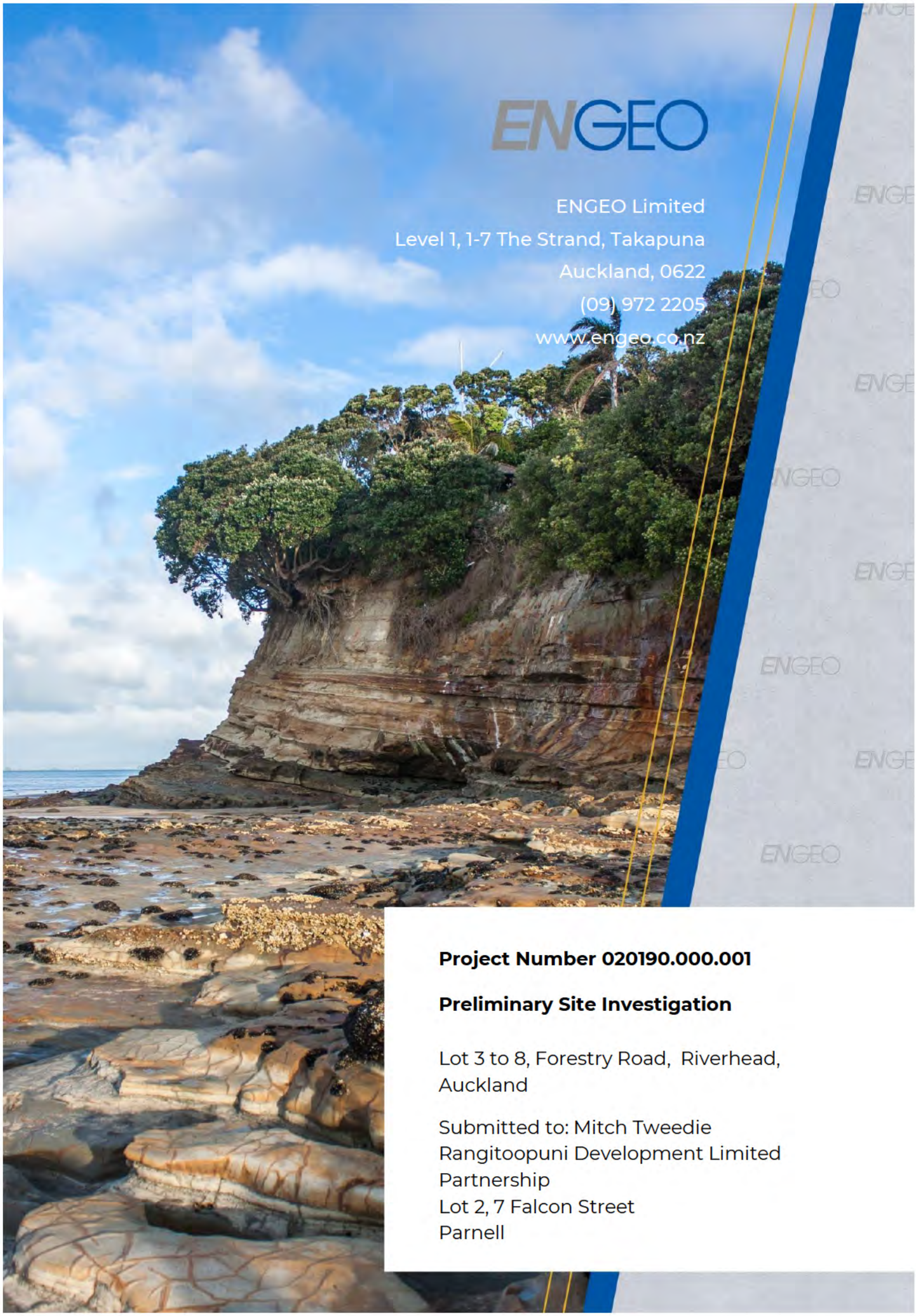


ENGEO Limited
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Project Number 020190.000.001

Preliminary Site Investigation

Lot 3 to 8, Forestry Road, Riverhead, Auckland

Submitted to: Mitch Tweedie
Rangitoopuni Development Limited Partnership
Lot 2, 7 Falcon Street
Parnell

ENGEO Document Control:

Report Title	Preliminary Site Investigation – Lot 3 to 8, Forestry Road, Riverhead		
Project No.	020190.000.001	**Doc ID**	33
Client	Rangitoopuni Development Limited Partnership	**Client Contact**	Mitch Tweedie
Distribution (PDF)			

Date	Revision Details / Status	Author	Reviewer	WP
20/05/2026	Issued to Client	JM	CD	HO
27/05/2026	Minor revisions	JM	CD	DF

SQEP Certifying Statement

I certify that the site has been assessed in accordance with current New Zealand Regulations and guidance documents and that this report has been prepared in general accordance with the Ministry for the Environment's Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand, 2021.

I am considered by ENGEO Limited to be a suitably qualified and experienced practitioner (SQEP) able to certify reports pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, based on the company's definition of a SQEP as given below.



Claire Davies,

27 May 2026

ENGEO Limited requires that a SQEP has the following Qualifications / Experience:

- *Tertiary science or engineering qualification relevant to environmental assessment.*
- *A minimum of ten years of relevant experience.*
- *Registration with a professional body that assess and certifies environmental professionals in the competency criteria of training, experience, professional conduct, and ethical behaviour.*

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1 Introduction

ENGEO Ltd was requested by Rangitoopuni Development Limited Partnership to undertake a Preliminary Site Investigation at Lot 3 to 8, Forestry Road, Riverhead, Auckland (herein referred to as 'the site', shown in (Figure 1). This work has been carried out in accordance with our signed agreement dated 14 May 2026.

The purpose of this assessment is to support Te Kawerau ā Maki, in partnership with Avant Property Development Limited ('Avant') under Rangitoopuni Development Limited Partnership (RDLP), with an application for referral to use the Fast Track Approvals process.

The Boffa Miskell Illustrative Masterplan, dated 26 May 2026 presents the wider Rangitoopuni Forest masterplan. Lot 1 and 2 are subject to an approved resource consent for a countryside living subdivision (Lot 1) and retirement village (Lot 2). The development of Lots 3–8 (the site) will be a staged large-scale master planned subdivision, converting existing production forest to a predominantly rural-residential and open space land use. The plan provides for approximately 3,434–4,197 residential bush lots across a developable area of approximately 2,228 ha, supported by a roading network, localised commercial and community hubs, 575 hectare park and associated infrastructure. The site covers approximately 3,284 ha.

The objective of this desktop assessment was to gather information relating to current and historical land uses to identify potentially contaminating activities included on the Ministry for the Environment's (MfE) Hazardous Activities and Industries List (HAIL; MfE, 2011b) and to outline areas that may require further assessment to support the proposed land use. This assessment also provides commentary on potential remedial or management options should these further assessments identify an unacceptable risk to future site users.

The assessment has been completed to a standard equivalent to that required by Auckland Council to support a future consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (2011; the 'NESCS') and contaminated land provisions of the Auckland Unitary Plan (AUP; Auckland Council, 2016).

This assessment was undertaken in general accordance with the MfE Contaminated Land Management Guidelines (CLMG) No. 1: Reporting on Contaminated Sites in New Zealand (MfE, 2021a) and CLMG No 5: Site Investigation and Analysis of Soils (MfE, 2021b). The investigation was supervised, and the report reviewed and approved by a suitably qualified and experienced contaminated land practitioner in accordance with national environmental regulations for soil contamination.

