Outlook

Invitation to comment on Fast-track referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024 – FTAA-2605-1244

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Tue 30/06/2026 9:45 AM

To Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>; Erica Stanford (MIN) <E.Stanford@ministers.govt.nz>; Chris Penk (MIN) <C.Penk@ministers.govt.nz>; Simon Watts (MIN) <S.Watts@ministers.govt.nz>

Cc FTAreferrals <FTAreferrals@mfe.govt.nz>

1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:

- Minister for Economic Growth
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Associate Minister of Housing
- Minister for Arts, Culture and Heritage
- Minister of Education
- Minister of Defence
- Minister for Auckland

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Rangitoopuni Developments Limited Partnership for referral of the Rangitoopuni Forest project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2605-1242).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **15 working days** of receipt of this email, being **22 July 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at https://www.fasttrack.govt.nz/.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Rangitoopuni Forest
Applicant	Rangitoopuni Developments Limited Partnership
Location	Riverhead, Auckland
Project description	The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment. Development staging is proposed to align with the forestry harvest cycle. The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m² to 1 hectare, and a smaller component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing. The project involves the construction and establishment of: a. approximately 3,407–4,164 residential forest lots b. four community hubs, including small-scale commercial and retail activities, housing, community infrastructure, accommodation, and education facilities c. a recreation hub, including outdoor recreation services and associated community, cultural, and accommodation

	infrastructure d. the establishment of the Te Kawerau ā Maki-owned Rangitoopuni Forest Reserve, comprising approximately 573 hectares of regenerating native forest and land available for public access e. approximately 200 km of publicly accessible walking and cycling tracks f. private infrastructure to be owned and operated by Te Kawerau ā Maki g. the protection and enhancement of riparian margins and wetland areas h. landscaping and native planting, including large-scale ngahere restoration across the site, with approximately 2,500 hectares of protected native vegetation across the reserve and covenanted areas on private lots i. all associated works required to enable the development, including earthworks, roading, open space formation, stream works, and on-site stormwater, wastewater, and water supply infrastructure. The project is proposed to be undertaken in eight stages over an approximately 20-year timeframe, with construction expected to commence in late 2027 to early 2028, and overall completion anticipated by 2048. A single substantive application is to be lodged for all stages of the project.

Kind regards,

Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [http://www.beehive,govt.nz/]www.Beehive,govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Phil Wilson
Chief Executive Officer
Auckland Council
Email: ps 9(2)(a)

Dear Phil

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Rangitoopuni Developments Limited Partnership (the applicant) for the Rangitoopuni Forest project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Auckland Council (including Watercare Services Limited and Auckland Transport) to provide written comments on the referral application, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Auckland Council **must** provide comments advising on the following matters:

1. *Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*
2. *In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the*

Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

In addition, under section 17(3)(b), Auckland Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act).*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: s 9(2)(a)
AC Fast-track team — *fasttrack@aucklandcouncil.govt.nz*
s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
Project summary details	The project area is located within the Riverhead (Rangitoopuni) Forest, northwest of Auckland City in the Auckland Region, and comprises seven adjoining landholdings with a total area of approximately 3,052 hectares, of which approximately 2,242 hectares is identified as developable land. The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment. The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m^2 to 1 hectare, and a smaller component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing. The applicant seeks the following approvals via the fast-track approvals process to authorise the project: a. resource consents under the RMA, potentially including for activities prohibited under regulation 53 of the National Environmental Standards for Freshwater (NES-F), and for standard freshwater fisheries activities b. wildlife approvals under the Wildlife Act 1953 c. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 d. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Penny Nelson
Director-General of Conservation
Department of Conservation (DOC)
Email: s 9(2)(a)

Dear Penny

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Rangitoopuni Developments Limited Partnership (the applicant) for the Rangitoopuni Forest project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite DOC as the administering agency for approvals under the Wildlife Act 1953 and the Conservation Act 1987 (including the Freshwater Fisheries Regulations 1983) to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or taxpayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

1. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
2. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: s 9(2)(a)

DOC FT inbox — *fast-track@doc.govt.nz*

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
Project summary details	The project area is located within the Riverhead (Rangitoopuni) Forest, northwest of Auckland City in the Auckland Region, and comprises seven adjoining landholdings with a total area of approximately 3,052 hectares, of which approximately 2,242 hectares is identified as developable land. The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment. The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m^2 to 1 hectare, and a smaller component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing. The applicant seeks the following approvals via the fast-track approvals process to authorise the project: a. resource consents under the Resource Management Act 1991, potentially including for activities prohibited under regulation 53 of the National Environmental Standards for Freshwater (NES-F), and for standard freshwater fisheries activities b. wildlife approvals under the Wildlife Act 1953 c. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 d. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Dean Whiting
Chief Executive Officer
Heritage New Zealand Pouhere Taonga (HNZPT)

Dear Dean

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Rangitoopuni Developments Limited Partnership (the applicant) for the Rangitoopuni Forest project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite HNZPT as the administering agency for approvals under the Heritage New Zealand Pouhere Taonga Act 2014 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or taxpayers, without adding value to the Minister's decision on whether to refer the application.

