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## MINUTE 2 OF THE EXPERT PANEL

Invitation to comment  
Rangitooopuni [FTAA-2504-1055]  
(20 August 2025)

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[1] This minute addresses invitations to comment on the Application under section 53 of the Fast-track Approvals Act 2025 (the **FTAA**). The Expert Panel (**Panel**) confirms that it undertook a site and locality visit, prior to finalising this minute, on Wednesday, 13 August 2025.

[2] In accordance with section 53(2) of the FTAA, the Panel must invite comments from persons listed in sections 53(2) (a) to (n) where relevant. In this regard, the Panel records that sections 53(2)(d) to (g) are not relevant. **Appendix 1** lists the prescribed persons relevant to this project from whom comments must be invited.

[3] Auckland Council has been identified as the relevant local authority pursuant to section 53(2)(a) of the FTAA. For completeness, the Panel invites comments from all relevant parts of Auckland Council and its Council Controlled Organisations, namely Watercare Services Limited, Healthy Waters, and Auckland Transport.

[4] Section 53(2)(h) and (i) of the FTAA state that the owners and occupiers of land to which the Application relates, and the land adjacent to that land, must be invited to comment. Sections 4.5.1 and 4.5.2 of the ‘*Rangitooopuni – Application under the Fast-track Approvals Act 2024*’ dated 5 May 2025, identified the names and

addresses of owners and occupiers of the site and the land adjacent to the site. The EPA has also provided its advice to the Panel based on the Guidance Note entitled: *FTA Guidance Material Identifying Adjacent Land*.

[5] After considering the information from the applicant and the advice from the EPA, the Panel has determined that those persons listed in **Appendix 3** should be invited to comment on the Application. **Appendix 2** includes two maps of the adjacent land and **Appendices 3** and **4** list the owners and occupiers of that land.

[6] The Panel has considered section 53(3) of the FTAA and has identified some additional persons from whom it considers appropriate to also invite comment on the application. This is due to these persons owning parcels of land that may be affected by potential changes in stormwater flows from the site that will occur if the Application proceeds; or because they are located where a currently unusable public pedestrian walkway past their properties may be reinstated. These parties are listed in **Appendix 4**.

[7] The persons listed in Appendices 1, 3 and 4 will therefore be invited to comment on the Application.

[8] The Panel has identified some matters on which it would like comment from certain parties. These are contained in **Appendix 5**.

[9] The Panel wishes to notify parties that the Applicant has provided updated application material to address comments from Auckland Council (including its Council Controlled Organisations). This may include minor changes to plans and drawings and consequential changes to the application documents. This updated information is available on the fast-track website ([Substantive application | Fast-track website](#)) and is clearly identified as the updated material. A bullet summary of the changes has been provided by the Applicant, which details the specific documents that have been updated and changes made. **It is requested that all parties review the updated material and refer to the updated information in their comments.**

[10] This invitation to comment is dated Wednesday, 20 August 2025 and the date for comments is 20 working days from this date (section 54 of the FTAA), namely, Wednesday 17 September 2025.

[11] Comments must be filed with the EPA no later than **11.59pm on 17 September 2025** via:

- (a) by email to [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz);
- (b) by post to Private Bag 63002, Wellington 6140 New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.

A handwritten signature in blue ink, appearing to read 'KRM Littlejohn', with a long horizontal flourish extending to the right.

