Boffa Miskell

RANGITOOPUNI FOREST
MASTERPLAN

2 JUNE 2026

TE KAWERAU IWI
SETTLEMENT TRUST

RANGITOOPUNI
RIVERHEAD

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INTRODUCTION
KUPU ARATAKI

KOORERO FROM TE KAWERAU Ā MAKI | KOORERO A TE KAWERAU Ā MAKI

From Pukekauere to Taurangatira flows manga Rangitoopuni. Within this catchment sit the peaks Te Ahu, Whatatii, Kaipaakau, Kaiakeake, and Pukeharakeke, bounded by peaks in the west at Kahutoopuni and in the east at Rangitoopuni.

The above frames the 3,284 ha of Treaty Settlement land we know as Rangitoopuni. Returned to Te Kawerau ā Maki in 2014 as commercial redress land, Rangitoopuni is the bedrock of the economic prosperity of the iwi. The land will be developed over the next generation in a uniquely Te Kawerau way that blends our commercial needs with our environmental duty to the land.

Te Kawerau ā Maki has partnered with Avant to progress the first steps in this journey. Over the next 20–40 years we will see the land transformed from commercial pine forestry to be recloaked in native forest, alongside the development of high-quality housing and commercial / community hubs for our people and the people of Auckland.

The task is large and the journey long, but Rangitoopuni will be a development of renown, with a legacy that includes the economic revitalisation of our iwi and the creation of an entirely new community living under the cloak of our protection.



KOORERO FROM THE DESIGN TEAM | KOORERO A KAPA AUAHA

THE PROPOSAL | TE TUUTOHUNGA:

The Rangitoopuni Forest Project sets the path for a forest-scale transformation of the whenua, transitioning from exotic pine plantation to indigenous forest. The Project will restore the mauri of the whenua and create a unique low density forest living environment which provides regionally scaled ecological and biodiversity enhancement alongside securing the recreational amenity of the Site for all.

The Project builds on the Fast-Track consents for Lots 1 and 2, providing for the realisation of Te Kawerau ā Maki's long-term intergenerational vision for their Treaty Settlement land within Rangitoopuni Forest, and delivering a comprehensive, iwi-led development of national scale and significance.

Guided by the Masterplan, the staged Project will transform the existing exotic plantation forestry landscape into a diverse and integrated environment that supports broadscale ecological restoration of habitats, economic development, cultural expression, housing and recreational access.

Whilst over time the full extent of exotic pine forest over the Site's 3,284 ha extent will be replaced by indigenous forest, wetland, and riparian habitats, accommodating a low density of Forest Lot living, a defining feature of the Project is the establishment of a regionally scaled, 569 ha, protected sanctuary, the Rangitoopuni Forest Reserve. This Te Kawerau ā Maki-owned, publicly accessible protected forest habitat will occupy the prominent highlands and headland catchments of the Site. It will accommodate much of the recreational trails comprising the open space pedestrian and cycle network. Covenanted revegetation areas within the low density residential Forest Lots will comprise a contiguous extension of this indigenous Forest Reserve creating a regionally scaled habitat and a stepping stone between islands (e.g. Tiritiri Matangi / Hauturu) and inland preserves (e.g. Waitaakere Ranges) for indigenous wildlife / avifauna.

The Project will provide for a range of primarily low density, Forest Lot, residential living opportunities, alongside four 'commercial / community hubs' that will provide local facilities / services, employment, recreational destinations, communal open space and opportunities for social connection. A component of smaller lot housing is targeted at providing more variable and accessible forms of housing clustered alongside the community hubs. These could provide for local workers or other housing tenures, broadening the options for people to live in this community while making use of the facilities and amenity within the hubs and Forest. The Project will also provide opportunities for marae and papakaainga housing, enabling Te Kawerau ā Maki to maintain and strengthen cultural connections to the land and support intergenerational living.

Infrastructure for the development will be privately owned and operated, reflecting a high level of rangatiratanga and enabling a coordinated and values-based approach to servicing, delivery, and long-term management.

The Rangitoopuni Forest Project is unique of its kind, a bold, intergenerational project to re-establish an inland indigenous forest landscape, restoring the mauri of the expansive landholding for the benefit of indigenous flora and fauna, for the public, and for the cultural and economic benefit of present and future generations of Te Kawerau ā Maki.

