate to the surrounding environment.

Each hub will incorporate associated open space community areas to support informal gathering, recreation, and food and beverage activities. They will be well integrated with the internal road network and connected to walking and cycling trails, enabling accessible movement by a range of transport modes.

Higher density, small-footprint housing is proposed in proximity to the hubs to support their function and vitality. This may include accommodation for workers associated with the ongoing management

and operation of the development (such as ecological restoration, land management, and local services), as well as more accessible housing options. These dwellings are expected to be arranged in clusters, with shared open space and communal facilities.

5.5. Recreation Trails and Recreation Hub

Publicly accessible walking trails will be established throughout the Site, both within and outside of the Rangitoopuni Forest Reserve.

Trails within the residential development areas will connect neighbourhoods and allow users to experience the unique environments that will be established as the vegetation within the Site matures. Purpose-built trails for walkers and runners, as well as possibly cyclists will also be developed within Rangitoopuni Forest Reserve; a formalised mountain bike facility including specialist trails and associated facilities is being considered.

The combined indicative trail network will total approximately 200 km and will comprise of neighbourhood walking tracks (outside the Rangitoopuni Forest Reserve) and recreational trails (within the Rangitoopuni Forest Reserve).

Track design will respond to the site's natural topography and ecological values, ensuring that public access is appropriately managed while maintaining and enhancing the environmental and cultural integrity of the landscape.

A recreation hub (including smaller scaled outdoor recreation services and community/ cultural / accomodation infrastructure) is located in the north-east corner of the Reserve. It is envisaged to include facilities and amenities for Reserve users, alongside cultural interpretation and waananga spaces.

5.6. Infrastructure and Servicing

The Project will primarily rely on on-site servicing and shared private infrastructure. The proposed servicing approach reflects established practices for rural-residential development and will be refined through detailed design at subsequent consent stages.

5.6.1.1 Stormwater

There is no existing stormwater network in the vicinity of the development area. A new stormwater network is proposed to provide disposal for all impervious areas as part of this development.

Roof caught water will be piped into aboveground tanks, which will provide the primary means of potable and non-potable water supply. The private accessways will feature swale drains, which will convey stormwater and provide some pre-treatment. In some steeper or denser areas, piped networks will be constructed to convey flows via catchpits. Discharge will be via outfalls to existing streams and overland flow paths.

The proposed stormwater network as well as any public network associated with the public roads will be designed to have capacity for the 10-year rainfall event. It is anticipated that each lot would be provided with a minimum of 60,000 L of tanks. Attenuation and/or detention of peak flows will be assessed as part of any future consent application where required.

As the site is not bound by the Network Discharge Consent (**NDC**), stormwater treatment is required by the AUP. Treatment is proposed via swales in the areas of the site which can accommodate this design. All flows will discharge via the stream/wetland networks, to which the extensive revegetation programme proposed will also provide additional treatment.

5.6.1.2 Wastewater

There is no existing reticulated wastewater network within the site.

Wastewater servicing will be provided via on-site systems for the residential lots, with treated effluent disposed of to land within each property. Lot sizes have been determined to ensure sufficient area is available to meet regulatory requirements for on-site disposal.

The community and recreational hubs are expected to be serviced by communal wastewater systems, with appropriately located disposal fields. All systems will be subject to detailed design and approval in accordance with applicable standards and guidelines.

5.6.1.3 Water supply

Water supply for residential lots will primarily be derived from roof water collection, stored in on-site tanks and supplemented by treatment systems to provide potable and non-potable supply. The number of tanks will be determined at the building consent stage to ensure adequate supply.

For community hubs, roof water harvesting will also form the primary supply. Additional supply can be provided by groundwater.

Firefighting water supply will be provided in accordance with relevant standards, including a combination of on-site storage and, where appropriate, communal supply points.

5.7. Flooding

Overland flow paths within the site are generally confined to existing stream corridors, gullies, and associated margins. These areas are largely separated from proposed development platforms and will be retained and managed as part of the overall open space and ecological network. All building platforms and future structures will be designed to comply with minimum floor level requirements.

A network of culvert upgrades and new crossings is proposed to support the internal road network and to manage existing overland flow paths. These structures will be designed in accordance with best practice engineering standards and relevant regulatory requirements, and will incorporate fish passage where appropriate. Where culverts form part of the broader stormwater management system, they will be integrated with upstream and downstream attenuation measures to ensure no adverse downstream flooding effects.

Flooding is known to occur within parts of the site and in downstream catchments, and the management of flood risk is therefore a key engineering consideration for the Project. In response, a distributed system of stormwater attenuation structures is proposed across the forest, with preliminary modelling indicating approximately 20 devices may be required. These are located across all catchments, with a greater concentration in the eastern and southern areas where increased development intensity and impervious surfaces are proposed.

Most attenuation structures are designed as combined culvert and detention systems, located along existing forestry tracks and watercourse crossings where practicable. These structures will typically incorporate a low-flow culvert to maintain base stream flows and fish passage, with an overlying embankment forming a detention structure to attenuate peak storm events. This approach is consistent with the form of devices previously approved within Lots 1 and 2.

While most proposed structures are expected to fall below the threshold definition of a dam under relevant regulatory criteria (i.e., generally less than 4m in height and/or less than 20,000 m^3 storage volume), preliminary modelling indicates that at least one larger structure is required within the Dairy Flat catchment. This structure is anticipated to provide a storage volume of approximately 51,000 m^3 and would therefore be classified as a dam. The final design, classification, and consenting requirements for all attenuation structures will be confirmed through detailed design and assessment at the resource consent stage. The location of the dam is shown in **Appendix J**.

5.8. Vehicle Access and Roading Network

The site is currently serviced by an existing network of forestry roads, which will form the basis of the proposed access and roading framework. These existing routes will be upgraded to appropriate engineering standards to support the proposed development and ensure safe access across the site, including during high rainfall events.

Three primary public road connections are proposed to provide strategic access and connectivity through the site, as follows:

1. An extension of the existing forestry road to form a primary north–south connection linking to Blackbridge Road;
2. An east–west connection between the Forestry Road extension and Robinsons Road; and
3. An additional east–west connection between the Forestry Road extension and Mill Flat Road.

A number of road upgrades will be required in the road network surrounding the site, including new roundabouts, right turn bays, additional lanes, and other localised safety upgrades. Likely upgrades are listed in Table 2 of the Transport Assessment **Appendix K**.

The internal roading network generally follows the existing forestry track alignment where practicable and is designed to respond to the natural topography. As far as possible, roads are located along ridgelines and spurs, with valley floors generally avoided to reduce environmental and geotechnical constraints.

A network of private jointly owned access lots (**JOALs**) will provide access to individual residential lots and connect back into the road network. The roading network is also integrated with a wider pedestrian and recreational trail system throughout the site, supporting walking and cycling connectivity across the development.

5.9. Earthworks

Earthworks are required to enable the formation of residential building platforms, internal roads, and associated infrastructure, as well as the community hubs. For the majority of the rural-residential living areas, earthworks will be relatively limited and will not involve widespread recontouring of the

site. More substantial earthworks will be required within the community hub areas to achieve appropriate grades and development platforms, consistent with the approach adopted for the approved retirement village development under Stage 1 (FTAA-2505-1055).

Building platforms will be designed to avoid streams, overland flow paths, and identified flood hazard areas, thereby reducing the risk of sediment mobilisation and downstream effects. Erosion and sediment control measures will be implemented in accordance with relevant Auckland Council guidelines GD05 and will be detailed at the resource consent stage through comprehensive engineering drawings and construction methodologies.

5.10. Construction and Staging

The Rangitoopuni development will be undertaken across multiple stages over an extended timeframe, with overall completion forecast to be 2048. The Indicative Development Staging Plan is provided on page 52 of the Masterplan (**Appendix F**). The project will be delivered in 8 stages but a single substantive application will be lodged for the necessary approvals for all stages.

The staging approach is designed to align with the existing forestry harvesting regime, with development generally progressing in response to areas becoming available following felling. In some cases, areas of forestry may be harvested earlier than typical rotation age to enable more efficient staging and the establishment of contiguous development areas.

