

14 March 2025

Dear neighbour,

RANGITOOPUNI – PROPOSED DEVELOPMENT

I am writing to inform you about an exciting new development in your community – Rangitootuni – and to seek your views as an adjoining neighbour. This landmark project is being progressed by Te Kawerau ā Maki in partnership with Avant Property Development Limited under Rangitootuni Developments Limited Partnership (RDLP), on land owned by Te Kawerau ā Maki.

The development will transform the southern portion of the 3,275 ha Rangitootuni-Riverhead Forest into a high quality, sustainable rural-residential community and retirement village. RDLP is committed to ensuring that this project contributes positively to the surrounding area and would like to hear from you.

What is proposed?

The development site comprises Lot 1 (222.75 ha) and Lot 2 (173.6 ha), totalling 395 hectares. Key features of the proposal include:

- A 210-lot residential subdivision – Designed to offer spacious rural living, with an average lot size of around 1 hectare, set within extensive native planting and riparian restoration. This will create a high-amenity environment, where homes are surrounded by native bush, enhancing privacy, aesthetics, and ecological value.
- A 296-unit retirement village – A thoughtfully designed, master-planned community featuring approximately 260 villas/independent living units and 36 care units. The village will include a café, visitor areas, and a network of internal roads and pedestrian pathways, seamlessly connected to green spaces, walking tracks and the Riverhead township.
- Extensive environmental restoration – The project prioritises sustainability, with the protection of wetlands and riparian areas, large-scale native planting, and carefully planned landscaping to enhance the natural environment.
- Community amenities and connectivity – The development will include five retail units, an integrated network of new public walking and cycling tracks open to the wider community, new infrastructure, including stormwater and wastewater systems, potable water supply, and an internal road network to ensure seamless connectivity for future residents. Existing tracks and public access to them will be maintained and enhanced where possible.

A copy of the draft masterplan is **attached** for your reference (Note: Plan was inadvertently omitted from letter dated 12 March 2025). The location of the site is shown in Figure 1 below:

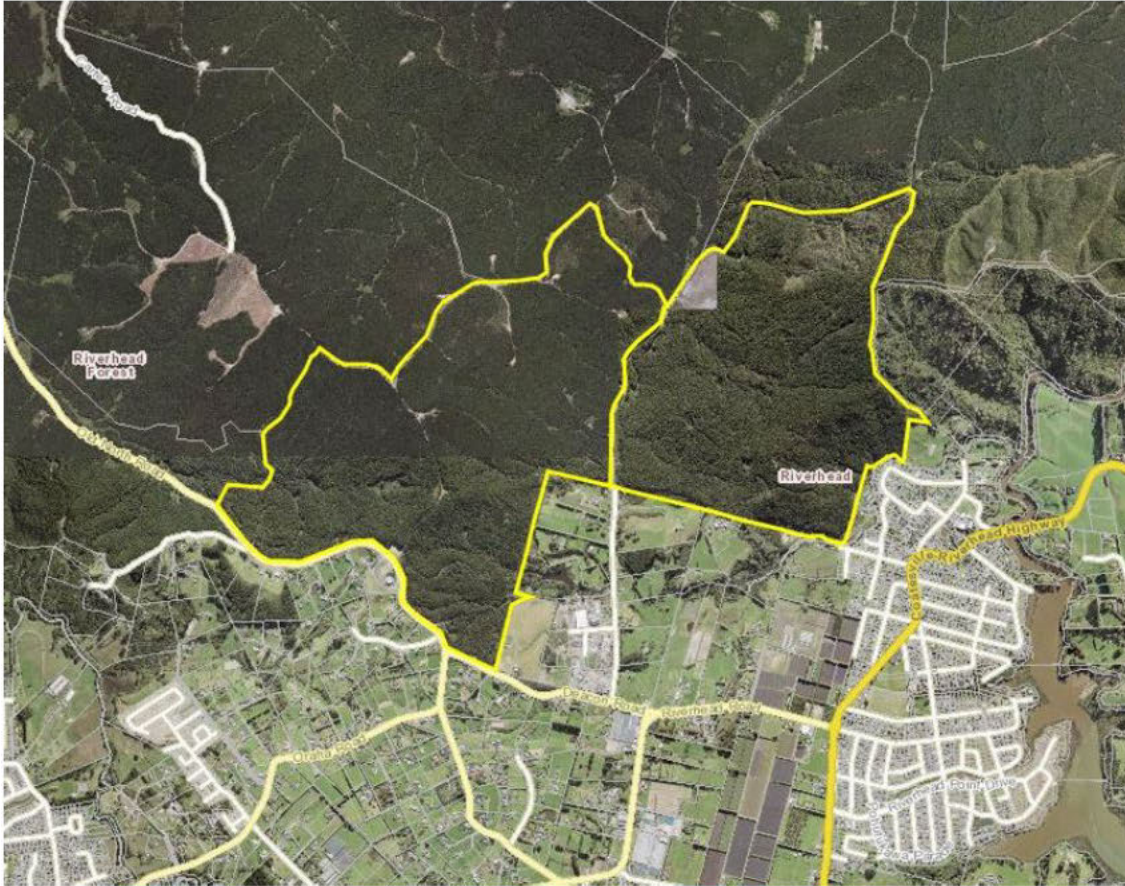


Figure 1: Location of the site

The process and how you can provide input:

The Rangitoopuni project is progressing under the Fast Track Approvals Act 2024 (FTAA) and has been listed under Schedule 2 of the legislation. The application will be assessed by an Expert Consenting Panel, supported by the Environmental Protection Authority (EPA). You can find more information about this process on the Fast Track website: www.fasttrack.govt.nz.

As part of the application, RDLP is keen to consult with its neighbours and understand your views on this proposal. Your feedback is important to RDLP, and it welcomes any thoughts, questions, or concerns you may have.

Additionally, the EPA requires that the applicant submits contact details for owners and occupiers of land adjacent to the site. If possible, it is kindly requested that you email us at

[REDACTED] with your name, address, and whether you are an owner or occupier. If you are a tenant, we request that you share this information with your landlord.

Let's Connect – Have Your Say

RDLP would appreciate the opportunity to discuss the proposal with you. If you would like to:

- Share your thoughts or ask questions
- Arrange a meeting (in person or online)

Please reach out to me via email, and I will be happy to organise a time.

This is an exciting opportunity for the community, and RDLP wants to ensure Rangitooopuni is developed in a way that benefits everyone. We appreciate your time and look forward to hearing your thoughts.

Yours sincerely,

On behalf of **Rangitooopuni Developments Limited Partnership**

[REDACTED]

[REDACTED]