**Kitt R M Littlejohn**  
Expert Panel Chair

**Appendix 1**  
**Parties invited to Comment under section 53(2) of the Act**

<b>Section of Act</b>	<b>Description from Act</b>	<b>Party identified</b>
53(2)(a)	the relevant local authorities	<ul style="list-style-type: none"> <li>• Auckland Council</li> </ul>
53(2)(b)	the relevant iwi authorities	<ul style="list-style-type: none"> <li>• Te Ākitai Waiohū Waka Taua Inc</li> <li>• Ngāti Tamaoho Trust</li> <li>• Ngāti Te Ata Claims Support Whānau Trust</li> <li>• Te Rūnanga o Ngāti Whātua</li> <li>• Ngāti Maru Runanga Trust</li> <li>• Ngāti Tamaterā Treaty Settlement Trust</li> <li>• Te Kawerau Iwi Settlement Trust</li> <li>• Ngāi Tai ki Tāmaki Trust</li> <li>• Ngā Maunga Whakahii o Kaipara Development Trust</li> <li>• Ngāti Whātua Ōrākei Trust Board</li> </ul>
53(2)(c)	<p>any relevant Treaty settlement entities, including, to avoid doubt,—</p> <p>(i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and</p> <p>(ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area</p>	<ul style="list-style-type: none"> <li>• Te Kawerau Iwi Settlement Trust</li> <li>• Ngāi Tai ki Tāmaki Trust</li> <li>• Ngā Maunga Whakahii o Kaipara Development Trust</li> <li>• Ngāti Whātua Ōrākei Trust Board</li> <li>• Ngāti Tamaoho Settlement Trust</li> </ul>

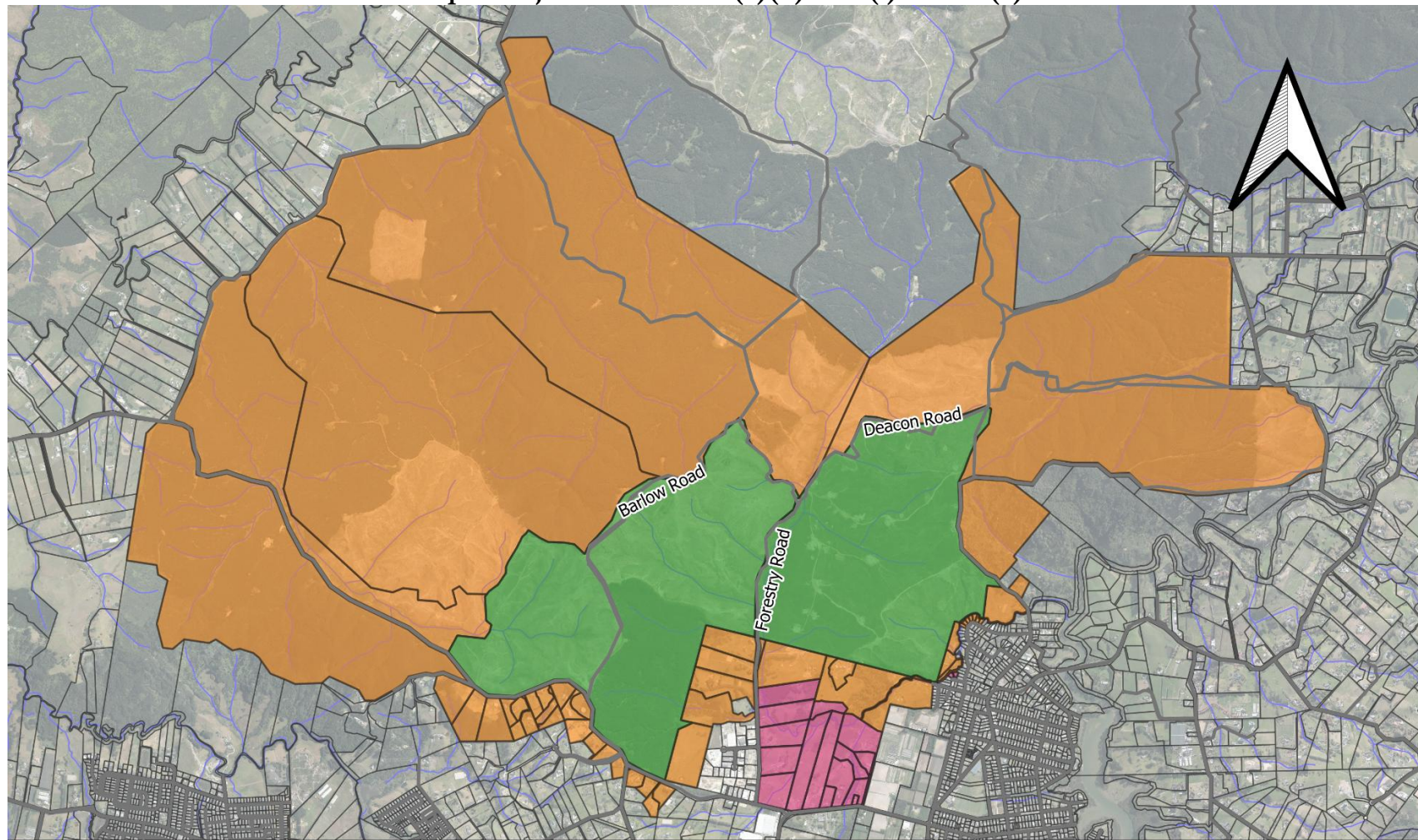
		<ul style="list-style-type: none"> <li>• Te Ākitai Waiohū Settlement Trust</li> </ul>
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
53(2)(h)	owners of the land to which the substantive application relates	<ul style="list-style-type: none"> <li>• <b>See Appendix 3</b></li> </ul>
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	<ul style="list-style-type: none"> <li>• <b>See Appendix 3</b></li> </ul>