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You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

1. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
2. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
Project summary details	The project area is located within the Riverhead (Rangitoopuni) Forest, northwest of Auckland City in the Auckland Region, and comprises seven adjoining landholdings with a total area of approximately 3,052 hectares, of which approximately 2,242 hectares is identified as developable land. The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment. The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m^2 to 1 hectare, and a smaller component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing. The applicant seeks the following approvals via the fast-track approvals process to authorise the project: a. resource consents under the Resource Management Act 1991, potentially including for activities prohibited under regulation 53 of the National Environmental Standards for Freshwater (NES-F), and for standard freshwater fisheries activities b. wildlife approvals under the Wildlife Act 1953 c. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 d. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Margie Tukerangi
Ngā Maunga Whakahii o Kaipara Development Trust
Email: *admin@kaiparamoana.com*

Tēnā koe Margie

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Rangitoopuni Developments Limited Partnership (the applicant) for the Rangitoopuni Forest project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister’s considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage at: *Cost recovery for agencies*. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: *Applying for a contribution fee payment*.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: s 9(2)(a)

General inbox — *tetaritaiao@kaiparamoana.com*

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Boni Renata
Ngaati Whanaunga Ruunanga Trust
Email: s 9(2)(a)

Tēnā koe Boni

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage at: *Cost recovery for agencies*. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: *Applying for a contribution fee payment*.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
Project summary details	The project area is located within the Riverhead (Rangitoopuni) Forest, northwest of Auckland City in the Auckland Region, and comprises seven adjoining landholdings with a total area of approximately 3,052 hectares, of which approximately 2,242 hectares is identified as developable land. The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment. The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m^2 to 1 hectare, and a smaller component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing. The applicant seeks the following approvals via the fast-track approvals process to authorise the project: a. resource consents under the RMA, potentially including for activities prohibited under regulation 53 of the National Environmental Standards for Freshwater (NES-F), and for standard freshwater fisheries activities b. wildlife approvals under the Wildlife Act 1953 c. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 d. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Jada MacFie
Chief Executive Officer
Ngāi Tai ki Tāmaki Trust
Email: s 9(2)(a)

Tēnā koe Jada

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Admin mailbox — *admin@ngaitaitamaki.iwi.nz*
s 9(2)(a)

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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust
Email: *office@ngatimaru.iwi.nz*

Tēnā koe Waati

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Blair Anderson
Ngāti Pāoa Iwi Trust
Email: s 9(2)(a)

Tēnā koe Blair

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Tipa Compain – s 9(2)(a)
General inbox – *info@paoa.co.nz*

Appendix A – Project summary details

Application number	FTAA-2605-1244
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Applicant name	Rangitoopuni Developments Limited Partnership
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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Karleen Puriri
Chief Executive Officer
Ngāti Tamaoho Settlement Trust
Email: s 9(2)(a)

Tēnā koe Karleen

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Edith Tuhimata – s 9(2)(a)
Hauaruru Rae – s 9(2)(a)
Tori Ngataki – *info@tamaoho.maori.nz*

Appendix A – Project summary details

Application number	FTAA-2605-1244
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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Michelle Wilson
Ngāti Tamaterā Treaty Settlement Trust
Email: s 9(2)(a)

Tēnā koe Michelle

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: Eddie Manukau – s 9(2)(a)
Admin mailbox – *admin@tamatera.iwi.nz*
RMA mailbox – *rma@tamatera.iwi.nz*
Antony Royal – s 9(2)(a)

Appendix A – Project summary details

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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Josie Smith
Ngāti Te Ata Claims Support Whānau Trust
Email: s 9(2)(a)

Tēnā koe Josie

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Claire Adams
Ngāti Whātua Ōrākei Trust
Email: s 9(2)(a)

