Appendix 1:

Boffa Miskell Proposed Master Plan Development

ILLUSTRATIVE MASTERPLAN | MAHERE MATUA WHAKAAHUA

INDICATIVE YIELD CALCULATION		
Total Te Kawerau ā Maki Site Area		32,835,029 m²
Yield Analysis Area*	**100%**	**29,776,047 m²**
Exclusions comprising of:	25%	7,345,957 m²
Rangitoopuni Forest Reserve	19%	5,733,140 m²
Other constraints**	6%	1,612,816 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%)

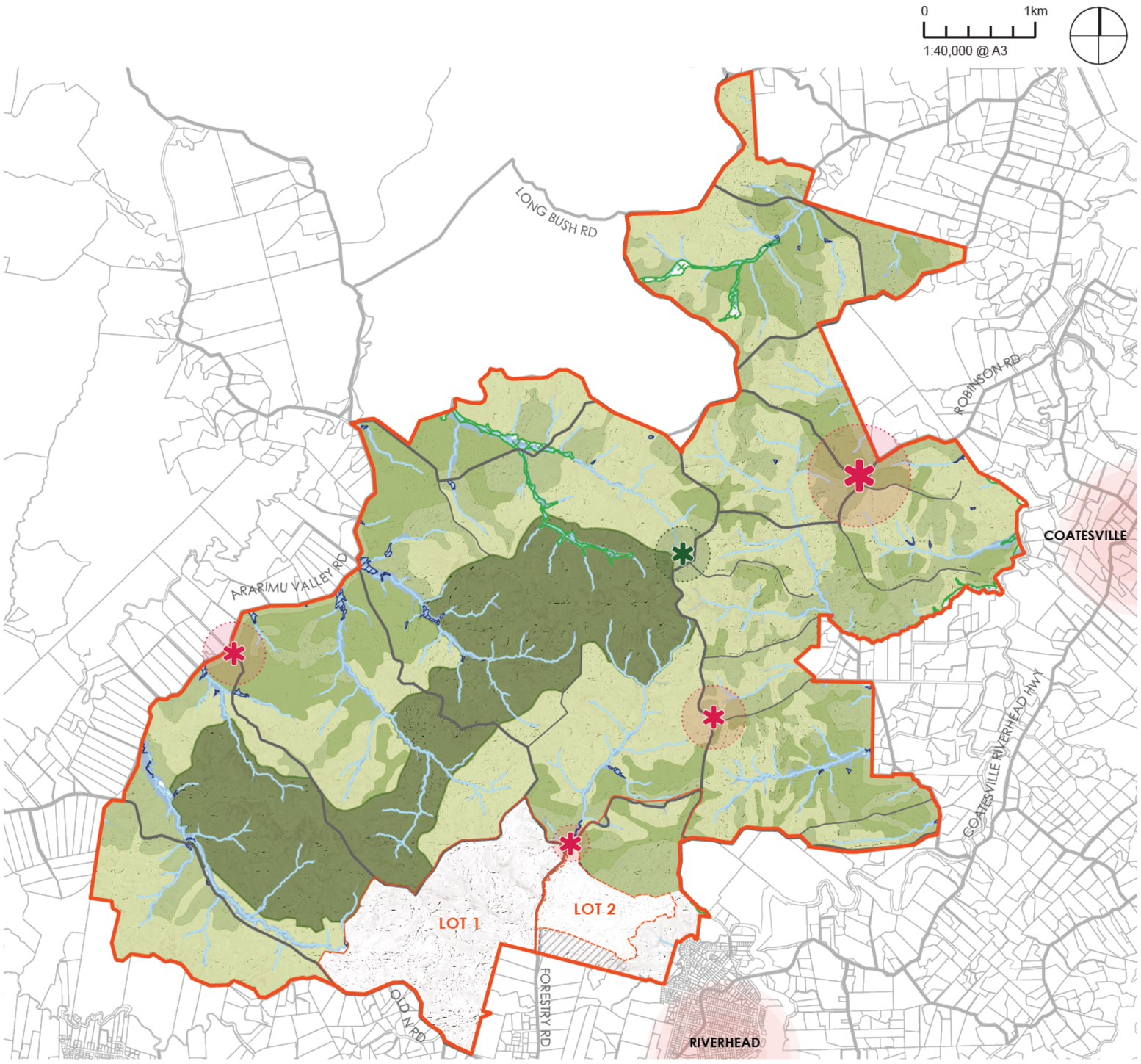
* **Excludes** Lot 1, Retirement Village (within Lot 2), and a part of Old North Rd.
Includes part of Lot 1 DP 188812, Ararimu Valley Road Riverhead 0882.