53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<ul style="list-style-type: none"> <li>• Minister of Housing</li> <li>• Minister for Conservation</li> <li>• Minister for Seniors</li> <li>• Minister for Auckland</li> <li>• Minister for Infrastructure</li> <li>• Minister for Treaty of Waitangi Negotiations</li> <li>• Minister for Arts, Culture and Heritage</li> <li>• Minister for Social Development and Employment</li> <li>• Minister for Housing</li> <li>• Minister for Building and Construction</li> <li>• Minister for Climate Change</li> <li>• Minister for the Environment</li> <li>• Minister for Regional Development</li> </ul>
53(2)(k)	relevant administering agencies	<ul style="list-style-type: none"> <li>• Auckland Council (including Auckland Transport, Healthy Waters and Watercare Services Ltd)</li> <li>• Ministry for the Environment</li> <li>• Department of Conservation</li> </ul>
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	<ul style="list-style-type: none"> <li>• Minister for Defence</li> </ul>

53(2)(m)	<p>if the approvals sought in the substantive application include—</p> <p>(i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:</p> <p>(iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7:</p>	<ul style="list-style-type: none"> <li>• Director-General of Conservation</li> <li>• New Zealand Conservation Authority</li> <li>• Auckland Conservation Board</li> <li>• New Zealand Fish and Game Council</li> <li>• Game Animal Council</li> </ul>
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	<ul style="list-style-type: none"> <li>• N/A</li> </ul>



Appendix 2  
Map of adjacent land – 53(2)(h) and (i) and 53(3)