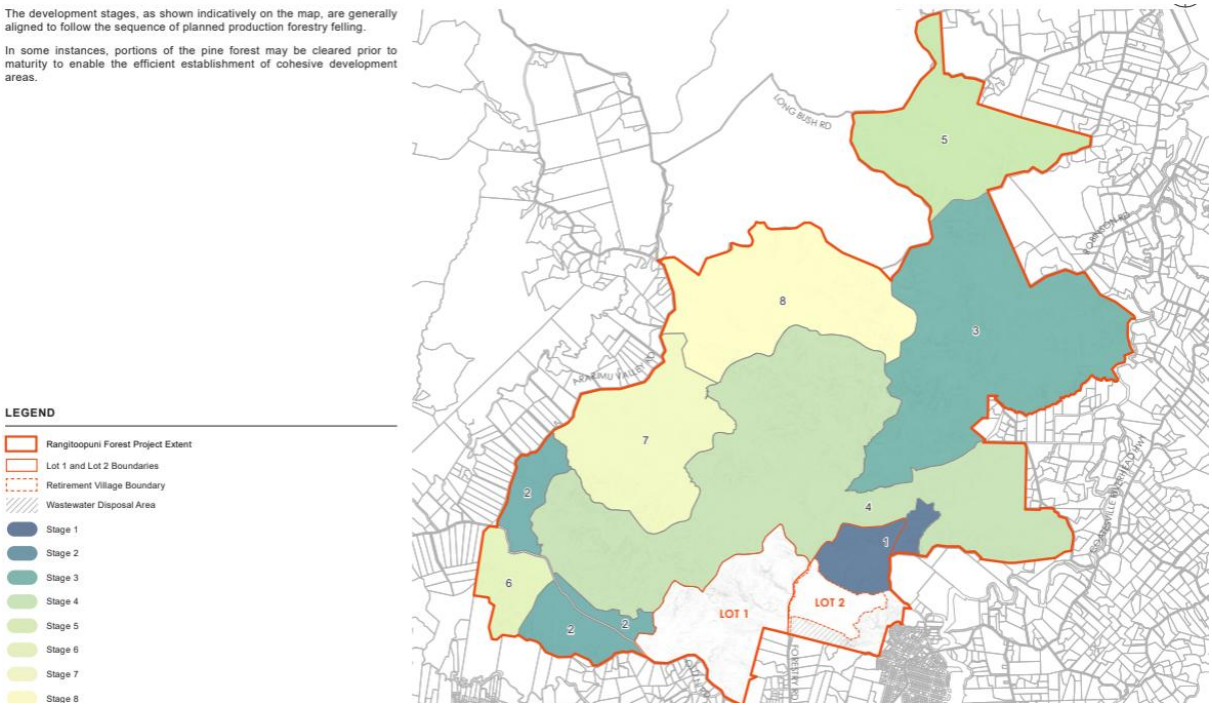


Figure 6: *Proposed Indicative Development Staging Plan*

6.0 Section 22 of the FTAA

6.1. Assessment Framework

6.1.1. Significant Regional and National Benefits

Section 22(1)(a) of the FTAA requires consideration of whether the Project provides for an infrastructure or development project that would have significant regional or national benefits. Based on the supporting technical assessments, the Project is considered capable of delivering such benefits.

The project will significantly contribute not only to the supply of housing by also housing variety and choice via the range of typologies and uses proposed. The project will contribute to a well-functioning and high-amenity rural-residential community through the provision of a range of infrastructure, roading and extensive walking/ cycling tracks, regenerative planting and a 573-hectare reserve. The benefits of the project are outlined in the Economic Impact Assessment in **Appendix H** and summarised below:

6.1.1.1 Economic, employment, and housing supply outcomes

The Economic Impact Assessment prepared by Property Economics (**Appendix H**) concludes that the Project will deliver significant economic benefits for the regional economy (including Māori economy) and community.

The Project would, across its 20-year timeframe:

- Generate a direct expenditure of approximately $5.69 billion;
- Create around $3.88 billion of total value added (GDP) for the Auckland Region; and
- Contribute to around 2,800 FTE jobs during the peak construction year, with a total estimated 28,000 FTE years over the development period.

These outcomes represent a significant contribution to regional economic activity and employment.

In addition, the Project will contribute to housing supply in an already constrained Western Auckland market. Population growth in the area is projected to be substantial, with significant increases in both residents and households driving ongoing demand for housing. This demand is reflected in sustained house price growth in locations such as Riverhead over the past decade, indicating a persistent imbalance between supply and demand.

At the same time, continued investment in infrastructure, local amenities, and regional connectivity has increased the attractiveness of the wider Riverhead, Kumeū, and Huapai area as a residential location, further intensifying demand. In this context, the delivery of approximately 3,446-4,212 new dwellings would represent a meaningful addition to local and regional housing supply and choice, helping to moderate price pressures and improving housing affordability outcomes.

The Project will also contribute to a more diverse housing stock across Auckland by enabling a broader range of housing typologies, including opportunities for marae-based and papakāinga development. This supports the ongoing use of whenua to meet the needs of current and future generations. Accordingly, the residential benefits of the Project extend beyond the general housing market to include outcomes aligned with iwi aspirations for housing, intergenerational wellbeing, and the

maintenance of cultural connections to ancestral land. Such outcomes have the potential to facilitate the return of whānau to whenua, strengthen community cohesion, and support the intergenerational transfer of tikanga, mātauranga, and whakapapa.

The Project therefore aligns strongly with the purpose of section 22(2)(a)(iii) by increasing housing supply and contributing toward a well-functioning urban environment in its broadest sense.

6.1.1.2 Ecological enhancement and open space

The Ecology Assessment identifies that the Project provides for substantial ecological enhancement through riparian restoration, wetland enhancement, and large-scale revegetation planting initiatives. The proposal includes extensive areas of revegetation planting throughout the site, with focus on riparian margins, gully systems, and wetland environments. This is anticipated to improve habitat quality and ecological connectivity across the wider landscape and will support the establishment of higher quality fauna and flora habitats providing a significant increase in biodiversity over time. Ongoing pest plant and animal management is also proposed as part of the long-term ecological management approach.

The assessment concludes that, subject to the proposed mitigation and enhancement measures, ecological effects do not represent a constraint to referral of the Project under the FTAA. Overall, the approach is expected to result in a net ecological improvement across the site over time.

A substantial open space network is also proposed throughout the Project area, including a 573 ha central reserve forming a significant green space within the development which will contribute significantly to ecological enhancement and habitat creation. Between the reserve and the covenanted bush on private lots, approximately 2,500 ha of protected native planting will be established throughout the site; the benefits to the public and biodiversity impacts are unprecedented within a private development project in New Zealand.

6.1.1.3 Infrastructure and servicing

Section 22(2)(a)(ii) of the FTAA provides that the Minister may consider whether a project will deliver new regionally or nationally significant infrastructure or support the continued functioning of existing infrastructure networks.

The Project includes upgrades to transport infrastructure (see Transport Assessment, **Appendix K**), provision of on-site servicing, and integration with planned regional infrastructure. In doing so, it supports the efficient use of existing and planned investment across the wider north-west Auckland growth area, including transport, community, and servicing networks.

6.1.1.4 Overall assessment

Taken together, the Project is considered to provide significant regional and national benefits through its contribution to economic activity and employment, housing supply and diversity, infrastructure utilisation, and ecological enhancement. Most importantly, the Project represents a notable example of large-scale, iwi-led development of Treaty Settlement land in Aotearoa. The Project is a significant step forward for Te Kawerau ā Maki in realising these long-term aspirations for their whenua within Riverhead Forest. The Project reflects a holistic approach to development, integrating housing, economic opportunity, cultural identity, and environmental restoration.

On this basis, the Project meets the threshold of a development project that would have significant regional and national benefits for the purposes of the FTAA.

6.1.2. Fast-track Facilitation

Section 22(1)(b)(i) of the FTAA requires consideration of whether referring the Project will facilitate the project by enabling it to be processed in a more timely and cost-effective manner than through standard statutory processes.

Referral of the Project to use the Fast-track process would materially facilitate the delivery of the Project by enabling the necessary approvals to be considered through a single integrated statutory pathway, rather than through standard planning processes that would be lengthy, uncertain, and resource intensive.

Given the scale of the Project and the complexity of the planning framework applying to the Site, the Project would otherwise likely need to proceed through a Private Plan Change (PPC), followed by multiple subsequent resource consent applications. That pathway would likely involve public notification, extensive technical review, hearings, potential appeals to the Environment Court, and a prolonged sequential approvals process extending over a number of years. It is estimated that a PPC process, together with the subsequent consenting processes necessary to implement the development, could take in the order of five years or more to fully resolve.

The private plan change pathway for large-scale greenfield development in Auckland has also become increasingly complex, resource intensive, and uncertain in recent years. In practice, such proposals commonly involve significant scrutiny, extended notification and hearing processes, and appeals.

The Project has been a long-term aspiration of Te Kawerau ā Maki since the return of the land as commercial redress under its Treaty settlement in 2014. Advancing the Project through the FTAA would enable Te Kawerau ā Maki to realise the cultural, social, environmental, and economic aspirations associated with the whenua in a significantly timelier manner than would otherwise be achievable through standard planning processes.

By contrast, the FTAA provides a more efficient and cost-effective mechanism for considering the Project as a whole. The Fast-track process is capable of consolidating the approvals required for a project of this nature and scale, thereby avoiding the duplication, delay and uncertainty associated with sequential plan change and consent processes. This is particularly important for a master-planned development comprising housing, infrastructure, public open space, roading upgrades and ecological enhancement, where an integrated assessment is preferable to fragmented decision making across multiple separate applications.

6.1.3. Efficient Operation of Fast-track Process

Section 22(1)(b)(ii) of the FTAA requires consideration of whether the referral of a project would materially affect the efficient operation of the Fast-track approvals process.

Referring the Project to the Fast-track process is unlikely to materially affect the efficient operation of that process. While the Project is large-scale and complex, involving an integrated development of Treaty Settlement land with multiple components (including residential development, infrastructure, ecological restoration, and open space), the matters raised are generally well understood within a

resource management context. The key technical matters relating to land use, flooding, infrastructure servicing, transport, ecology, and economic effects are capable of being assessed using established methodologies and frameworks.

Preliminary technical reporting and investigations undertaken to date indicate that there are no matters that would preclude the Project from progressing through the Fast-track process. Rather, these assessments provide a level of confidence that potential effects can be appropriately quantified, further refined through the substantive application, and managed through resource consent conditions and management plans.