2 Site Information

The Rangitoopuni development comprising Lot 2–8, DP 590677, is located within Riverhead Forest, north of the Auckland townships of Riverhead, Kumeū, and Huapai. The site forms part of a wider forestry landscape characterised by a mixture of recently harvested plantation areas, regenerating vegetation, and rural–residential land uses.

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Site information is summarised in Table 1.

Table 1: Site Information

Item	Description
Site Address	Lot 3 - 8: Forestry Road, Riverhead, Auckland
Legal Description	Lot 3 – 8, DP 590677
Current Land Use	Commercial forestry
Proposed Land Use	Residential, and commercial
Site Area	3.284 ha
Territorial Authority	Auckland Council
Zoning	Rural Production Zone
Geology	The site is mapped to be underlain predominantly by East Coast Bays Formation flysch deposits. Outcrops of Albany Conglomerate are mapped in the northern and eastern parts of the site, and low-lying areas are underlain by younger alluvial deposits of the Takaanini Formation and Tauranga Group Alluvium. The northern portion of the site also includes Hukerenui Mudstone of the Mangakahia Complex within the Northland Allochthon group.
Topography	The site is characterised by gently to moderately steep terrain, comprising rolling ridges and incised gullies.
Hydrology	The site contains a large network of streams and drainage lines, with surface water generally flowing from ridges down into gullies and larger waterways. Overland flow paths are present across the site, particularly on steeper slopes, and can concentrate runoff during rainfall events. Water is likely to accumulate in low-lying areas and along drainage features. The site is mapped within a High-Use Stream Management Area Overlay, indicating increased sensitivity of receiving environments to stormwater inputs.
Hydrogeology	Based on surface contours and nearby surface water bodies, shallow groundwater flow direction is expected to vary across the site but is generally consistent with overland flow paths. Groundwater conditions are interpreted to comprise a shallow, locally variable near-surface regime, with groundwater likely to be near surface in low-lying areas and deeper along ridgelines, overlying the deeper regional Waitematā aquifer hosted within fractured sandstone and siltstone at depth, as described by ENGEO (2025). The site is mapped as predominantly overlying the Lower Kaipara Waitematā Aquifer. The High-Use Aquifer Management Area Overlay for the Kumeu Waitematā Aquifer extends into the southern corner of the site, and the Rangitopuni Waitematā Aquifer extends into the eastern portion of the site.

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3 Site History

ENGEO reviewed Te Ara Encyclopedia of New Zealand, aerial photographs, and Auckland Council's response to a contamination enquiry. Relevant information obtained during this review is summarised below.

3.1 Te Ara Encyclopedia of New Zealand

Te Ara Encyclopedia of New Zealand (McClure, 2024) includes a description of Riverhead within a summary of the history of Auckland. It notes that "Riverhead State Forest was planted on 5,000 ha of poor gum land from 1929 to 1933. Owned today by Carter Holt Harvey, the forest is popular for its biking trails."

Based on this and other online sources, we understand that the site was historically used for gum digging of kauri, before being converted to forestry in the 1920s to 1930s.

3.2 Aerial Photographs

Aerial photographs dating from 1940 to 2024 have been reviewed and selected photographs are included and discussed in Appendix 1. The aerials were sourced from Auckland Council GeoMaps, and ESRI World Topographic Map.

The aerial photographs indicate that the site has been used exclusively for forestry since at least 1940. No significant changes are visible on the site throughout this period, other than periodic clearing and planting of trees, and occasional re-routing of forestry roads. Notable exceptions include:

- A shelter or shed structure, built between 1994–2004 in the middle of the site, with shipping containers are stored next to this structure from that time through to the present (inset image, Figure 1 1).
- A small group of shack-like buildings constructed between 2022 and 2024 near Carters Road, towards the western extent of the site (inset image, Figure 1).

3.3 Auckland Council Site Contamination Enquiry

ENGEO was provided (by the client) with Auckland Council's response to a Site Contamination Enquiry, dated 3 February 2023. The response is included as Appendix 2.

The following information is relevant to this investigation:

- Auckland Council concluded that there is no contamination information within Council records for the site.
- A Preliminary Site Investigation (PSI) was prepared by Cato Bolam (2014) which did not identify any potential contaminating activities (discussed further below).

In preparing the response, the former Auckland Regional Council and current databases were searched for records of verified and non-verified HAIL sites, closed landfills, bores, air discharge, industrial and trade process consents, contaminated site discharge consents, and environmental assessments within approximately 200 metres of the site.

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Relevant findings in relation to this assessment are as follows:

- An incident was listed in 2009 as "Riverhead Forest drum leaking oil". Based on the map, this is inferred to be in the central part of Lot 2. The incident notes 'Nil' impact and volume identified. No other relevant incidents were noted. During ENGEO's previous investigation of Lot 1 and 2 development (ENGEO, 2024b), forestry manager Sam Middlemass, who has been working on-site since the year 2000 stated to ENGEO that this incident was not included in his records. While Lot 2 is not assessed as part of this investigation, it is considered possible that fuel was also stored / used on-site. At the time of ENGEO's previous investigation Mr Middlemass stated that the only drums present on-site during forestry activities are 1,000 L diesel tanks used for refuelling machinery. These are double-lined and mounted on bunded sleds which are stored in locked shipping containers overnight. As the discharge was not found by the council monitoring officer on the day it was reported, it is considered likely that the leaking drums discharge volume was relatively minor.
- No HAIL activities are listed on the site. Various HAIL activities are listed relating to the industrial area south of the site. Given that these are downslope from the site and activities near the boundary appear to be limited, impacts to the site from these activities are considered unlikely.
- Various bore records are listed for domestic supply, stock supply or irrigation, including two bores north of the site within Riverhead Forest. Given that these entries date up to 2015, we consider that there is reasonable potential for potable water supplies to be present near the site.
- Consents are listed within the site boundary for:
    - Exotic Tree Harvesting (expired in 1993);
    - To take water from a stream for industrial use;
    - To discharge treated sewage effluent from a treatment plant by spray irrigation (within 600 m of map reference; granted 1987, expired 1996 and listed as 'not replaced'); and
    - Overland flows of potable water from the Riverhead Reservoir.
- Various consents are listed around the site for water supplies, trade waste, discharges from a cleanfill, and orcharding.

ENGEO was also provided with the PSI referenced within Auckland Council's response (Cato Bolam, 2014). The investigation covered an area of about 20 ha within the southwest portion of the present site, at which a cleanfill was proposed. While the site area does not overlap, we consider that it provides relevant information regarding site-wide activities within the forest. Cato Bolam concluded that there are no current or historical potentially contaminating activities at the site.

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4 Summary of Findings

Based on the information reviewed as part of this environmental investigation, the following potential sources of contamination have been identified:

- Auckland Council records indicate that treated wastewater may have been sprayed in Riverhead Forest between 1987 and 1996. While the consented location falls within the site boundary, we have identified the location of the proposed wastewater treatment plant; however, there is no evidence that the plant was constructed in the available aerial imagery. On this basis, we do not consider this to constitute HAIL Activity G5 (waste disposal to land, excluding biosolids used as soil conditioners), as it is unlikely that any wastewater treatment, and therefore waste disposal, occurred on site.
- Two areas with groups of buildings have been identified on-site. These are considered unlikely to pose a contamination risk, as they appear to have been constructed post-1994, when the use of hazardous building materials (e.g. asbestos-containing materials and lead-based paints) had significantly reduced due to regulatory controls. As such, the potential for contamination associated with building materials is considered highly unlikely.
- Potential for localised fill in the vicinity of buildings and gravel pads for machinery and slash burning in parts of the forest. Also potential for localised accidental release of fuel during machinery refuelling and maintenance.