EXISTING FORESTRY REGIME | TE PUUNAHA NGAHEREHERE O NAAIANEI:

The Site, comprising the southern portion of the wider 'Riverhead Forest', has been clothed in multiple rotations of exotic production pine forest since the 1960's, some 60+ years. Yet the whenua has always been of significance for Te Kawerau ā Maki with important events and stories captured in the names of the locality.

The mana of the Site has been diminished by ongoing production forestry activities, rotational clearance / deforestation, pest and weed infestation and waterway sedimentation. Access into the forest for recreational activities such as mountain biking, horse riding, walking, dog walking, running, motocross events and hunting has been largely uncontrolled and without benefit to or management by Te Kawerau ā Maki.

The benefits returned to Te Kawerau ā Maki since transfer of the whenua as Commercial Redress Land as part of their Treaty Settlement have been limited. Furthermore the forestry operator owns the pine trees, and controls when they are felled at maturity. Due to the deforestation penalties that are applied to pre 1990 pine forests that are not replanted, at the time of the end of any rotation there are two options for Te Kawerau ā Maki either they allow the land to be replanted with pine under the commercial agreement at which point the land is "locked up" until the trees are deemed mature for felling (~25 years) or they pursue a use that enables native replanting / reafforestation of the site at scale. The project proposal provides the commercial lever that enables Te Kawerau ā Maki to take this second option.

THE LANDSCAPE OUTCOME | TE PUTANGA:

In the long term, the Rangitoopuni Forest Project will establish a richly layered and ecologically resilient landscape, transitioning a vast headwaters hill-country area from an exotic production pine forestry regime to a regenerating indigenous ngahere and biodiverse indigenous habitat.

A substantial portion of the Site, some 569 ha, will be dedicated to the establishment of a regionally scaled indigenous forest landscape. The forest will accommodate publicly accessible cycle and pedestrian trails enabling the continued enjoyment of the whenua as a regional recreational destination. The forest restoration, riparian enhancement, and wetland protection, enabled by the Project will provide important, at scale, habitat for indigenous flora and fauna while supporting the cultural and environmental values of Te Kawerau ā Maki.

Extensive, regionally scaled, indigenous species revegetation will be undertaken in phases across the Site, with a focus on re-establishing indigenous ecosystems. Early-stage revegetation will utilise hardy pioneer species such as maanuka and kaanuka, enabling the successional reintroduction of a diverse range of indigenous species through enrichment planting as environmental conditions improve.

Riparian margins and wetland areas will be protected and enhanced to improve water quality, stabilise stream edges, and restore natural hydrological processes. These areas will form key ecological corridors throughout the development.

Public access will be carefully integrated through a network of recreational trails and open space areas, allowing people to experience the landscape while understanding and respecting its ecological and cultural significance. Existing public recreational use will be formalised through upgraded trails and improved access. Track design will respond to the natural topography, with pedestrian-focused access in steeper areas.

Te Kawerau ā Maki will maintain their kaitiaki over the landscape, including the management of planting, restoration programmes, weed and pest control, and open space areas. This approach ensures that the mauri of the whenua is restored and protected for the long-term. The resulting landscape will support biodiversity, enable meaningful connections between people and place, and reflect the identity, values, and aspirations of Te Kawerau ā Maki.

PROJECT VISION | TIROHANGA:

Rangitoopuni Forest Project will establish a benchmark for large-scale, iwi-led, intergenerational, environmentally responsible, development of Treaty Settlement land in Aotearoa.

This next phase of masterplanning and consenting by Te Kawerau ā Maki represents a significant step forward in realising the long-term aspirations of the iwi for the Riverhead Forest whenua. The Project reflects a holistic approach to development - integrating low density Forest Lot housing, enhanced cultural identity, regionally scaled environmental restoration and economic return.

As a project of national significance, Rangitoopuni Forest will demonstrate how iwi can lead the transformation of underutilised land into a thriving, self-sustaining community with substantial environmental / biodiversity gains. It will deliver a range of residential living opportunities supported by commercial / community hubs that enable local employment, services, and connection to the land.