The Project is supported by an established and experienced consultant team with significant involvement in Fast-track consenting processes, including Stage 1 of the Rangitoopuni Fast-track Project. This existing project knowledge and experience is expected to facilitate the efficient preparation, coordination, and assessment of the substantive application.

While the scale of the Project is greater than many comparable developments, it does not introduce novel, uncertain, or unmanageable issues that would require unusual procedural approaches or otherwise materially impede the operation of the Fast-track approvals regime.

On this basis, referral of the Project is not expected to adversely affect the efficient operation of the Fast-track approvals process. Rather, the Project is considered to be the type of large-scale, integrated development project that the FTAA was specifically designed to facilitate, with effects capable of being appropriately and efficiently assessed within that statutory framework.

6.1.4. Conclusion

The Project is considered a 'development project', which would deliver significant regional and national benefits outlined in this report, aligning with section 22(1)(a) of the FTAA.

If referred, the Project would be enabled through the Fast-track process, to proceed in a timely manner compared to the alternative normal process, and it is unlikely to materially affect the efficient operation of the Fast-track approvals process, aligning with section 22(1)(b)(i) and (ii) of the FTAA.

7.0 Approvals and Consents Required

7.1. Resource Consent Management Act 1991

Resource consents that would otherwise be applied for under Section 104 of the Resource Management Act 1991 are likely to be required to enable the Project. Resource consents under the AUP are required for the Project.

A list of possible consents is outlined below. This list is not exhaustive and is based upon the information available to date. Further consent triggers may be identified as the proposal develops.

The application may include a prohibited activity under the NES-F, associated with damming of water within a natural inland wetland. However, at this stage, ahead of detailed design, it is difficult to accurately determine whether a prohibited activity will be triggered. As this is a possible outcome, the application for referral adopts a cautious approach and seeks consent as a prohibited activity.

No ineligible activities are proposed.

7.1.1. Auckland Unitary Plan

Rule	Activity Status
E3 Lakes, rivers, streams and wetlands	
(A33) Culverts or fords more than 30m in length when measured parallel to the direction of water flow	Discretionary Activity
(A44) Any new structure and associated diversion of water not complying with the general permitted activity standards in E3.6.1.1 or the specific activity standards in E3.6.1.14 to E3.6.1.23	Discretionary Activity
E5 Onsite small scale wastewater treatment and disposal	
(A6) Discharge of treated domestic-type wastewater and wastewater (excluding trade waste) that does not meet the relevant standards or is not provided for by any other rule in the Plan	Discretionary Activity
E6 Wastewater network management	
(A6) Discharge of treated or untreated wastewater onto or into land and/or into water from a wastewater treatment plant	Discretionary Activity
E7 Taking, using, damming and diversion of water and drilling	
(A13) Diverting surface water not meeting the permitted activity standards or not otherwise listed	Discretionary Activity
(A35) Dams not otherwise listed or not meeting the permitted activity standards or controlled activity standards	Discretionary Activity
E8 Stormwater – Discharge and diversion	

(A11) Diversion and discharge of stormwater runoff from an existing or a new stormwater network	Discretionary Activity
E11 Land disturbance – Regional	
(A8) Land disturbance greater than 2,500m^2 where the land has a slope equal to or greater than 10 degrees	Restricted Discretionary Activity
(A9) Land disturbance greater than 2,500m^2 within the Sediment Control Protection Area	Restricted Discretionary Activity
(A28) Land disturbance within the SEA greater than 5m^2	Restricted Discretionary Activity
(A30) Land disturbance within the SEA greater than 5m^3	Restricted Discretionary Activity
E12 Land disturbance – District	
(A6) Earthworks greater than 2500 m^2	Restricted Discretionary Activity
(A10) Earthworks greater than 2500 m^3	Restricted Discretionary Activity
E15 Vegetation management and biodiversity	
(A10) Vegetation alteration or removal, including cumulative removal on a site over a 10-year period, of greater than 250m^2 of indigenous vegetation that: (a) Is contiguous vegetation on a site or sites existing on 30 September 2013; and (b) Is outside the rural urban boundary.	Restricted Discretionary Activity
(A17) Vegetation alteration or removal within 10m of rural streams in the Rural – Rural Production Zone and Rural – Mixed Rural Zone	Restricted Discretionary Activity
(A18) Vegetation alteration or removal within 20 m of a natural wetland, in the bed of a river or stream (permanent or intermittent), or lake	Restricted Discretionary Activity
(A43) Any vegetation alteration or removal in the SEA not otherwise provided for	Discretionary Activity
E21 Treaty Settlement land	
(A5) Integrated Māori development	Discretionary Activity
E26 Infrastructure	
(A54) Wastewater treatment plants	Restricted Discretionary Activity
(A55) Stormwater detention/retention ponds/wetlands	Controlled Activity
E27 Transport	
(A3) Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1	Restricted Discretionary Activity
E36 Natural Hazards and Flooding	

(E30) On-site septic tanks, on-site wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent annual exceedance probability (AEP) floodplain	Restricted Discretionary Activity
(A33) Construction of land drainage works or stormwater management devices in the 1 per cent annual exceedance probability (AEP) floodplain	Restricted Discretionary Activity
(A37) Other new structures and buildings) within the 1 per cent annual exceedance probability (AEP) floodplain	Restricted Discretionary Activity
(A38) Use of new buildings to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability (AEP) floodplain	Restricted Discretionary Activity
(A41) Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path	Restricted Discretionary Activity
(A42) Any buildings or other structures, including retaining walls located within or over an overland flow path	Restricted Discretionary Activity
(A51) All other buildings and structures, on land which may be subject to land instability not otherwise provided for	Restricted Discretionary Activity
(A56) Infrastructure on land subject to overland flow paths and in the 1 per cent annual exceedance probability (AEP) floodplain	Restricted Discretionary Activity
E39 Subdivision - Rural	
(A5) Subdivision establishing an esplanade reserve	Restricted Discretionary Activity
(A6) Subdivision establishing an esplanade strip	Discretionary Activity
(A8) Subdivision of land within the 1 per cent annual exceedance probability floodplain and land which may be subject to instability	Restricted Discretionary Activity
(A12) Subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone and Rural – Rural Conservation Zone complying with Standard E39.6.5.1	Non-complying Activity
(A15) Subdivision within the Rural – Countryside Living Zone that does not comply with Standard E39.6.5.2	Non-complying Activity
E40 Temporary Activities	
(A24) Specific temporary activities that are not provided as a permitted activity in rules (A12) to (A23), as the construction and restoration works will exceed 24 months	Restricted Discretionary Activity
H19 Rural Zones	
(A36) Restaurants and cafes not otherwise provided for – Rural Production Zone	Discretionary Activity

(A46) Community facilities – Rural Production Zone, Countryside Living Zone, Mixed Rural Zone	Discretionary Activity

7.1.2. Plan Change 120

Under the Plan Change 120 (**PC120**), the Site is subject to flood hazards located in the gullies and identified drainage channels or streams contained within (as shown by **Figure 7** below). Accordingly, flood mitigation and attenuation is one of the key civil engineering matters for this Project, to ensure there is no resulting downstream flooding effects.

The proposal involves activities which are identified as 'Activities sensitive to natural hazards' (residential dwellings), 'Activities potentially sensitive to natural hazard' (retail and commercial uses), and Activities less sensitive to natural hazards (informal recreation and parks infrastructure). The proposal is exposed to flood hazard areas classified as very high, high, medium and low. With reference to Policy E36.3(1B)(b), the default risk level associated with the proposal are identified as 'significant' and 'acceptable'.