5 Potential HAIL Activities

Where current or historical activities included on the MfE's HAIL are identified at a site the NESCS may apply. An intrusive contaminated land investigation is then required prior to redevelopment to determine the actual impact of these activities on the ground conditions at the site, and to assess if resource consent under the NESCS is required for the proposed redevelopment works.

Based on the information reviewed as part of this investigation activities listed on the HAIL (associated with potential localised filling and slash burning in parts of the forestry area) may have been historically and / or are currently present in portions of the site.

6 Summary

This PSI has been prepared to support an application for referral under the Fast-Track Approvals process for the proposed development.

Based on the findings of our desktop assessment, a HAIL activity (specifically HAIL ID I), associated with potential localised filling and slash burning in parts of the forestry area, is considered more likely that not to have occurred on parts of the site. Accordingly, the NESCS is expected to apply to the proposed land use change, subdivision, and soil disturbance activities.

As a result, an intrusive detailed environmental site investigation (DSI) is likely to be required to support the Fast-Track application. The investigation and reporting would be completed to a standard equivalent to that required by Auckland Council to support a future consent under the NESCS and contaminated land provisions of the Auckland Unitary Plan.

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Overall, the findings do not indicate any contamination matters that would preclude the proposed development, provided a Suitably Qualified and Experienced Practitioner (SQEP) undertakes the intrusive investigation in accordance with the NESCS and assesses the site against the contaminated land provisions of the Auckland Unitary Plan.

If soil disposal is required as part of the redevelopment works, soil testing may be required to assess whether the soil meets the Auckland Council definition of cleanfill.

If unexpected contamination is discovered during redevelopment, Auckland Council should be notified and the provisions of Rules E11 and E12 should be followed.

7 Limitations

i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our client, Rangitoopuni Development Limited Partnership, their professional advisers, and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.

ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.

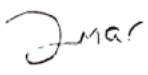
iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.

iv. This Limitation should be read in conjunction with the Engineering NZ / ACENZ Standard Terms of Engagement.

v. This report is not to be reproduced either wholly or in part without our prior written permission.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on (09) 972 2205 if you require any further information.

Report prepared by



Jack Martin

Environmental Scientist

Report reviewed by



Claire Davies, CEnvP

Associate Environmental Consultant

8 References

Auckland Council Geomaps < http://maps.aucklandcouncil.govt.nz/aucklandcouncilviewer/>.

Auckland Council, 2016. Auckland Unitary Plan. Operative in part – 15 November 2016 – updated 18 April 2024.

ENGEO, 2024a. ENGEO Limited. Geotechnical Summary of Lot 1 and Lot 2 – Rangitopuni Riverhead, Forestry Road, Riverhead, Auckland (reference 20190.000.001_08, dated 30 April 2024).

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MfE, 2021a. Ministry for the Environment. (2021). Contaminated Land Management Guidelines No.1: Reporting on Contaminated Sites in New Zealand.

MfE, 2021b. Ministry for the Environment. (2021). Hazardous Activities and Industries List (HAIL).

NESCS, 2011. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (2011)

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Figure 1:
Site Plan

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Meters

BASEMAP SOURCE: ENGEO INC, ESRI WORLD TOPO MAP

Legend
- Rangitoopuni Whole Forest Project Extent
- Approximate Lot 1-2 Boundary
- Approximate Lot 3-8 Boundary

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Title:

SITE LOCATION PLAN

Client: RANGITOOPUNI DEVELOPMENT LTD PARTENERSHIP		Plan No: 1
Project: Rangitoopuni Development	Designed: JM	
	Drawn: JM	
	Checked: RC	
	Date:5/19/2026	Size: A3
Proj No: 020190.000.001	Scale: As shown	Rev: A

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Appendix 1:

Contaminated Site Enquiry

3 February 2023

Tattico Limited
PO Box 91562, Victoria Street
AUCKLAND 1140

Attention: Tom Morgan

Dear Tom

Site Contamination Enquiry – *Forestry Road, Riverhead*

This letter is in response to your enquiry requesting available site contamination information within Auckland Council records for the above site. Please note this report does not constitute a site investigation report; such reports are required to be prepared by a (third-party) Suitably Qualified and Experienced Practitioner.

The following details are based on information available to the Contamination, Air & Noise Team in the Resource Consent Department. The details provided may be from former regional council information, as well as property information held by the former district/city councils. For completeness the relevant property file should also be requested to obtain all historical records and reports via 09 3010101 or online at:

https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx.

1. Hazardous Activities and Industries List (HAIL) Information

This list published by the Ministry for the Environment (MfE) comprises activities and industries that are considered likely to cause land contamination as a result of hazardous substance use, storage, and/or disposal.

There is no contamination information within Council records for the site. A Preliminary Site Investigation undertaken on a portion of the site dated December 2014 did not identify any potential contaminating activities.

Please note:

- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Paints used on external parts of properties up until the mid-1970's routinely contained lead, a poison and a persistent environmental pollutant. You are advised to ensure that soils affected by old, peeling or flaking paint are assessed in relation to the proposed use of the property, including high risk use by young children.*

2. Consents and Incidents Information (200m radius of the selected site)

The Council database was searched for records of the following activities within approximately 200 metres of the site:

- Pollution Incidents (including air discharges, oil or diesel spills)
- Bores
- Contaminated site and air discharges, and industrial trade process consents
- Closed Landfills
- Air quality permitted activities
- Identified HAIL activities

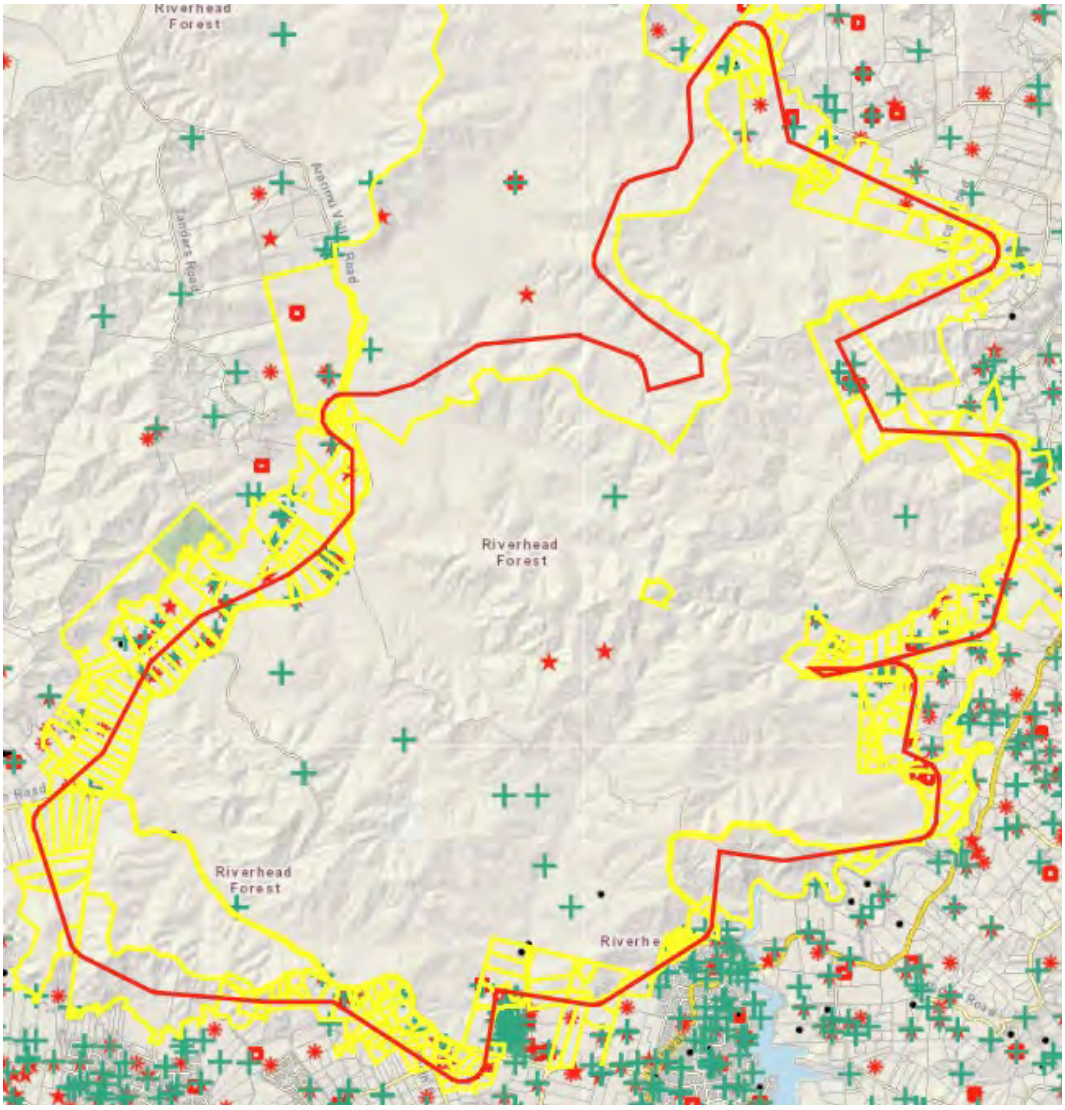


Figure 1: Selected Consents, Incidents and HAIL activities within approximately 200m of the subject site

Legend:



Relevant details of any pollution incidents and consents and HAIL activities are appended to this letter (Attachment A). Please refer to the column titled 'Property Address' on the spreadsheet to aid in identifying corresponding data on the map.

For any identified HAIL sites, please refer to the tab "HAIL activities" for more information (Column C and D include HAIL activity details where these are available).

Please note:

The HAIL activity hatching in Figure 1 only reflects whether a site has been identified as a HAIL site (both verified and non-verified) by the Council and the type of HAIL associated with the site. This does not confirm whether the site has been formally investigated or the contamination status of the property (e.g. contaminated, remediated etc.). Additionally, due to limitations within Council's records, the specific HAIL activity is not included in the data for all properties. For further information on any of these known HAIL sites, a subsequent site contamination enquiry can be lodged for the specific property (up to 5 adjacent properties can be covered in one request).

While the Auckland Council has carried out the above search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

If you wish to clarify anything in this letter that relates to this site, please contact contaminatedsites@aucklandcouncil.govt.nz. Any follow up requests for information on other sites must go through the online order process.

Should you wish to request any of the files referenced above and/or listed in the attached spreadsheet for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure the files will be available).

Please note Auckland Council cost recovers officer's time for all site enquiries. As such an invoice for $228 for the time involved in this enquiry will follow shortly.

Yours Sincerely,

Contamination, Air and Noise Team
Specialist Unit | Resource Consents
Auckland Council

Appendix 2:

Aerial Photographs

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Title: 1940 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)

Project: RANGITOOPUNI DEVELOPMENT

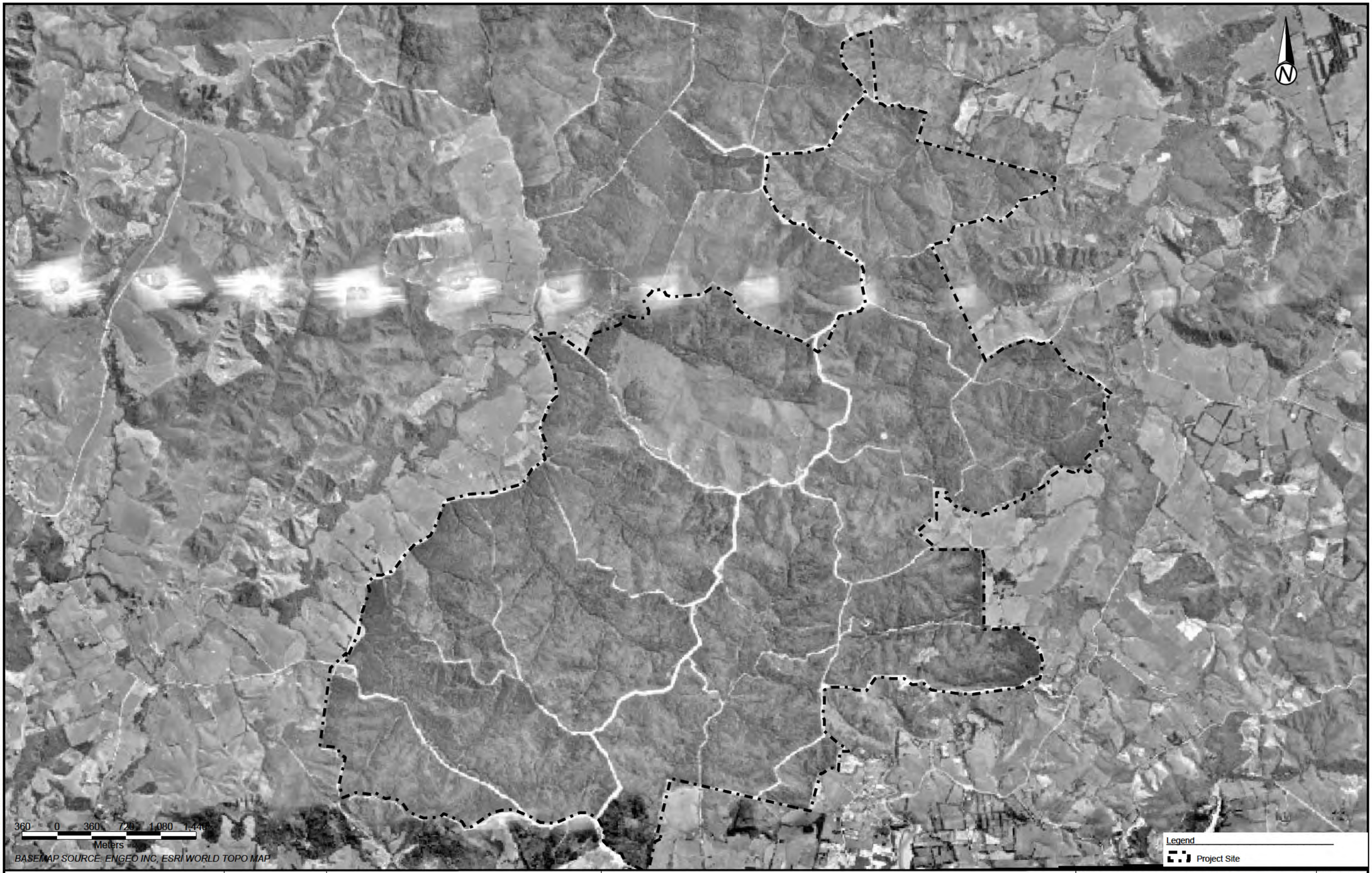
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Checked: RC
Date: 5/17/2026
Scale: As shown
Proj No: 020190.000.001

