

File ref: FTA-2504-1054

8 October 2025

Rangitootuni Developments Limited Partnership
C/- Michelle Kemp
Campbell Brown Planning Limited
By email: michelle@campbellbrown.co.nz

Tēnā koe

Request for information 2 for Rangitootuni Developments Limited Partnership in relation to the Rangitootuni Development under the Fast-track Approvals Act 2024

The Rangitootuni Expert Consenting Panel (the Panel) has directed the Environmental Protection Authority (EPA) to request further information from you under section 67 of the Fast-track Approvals Act 2024, relating to the Rangitootuni Development application.

At the direction of the Panel, the EPA is seeking the following information:

1. In its comments on the application, the Auckland Council provided a detailed explanation of the approvals and works required to reinstate the bridge over the Wautaiti Stream and connect it to the internal track network proposed within the Applicant's site, and the progress towards that outcome. The Applicant is requested to provide its response to this information and identify any amendments, offered conditions, or further works it might offer to facilitate the completion of an all-weather track in the location proposed within a timely manner.
2. The Applicant is also requested to provide a response to the following questions posed in Council's response:
 - a) What measures are proposed at the site boundary to prevent golf carts from exiting the site?
 - b) How will golf carts manoeuvre (details not shown in the current plans)?
 - c) What arrangements are proposed for golf cart storage / parking when residents continue on foot to Riverhead?
3. In its response to comments the Applicant advised that it would provide the flood model and associated additional testing and assessments for the project. The Expert Panel seeks a copy of that information, to be provided to the EPA in a form that is able to be examined by Auckland Council's flooding/stormwater engineers to confirm modelling assumptions, proposed and existing stormwater infrastructure size, verify the model performance and outputs, and confirm that the

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model is 'fit for purpose' to support the associated flood hazard and risk assessment. The parties are encouraged to co-operate in relation to the provision of and review of this information.

4. The Panel also seeks that additional Flood Maps be provided that show/include:
 - a) Existing and proposed public road reserve and location of the formed road within the proposed road corridor.
 - b) Flood extents, with labels to clearly show the maximum values; and
 - c) Depth maps, depth comparison maps, and depth x velocity maps for all scenarios assessed.
5. The Commute response in relation to traffic matters identified one location (Access 2) where sight lines from the right turn bay are limited (~158m) vs 166m required

Commute anticipated that the minor non-compliance with sight distance can be remedied with mitigation measures and that movement of Access 2 is not required. Commute suggested that these mitigation measures could include:

- High friction surfacing to assist in further reducing speeds of westbound traffic; and
- Additional signage showing a concealed exit for westbound traffic.

The Applicant is requested to provide further information in relation to whether this access limitation can feasibly be addressed by more detailed design and if so, provide such a revised design to address the sightline shortfall.

Supply of Information

In accordance with section 67(2) of the Act the Applicant must:

- a) Provide electronic copies of the information or report requested; or
- b) Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the further information to the EPA by **24 October 2025**.

If the information requested is not received, the Panel must proceed as if the request for further information has been declined.

Please note, the information will be provided to the Panel, the applicant and every person who provided comments on the application. The information will also be made available on the Fast-track website.

If you have any questions, please contact me by email at info@fasttrack.govt.nz

Nāku noa, nā



Steph Bougen

Application Lead, Fast-track applications