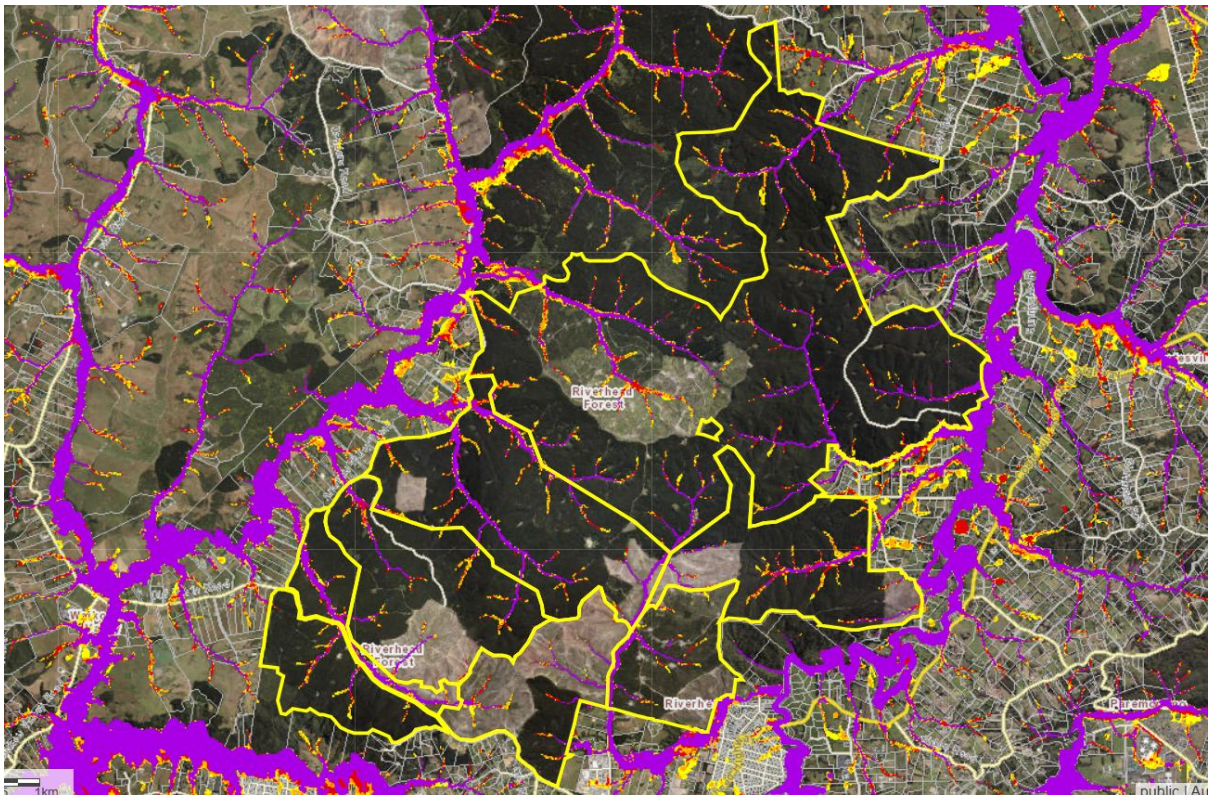


Figure 7: *Flood Hazard Areas in relation to the Site*

In relation to landslide hazard risk, ENGEO have reviewed the Auckland Council GeoMaps landslide susceptibility maps which present shallow and large-scale landslide susceptibility mapping (**Appendix L**).

The large-scale landslide susceptibility mapping indicates that the Riverhead Forest area is characterised by predominantly moderate to high susceptibility, with locally distributed zones of very high susceptibility which are associated with steeper slopes and drainage features.

With regard to shallow landslide susceptibility, areas of moderate to high susceptibility are concentrated along steeper valley flanks. The broader lower-gradient areas exhibit low to moderate susceptibility.

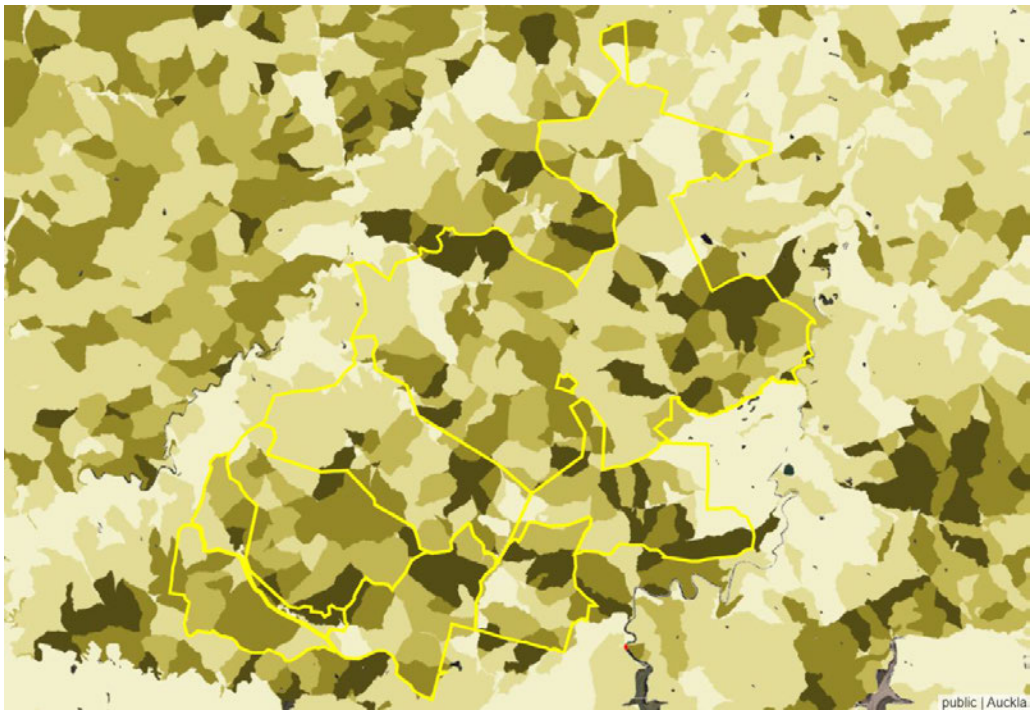


Figure 8: *Large Scale Landslide Risk in relation to the Site*

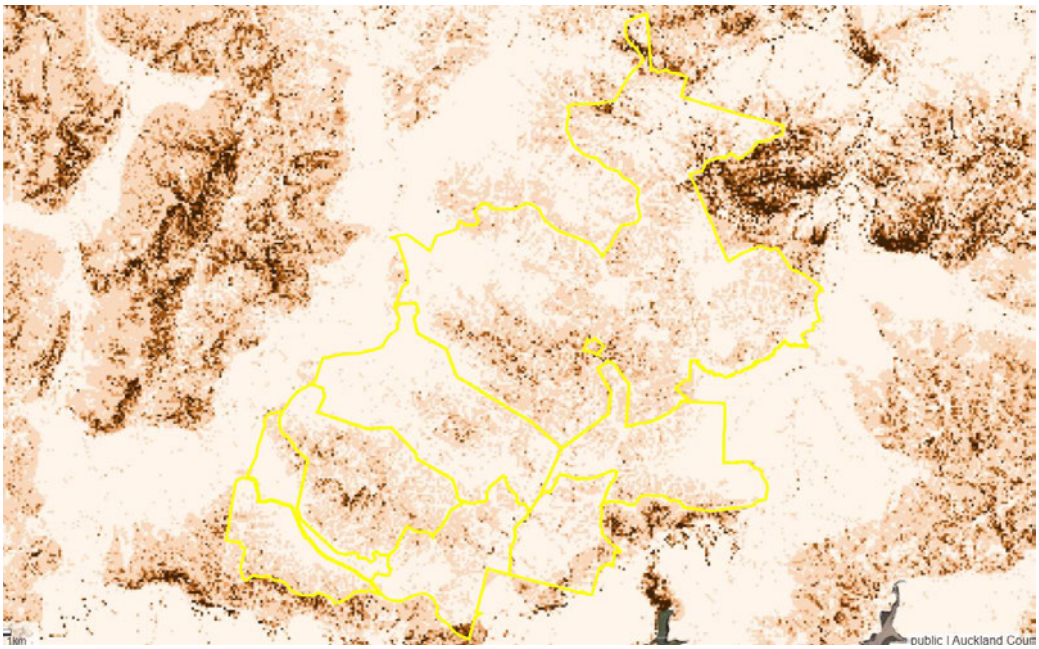


Figure 9: *Shallow Landslide Hazard Risk in relation to the Site.*

At this stage, the following reasons for consent under PC120 have been identified for completeness:

Rule (E36 Natural hazards and flooding – PC120 version)	Activity Status
Activities in flood hazard areas	
(A78) Activities where natural hazard risk is significant in accordance with Table E36.3.1B.2 in flood hazard areas	Non-Complying Activity
(A88) Construction of private roads, roads intended to be vested, and accessways in flood hazard areas	Restricted Discretionary Activity
(A89) On-site septic tanks, on-site wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent AEP floodplain and flood prone areas	Restricted Discretionary Activity
(A92) Construction of other land drainage works, stormwater management devices or flood mitigation works in the 1 per cent AEP floodplain and flood prone areas	Restricted Discretionary Activity
(A98) All other structures and buildings (including retaining walls) in the 1 per cent AEP floodplain and flood prone areas	Restricted Discretionary Activity
(A101) And buildings or other structures located within an overland flow path with a catchment greater than 4,000m^2	Restricted Discretionary Activity
(A102) Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path	Restricted Discretionary Activity
(A107) All other infrastructure in flood and coastal hazard areas not otherwise provided for	Restricted Discretionary Activity
Activities on land in landslide hazard risk areas	
(A112) On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields, accessways private roads and roads intended to be vested in high landslide hazard risk areas that comply with Standard E36.6.A1	Restricted Discretionary Activity
(A124) New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m2 associated with activities sensitive to natural hazards in high landslide hazard risk areas that comply with Standard E36.6.A1	Restricted Discretionary Activity
(A128) All other buildings and structures, including retaining walls, in landslide hazard risk areas that comply with Standard E36.6.A1	Restricted Discretionary Activity
(A133) All other infrastructure in landslide susceptibility assessment areas not otherwise provided for	Restricted Discretionary Activity

It is noted that as PC120 has recently been notified and not yet gone through the statutory SPP process, the provisions are not certain and may be subject to change through that process. A recent announcement confirmed that the scope of PC120 will be updated and re-notified for submissions.

7.2. National Environmental Standards

7.2.1. National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

As detailed in the Preliminary Site Investigation (**PSI**) in **Appendix M**, a Hazardous Activities and Industries List (**HAIL**) activity is more likely than not to have occurred on parts of the site. This relates to the potential localised filling and slash burning in parts of the forestry area.

Accordingly, the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (**NESCS**) is expected to apply to the proposed land use change, subdivision, and soil disturbance activities.

Should the application be referred, the substantive Fast-track application will be supported by a Detailed Site Investigation and associated reporting.

Overall, the findings of the PSI do not indicate any contamination matters that would preclude the proposed development, provided a Suitably Qualified and Experienced Practitioner undertakes the intrusive investigation in accordance with the NESCS.