** **Other constraints** include Significant Ecological Areas, flood prone area, and flood plains.

*** **Includes** community hubs and smaller scaled housing.

LEGEND

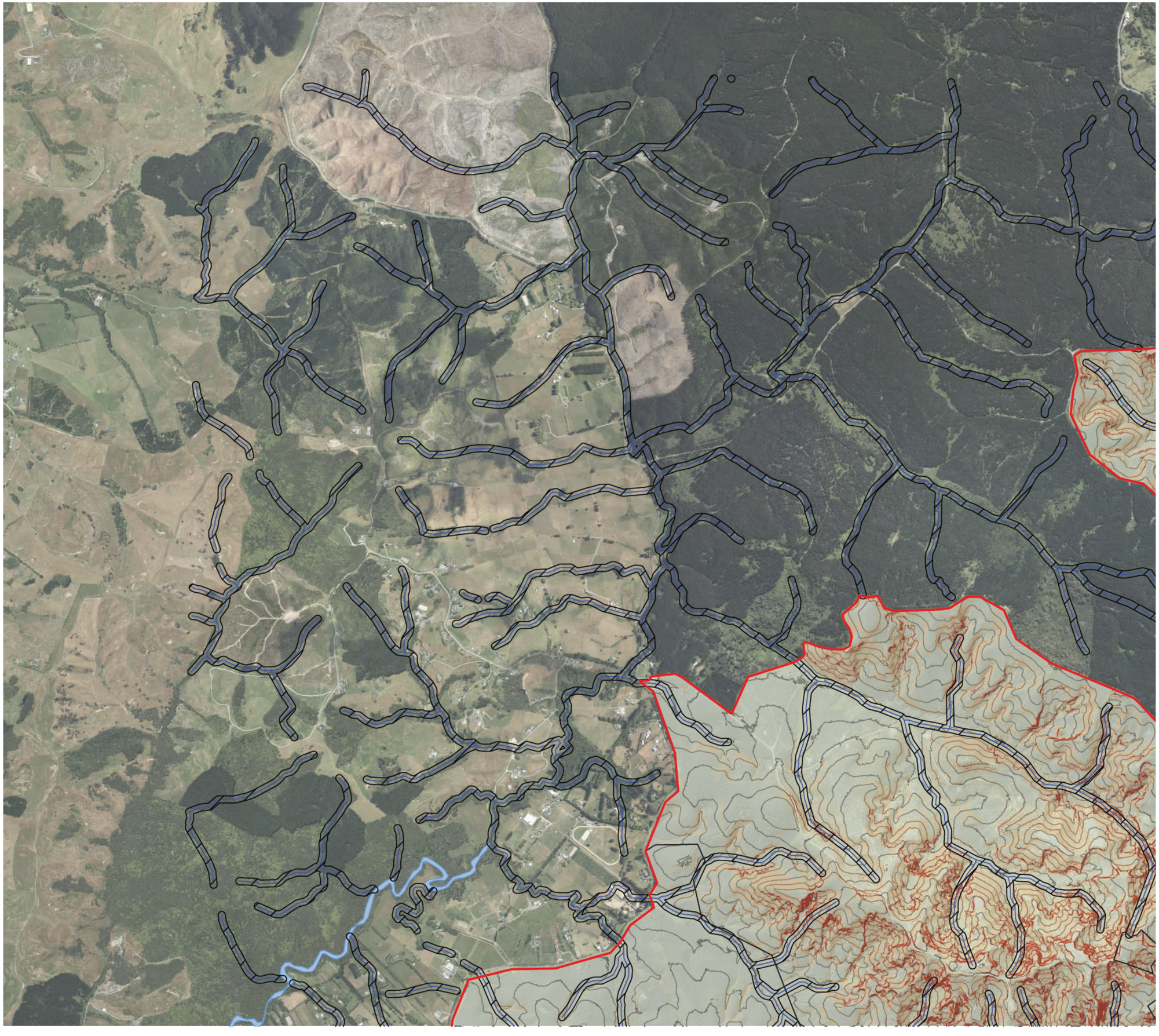
- Rangitoopuni Whole Forest Project Extent
- Lot 1 and Lot 2 Boundaries
- Retirement Village Boundary
- Indicative Community Hub, including smaller scaled commercial / retail, smaller scaled housing, community infrastructure and education
- Rangitoopuni Forest Reserve
- Indicative Recreation Hub, including 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



Appendix 2:

