

Before the Fast-track Panel Convener

FTAA-2505-1055

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

And

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

Confirmation of Compliance with Code of Conduct and details of Qualifications and Experience

Matthew James Riley on behalf of Rangitootuni Developments Limited Partnership

Dated 20 August 2025

Introduction

1. My full name is Matthew James Riley. I am a Senior Principal Urban Designer at Boffa Miskell Limited, a national firm of consulting Planners, Landscape Architects, Urban Designers and Ecologists.
2. I have 23 years' experience as an urban designer and planner, the last 18 specialising in urban design. I have a Master of Architecture (Urban Design) (First Class Honours), a Master of Planning Practice (First Class Honours) and a Bachelor of Arts and Law, all from the University of Auckland. I am a member of the Urban Design Forum and a Panel Member and chair of the Auckland Urban Design Panel. I hold a Making Good Decisions Certificate and am an accredited independent commissioner.
3. My practice covers a broad spectrum of urban design areas, including site masterplanning, urban design policy, and urban design input to residential, mixed use, and commercial development projects. My experience includes urban design input to masterplanning for structure plans, plan changes and resource consents in both brownfield and urban growth areas around Auckland, including Drury, Warkworth and Whenuapai, all requiring advice on contextually responsive urban design outcomes.
4. In support of this fast-track application by Rangitootuni Developments Limited Partnership, I prepared the urban design assessment of the application within the report titled 'Rangitootuni: Urban Design and Landscape Effects Assessment' dated 1 May 2025, included as Appendix HH to the Rangitootuni Assessment of Environmental Effects.

Code of Conduct

5. Although this is not a hearing before the Environment Court, I confirm that:
 - a. I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023 (**Code**); and

b. The report referred to above and co-authored by me:

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



Matt James Riley

20 August 2025