Central to the vision is the restoration of the whenua. The substantial majority of the Site will transition to regenerating indigenous ngahere, supported by the protection and enhancement of streams, wetlands, and ecological corridors. The landscape scaled revegetation will restore the mauri of the whenua and create a landscape that supports beneficial cultural, biodiversity, recreation, and community outcomes.

The Project will provide for the cultural and social well-being of Te Kawerau ā Maki ensuring that the whenua can sustain present and future generations. Rangatiratanga underpins the Project, with Te Kawerau ā Maki leading the planning, design, delivery, and long-term stewardship of the development, including the ownership and operation of key infrastructure.

Rangitoopuni is not simply a development - it is the realisation of intergenerational aspirations. It will stand as a legacy project that restores the relationship between people and place, supports economic independence, and creates a resilient, enduring community grounded in Te Ao Maaori values.

CULTURAL NARRATIVE | KOORERO A IWI

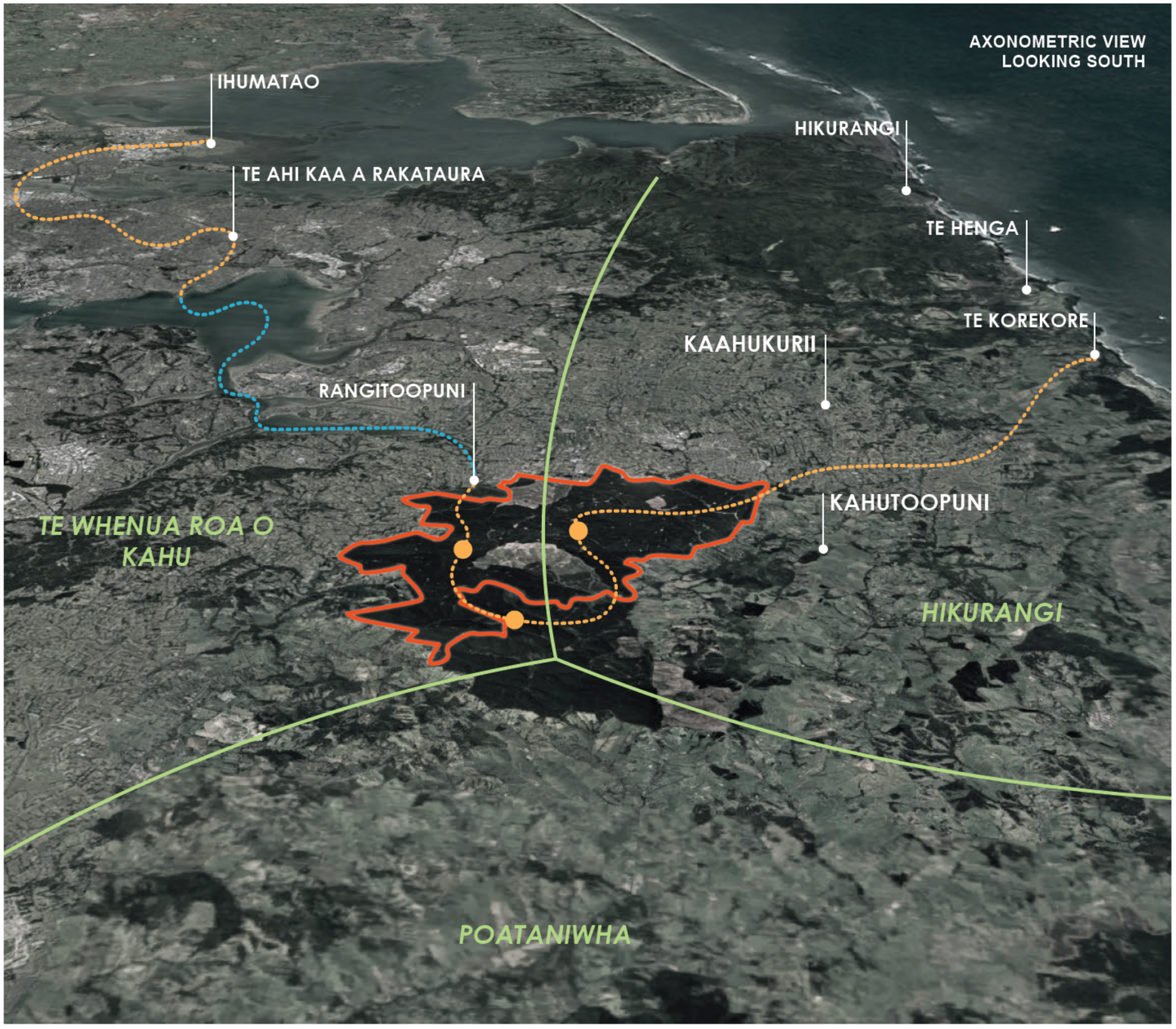
THE WANDERINGS OF RUARANGI | TE HAERENGA O RUARANGI

The Rangitoopuni development area of Te Kawerau ā Maki sits within three of the Takiwa of Te Kawerau ā Maki: Hikurangi, Poa Taniwha, and Kahu.

