

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

Philip Osborne on behalf of Rangitootuni Developments Limited Partnership

Dated 25 August 2025

Introduction

1. My full name is Philip Osborne. I am an economic consultant for the company Property Economics Limited, based in Auckland. I hold of Arts (History / Economics), Masters in Commerce, and Masters in Planning Practice from the University of Auckland.
2. I have 25 years' experience advising local and regional councils, central government agencies, and private developers throughout New Zealand in respect of a wide range of property issues, including economic impact assessments, commercial and residential market assessments, economic cost benefit analyses and forecasting market growth and land requirements across all property sectors. I have undertaken numerous Economic Impact Assessments for Fast-Track Approvals Act (2024) applications.
3. In support of this fast-track application by Rangitooopuni Developments Limited Partnership, I have prepared the following material lodged in support of the application:
 - a. Report titled "Rangitooopuni Development Fast Track Economic Impact Assessment Overview" dated April 2025 included as Appendix NN to the Rangitooopuni Assessment of Environmental Effects.

Code of Conduct

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

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

A black rectangular box redacting the signature of Philip Osborne.

Philip Osborne

25 August 2025