Tēnā koe Claire

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

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Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: Lisa Davis - s 9(2)(a)
Claire Rorke s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
Project summary details	The project area is located within the Riverhead (Rangitoopuni) Forest, northwest of Auckland City in the Auckland Region, and comprises seven adjoining landholdings with a total area of approximately 3,052 hectares, of which approximately 2,242 hectares is identified as developable land. The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment. The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m^2 to 1 hectare, and a smaller component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing. The applicant seeks the following approvals via the fast-track approvals process to authorise the project: a. resource consents under the RMA, potentially including for activities prohibited under regulation 53 of the National Environmental Standards for Freshwater (NES-F), and for standard freshwater fisheries activities b. wildlife approvals under the Wildlife Act 1953 c. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 d. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Brett Gliddon
Chief Executive Officer
NZ Transport Agency Waka Kotahi (NZTA)
Email: s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Rangitoopuni Developments Limited Partnership (the applicant) for the Rangitoopuni Forest project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. NZTA has been identified as an "any other person" for the purposes of this section, given the scale of the development and its proximity to State Highway 16. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in *Section 22* of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: NZTA FT/RMA inbox — *EnvironmentalPlanning@nzta.govt.nz*
Nicola Foran — s 9(2)(a)
Lauren Barnett — s 9(2)(a)
Kate Bonifacio — s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
Project summary details	The project area is located within the Riverhead (Rangitoopuni) Forest, northwest of Auckland City in the Auckland Region, and comprises seven adjoining landholdings with a total area of approximately 3,052 hectares, of which approximately 2,242 hectares is identified as developable land. The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment. The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m^2 to 1 hectare, and a smaller component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing. The applicant seeks the following approvals via the fast-track approvals process to authorise the project: a. resource consents under the RMA, potentially including for activities prohibited under regulation 53 of the National Environmental Standards for Freshwater (NES-F), and for standard freshwater fisheries activities b. wildlife approvals under the Wildlife Act 1953 c. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 d. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

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Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Karen Wilson
Chair
Te Ākitai Waiohua Settlement Trust
Email: s 9(2)(a)

Tēnā koe Karen

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Rangitoopuni Developments Limited Partnership (the applicant) for the Rangitoopuni Forest project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of $2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage at: *Cost recovery for agencies*. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: *Applying for a contribution fee payment*.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Nigel Denny – s 9(2)(a)
Jeff Lee – s 9(2)(a)
General inbox – *kaitiaki@teakitai.com*

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
Project summary details	The project area is located within the Riverhead (Rangitoopuni) Forest, northwest of Auckland City in the Auckland Region, and comprises seven adjoining landholdings with a total area of approximately 3,052 hectares, of which approximately 2,242 hectares is identified as developable land. The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment. The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m^2 to 1 hectare, and a smaller component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing. The applicant seeks the following approvals via the fast-track approvals process to authorise the project: a. resource consents under the RMA, potentially including for activities prohibited under regulation 53 of the National Environmental Standards for Freshwater (NES-F), and for standard freshwater fisheries activities b. wildlife approvals under the Wildlife Act 1953 c. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 d. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.

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Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Nigel Denny Snr
Chair
Te Ākitai Waiohua Waka Taua Inc
Email: *Akitai.waka.taua@gmail.com*

Tēnā koe Nigel

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
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Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Ashleigh McDonald
Te Kawerau Iwi Settlement Trust
Email: s 9(2)(a)

Tēnā koe Ashleigh

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Admin – admin@tekawerau.iwi.nz
Edward Ashby – s 9(2)(a)
Te Warena Taua – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
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Te Kāwanatanga o Aotearoa
New Zealand Government

30 June 2026

FTAA-2605-1244

Dame Naida Glavish
Te Rūnanga o Ngāti Whātua
s 9(2)(a)

Tēnā koe Dame Naida

Invitation to provide written comments on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Wednesday 22 July 2026, 11.59PM.**

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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For assistance with the application portal or to update your account details, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Renata Blair – s 9(2)(a)
General inbox – *runanga@ngatiwhatua.iwi.nz*
Ihapera Paniora – s 9(2)(a)
Tyrone Raumati – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1244
Project name	Rangitoopuni Forest
Applicant name	Rangitoopuni Developments Limited Partnership
Project summary details	The project area is located within the Riverhead (Rangitoopuni) Forest, northwest of Auckland City in the Auckland Region, and comprises seven adjoining landholdings with a total area of approximately 3,052 hectares, of which approximately 2,242 hectares is identified as developable land. The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment. The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m^2 to 1 hectare, and a smaller component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing. The applicant seeks the following approvals via the fast-track approvals process to authorise the project: a. resource consents under the RMA, potentially including for activities prohibited under regulation 53 of the National Environmental Standards for Freshwater (NES-F), and for standard freshwater fisheries activities b. wildlife approvals under the Wildlife Act 1953 c. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 d. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987.