A key narrative for the area relates to the naming of the place Rangitoopuni. Translating to the day of the dog-skin cloaks, it speaks to a day of peace-making between great chiefs, including those of Te Kawerau ā Maki. Other areas on the way to Te Henga are similarly named for peace-making hui, including Kahutoopuni and Kaahuikurii. The toopuni itself is a dog-skin cloak regarded with the highest prestige and respect. It is worn only by chiefs of very high rank due to the intricate nature of the weaving and the significant time required to create such a taonga.

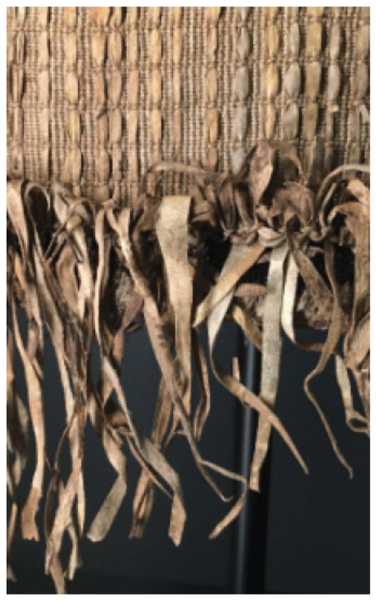
Another key narrative of the area relates to Ruarangi and his wanderings. Coming into conflict with his brother, Ruarangi was chased from Ihumatao through to Te Ahi Kaa a Rakataura, where he jumped into a remnant lava cave that carried him through to the Waitemataa. From here, Ruarangi, still being pursued, swam across the harbour and into the Rangitoopuni stream, where he emerged and hid in the ngahere by the awa. To avoid being seen during daylight, Ruarangi performed a karakia to extend the night, enabling his escape to Muriwai.

One of the most important aspects of the Rangitoopuni area was the traditional ngahere that once covered the land. Home to forest giants such as Kauri, as well as other species including Akeake, this was a place of significant importance for Maaori.