7.2.2. National Environmental Standard for Freshwater 2020

A preliminary Ecological Assessment (**Appendix I**) has been prepared for the project and notes that an extensive network of streams and wetlands are located on the site. A detailed assessment has not been undertaken for the specific consents required under the National Environmental Standard for Freshwater (**NES-F**), however consent will likely be required under the NES-F as a discretionary activity, pursuant to Clause 45, for vegetation clearance and earthworks occurring within, or within 10m of the identified natural wetlands, as well as damming of water within a natural inland wetland. Damming of water within a natural inland wetland is a prohibited activity under Clause 53(2) of the NES-F. It is difficult to accurately determine whether water within the wetland will be dammed at this stage, in the absence of detailed design of the dam structure. However, out of caution, the proposal seeks consent (if necessary) as a prohibited activity for this reason.

The proposal will likely require the removal and replacement of existing forestry culverts, as well as the installation of additional culverts or stream crossings. All culverts and stream crossings will be designed in accordance with the NES-F where possible, but where compliance with permitted standards is not achieved, consent will be sought as a discretionary activity pursuant to Clause 71.

The Ecological Assessment notes that the proposed development is consistent with the National Policy Statement for Freshwater Management (**NPS-FM**) and has been designed to avoid the areas with high ecological value on the site as much as practically possible and will include extensive native planting of the riparian areas.

7.3. Wildlife Act 1953

All native bats, reptiles, amphibians, and most birds are legally protected under the Wildlife Act 1953, and its subsequent amendments. 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. It is anticipated that a Wildlife Act authority will likely be required, and any such authorities will be applied for as part of the substantive application.

7.4. Fisheries Act 1996 and Freshwater Fisheries Regulations 1983

The Fisheries Act 1996 and Freshwater Fisheries Regulations 1983 governs activities that may affect freshwater fisheries resources, including works in or around watercourses that could impact fish passage or require fish salvage.

The Ecology Assessment notes that fish salvaging may be required during construction, and that culvert installation and associated works may have potential to affect fish passage. It is anticipated that approvals under the Fisheries Act 1996 and/ or and Freshwater Fisheries Regulations 1983 may therefore be required, including authorisations relating to both standard freshwater fisheries and, where applicable, complex freshwater fisheries.

Should the Project be referred, a detailed Ecological Assessment will be prepared for the substantive application stage, which will identify all works requiring approval under the Fisheries Act and any other relevant statutory authorisations. Any necessary approvals will be sought as part of the integrated consenting package for the Project.

8.0 Consultation/Notification

In preparing this application, a number of persons and groups have been notified as required under s11 of the FTAA, with all letters sent out on 1 May 2026.

List of persons and groups that are likely to be affected by the project – as per s11(1) and s13(4)(j)	
Relevant Local Authorities	Auckland Council, including Auckland Transport and Watercare Services Limited
Iwi authorities and groups that represent hapū, and relevant Treaty settlement entities	Te Kawerau a Maki Ngati Whanaunga Ngati Paoa Ngati Te Ata Te Akitai Waiohua Ngati Whatua Orakei Ngati Wai Ngati Whatua O Kaipara

	Ngati Manuhiri Ngati Maru Ngai Tai ki Tamaki Te Runanga o Ngati Whatua Ngāti Tamaterā Ngāti Tamaoho Ngāti Koheriki Te Patukirikiri
Relevant administering agencies	Department of Conservation and Heritage New Zealand Pouhere Taonga
Relevant protected customary right groups and customary marine title groups	No customary right groups and customary marine title groups
Ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	Not applicable
Relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011	Not applicable
Persons with a registered interest in land that may need to be acquired under the Public Works Act 1981	Not applicable

The consultation register includes a summary of the feedback received and how it has or will inform the Project (**Appendix N**).

The applicant is committed to undertaking the required consultation with the above persons and other persons deemed necessary as part of the Fast-track process.

9.0 Assessment of Effects on the Environment (s13(4)(h) of the FTAA)

The scale and nature of the project means that it has the potential to give rise to some adverse effects on the environment. The below assessment considers the range of potential adverse effects, together with the methods that are proposed to avoid, remedy, or mitigate any such effects and concludes that the proposed development will not give rise to any significant adverse effects subject to imposition of conditions of consent.

The assessment of effects is provided as summaries below and should be reviewed in conjunction with the supporting technical expert memorandums accompanying this application.

9.1. Cultural Effects

Cultural principles and values of rangatiratanga, auaha, kaitiakitanga, taurikuratanga, and manaakitanga guide the Project and are woven throughout the overall strategy and decision-making framework. The owner of the site and applicant, Te Kawerau ā Maki is mana whenua and kaitiaki of this tribal whenua. The subject site was an integral part of the Treaty Settlement in 2014, having a total area of 3,275 ha. Te Kawerau ā Maki has mana whakahaere (authority) over its lands and resources and seeks to exercise mana whakahaere to ensure the balance, and mauri of the lands and the resources is maintained to sustain stability for future generations in accordance with Te Kawerau tikanga, culture and values. Consultation will occur internally between the Te Kawerau Iwi Investment Trust (economic and commercial arm) and the Te Kawerau Iwi Tiaki Trust (Social and Environmental arm) to ensure any cultural effects are appropriately managed.

A formal Cultural Impact Assessment was prepared in March 2025 for Lot 1 and 2 as part of the previous Rangitoopuni Fast-track consent (**Appendix G**). While the CIA focused on those lots when measuring specific impacts, its scope in terms of identification of values and recommendations was intentionally applied to the entirety of the Rangitoopuni landholding. Subsequently the previous CIA provides a baseline of the cultural values and the expectations for protecting and managing these through the next phases of development for Lot 2 – 8. Te Kawerau Iwi Tiaki Trust representatives have been part of the formulation of the Masterplan and have, in addition to the above, confirmed that the overall approach including bush-lot housing, community hubs, recreation provision, the scale of restoration planting, and the creation of a large contiguous reserve in the centre strongly align with Te Kawerau ā Maki cultural values and inter-generational strategies. An Addendum to the CIA will be prepared to formalise this at the next stage of detail in the Fast-track process.

9.2. Economic Effects

The Economic Impact Assessment memo prepared by Property Economics (**Appendix H**) concludes that the Project meets the purpose of the FTAA and will have significant regional economic benefits for the following reasons:

- The Project would generate a direct expenditure of approximately $5.69 billion to enable the development;
- As a result, the Project will create approximately $3.88 billion of total value added (GDP) for the Auckland Region over its lifetime;

- The Project will contribute around 2,800 FTE jobs during the peak construction year, with a total estimated 28,000 FTE years over its development period;
- The Project improves housing choice and affordability in a region of Auckland that has been identified as one of the key growth areas for housing supply for a considerable period of time;
- Further, the Project will also diversify the housing typologies available on the market, including enabling opportunities for papakāinga housing which extends to intergenerational wellbeing and cultural connections to ancestral land for Te Kawerau ā Maki;
- The Project will leverage Māori-owned Treaty Settlement land for economic prosperity and enable Te Kawerau ā Maki to grow its tribal assets; and
- The Project will support the wider western Auckland areas through increased utilisation of existing and planned infrastructure, services and amenities, as well as provision of additional infrastructure, services and amenities to the area for public use.

This Project will generate net positive contribution to the future economic and social wellbeing of the local communities, and generate strong positive effects for employment, housing choice and regional growth.

9.3. Ecological Effects

The Ecological Memo prepared by Bioresearches (**Appendix I**) identifies that the Site is predominantly comprised of commercial plantation forestry, which is assessed as having generally low ecological value. Notwithstanding this, approximately 21 ha of indigenous vegetation are present, including four SEAs, primarily associated with riparian margins and wetlands. These areas, along with approximately 22 ha of natural inland wetlands and an extensive network of freshwater streams (including higher-order systems), are considered to have moderate to high ecological value and support a range of aquatic and terrestrial habitats.

Fauna assessments indicate the presence, or potential presence, of a range of indigenous species, including Threatened and At-Risk species, reflecting the ecological function of the site despite its modified state. Overall, the site supports moderate to high ecological values, particularly within riparian corridors, wetlands, and remnant indigenous vegetation.

The proposed development has been designed to avoid, where practicable, the most sensitive ecological features, including higher-order streams and wetlands. Where works within or adjacent to these environments are required, potential adverse effects will be managed in accordance with the effects management hierarchy. This includes measures such as fish salvage during in-stream works, design of culverts and stream crossings in accordance with current fish passage guidelines, and implementation of erosion and sediment control to protect water quality. Earthworks near wetlands will be carefully managed to maintain hydrological function and ecological integrity, supported by buffer planting and pest management.

Potential effects on terrestrial fauna will be addressed through pre-construction surveys, including lizard and bird surveys, and the implementation of appropriate management plans.

Importantly, the Project incorporates a comprehensive programme of ecological restoration and enhancement. This includes extensive indigenous revegetation across the site, with a focus on riparian margins, gullies, and wetland environments, alongside ongoing pest plant and animal control. A substantial central area (approximately 573 ha) is proposed as a Te Kawerau ā Maki reserve and potential ecological sanctuary, providing for large-scale native forest regeneration, high quality habitat creation, and ecological connectivity. This is considered to provide a significant increase in biodiversity over time.