Overview and Slope Heat Map

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Legend

- Site Boundary
- Lot Boundary

Waterways

- Inferred Wetland / Planting Area
- River Centrelines

Slope Angle

- <= 14
- 14 - 30
- > 30

N

0 0.5 1 km

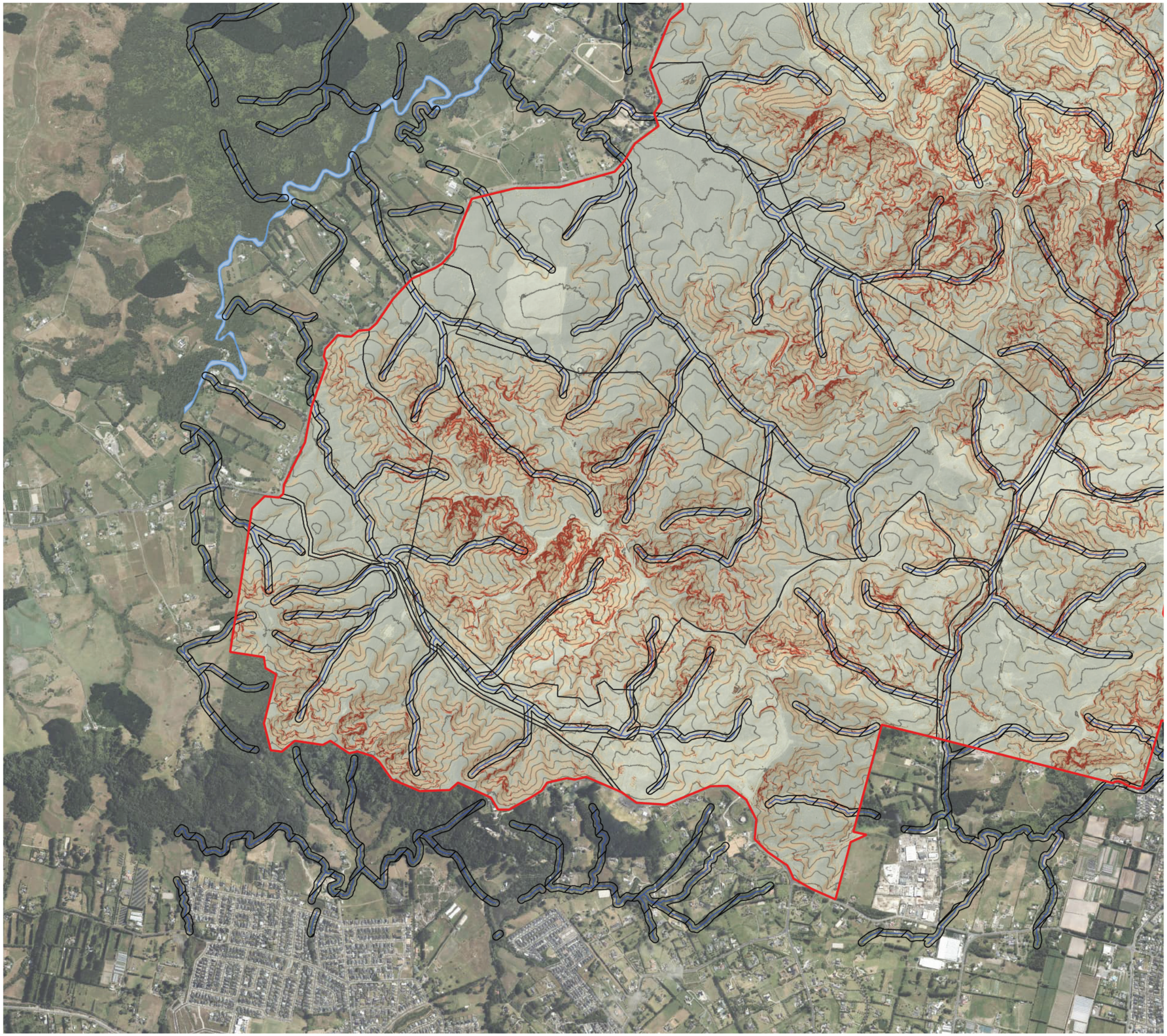
Notes:
Landlisde features are sourced from Auckland Council Geomaps Landslide Inventory layer - https://geomapspublic.aucklandcouncil.govt.nz/

ENGEO

Projection: NZTM 2000

Client: Rangitoopuni Developments Limited Partnership (RDLP)		
Title: Riverhead Forest - Map 1		Size: A3 Sheet
Project: Riverhead Forest	Drawn: RB	
Date: 20/05/2026	Checked: RC	
Proj No: 20190.001.001	Scale: 1:20000 @ A3	Version: 1.0

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Legend

Site Boundary

Lot Boundary

Waterways

Inferred Wetland / Planting Area

River Centrelines

Slope Angle

<= 14

14 - 30

> 30

N

0 0.5 1 km

Notes:
Landlisde features are sourced from Auckland Council Geomaps Landslide Inventory layer - https://geomapspublic.aucklandcouncil.govt.nz/

ENGEO

Projection: NZTM 2000

Client: Rangitoopuni Developments Limited Partnership (RDLP)		
Title: Riverhead Forest - Map 2		Size: A3 Sheet
Project: Riverhead Forest	Drawn: RB	
Date: 20/05/2026	Checked: RC	
Proj No: 20190.001.001	Scale: 1:20000 @ A3	Version: 1.0