Appendix No: 2
Size: A3
Rev: 1

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Title: 1950-1951 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)

Project: RANGITOOPUNI DEVELOPMENT

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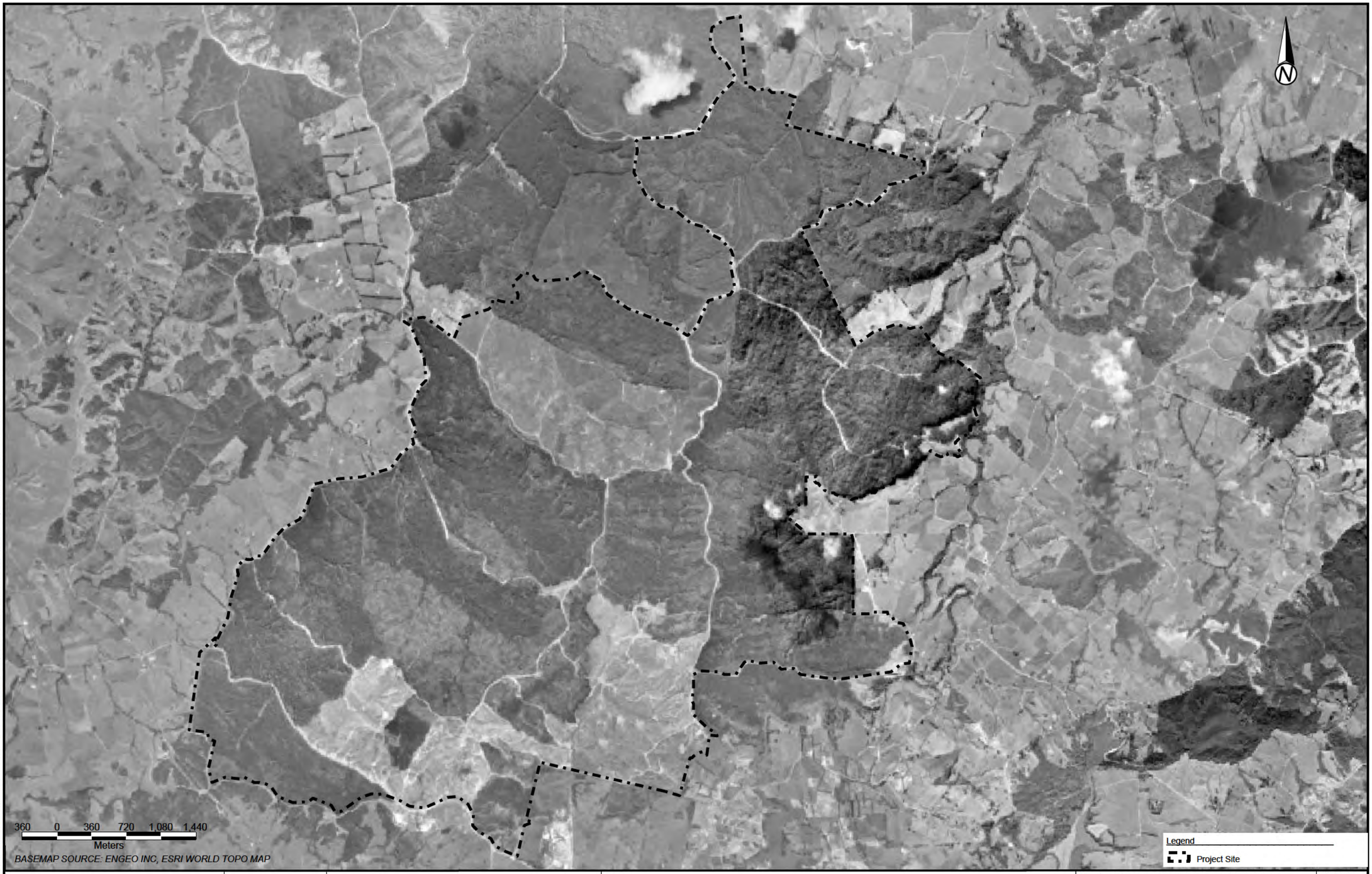
Appendix No: 2

Size: A3
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Title: 1966 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)

