Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

12 June 2026

FTAA-2605-1244

Michelle Kemp
Campbell Brown Planning Limited
Email: s 9(2)(a)

Dear Michelle

Request for further information on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

Note: The further information response must be received by **Friday 19 June 2026, 11.59PM.**

The Secretary for the Environment (the Secretary) has received your referral application for the Rangitoopuni Forest project (the project) under the Fast-track Approvals Act 2024 (the Act). The Secretary must decide whether the referral application complies with section 14(2) of the Act within 10 working days of receipt.

I write under delegated authority from the Secretary, in accordance with section 14(3A) of the Act, to request the following additional information to assist in determining whether the application complies with section 14(2):

1. **Public conservation land – section 13(2)(d), 13(4)(d), and 13(4)(y)(iii)**
   Context: *Section 13(4)(d) of the Act requires the referral application to include a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application. The Department of Conservation's Fast-track pre-lodgement notification response (Appendix N) identifies the following areas of public conservation land (PCL), as defined in the Act, that may be within or affected by the project:*
   - *Rangitoopuni Stream Marginal Strip (2797390)*
   - *Rangitoopuni Stream Marginal Strip (2797391)*
   - *Riverhead Marginal Strip (2797392).*

   Request: Please confirm whether any of the above PCL (or any other PCL) is within the project area. If so, please confirm whether any additional approvals are proposed to be sought under the fast-track approvals process, including under the Conservation Act 1987. If a concession is sought (being an approval described in section 42(4)(e)), please also provide the information specified in clause 2 of Schedule 6 of the Act, to support the assessment of section 13(4)(y)(ii).

2. **Proposed heritage approvals – section 13(2)(d)**

   Context: *Section 13(2)(d) of the Act requires the referral application to include at least a general level of detail about each proposed approval. The application identifies Heritage New Zealand Pouhere Taonga (HNZPT) as a relevant administering agency and notes that HNZPT has been notified in accordance with section 11(1) of the Act. However, the application states that no approvals are sought under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA).*

   Request: Please confirm whether any archaeological authorities are required under the HNZPTA for the project. If so, please also confirm whether these approvals are intended to be sought through the fast-track approvals process (including where they may be sought on a precautionary basis), or outside the fast-track approvals process.

3. **Variation to existing consent – section 13(2)(d) and 13(4)(y)(iii)**

   Context: *Section 13(2)(d) of the Act requires the referral application to include at least a general level of detail about each proposed approval. The project description refers to a variation to the existing consent for "Rangitoopuni" FTAA-2504-1055 to facilitate a boundary adjustment within Lot 2 and the relocation of the wastewater treatment plant servicing the Integrated Māori Development – Retirement Village. However, the application also states that this variation will be progressed under the Resource Management Act 1991 (RMA) and sought outside the fast-track approvals process. A change or cancellation of a resource consent condition that would otherwise be applied for under the RMA is an approval potentially able to be sought via the fast-track approvals process under section 42(2)(b) of the Act, provided that section 42(6) of the Act is met, including that the change or cancellation is material to the implementation or delivery of the project.*

   Request: Please confirm whether the proposed variation will be sought outside the fast-track approvals process. If the variation is instead intended to be sought through the fast-track approvals process, please confirm this and provide the information required to support the assessment of section 13(4)(y)(ii), being the information specified in clause 3 of Schedule 5 of the Act.

4. **Fisheries Act 1996 approvals – section 13(4)(d) and 13(4)(y)(iii)**

   Context: *Sections 13(2)(d) and 13(4)(t) of the Act require the referral application to identify all proposed approvals, and to outline any other legal authorisations that may be required for the project. The application states that approvals under the Fisheries Act 1996 may be required, and that any necessary approvals will be sought as part of the integrated consenting package for the project. The Fisheries Act 1996 is not a specified Act (as defined in section 4(1) of the Act) and is not relevant to the approvals that may be sought in a substantive application under section 42(4) of the Act.*

   Request: Please confirm whether any approvals under the Fisheries Act 1996 are required for the project, and clarify whether these are intended to be sought outside the fast-track approvals process. Please also clarify whether these approvals are

considered to be proposed approvals for the purposes of section 13(2)(d), or other legal authorisations required for the project for the purposes of section 13(4)(t).

5. **Anticipated construction timeframe – section 13(4)(e)**
   Context: Section 13(4)(e) of the Act requires the referral application to include the anticipated commencement and completion dates for construction activities. While the application specifies an anticipated completion date (2048), it does not specify an anticipated commencement date.

   Request: Please provide an anticipated commencement date for construction activities, expressed as a specific year.

6. **Project staging – section 13(4)(f)**
   Context: Section 13(4)(f) of the Act requires the referral application to state whether the project is planned to proceed in stages and, if so, to include: (i) an outline of the nature and timing of the stages; (ii) a statement of whether a separate substantive application is to be lodged for each stage; and (iii) an explanation of how each stage meets the criteria in section 22. The application states that the project will be delivered across eight stages over an extended timeframe (to 2048), but that a single substantive application will be lodged to cover all stages.

   Request: Please confirm whether one substantive application for the whole project remains the intended approach, or whether the project is proposed to proceed through separate substantive applications for one or more stages. If the project is instead proposed to proceed through separate substantive applications for one or more stages, please provide the information required under section 13(4)(f), including the nature and timing of the stages, whether separate substantive applications will be lodged, and how each stage meets the criteria in section 22.

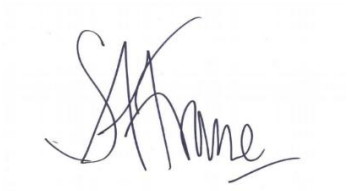
7. **Significance of adverse effects – section 13(4)(h)**
   Context: Section 13(4)(h) of the Act requires the referral application to include a description of the anticipated and known adverse effects of the project on the environment and the significance of those adverse effects. The application includes a description of adverse effects in section 9 of the 'Planning Assessment to support a referral application' *document. While some commentary on the significance of these effects is included, this is not consistently provided across all identified effects and is not always clearly expressed.*

   Request: Please provide a clear description of the significance of each adverse effect identified in section 9 of the '*Planning Assessment to support a referral application'* document.

If you wish to provide the information requested, please respond within **5 working days** of the date of this request (refer to the due date above). The Secretary must then decide whether the referral application is complete and within scope.

By the due date, please provide the further information by replying to the covering email accompanying this letter, for the attention of the project lead – Ashiley Sycamore.

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations