

File ref: FTAA-2504-1055

Rangitooopuni Developments Limited Partnership  
C/- Michelle Kemp  
Campbell Brown Planning Limited  
By email: [REDACTED]

Tēnā koe

**Request for information No1 from Rangitooopuni Developments Limited Partnership in relation to the Rangitooopuni Development under the Fast-track Approvals Act 2024**

The Rangitooopuni 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 Rangitooopuni Development application.

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

1. Signed statements from experts whose advice has informed the application and its assessments, setting out:
  - a) Their expert qualifications and/or experience;
  - b) Whether they are familiar with the Environment Court's Code of Conduct for Expert Witnesses 2023 (the Code) and if so, whether they have provided their opinions to the Panel in accordance with the Code;<sup>1</sup>
2. Included with the Application materials is a document entitled "*Outline of changes made to the application*" which includes the statement: "*All of the application documentation ... has been updated to remove reference to the three retail units (retail hub) and microbrewery*". The amendments to the AEE can be seen in the *AEE – Re-lodgement (tracked changes)* document. The Panel have assumed that the changes shown were made to the Application after it was lodged but prior to the EPA concluding its section 46 completeness and scope determination. The Panel wish to understand the reason for the change to the Application and accordingly, seek the following information:
  - a) Copies of all plans, reports and documents depicting and describing the proposed retail hub and hospitality proposal.

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<sup>1</sup> The Panel acknowledges (and is appreciative of the fact) that many of the specialist reports included with the assessment of environmental effects have referred to the Code of Conduct and/or set out the author's qualifications and experience. However, provision of both (i.e., reference to the code and a statement of qualifications etc) has not been undertaken consistently by the respective authors.

- b) Copies of all communications between the EPA and the applicant in relation to this aspect of the proposal, including in relation to scope, that occurred prior to the EPA issuing its section 46 decision.
- c) Confirmation that, if the Panel considers there is scope to approve this activity, that the Applicant wishes to amend the Application to reinstate it.

### **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 referred to at 1 to the EPA by **17 September 2025** and the information requested at 2 to the EPA by **1 September 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](mailto:info@fasttrack.govt.nz)

Nāku noa, nā



Steph Bougen

**Application Lead, Fast Track team.**