Project: RANGITOOPUNI DEVELOPMENT

Proj No: 020190.000.001

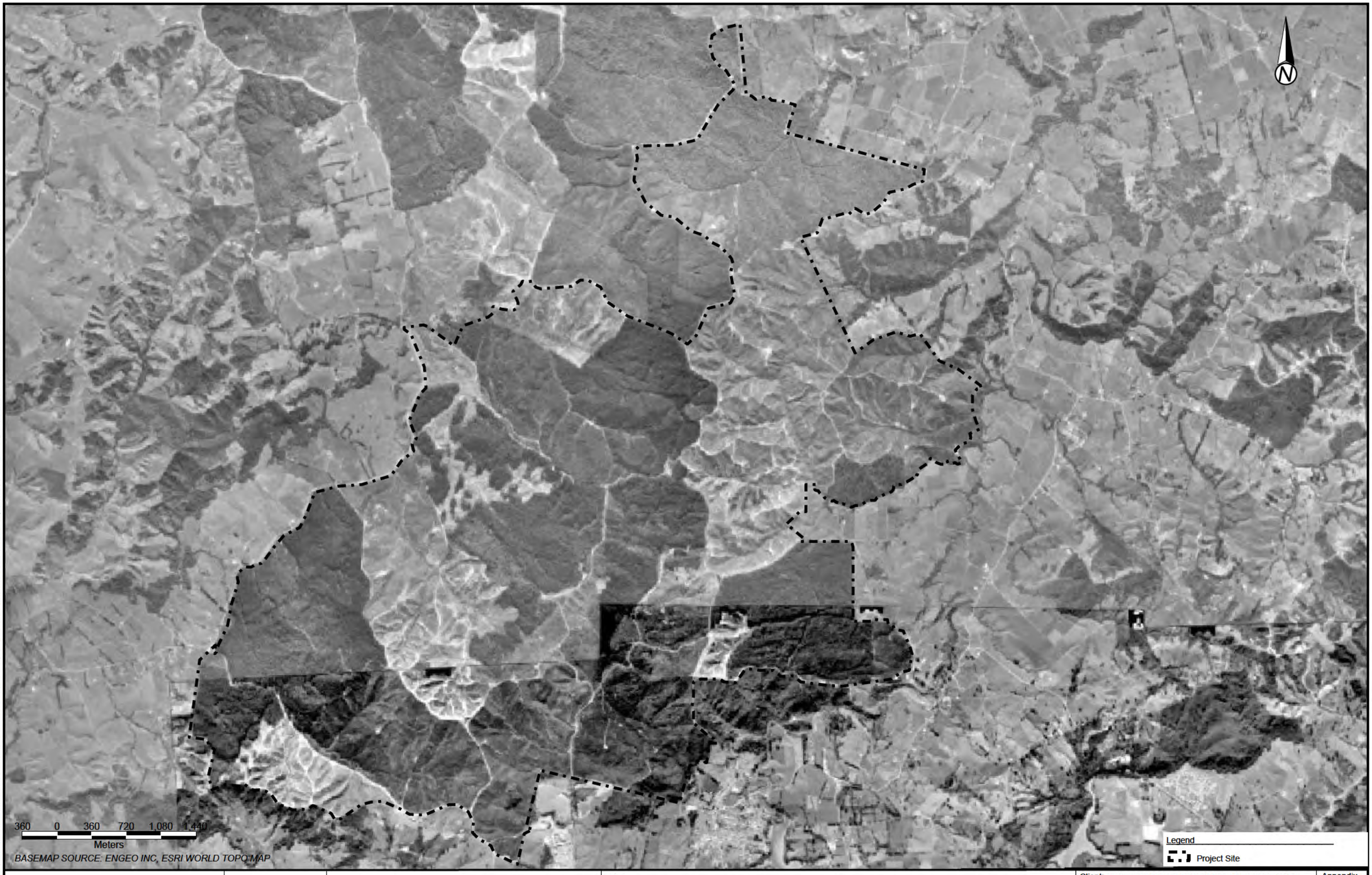
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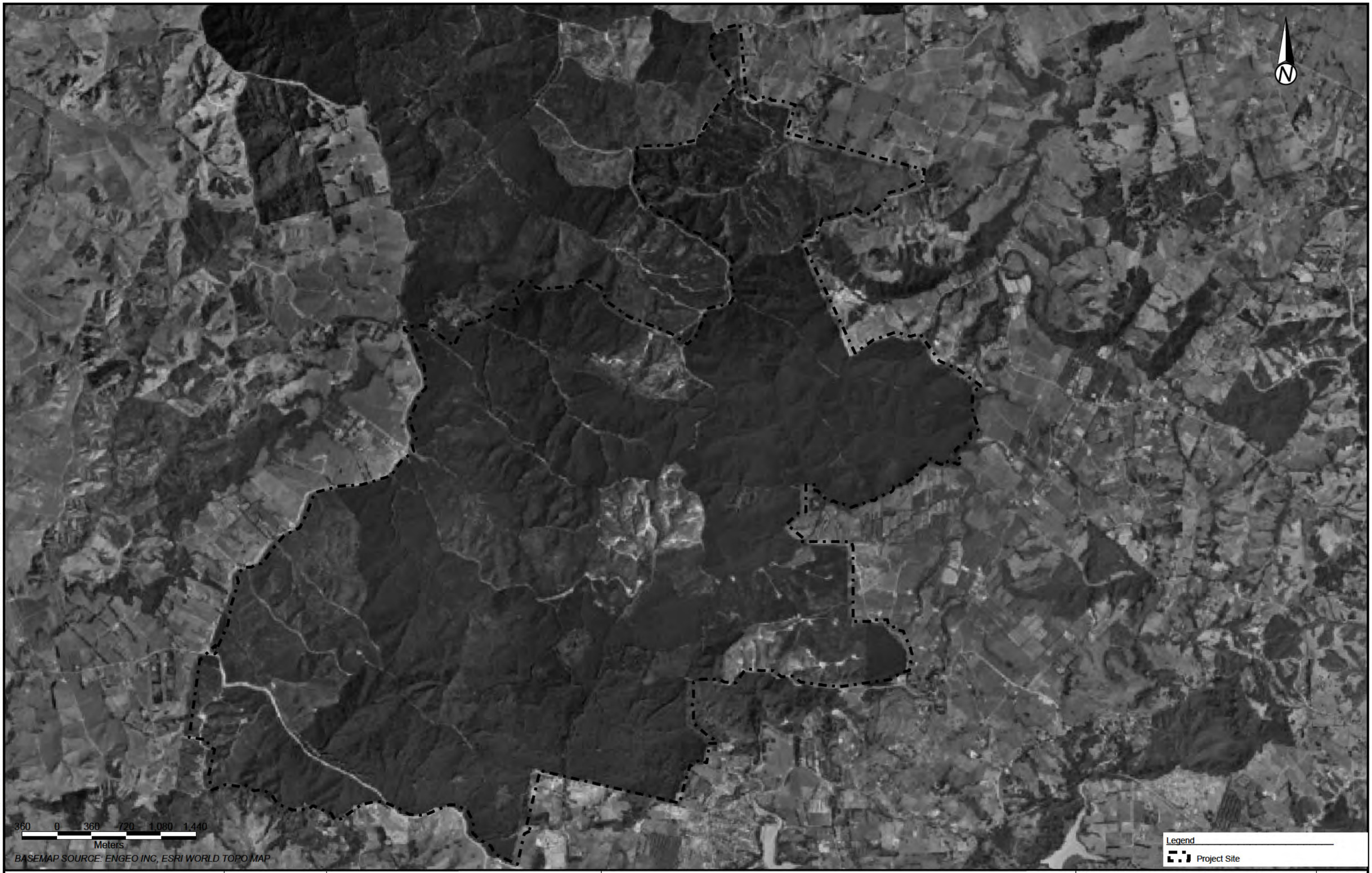
1976-1977 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)		Appendix No: 2
Project: RANGITOOPUNI DEVELOPMENT	Designed: JM	
	Drawn: JM	
	Checked: RC	
	Date:5/17/2026	Size: A3
Proj No: 020190.000.001	Scale: As shown	Rev: 1

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Title: 1987 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)

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Drawn: JM
Checked: RC
Date:5/17/2026