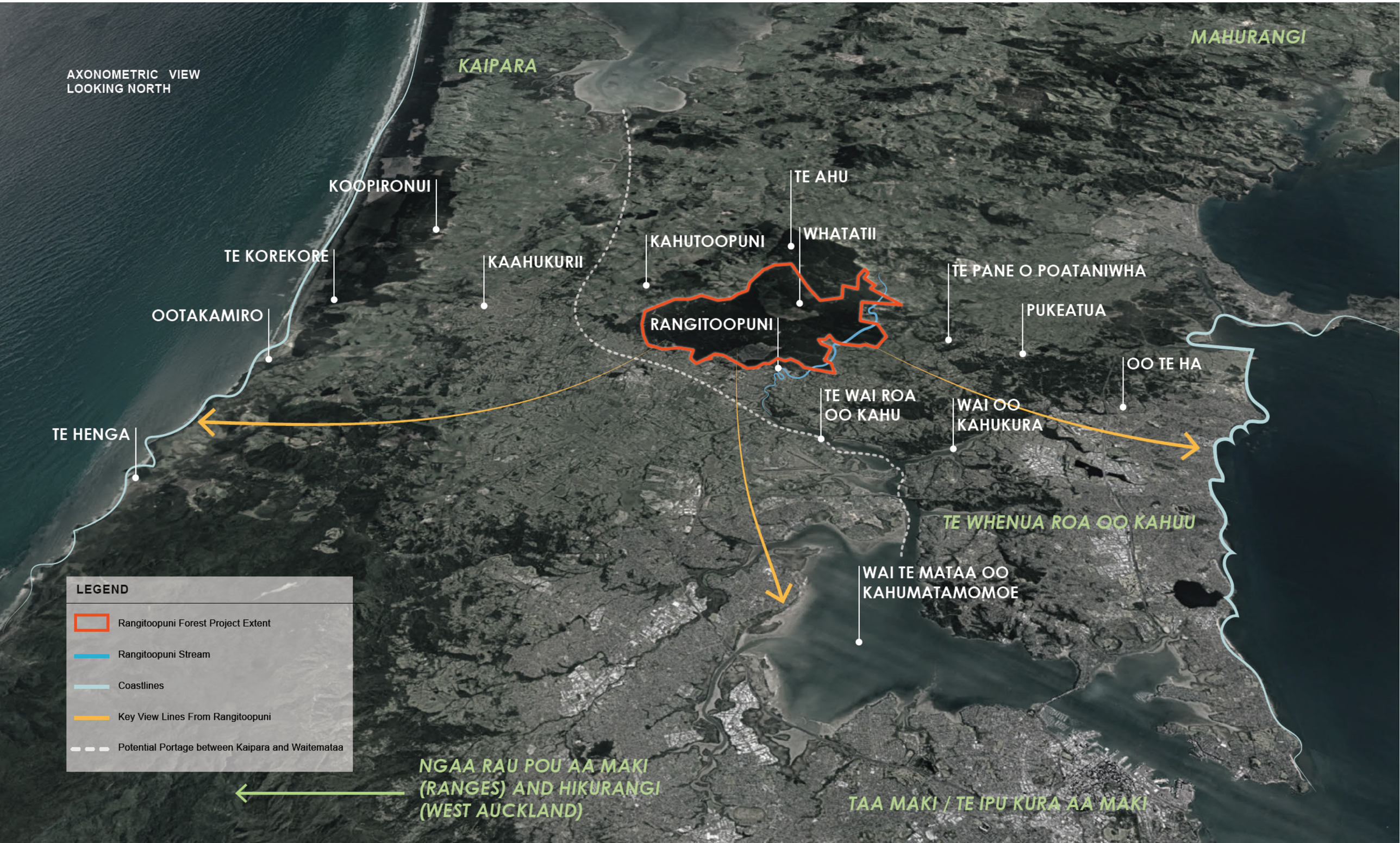
TOOPUNI REPRESENTS THE CLOAK OF REVEGETATION ACROSS THE SITE



AWE OF THE TOOPUNI CLOAK - REPRESENTATIVE OF THE FINGER OF VEGETATION AND RIPARIAN CORRIDORS ENCROACHING INTO THE SITE

CULTURAL NARRATIVE | KOORERO A IWI

THE WIDER CONNECTIONS OF RANGITOOPUNI | NGAA HONONGA WHAANUI O RANGITOOPUNI



PRINCIPLES AND VALUES | NGAA MAATAAPONO



RANGATIRATANGA
MANA MOTUHAKE & PRESENCE

Restoring the mana and identity of Te Kawerau ā Maki to their whenua, creating a place that is uniquely Te Kawerau ā Maki and enabling the re-establishment of ahi-kaa-roa (a living presence).



AUAHA
INNOVATION & CREATIVITY

Being innovative, applying creativity, and striving for quality across all projects and outcomes.

KAITIAKITANGA
RESTORING & MAINTAINING TE TAIAO



Restoring natural systems to support all living beings to thrive, while maintaining and protecting our people, environment, and taonga, with te taiao prioritised.

TAURIKURATANGA
THE PURSUIT OF BEING PROSPEROUS & THRIVING



Building the foundation for economic prosperity for the iwi, enabling their needs and aspirations to be met.

MANAAKITANGA
SHARING & HOSTING



Strengthening connections between the many threads woven within this landscape, enabling Te Kawerau ā Maki to express manaaki towards both the place and the people who call it home.

