Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

File ref: 26-BRF-02108 / FTAA-2605-1244

6 November 2026

Mitch Tweedie
Rangitoopuni Developments Limited Partnership (the applicant)
Email: s9(2)(a)

c/- Michelle Kemp
Campbell Brown Planning Limited (the agent)
Email: s9(2)(a)

Dear Mitch

Section 28 – Notice of decisions on the referral application for the Rangitoopuni Forest project under the Fast-track Approvals Act 2024

This notice of decisions relates to a referral application received from Rangitoopuni Developments Limited Partnership (the applicant) for the Rangitoopuni Forest project (the project) under the Fast-track Approvals Act 2024 (the Act).

The Minister for Infrastructure (the Minister) has decided to accept the referral application for the project, being satisfied that the criteria in section 22 of the Act are met [*section 21(1)(c)*], and to refer the whole project to the fast-track approvals process under section 26(2)(a) of the Act. The reasons for the Minister's decisions are set out below.

Project details

The project is a staged, large-scale subdivision that will transition the existing production forest to a predominantly rural-residential and open space environment.

The project area is located within the Riverhead (Rangitoopuni) Forest, northwest of Auckland City in the Auckland Region, and comprises seven adjoining landholdings with a total area of approximately 3,052 hectares, of which approximately 2,242 hectares is identified as developable land.

The project provides for predominantly low-density residential "forest lots", generally ranging from approximately 2,500 m^2 to 1 hectare, and a component of more compact housing located within and adjacent to proposed community hubs. The project also includes provision for marae and papakāinga housing.

The project involves the construction and establishment of:

a. approximately 3,407–4,164 residential forest lots
b. four community hubs, including small-scale commercial and retail activities, housing, community infrastructure, accommodation, and education facilities
c. a recreation hub, including outdoor recreation services and associated community, cultural, and accommodation infrastructure
d. the establishment of the Te Kawerau ā Maki-owned Rangitoopuni Forest Reserve, comprising approximately 573 hectares of regenerating native forest and land available for public access
e. approximately 200 km of publicly accessible walking and cycling tracks
f. private infrastructure to be owned and operated by Te Kawerau ā Maki and/or future private landowners
g. the protection and enhancement of riparian margins and wetland areas
h. landscaping and native planting, including large-scale ngahere restoration across the site, with approximately 2,500 hectares of protected native vegetation across the reserve and covenanted areas on private lots
i. all associated works required to enable the development, including earthworks, roading, open space formation, stream works, and on-site stormwater, wastewater, and water supply infrastructure.

The applicant seeks the following approvals via the fast-track approvals process:

a. resource consents under the Resource Management Act 1991 (RMA), potentially including for activities prohibited under regulation 53 of the National Environmental Standards for Freshwater (NES-F), and for standard freshwater fisheries activities as described in section 42(4)(a) of the Act
b. wildlife approvals under the Wildlife Act 1953 as described in section 42(4)(h) of the Act
c. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 as described in section 42(4)(i) of the Act
d. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 or the Conservation Act 1987 as described in section 42(4)(j) of the Act.

Statutory framework for referral applications

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The project can only be accepted if the Minister is satisfied the criteria in section 22 are met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost

effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

a. the Minister is satisfied that the project does not meet the criteria in section 22
b. the Minister is satisfied that the project involves an ineligible activity
c. the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Reasons for accepting the referral application

The Minister is satisfied the project:

a. is an infrastructure or development project that would have significant regional or national benefits; and
b. referring the project to the fast-track approvals process –
    i. would facilitate the project by enabling more timely and cost-effective processing than under normal processes; and
    ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

a. the project, for a large-scale residential and urban development, is a development project that would have significant regional benefits [*section 22(1)(a)*] because it:
    i. will increase the supply of housing and address housing needs [*section 22(2)(a)(iii)*] by:
        – delivering a significant increase in housing supply through approximately 3,407 to 4,164 residential lots, contributing to housing supply and choice in Auckland
        – providing opportunities for papakāinga and marae-based development, supporting Māori housing aspirations and the use of whenua to meet current and future housing needs
    ii. will deliver significant economic benefits [*section 22(2)(a)(iv)*] by:
        – supporting substantial investment in the Auckland Region
        – supporting employment and economic activity through the construction and ongoing operation of the project
        – contributing to housing supply, associated infrastructure provision, and Māori economic aspirations through the development of Treaty settlement land.
b. referring the project to the fast-track approvals process would facilitate its delivery [*section 22(1)(b)(i)*], including by enabling it to be processed in a more timely and cost-effective way than under normal processes as:
        – the project may involve a prohibited activity under the National Environmental Standards for Freshwater, which would preclude it from progressing through the

standard consenting pathway under the RMA – prohibited activities may be considered through the fast-track approvals process