Collectively, these measures will result in an uplift in ecological values over time, transitioning the site from a production forestry landscape to a regenerating indigenous ecosystem. It is therefore anticipated that the Project will achieve a net positive ecological outcome. A more detailed Ecological Impact Assessment will be prepared at the resource consent stage to confirm and further refine these measures.

9.4. Urban Design

The koorero from the Design Team is located on page 6 of the Masterplan (**Appendix F**), with the design principles outlined on page 10. These principles include:

- Improving the environment;
- Holistic connections;
- A recreational forest asset;
- Communal destination and amenity; and
- Restored mauri.

These principles are to be read alongside the cultural principles and values that underpin and inform the Project. Opportunities and constraints relating to the Site are outlined on page 30 of the Masterplan.

The Project will result in significant positive effects in relation to site layout and urban design. The master-planned, iwi-led development has been carefully structured to integrate low-density forest living within a restored indigenous landscape, while protecting and enhancing the natural character and ecological values of the Site. The layout responds to the landform, existing ecological systems, and cultural values of Te Kawerau ā Maki, enabling a cohesive and legible pattern of development that balances housing, open space, recreation, and environmental restoration.

A defining feature of the Project is the establishment of the approximately 573 ha Rangitoopuni Forest Reserve, extensive walking/cycling paths and indigenous revegetation throughout the Site, creating a regionally significant ecological and recreational network. Residential development is intentionally low density and integrated within the forest environment, while community hubs provide focal points for social interaction, services, and local employment opportunities. The Project also provides opportunities for marae and papakāinga housing, reinforcing cultural identity and intergenerational connections to the whenua.

Overall, the Project will achieve a number of desirable urban design outcomes and is considered to have no adverse effects in terms of urban design. Rangitoopuni Forest represents a unique and high-

quality approach to landscape-led master planning that will restore the mauri of the whenua while providing for long-term cultural, environmental, social, and economic wellbeing.

9.5. Servicing and Infrastructure Effects

The project includes the necessary infrastructure to support the development of the site, including roading, water supply, wastewater, stormwater, and other utility services. A preliminary Infrastructure Report provided by Maven in **Appendix J** outlines the high-level civil servicing strategy for the Project. The site is currently not serviced by reticulated water, wastewater, or stormwater networks.

Stormwater will be managed through a new on-site network servicing the impervious areas, including roads, accessways, and building platforms. This will generally involve a combination of swale-based conveyance and piped systems where required by topography, with discharge directed to existing streams and overland flow paths. Roof water will be collected in tanks and utilised as part of the water management approach.

Wastewater will be managed entirely on-site. For residential lots, treated effluent will be disposed of to ground within individual allotments, with lot sizes designed to accommodate compliant disposal areas in accordance with relevant standards and guidelines. The community and recreational hubs are expected to be serviced by communal wastewater treatment systems with on-site disposal fields, subject to detailed design at the resource consent stage.

Water supply for residential lots will be primarily derived from roof water collection, stored in on-site tanks and treated for potable and non-potable use. Storage capacity will be tailored to individual lot requirements, with sufficient space provided within each lot for appropriate tank sizing. For the community hubs, roof water collection will also form the primary supply source, with potential supplementary supply from groundwater sources where required.

Relocation of the wastewater disposal system to the south of the retirement village on Lot 2 is feasible and will result in a more efficient use of land.

Based on the above, the site can be serviced with the required infrastructure connections and is suitable for the proposed development.

9.6. Stormwater Discharge and Water Quality Effects

As outlined in the preliminary Infrastructure Report, the proposed stormwater management is expected to appropriately control both the volume and rate of runoff generated by the development. The combination of rainwater harvesting, potential attenuation/detention measures, and design to the 10-year rainfall standard will assist in maintaining hydrological conditions comparable to the pre-development environment. It is anticipated that adverse effects such as increased downstream flooding or erosion can be appropriately managed.

In terms of water quality, the use of swales and discharge to existing stream and wetland systems, supported by a comprehensive revegetation programme, will provide a level of treatment consistent with the scale and intensity of the development. These measures will assist in filtering contaminants prior to discharge to stream environments. The approach to stormwater management will contribute to achieving climate resilient infrastructure and long-term protection of water quality within the

surrounding stormwater catchments. Overall, stormwater discharge and water quality effects can be adequately managed through the proposed design.

9.7. Flood Management

The preliminary Infrastructure Report (**Appendix J**) confirms that flooding occurs within parts of the site and in downstream catchments. Managing these effects is therefore a key consideration of the proposal and will be a central focus of the future substantive application.

Where possible, building platforms are located outside identified overland flow paths, and the flow paths are retained within stream corridors, gullies, and associated margins. This maintains natural flow paths and ensures that buildings are established on appropriate platforms above minimum floor levels, reducing on-site flood risk.

Flood mitigation is further supported through extensive retention and revegetation of stream margins and private lot areas, as well as through the proposed Rangitoopuni Forest Reserve. This will reduce runoff compared to the existing logged forestry condition, providing benefits for both on-site and downstream catchments.

In addition, a distributed network of attenuation devices is proposed across the site to manage peak flows. Preliminary modelling indicates that approximately 20 structures will be required, generally located with existing forestry tracks and crossings to minimise additional disturbance.

High-level flood modelling based on the 100-year climate change event indicates that, with the proposed attenuation measures in place, downstream flooding effects can be appropriately mitigated. While further refinement of the attenuation strategy, including detailed design and catchment-specific modelling, will be undertaken at later stages, the current assessment demonstrates that flood risk can be effectively managed through engineering design.

9.8. Transportation Effects

A Transport Assessment has been prepared by Commute for the Project (**Appendix K**). The assessment confirms that the Project is supported from a transport perspective and is well connected to all transport modes.

An internal roading configuration is proposed, including several public connections to existing roads to provide key north-south and east-west movement within the site. A network of private JOALs will provide access to individual residential lots throughout the development.

Additionally, a number of road upgrades will be required in areas surrounding the site, including new roundabouts, right turn bays, additional lanes, and other localised safety upgrades. The substantive application would confirm the road network upgrades necessary to accommodate the Project.

The proposal will provide benefits to the wider Riverhead / Coatesville roading network including new and upgraded walking and cycling links, new road connections, upgraded roads to improve overall safety, and pedestrian access to Rangitoopuni Forest Reserve. The proposed roads will be designed and built to appropriate standards and road safety outcomes.

Construction traffic associated with the Project can be managed through conditions of consent, such as a Construction Traffic Management Plan that will detail the delivery schedule, safety signage and communication with surrounding landowners among other measures.

Further assessment will be undertaken as part of the Integrated Transport Assessment to support the substantive application.

Overall, the Project achieves and contributes to a resilient transport network through integration with the existing road network, public transport and active modes, while including roading upgrades, extensive active mode pathways, and other new infrastructure that will mitigate any potential effects.

9.9. Earthworks and Construction Effects

The Infrastructure Report in **Appendix J** outlines that earthworks are required to facilitate building platforms, roading, and associated infrastructure to enable the Proposal. While the overall scale of earthworks is moderated by the rural-residential design approach, there remains potential for adverse effects associated with sediment mobilisation and discharge to receiving environments during construction, particularly given the scale and staged nature of the Project.

The primary risk relates to the exposure of soils during earthworks activities, which, if unmanaged, could result in sediment-laden runoff entering nearby watercourses and wetlands. Given the presence of an extensive stream network and sensitive receiving environments, careful management of these effects is required.

Comprehensive erosion and sediment control measures will be implemented, which will be developed in detail at the resource consent stage. Site-specific erosion and sediment control plans will be prepared in accordance with Auckland Council Guideline Document GD05 and will form part of the supporting engineering documentation for the substantive application. These will outline the design, staging, and maintenance of control measures to manage sediment discharges throughout the construction period.

Erosion and sediment control devices will be installed prior to, or at the commencement of, earthworks and will be maintained throughout the construction period. All measures will be subject to inspection and certification by a suitably qualified engineer to confirm their adequacy prior to bulk earthworks proceeding.

Overall, with the implementation of best practice erosion and sediment control measures and adherence to relevant guidelines and consent conditions, the potential adverse effects associated with earthworks and sediment erosion are considered to be appropriately managed.

9.10. Geotechnical Effects

A Geotechnical Assessment for the Site is provided by ENGEO in **Appendix M**. The assessment provides a high-level overview of the site conditions and concludes that the land is generally suitable for the proposed development from a geotechnical perspective, subject to further detailed investigation and design at the resource consent stage.

The assessment identifies a number of geotechnical considerations, including areas of slope instability, variable subsurface conditions, and the influence of groundwater. These constraints are typical of

large rural sites within Auckland's residual soil environments and are well understood within standard geotechnical practice.

Areas of elevated landslide susceptibility are generally confined to steeper slopes and gullies and can be readily identified through site-specific investigations. These areas can be appropriately managed through careful site planning and design responses, including the application of setbacks, appropriate earthworks design, drainage control, and targeted engineering solutions.

Overall, no geotechnical constraints have been identified that would preclude the development of the site. Any identified risks are considered capable of being appropriately managed and mitigated through established design, construction, and monitoring practices to be confirmed at the detailed design and consenting stages.

9.11. Contamination Effects

Any effects related to contamination will be appropriately addressed by the Project. The Preliminary Site Investigation (**Appendix M**) identified that some HAIL activities are likely to have occurred on the site, and a Detailed Site Investigation (**DSI**) will be undertaken to appropriately address contamination matters. The assessment concludes that the identified contamination can be suitably addressed by a DSI and does not preclude development being undertaken on the Site. In the case that unexpected contamination is discovered, the relevant rules pertaining to chapters E11 and E12 of the AUP will be adhered to.