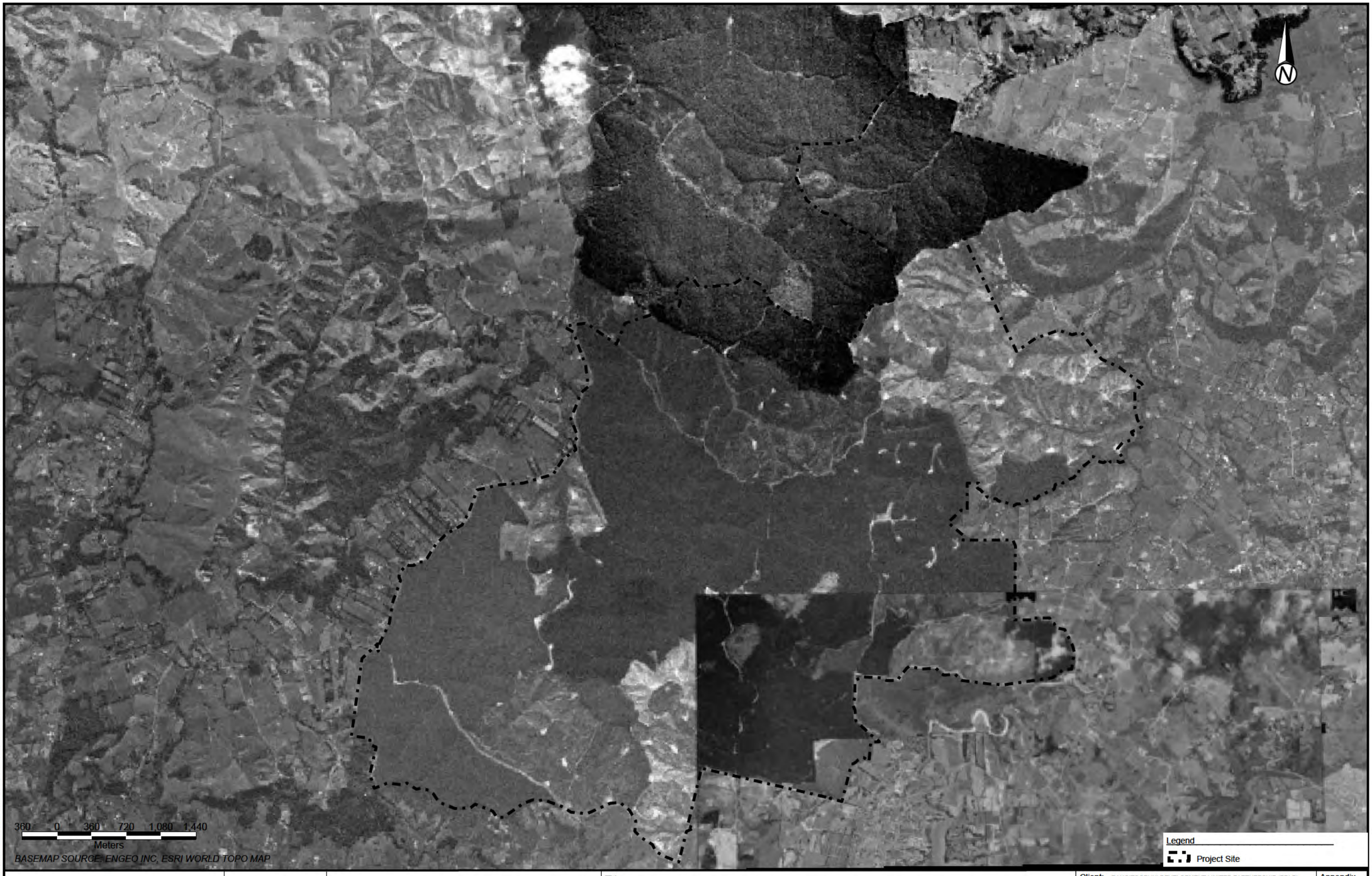
Proj No: 020190.000.001
Scale: As shown

Appendix No: 2
Size: A3
Rev: 1

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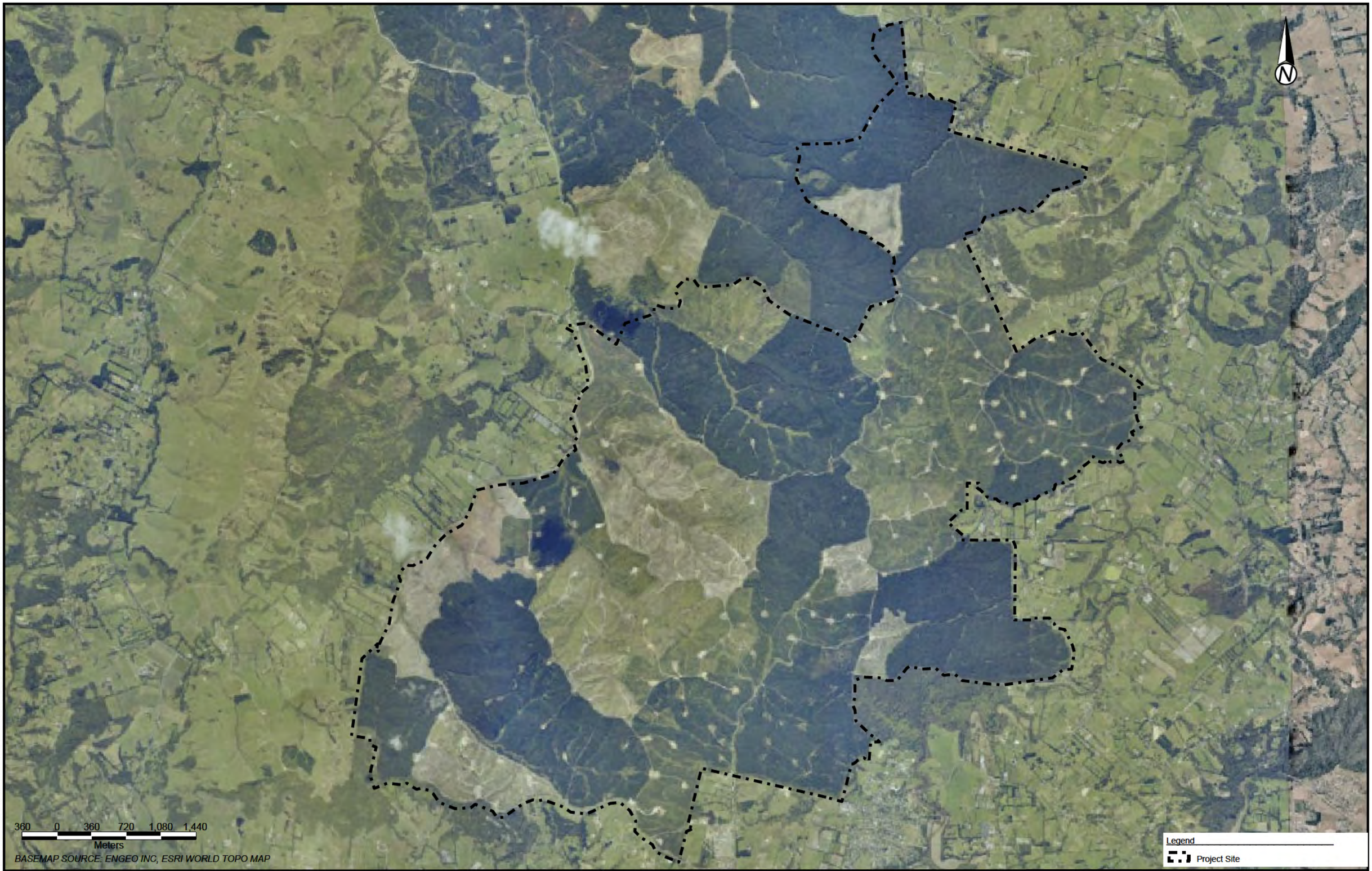
Title: 1991-1994 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)		Appendix No: 2
Project: RANGITOOPUNI DEVELOPMENT	Designed: JM	
	Drawn: JM	
	Checked: RC	
	Date:5/17/2026	Size: A3
Proj No: 020190.000.001	Scale: As shown	Rev: 1

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Title: 2000-2004 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)

Project: RANGITOOPUNI DEVELOPMENT

Designed: JM
Drawn: JM
Checked: RC
Date: 5/17/2026
Scale: As shown

Proj No: 020190.000.001

Appendix No: 2

Size: A3
Rev: 1

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Title: 2006 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)

Project: RANGITOOPUNI DEVELOPMENT

Designed: JM
Drawn: JM
Checked: RC
Date:5/17/2026

Proj No: 020190.000.001
Scale: As shown

Appendix No: 2
Size: A3
Rev: 1

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Title: 2011 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)