- the standard approval processes for a project of this scale and complexity could involve public notification, hearings, and appeals, resulting in increased costs and longer approval timeframes
- appeals under the Act are only to the High Court rather than the Environment Court and are limited to points of law
- the Act precludes public and limited notification.

c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [*section 22(1)(b)(ii)*] because the project is neither in the New Zealand context or beyond the scope of what a panel would typically assess under the RMA.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. Having considered the matters in section 21(5), the Minister is also satisfied there is no reason to decline the referral application under section 21(4).

Specified matters for the accepted referral application

1. Rangitoopuni Developments Limited Partnership, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.

2. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

3. Pursuant to section 27(3)(b)(ii), the following information must be submitted with the substantive application lodged for the project:

    a. an assessment of the relevant transport and three waters infrastructure, including:
        - the existing condition and capacity of that infrastructure
        - any upgrades, improvements or new infrastructure required in connection with the project
        - any funding required to carry out those upgrades, improvements or new infrastructure, including who will provide that funding
        - information on any discussions held, and any agreements made, between the applicant and relevant infrastructure providers in relation to those matters.

    b. an integrated transport assessment, including but not limited to, the effects of the staged development on the local and strategic transport network, including State Highway 16, and any planned transport improvements relied upon by the project.

4. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from NZ Transport Agency Waka Kotahi, in addition to those specified in section 53.

Other matters

Under section 16(2)(c) of the Act, the Minister directs any panel that considers a substantive application for the project which includes an approval under the Wildlife Act 1953, to comply with the following requirements:

a. consider how to apply the consultation process set out in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement to its engagement with Ngāi Tai ki Tāmaki; and

b. consider whether to apply the consultation process set out in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement to its engagement with other relevant Treaty settlement entities that are parties to the Ngā Mana Whenua o Tāmaki Makaurau collective redress deed.

An excerpt of the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement, as well as a link to the entire document, is included as Attachment 7 to the section 18 report for the project.

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

If you have any queries about the substantive process, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister's decisions on accepted referral application

Appendix 1: Section 28 – Notice of Minister's decision on accepted referral application

Section 28(1)(a)(i) – The applicant	Rangitoopuni Developments Limited Partnership

Section 28(1)(a)(ii) – Anyone invited to comment on the application	
Relevant local authorities	Auckland Council (including Watercare Services Limited and Auckland Transport)
Relevant portfolio Ministers	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister of Conservation Minister for Arts, Culture and Heritage Associate Minister of Housing
Relevant administering agencies	Department of Conservation Heritage New Zealand Pouhere Taonga
The Māori groups under s17(d)	Te Kawerau Iwi Settlement Trust Ngā Maunga Whakahii o Kaipara Development Trust Ngai Tai ki Tamaki Trust Ngāti Tamaoho Settlement Trust Te Runanga o Ngati Whatua Te Ākitai Waiohua Waka Taua Inc Te Akitai Waiohua Settlement Trust Ngati Maru Runanga Trust Ngāti Tamaterā Treaty Settlement Trust Ngāti Te Ata Claims Support Whānau Trust Ngāti Pāoa Iwi Trust Ngāti Whātua Ōrākei Trust Ngaati Whanaunga Ruunanga Trust
Any other persons under s17(5)	Chief Executive of NZ Transport Agency Waka Kotahi Minister of Education Minister of Defence Minister for Auckland Minister for Economic Growth

Section 28(2) – Other parties for an accepted referral application	
The Panel Convener	Including all the information received by the Minister as required by section 28(4).
Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
Environmental Protection Authority (EPA)	Including all the information received by the Minister as required by section 28(4).
Relevant administering agencies	As identified above.