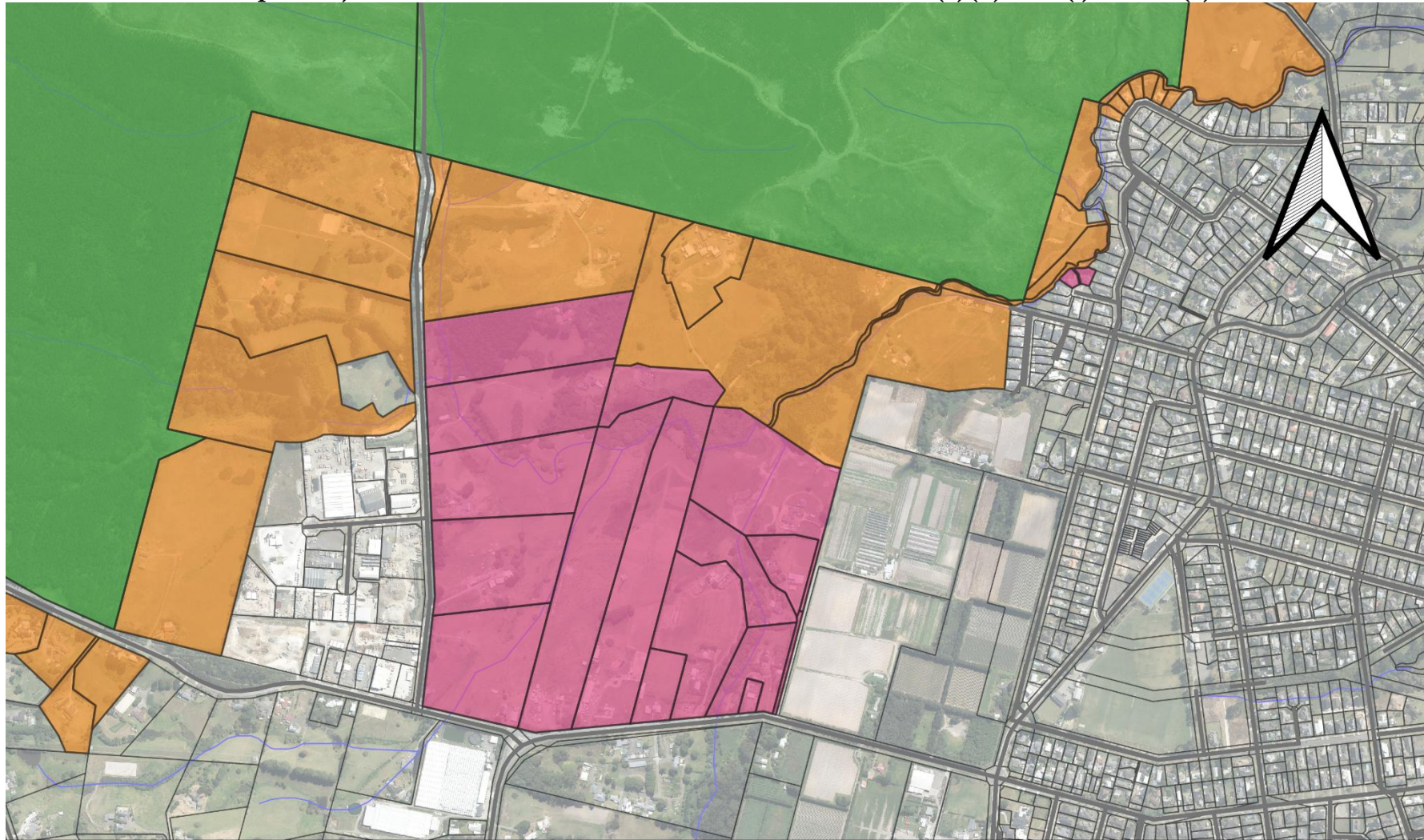
Legend

- Substantive application land invited to comment under s53(2)(h) and (i)
- Adjacent land invited to comment under s53(2)(h) and (i)
- Additional land invited to comment under s53(3)

0 750 1,500 m



Map of adjacent land: closer view of southeastern land – 53(2)(h) and (i) and 53(3)



Legend

- Substantive application land invited to comment under s53(2)(h) and (i)
- Adjacent land invited to comment under s53(2)(h) and (i)
- Additional land invited to comment under s53(3)

0 100 200 m  
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### Appendix 3

#### Owners and occupiers of the properties to which the substantive application relates and the land adjacent to that land