9.12. Positive Effects

The Project will deliver a number of positive effects as discussed previously in this report. These are summarised below:

- The Project will enable the development of Treaty Settlement land returned to Te Kawerau ā Maki and provide an opportunity for Te Kawerau ā Maki to give effect to its cultural, environmental, social and economic aspirations;
- Substantial economic benefits will be generated by the Project, including 28,000 FTE years of employment over the lifetime of the development and $3.88 billion of total value added (GDP) generated for the Auckland Region;
- Significant ecological enhancement through extensive riparian restoration, wetland enhancement, and large-scale native revegetation planting initiatives which will improve ecological biodiversity, connectivity and quality;
- Open space network throughout the Project area, including a 573 ha Te Kawerau ā Maki reserve at the centre of the site providing an ecological sanctuary as well as providing 200km of public walk/cycle ways and access for recreation and amenity;
- Significant contribution to housing supply and choice with the provision of up to approximately 3,446-4,212 residential lots in an area identified for growth;
- In addition to provision of housing supply, an increase in housing typology diversity will also be provided, including opportunities for marae-based and papakāinga housing;

- The four community hubs will provide local services, small-scale retail activities, and spaces for social interaction. The hubs will support the day-to-day needs of residents and recreational users of the wider reserve network, while contributing to social connectivity and a strong sense of place. Built form will adopt a rural architectural character appropriate to the surrounding environment;
- Substantial upgrades to existing roading infrastructure, new proposed connections with existing roads, as well as provision of a comprehensive walking and cycling network within the Site will integrate the Project with existing and planned transport infrastructure; and
- A comprehensive stormwater and flood management approach will ensure stormwater quality and any downstream flood effects are adequately managed.

10.0 Statutory Framework

10.1. National Policy Statements

10.1.1. National Policy Statement for Indigenous Biodiversity 2023

Vegetation and landscape features that provide significant habitat for native fauna are protected by the National Policy Statement for Indigenous Biodiversity 2023 (**NPS-IB**), to ensure at "at least no overall loss in indigenous biodiversity" nationally.

It is considered that the Project is consistent with the relevant objectives and policies of the NPS-IB for the following reasons:

- The Project is led by Te Kawerau ā Maki, enabling the iwi to exercise kaitiakitanga for indigenous biodiversity in their rohe and within the Treaty settlement land returned to them (Objective 1(b)(i), Policy 2).
- The Project will provide site-wide revegetation and planting throughout the site, as well as a 573 ha Rangtioopuni Forest Reserve, which will significantly improve terrestrial ecological connectivity and values through provision of native plant species and improving native habitats (Objective 1(b)(iii), Policies 13 and 14).
- Extensive riparian and wetland restoration and enhancement will improve riparian ecological values and native riparian habitats for indigenous biodiversity (Policies 13 and 14).
- The ecological enhancement strategy proposed for the Site will be forest-wide and managed in an integrated manner across the development area (Policy 5).
- The identified SEAs will be avoided as part of proposed development, including buildings and associated works (Policies 7 and 8).
- In addition to the SEAs, other recognised indigenous terrestrial ecosystem extents will also be avoided for development, to minimise impact on native biodiversity (Policy 15).
- The Te Kawerau ā Maki reserve will provide for large-scale native forest regeneration, habitat creation, ecological connectivity, as well as public recreation and amenity values, which will

together contribute to New Zealand's social, economic, cultural, and environmental wellbeing (Policy 10).

10.1.2. National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 (**NPS-FM**) seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities. It is considered that the Project is consistent with the relevant policies of the NPS-FM that relate to land development for the following reasons:

- Te Kawerau ā Maki is leading the Project and actively involved in the development of the freshwater management proposed for the site (Policy 2).
- The master planning for the Site has considered the location of wetlands and waterways. To the extent possible, the loss of river extent and natural inland wetlands is avoided as part of the development proposal (Policies 6, 7 and 8).
- The Project will include significant riparian and wetland planting to restore the ecological features of the Site and improve the overall quality of the freshwater environments (Policy 5).
- Residential communities are enabled within the project area to provide for their social, economic, and cultural wellbeing in a way that is consistent with the NPS-FM (Policy 15).
- Treatment of stormwater is proposed via swales in areas of the site, before discharging to the stream/wetland networks.

10.1.3. National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (**NPS-UD**) came into force on 20 August 2020, replacing the National Policy Statement on Urban Development Capacity 2016. It places significant emphasis on achieving well-functioning urban environments and promoting intensification in urban areas, including Auckland, as a means of increasing housing supply, supporting competitive land markets, and improving housing affordability.

While the site is located outside of the Rural Urban Boundary (**RUB**), the NPS-UD is still considered relevant when assessing the benefits the Project will have and its consistency with many of the wider outcomes sought under the NPS. The Project will significantly contribute to housing supply in an area with a known housing demand and subject to existing and planned infrastructure servicing and transport upgrades. The Project will also provide a range of housing typologies to cater for diverse household requirements, including opportunities for papakāinga housing. The Project is resilient to climate change effects.

10.1.4. National Policy Statement for Highly Productive Land 2022

The National Policy Statement for Highly Productive Land 2022 (**NPS-HPL**) seeks to ensure the availability of New Zealand's most favourable soils for food and fibre production are protected.

While the wider surrounding area, including land that borders the site, contains highly productive land, the Site itself contains no highly productive land (majority of the Site is LUC Class 6, with some portions of Class 4 and 3) and therefore the NPS-HPL is not applicable for the Project.

10.1.5. National Policy Statement for Natural Hazards 2025

The National Policy Statement for Natural Hazards 2025 (**NPS-NH**) provides national direction for managing the risks associated with natural hazards through resource management and planning processes. It is intended to support consistent, risk-based decision-making by councils when assessing subdivision, land use, and development proposals in areas that may be affected by natural hazards.

The Project gives effect to the NPS-NH by adopting a preliminary, risk-based approach to identifying and managing natural hazard risk at the referral stage.

Residential development is generally avoided on the areas subject to flood plains and overland flow paths. Downstream flood mitigation measures are proposed through the provision of attenuation devices as well as comprehensive native planting strategy and creation of open spaces and reserves.

A geotechnical assessment has been prepared, drawing on desktop information, historic geotechnical data, council hazard mapping and topographic interpretation. The assessment concludes that the Site is suitable for the proposed development, and any identified risks are capable of being mitigated through established planning, design and construction methodologies.

The approach taken is consistent with the NPS-NH direction to avoid creating or increasing unacceptable natural hazard risk, while allowing lower or manageable risks to be addressed through proportionate assessment and design.

10.1.6. National Policy Statement for Infrastructure 2025

The National Policy Statement for Infrastructure 2025 (**NPS-I**) provides direction to guide the efficient development, management, and upgrading of infrastructure across New Zealand. It recognises infrastructure as nationally significant and aims to support community wellbeing, health, and safety, while ensuring environmental impacts are appropriately managed.

The Project is considered to be consistent with the outcomes sought under the NPS-I as it will enable development that is coordinated with and supported by on-site infrastructure servicing, given the Site is located outside of the RUB. The Proposal will ensure that the development is adequately serviced by transport networks, including new connections to public roads, internal private roading connections, and upgrades to existing roads surrounding the Site as required.

10.1.7. National Policy Statement for Electricity Networks 2008

The purpose of the National Policy Statement for Electricity Networks 2008 (**NPS-ET**) is to recognise the national significance of New Zealand's electricity transmission network and provide a consistent planning framework for its operation, maintenance, upgrading and development.

There are no transmission lines or other significant infrastructure on or near the Site. Therefore, the NPS-ET is not considered relevant for the Project.

10.1.8. New Zealand Coastal Policy Statement 2010

The proposed development is considered to be consistent with the objectives and policies under the New Zealand Coastal Policy Statement 2010 (**NZCPS**). Whilst the site does not directly border the Coastal Marine Area, the surrounding receiving environment is characterised by the Waitematā Harbour, specifically the Rangitoopuni Inlet and stream.

The coastal environment is setback from the site and will not be adversely impacted by the Project. will not adversely impact the coastal environment. The Project will include substantial planting and restoration of ecological areas that over time will mature into extensive native bush and complement the ecology of the wider surrounding area. No works or discharges are directly proposed to the Coastal Marine Area as part of the Project.

It is considered that the Project will not adversely affect the wider coastal environment and is consistent with the outcomes sought under the NZCPS.

10.2. National Environmental Standards

10.2.1. National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (**NES-CS**) sets a nationally consistent set of planning controls and soil contaminant values.

The findings of the Desktop PSI indicate that a HAIL activity associated with potential localised filling and slash burning in parts of the forestry area is more likely than not to have occurred on parts of the site. As such, the NES-CS is expected to apply to the proposal and Detailed Site Investigation (**DSI**) will be undertaken to appropriately address contamination matters. The assessment concludes that the identified contamination can be suitably addressed by a DSI and does not preclude development from being undertaken on the Site.

Therefore, the Project will be consistent with the outcomes under the NES-CS.

10.2.2. National Environmental Standard for Freshwater 2020

The National Environmental Standards for Freshwater (**NES-F**) are national regulations seeking to improve water quality, with standards relating to wetlands and fish passage.