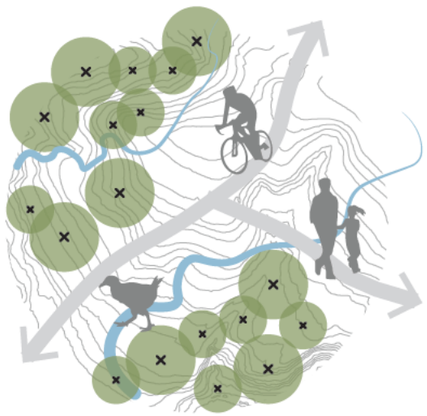
DESIGN PRINCIPLES | NGAA MAATAAPONO HOAHOA

RESTORING AND TRANSFORMING THE LANDSCAPE,
CREATING SPACE FOR A NEW WAY OF FOREST LIVING



IMPROVED ENVIRONMENT
TAIAO ORANGA

Enhancing biodiversity at a regional scale through the restoration of indigenous forest, wetland, and riparian habitats.



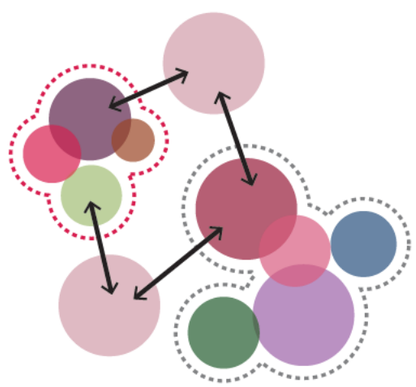
HOLISTIC CONNECTIONS
NGAA HONONGA WHAANUI

Strengthening connections to communities and landscapes within and beyond the Site through walking, cycling, and trail networks.



A RECREATIONAL FOREST ASSET
HE RAWA NGAHERE WHAKANGAHAU

A forest landscape shaped for regional recreation, exploration, and connection, safeguarded to ensure enduring value for future generations.



COMMUNAL DESTINATIONS & AMENITIES
NGAA UUNGA HAPORI ME NGAA RATONGA

A variety of spaces and environments that complement, rather than compete with, existing amenities.



RESTORED MAURI
HOKINGA TE MAURI

The heart of the whenua: a design that restores mauri and nurtures deeper connections between the community and the living, breathing forest.