<b>Owners of the land to which the substantive application relates</b>
<ul style="list-style-type: none"> <li>• Old North Road - Lot 1 DP 590677</li> <li>• Forestry Road - Lot 2 DP 590677</li> </ul>
<b>Owners and occupiers of the adjacent land</b>
<p><b>Land that has a common boundary with the land to which the substantive application relates and is considered adjacent:</b></p> <ul style="list-style-type: none"> <li>• 100 Forestry Road, Riverhead - Lot 8 DP 60666</li> <li>• 17 Wautaiti Drive, Riverhead - Lot 19 DP 465249</li> <li>• 22 Cobblers Lane, Riverhead - Lot 1 DP 15622</li> <li>• 30B Duke Street, Riverhead - Lot 2 DP 339149</li> <li>• 30C Duke Street, Riverhead - Lot 2 DP 488863; Lot 3 DP 488863</li> <li>• 49 Forestry Road, Riverhead - Lot 201 DP 425261</li> <li>• 52 Crabb Fields Lane, Riverhead - Lot 42 DP 478005</li> <li>• 63 Forestry Road, Riverhead - Lot 3 DP 64224</li> <li>• 74 Deacon Road, Riverhead - Part Lot 2 DP 26674</li> <li>• 85 Forestry Road, Riverhead - Lot 2 DP 64224</li> <li>• 93 Forestry Road, Riverhead - Lot 1 DP 64224</li> <li>• Ararimu Valley Road, Ararimu Valley - Lot 3 DP 590677; Lot 6 DP 590677; Lot 8 DP 590677</li> <li>• Forestry Road, Riverhead - Part Allot 91 PSH OF Paremoremo</li> <li>• Mill Flat Road, Riverhead - Lot 5 DP 590677</li> <li>• Wautaiti Stream - Crown Land Survey Office Plan 58853; Lot 23 DP 465249; Lot 26 DP 465249</li> </ul> <p><b>Land that does not have a common boundary but is close enough to form part of the context of the application site and could be considered adjacent:</b></p> <ul style="list-style-type: none"> <li>• 22 Duke Street, Riverhead - Lot 20 DP 499876</li> <li>• 29 Cobblers Lane, Riverhead - Lot 1 DP 406279</li> <li>• 3 Terry Smyth Drive, Huapai - Lot 44 DP 199759</li> <li>• 30 Crabb Fields Lane, Riverhead - Lot 17 DP 465322</li> <li>• 32 Crabb Fields Lane, Riverhead - Lot 18 DP 465322</li> <li>• 338 Old North Road, Huapai - Lot 2 DP 360630</li> <li>• 34 Crabb Fields Lane, Riverhead - Lot 19 DP 465322</li> <li>• 36 Crabb Fields Lane, Riverhead - Lot 20 DP 465322</li> <li>• 371 Old North Road, Huapai - Lot 28 DP 199759</li> <li>• 375 Old North Road, Huapai - Lot 7 DP 168006</li> <li>• 38 Crabb Fields Lane, Riverhead - Lot 21 DP 465322</li> <li>• 40 Crabb Fields Lane, Riverhead - Lot 22 DP 465322</li> <li>• 403 Old North Road, Huapai - Lot 1 DP 559143</li> <li>• 409 Old North Road, Huapai - Lot 2 DP 559143</li> <li>• 417 Old North Road, Huapai - Lot 1 DP 197763</li> <li>• 42 Crabb Fields Lane, Riverhead - Lot 44 DP 478005</li> <li>• 433 Old North Road, Huapai - Lot 2 DP 374071</li> </ul>

- 433A Old North Road, Huapai - Lot 1 DP 374071
- 437 Old North Road, Huapai - Lot 2 DP 421727
- 445 Old North Road, Huapai - Lot 1 DP 421727
- 451 Old North Road, Huapai - Lot 3 DP 374071
- 451A Old North Road, Huapai - Lot 4 DP 374071
- 451B Old North Road, Huapai - Lot 2 DP 387616
- 453 Old North Road, Huapai - Lot 1 DP 387616
- 465 Old North Road, Huapai - Lot 1 DP 53102; Lot 2 DP 53102; Lot 3 DP 53102
- 6 Terry Smyth Drive, Huapai - Lot 27 DP 199759
- 79 Deacon Road, Riverhead - Lot 1 DP 409802
- 85 Deacon Road, Riverhead - Lot 2 DP 409802
- 93 Deacon Road, Riverhead - Lot 1 DP 360630
- Allot 222 PSH OF Paremoremo
- Old North Road, Waikoukou Valley - Lot 4 DP 590677