Consents will likely be required under the NES-F for vegetation clearance and earthworks occurring within, or within 10m of the identified natural wetlands, as well as damming of water within a natural inland wetland. Consent may also be required for culverts and stream crossings which do not meet permitted standards.

The Ecological Assessment notes that the proposed development is consistent with the National Policy Statement for Freshwater Management (**NPS-FM**) and has been designed to avoid the areas with high ecological value on the site as much as practically possible and will include extensive native planting of the riparian areas. As the NES-F is guided by the policy direction of the NPS-FM, it is considered that the Project will be consistent with the outcomes under the NES-F.

10.2.3. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (**NES-ETA**) provide a nationally consistent framework for managing activities associated with the operation, maintenance and upgrading of existing electricity transmission lines. There are no transmission lines or other significant infrastructure affected by this proposal. Therefore, the NES-ETA is not considered relevant for the Project.

10.3. Treaty Settlements

Under s7 of the FTAA, all persons performing and exercising functions, powers, and duties under the Act must act in a manner that is consistent with the obligations arising under existing treaty settlements.

The proposal is occurring on land returned to Te Kawerau ā Maki as part of their financial and commercial redress under its Treaty Settlement with the Crown.

The Deed of Settlement includes provision for the transfer of the identified Riverhead Forest land to Te Kawerau ā Maki, with the proposal occurring on part of the land transferred back to Te Kawerau ā Maki. Other provisions enabled by the Settlement include the right to purchase deferred selection properties, right of first of refusal over specified land defined in the Collective Redress Deed, vesting of cultural redress properties with Te Kawerau ā Maki and implementation of protocols between Te Kawerau ā Maki and Crown agencies.

The following lists the respective iwi groups who have an interest over the area where the Site is located as identified in their settlement documents.

10.3.1.1 Ngāti Whātua o Kaipara

For the Ngāti Whātua o Kaipara settlement, the Crown acknowledges the cumulative effect of its breaches of the Treaty of Waitangi and its principles, which has significantly undermined the tino rangatiratanga of Ngāti Whātua o Kaipara, including their economic and social development and their physical, cultural, and spiritual well-being. The Crown intends to improve and strengthen its relationship with Ngāti Whātua o Kaipara based on the Treaty of Waitangi and its principles so as to create a solid foundation for the future.

The Settlement provisions enable Ngāti Whātua o Kaipara to purchase any Riverhead Forest properties listed in the settlement schedule that Te Kawerau ā Maki formally confirm, in writing to the Crown, will not be included in their settlement. The land on which the proposal is occurring has been transferred to Te Kawerau ā Maki. There are no other relevant provisions in relation to the proposal.

10.3.2. Ngāi Tai ki Tāmaki

The Ngāi Tai ki Tāmaki settlement states that the Crown unreservedly apologises for its breaches of te Tiriti o Waitangi/the Treaty of Waitangi and its principles and for the prejudice its acts caused. The Crown hopes the settlement will lead to a new relationship that fulfils the expectation of the tūpuna and mokopuna of Ngāi Tai ki Tāmaki, and is characterised by cooperation and partnership, as well as respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles.

The redress provided for by the settlement includes no private land, and the proposal is not occurring within Ngāi Tai ki Tāmaki Statutory Acknowledgement Area. Therefore, the proposal does not impact any of the redress provisions.

10.3.3. Ngāti Tamaoho

The Crown states in the Ngāti Tamaoho settlement that its acts and its promotion of injurious laws and policies have harmed Ngāti Tamaoho, undermined their rangatiratanga and contributed to the loss of Ngāti Tamaoho autonomy. The Crown looks forward to building a new relationship with Ngāti Tamaoho based on cooperation, mutual trust and respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles.

The redress provided for by the settlement includes no private land, and the proposal is not occurring within Ngāti Tamaoho Statutory Acknowledgement Area. Therefore, the proposal does not impact any of the redress provisions.

10.3.3.1 Te Ākitai Waiohua

In the Te Ākitai Waiohua settlement, the Crown acknowledges its failure to deal with the long-standing grievances of Te Ākitai Waiohua and regrets its actions which breached te Tiriti o Waitangi/ the Treaty of Waitangi and its principles and caused significant prejudice and suffering for Te Ākitai Waiohua.

The Crown apologises for its action that saw Te Ākitai Waiohua separated from their wāhi tapu but also for hindering their socio-economic development of their people and hopes that the settlement marks the beginning of a new relationship based on partnership, trust and mutual respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles.

The redress provided for by the settlement includes no private land, and the statutory acknowledgments and other agreements are solely for Crown owned land, the proposal does not impact any of the redress provisions.

10.4. Auckland Regional Policy Statement

Auckland's Regional Policy Statement (**ARPS**) seeks to achieve the purpose of the RMA by providing an overview of the resource management issues for the region and establishing policies and methods to achieve integrated management of the region's natural and physical resources.

Chapter B6 of the of the ARPS requires that the development of Treaty Settlement land be enabled to ensure that these lands and associated resources contribute to lifting Māori social, cultural, and economic wellbeing significantly. The overarching policy direction of Chapter B6 is to enable the outcomes that Treaty Settlement redress intended to achieve be realised, and is fully reflected in the objectives, policies and rules set out in Chapter E21 of the AUP. The Project is considered to wholly align with this sentiment as it enables Te Kawerau ā Maki to develop whenua returned to them as part of their Treaty Settlement in a manner than will provide for their economic, cultural, environmental and social wellbeing now and into the future.

Chapter B2 Urban Growth and Form of the ARPS acknowledges the role rural and coastal towns and villages have for the future growth of Auckland. Growth of rural and coastal towns is sought to be avoided in areas with scheduled sites, elite and prime soils, and natural hazard risks. None of these aspects apply to the site. Another key aspect for rural and coastal towns and villages is enabling the

development and use of Mana Whenua's resources for their economic wellbeing. The Project directly achieves this by enabling the land to be developed to further Te Kawerau ā Maki economic and social wellbeing.

Additionally, Chapter B2 of the RPS also has a focus on integrating development with the provision of infrastructure. To ensure that the Project can be appropriately serviced, on-site servicing solutions are proposed for the Project. This approach is considered to balance the need for housing in this area to meet demand, while ensuring that infrastructure is in place to appropriately service the residential development proposed. This is consistent with the RPS as it seeks that development be adequately serviced by infrastructure, which can be public or private.

B9 Rural environment: There are no elite soils on the site (only LUC class 3). The proposal will not give rise to reverse sensitivity effects compromising use of land in the Rural Production Zone. The Rural Urban Boundary will not be undermined as the project is outside the RUB and located within the rural area. Rural character and amenity values are maintained or enhanced by the spacious arrangement of lots, the revegetation, and the confined visual catchment.

Based on the above, the Project is consistent with many of the outcomes sought by the ARPS.

10.5. The Auckland Future Development Strategy

The Future Development Strategy (**FDS**) focuses on the long-term future of Auckland and how growth should be managed for the next 30 years to ensure sufficient land supply is provided. The FDS is a high-level strategy that, under the Resource Management Act 1991, is a document 'to have regard to.'

The FDS states that Auckland Council is committed to meeting its statutory responsibilities to Māori in Tāmaki Makaurau and recognises that these fall within a local government Tāmaki Makaurau context. Responsibilities also include giving effect to the overall intent and relevant provisions of individual iwi Treaty Settlements. The FDS recognises that the use and development of Māori land including Treaty Settlement land by Māori needs to be enabled as provided for in Te Tiriti (and intended by Treaty Settlements).

As an overarching principle and commitment to Te Tiriti, the use and development of Māori land by Māori wherever these lands are situated needs to be enabled, provided off-site impacts are avoided, remedied, or mitigated. The Council intends to work collaboratively with iwi to help facilitate their economic, cultural and social objectives. The FDS states that iwi economic wellbeing through the use and development of iwi-controlled or iwi-owned lands or 'significant iwi developments' within the rohe or heartland of iwi that may not otherwise be within the urban or future urban area of Auckland needs to be enabled.

While it is acknowledged that the proposal would enable significant rural-residential growth in a geographic location not specifically identified for that purpose in the FDS, it is considered that any concerns that may arise as a result are outweighed by the strong emphasis in the FDS on enabling the use and development of Treaty Settlement Land. Based on the above, the proposed development of Treaty settlement land is entirely consistent with the FDS.

11.0 Conclusion

Based on this high-level planning assessment, it is concluded that there are no planning related matters as to why the Project could not progress under the FTAA. The Project is supported by design and technical input that demonstrates the Project is a comprehensive integrated Māori development that will contribute significantly to housing supply and provide substantial ecological and economic benefits to Te Kawerau ā Maki and the wider Auckland region. The technical input supporting the application concludes that the proposal can appropriately manage any potential adverse effects on the environment. Facilitating iwi development had wider benefits and is considered to be of national importance.

A comprehensive Assessment of Environment of Effects will be provided as part of any future resource consent application. Based on this preliminary planning assessment, no adverse effects have been determined that would prevent the Project from being undertaken.

FTAA application prepared by:



Philip Brown
Director
Campbell Brown Planning Limited



Michelle Kemp
Partner/ Principal Planner
Campbell Brown Planning Limited



Vicky Hu
Intermediate Planner
Campbell Brown Planning Limited

(For and on behalf of Rangitoopuni Developments Limited Partnership)