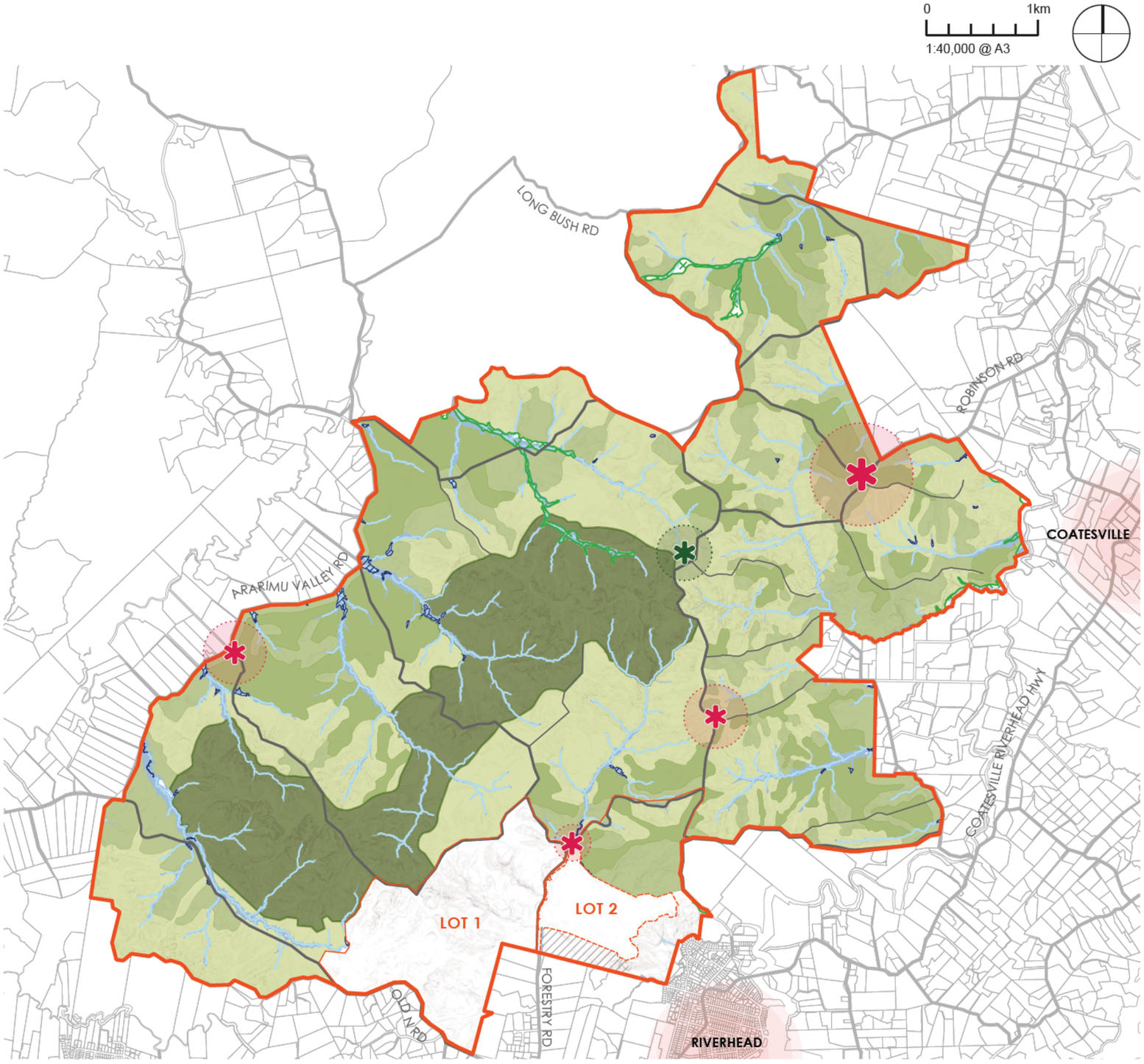
ILLUSTRATIVE MASTERPLAN | MAHERE MATUA WHAKAAHUA

INDICATIVE YIELD CALCULATION		
Total Rangitoopuni Forest Project Area		32,835,029 m²
Yield Analysis Area*	**100%**	**29,485,993 m²**
Exclusions:		
Rangitoopuni Forest Reserve	19%	5,693,542 m²
Other constraints**	6%	1,612,816 m²
Total Exclusions	25%	7,306,359 m²
Gross Developable Area	75%	22,428,509 m²
Net Developable Area:	65%	19,416,182 m²
Indicative Building Platform Coverage (within lots)	13%	3,829,022 m²
Indicative Covenanted Vegetation (Within lots)	52%	15,587,161 m²
Yield:		
2,500 m² Forest Lots* **		**1,435 - 1,754** (+/- 10%)
4,000 m² Forest Lots		**1,037 - 1,267** (+/- 10%)
1ha+ Forest Lots		**974 - 1,190** (+/- 10%)
Total Indicative Yield		**3,446 - 4,212** (+/- 10%)

* **Excludes** Lot 1, Retirement Village (within Lot 2), and a part of Old North Rd.
Excludes Lot 2 DP 138520, comprising 3.96ha of land that is part of land parcel NA118D/300.
** **Other constraints** include Significant Ecological Areas, flood prone area, and flood plains.
*** **Includes** community hubs and smaller scaled housing.

LEGEND

- Rangitoopuni Forest Project Extent
- Lot 1 and Lot 2 Boundaries
- Retirement Village Boundary
- Indicative Community Hub, including smaller scaled commercial / retail, smaller scaled housing, community infrastructure, education, and accomodation
- Rangitoopuni Forest Reserve
- Indicative Recreation Hub, including smaller scaled outdoor recreation services and community / cultural infrastructure
- 2,500 m² Forest Lots
- 4,000 m² Forest Lots
- 1ha+ Forest Lots
- Streams
- Significant Ecological Areas – Terrestrial
- Flood Prone Areas
- Flood Plain
- Roads
- Wastewater Disposal Area



LANDSCAPE SUMMARY | WHAKARAAPOPOTO WHENUA

1.0 PURPOSE & CONTEXT | KAUPAPA ME TE HOROPAKI

This document summarises the landscape strategy for the long-term environmental, recreational, cultural, commercial, and residential development of part of Lot 2 and Lots 3–8 of the Riverhead Forest, and part of Lot 1 DP 188812, Ararimu Valley Road Riverhead 0882 (approx. 2,978 ha), located in Northwest Auckland. The strategy focuses on ecological restoration, sustainable Forest Lots across a range of lot sizes responsive to topography, and the enhancement of recreational and cultural values in collaboration with Te Kawerau ā Maki. This Project will see 77% of the land restored and safeguarded as protected, regenerating native ngahere.