## Appendix 4

### Other parties considered appropriate to invite comment from

<b>Additional land parcels invited to comment</b>
<ul style="list-style-type: none"> <li>• Lot 1 DP 152051 - 301 Riverhead Road, Riverhead</li> <li>• Lot 1 DP 172333; 1/3 SH Lot 4 DP 172333 - 305 Riverhead Road, Riverhead</li> <li>• Lot 1 DP 173266 - 281 Riverhead Road, Riverhead</li> <li>• Lot 1 DP 175758 - 289 Riverhead Road, Riverhead</li> <li>• Lot 1 DP 488863 - 30A Duke Street, Riverhead</li> <li>• Lot 1 DP 60666 - 267 Riverhead Road, Riverhead</li> <li>• Lot 2 DP 152051 - 301B Riverhead Road, Riverhead</li> <li>• Lot 2 DP 172333; 1/3 SH Lot 4 DP 172333 - 303 Riverhead Road, Riverhead</li> <li>• Lot 2 DP 60666 - 263 Riverhead Road, Riverhead</li> <li>• Lot 3 DP 172333; 1/3 SH Lot 4 DP 172333 - 303A Riverhead Road, Riverhead</li> <li>• Lot 3 DP 60666 - 6 Deacon Road, Riverhead</li> <li>• Lot 4 DP 60666 - 22 Forestry Road, Riverhead</li> <li>• Lot 5 DP 60666 - 44 Forestry Road, Riverhead</li> <li>• Lot 6 DP 60666 - 50 Forestry Road, Riverhead</li> <li>• Lot 7 DP 60666 - 64 Forestry Road, Riverhead</li> <li>• Lot 8 DP 465249 - 6 Mill Grove, Riverhead</li> <li>• Lot 9 DP 465249 - 4 Mill Grove, Riverhead</li> <li>• Section 2 Block VI Waitemata SD; Section 3 Block VI Waitemata SD; Allot 221 PSH OF Paremoremo; Part Allot 69 PSH OF Paremoremo; Part Allot 165 PSH OF Paremoremo</li> </ul>
<b>Other parties invited to comment</b>
<ul style="list-style-type: none"> <li>• Fire and Emergency New Zealand</li> <li>• Ngāti Pāoa Iwi Trust</li> <li>• Riverhead Community Association</li> <li>• NZ Transport Agency / Waka Kotahi</li> </ul>

## Appendix 5

### Specific comments sought

The Expert Panel requests specific comment from **Auckland Council** on the following aspect of the Application.

The Application proposes to grant to Auckland Council a pedestrian easement over Lot 2 Deposited Plan 590677 (see proposed easement VB, Appendix N.1, Drawing No. C190-1-1).

Section 6.11.4 of the Application AEE dated 5 May 2025 notes:

*A 3m wide, concrete surface walking path, also accessible to 4 wheel drive golf carts is proposed to connect down the escarpment to the eastern edge of Lot 2. The proposed track will connect in the future to an existing track at the end of Mill Grove, which crosses the Wautaiti Stream tributary into the Mill Grove cul-de-sac and into the Riverhead township.*

During its site visit the Expert Panel viewed the existing track at the end of Mill Grove and observed that the pedestrian bridge over the Wautaiti Stream tributary had been washed away, thus preventing access over the stream to the Wautaiti Stream Esplanade Reserve. The Expert Panel understands that for the applicant's public access proposal to be achieved, its proposed track over Lot 2 to the boundary with the esplanade reserve will need to continue through this reserve and connect over the stream with a new pedestrian bridge.

Although Council approval (as landowner) will ultimately be required for any track construction works needed in the esplanade reserve and for any new bridge structure and stream crossing, the Expert Panel wishes to explore whether any required resource consents needed for this track and bridge can be included (and thus potentially granted) as part of the Application. In this regard, the Expert Panel seeks the following specific comments on the Application from the Auckland Council:

1. What resource consents would be required to physically form and/or reinstate the pedestrian access over the esplanade reserve from the end of

Mill Grove (including the bridge) to the boundary with Lot 2 Deposited Plan 590677?

2. The Expert Panel's preliminary view is that the description of the future access quoted from the AEE above is sufficient to bring these activities within the overall scope of the Application. Does the Auckland Council take a different view and if so, why?
3. Assuming the Expert Panel finds the proposed activities to be within scope, the Auckland Council is requested to comment on the consent conditions that might be imposed on the consents required to physically form and/or reinstate the pedestrian access (including the bridge).