Project: RANGITOOPUNI DEVELOPMENT

Proj No: 020190.000.001

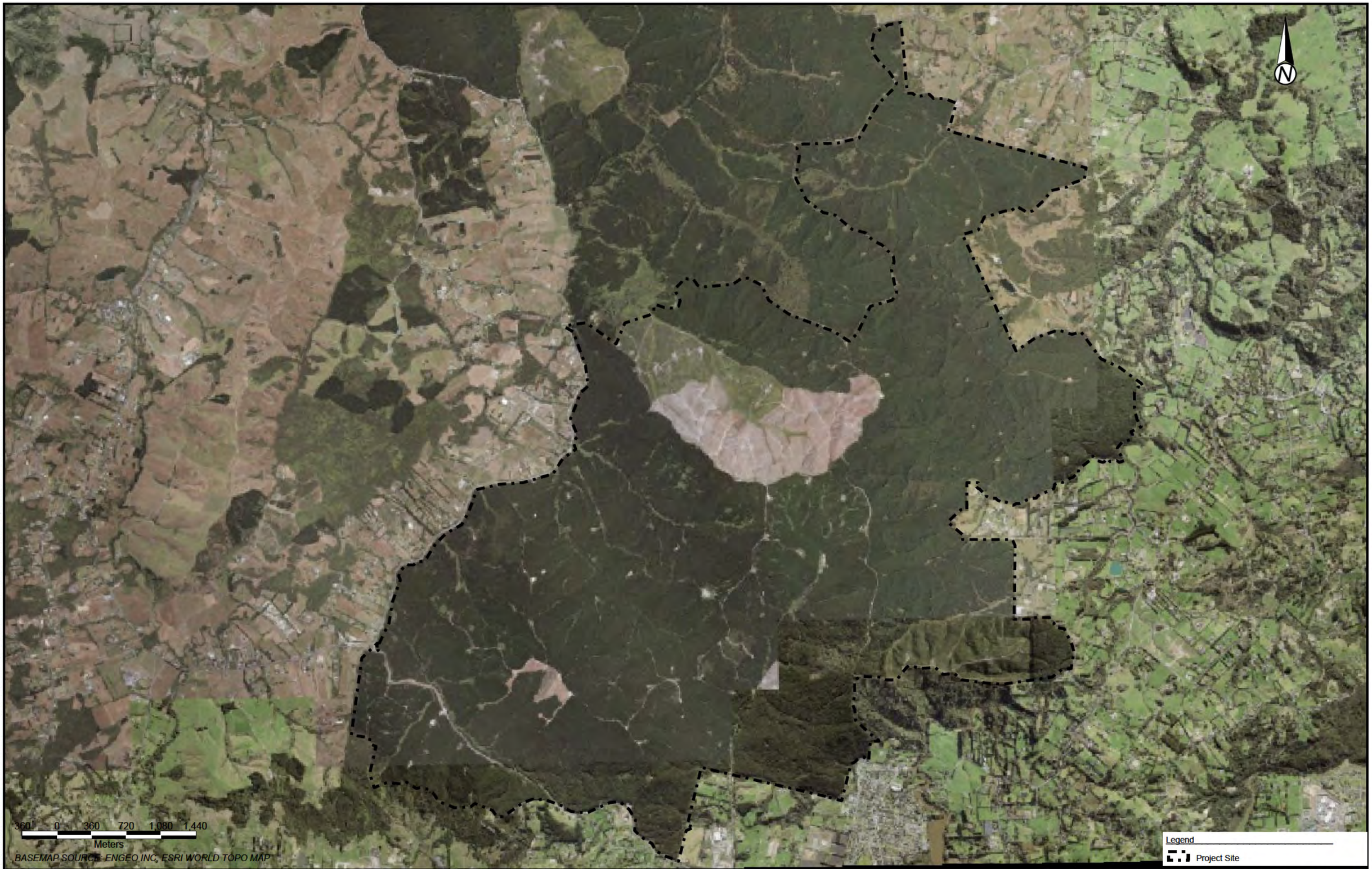
Designed: JM
Drawn: JM
Checked: RC
Date: 5/17/2026
Scale: As shown

Appendix No: 2
Size: A3
Rev: 1

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Title:

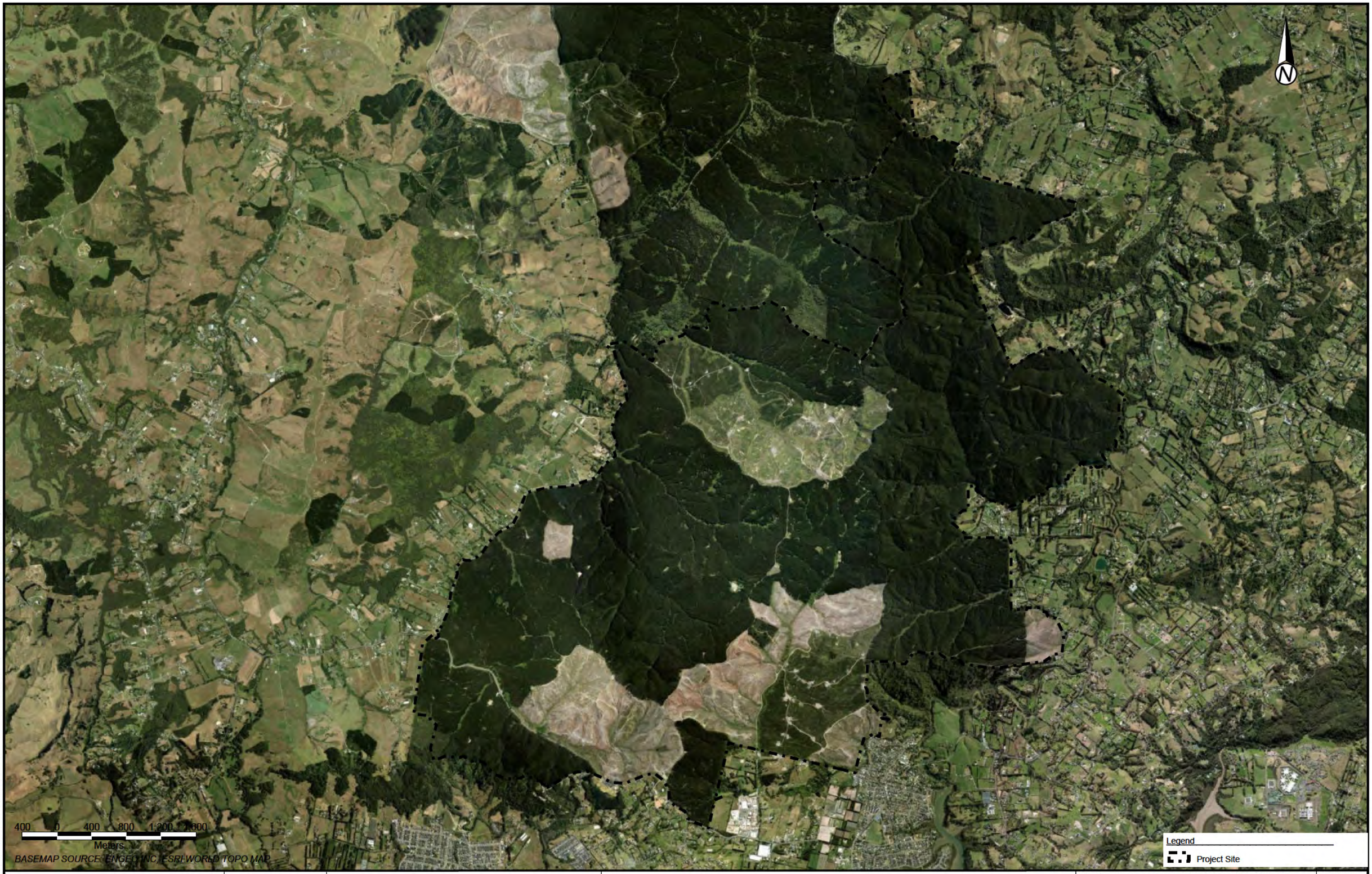
2017-2022 AERIAL IMAGERY

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)		Appendix No: 2
Project: RANGITOOPUNI DEVELOPMENT	Designed: JM	
	Drawn: JM	
	Checked: RC	
	Date:5/17/2026	Size: A3
Proj No: 020190.000.001	Scale: As shown	Rev: 1

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Title: 2024 AERIAL

Client: RANGITOOPUNI DEVELOPMENT LIMITED PARTNERSHIP (RDLP)

Project: RANGITOOPUNI DEVELOPMENT

Designed: AA
Drawn: JM
Checked: RC
Date: 5/13/2026
Scale: As shown

Proj No: 020190.000.001

Appendix No: 2

Size: A3
Rev: 1

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