2.0 KEY GOALS | NGAA WHAAINGA MATUA

ECOLOGICAL RESTORATION | WHAKAORA HAUROPI:
Replace exotic pine with native species and support increased biodiversity through extensive indigenous revegetation.

CULTURAL INTEGRATION | WHAKAURUNGA AHUREA:
Develop a culturally grounded residential environment and recreational forest open space, which convey Te Kawerau ā Maki's values through design elements, signage, and the expression of cultural narratives.

SUSTAINABLE RECREATION | WHAKANGAHAU TOITUU:
Establish a walking track network through development areas and maintain public access to the native forest for mountain biking, hiking, and other appropriate recreational activities.

COMMUNITY EDUCATION | WHAKAAKORANGA HAPORI:
Promote engagement and awareness through shared guardianship of the Site, primarily via pest and weed control programmes, learning opportunities, and cultural engagement.

SUSTAINABLE LIVING | NOHO TOITUU:
Create residential lots that harmonise with the surrounding native forest environment.

3.0 CORE OBJECTIVES | NGAA WHAAINGA MOTUHAKE

PROTECT establishing native flora and fauna through planting restrictions and animal pest control.

MANAGE invasive plant species through pre-planting controls and ongoing weed management.

ALIGN recreational uses with conservation goals, keeping walking routes and trails away from the most sensitive environments.

PLAN for the long-term cultural harvesting of species such as kauri and tootara, in conjunction with Te Kawerau ā Maki, and located to avoid disturbance of the wider forest.

CREATE private lots with building platforms surrounded by low-level native planting adjacent to structures, providing a buffer to new forest plantings.

4.0 ECOLOGICAL MANAGEMENT (BIODIVERSITY MONITORING) | TE WHAKAHAERE TAIAO

Undertake annual surveys and reporting of all flora and fauna — including birds, invertebrates, and vegetation — alongside monitoring the effectiveness of pest control measures.
Provide 20 m buffers in most riparian locations, with dense native planting to support stream and wetland health.

5.0 WEED & PEST CONTROL | TE WHAKAHAERE KIIREAREA

WEEDS | NGAA TARU:
Implement a three-phase strategy: pre-planting, during the contract period, and long-term management by legal governance structures including Te Kawerau ā Maki.

PESTS | NGAA KIIREAREA:
Target species include possums, rats, mustelids, rabbits, pigs, and feral cats, using trapping, baiting, and shooting prior to building or resident occupancy. Cats and dogs must be contained within building platform areas.

COMMUNITY ENGAGEMENT | WHAKAURU HAPORI:
Collaboration with groups such as Pest Free Coatesville is encouraged.

6.0 REVEGETATION STRATEGY | RAUTAKI WHAKAORANGA OTAOTA

UTILISE locally sourced native species from the Rodney Ecological District.

RETAIN slash from harvested pine forests for erosion control and micro-habitat creation.

APPLY low-profile planting around lots and roads to maintain sunlight access and buffer revegetation areas.

UNDERTAKE intensive planting in riparian and wetland areas to provide shading and reduce weed incursion.

7.0 LANDSCAPE & TRACK DEVELOPMENT | WHAKAWHANAKETANGA O TE AAHUA WHENUA ME NGAA ARA

Tracks within neighbourhood developments are for pedestrian use only and will be managed and maintained through legal governance structures including Te Kawerau ā Maki.

Additional landscape elements include dark-sky-compliant lighting, mara kai, mara hupara, waananga spaces, and mahi toi installations.

8.0 GOVERNANCE & MAINTENANCE | KAAWANATANGA ME TE KAITIAKITNAGA

Legal governance structures including Te Kawerau ā Maki, will be responsible for:

A. Ongoing weed and pest control
B. Track maintenance
C. Vegetation and biodiversity monitoring
D. Cultural and ecological enhancement projects (infill and tree planting)

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CONTEXTUAL ANALYSIS
HOROPAKI