

Proposed Private Plan Change
40 Mahi Road – Helensville, Auckland

Landscape and Visual Effects Assessment



LA4 Landscape Architects
PO Box 5669, Victoria Street West
Auckland 1142

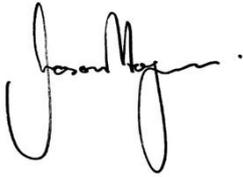
**Landscape and Visual Effects Assessment
Quality Assurance Statement**

Prepared by:



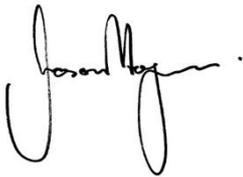
Director

Reviewed by:



Director

Approved for Issue by:



Director

Status: **Draft**
Date: 14 July 2025

File Number/Name	24-292 Mahi Road Private Plan Change – Helensville
Author	Rob Pryor, Director NZILA Tuia Pito Ora Registered Landscape Architect
Client	Hounslow Holdings Limited

Table of Contents

1.0	Introduction 3
2.0	The Proposed Plan Change 3
3.0	Assessment Methodology 3
4.0	The Site and Landscape Context 4
5.0	Statutory Context 7
6.0	Evaluation of the Proposal 10
7.0	Conclusions 19

Annexures

- 1. Proposed Zoning Plan**
- 2. Concept Master Plan**
- 3. Relevant Statutory Provisions**
- 4. Viewpoint Photographs**

Landscape and Visual Effects Assessment

1. Introduction

- 1.1 LA4 Landscape Architects (**'LA4'**) have been engaged by Hounslow Holdings Limited (**'applicant'**) to undertake a Landscape and Visual Effects Assessment (**'LVA'**) for the proposed Private Plan Change (**'PPC'**) for the urbanisation of approximately 17.36ha of land at 40 Mahi Road, Helensville, Auckland (**'the Site'**). The Site is zoned 'Future Urban Zone' (**'FUZ'**) and Rural – Countryside Living (**'R-CL'**) within the Auckland Unitary Plan (Operative in Part) (**'AUP'**).
- 1.2 This assessment investigates the existing character of the Site and surrounding environment, identifies the key landscape and visual features of the Site and describes the visual and landscape implications of the PPC on the Site and surrounding area. Investigations of the Site and surrounding Helensville environment were undertaken in September 2024.

2. The Proposed Plan Change

- 2.1 The Site covers an area of approximately 17.36ha and the proposal seeks a Plan Change to rezone the land as Residential – Mixed Housing Suburban (**'R-MHS'**), Residential – Single House (**'R-SH'**) and Rural – Countryside Living (**'R-CL'**). A Zoning Plan has been prepared and is included in **Annexure 1**, and a Concept Master Plan prepared for the Site included in **Annexure 2**.

3. Assessment Methodology

- 3.1 The key to assessing the landscape character and visual amenity effects of the PPC on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of this proposal on them. In accordance with the Resource Management Act (1991) (**'RMA'**) this includes an assessment of the cumulative effects of the PPC combined with existing developments.
- 3.2 The methodology used in this assessment is in accordance with Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, 2022 and designed to assess whether or not the proposal would have adverse landscape character and visual amenity effects on the Site and surrounding Helensville area. The following methodology has been used.

Background Review

- 3.3 A review of the background information, Site aerials and PPC plans was undertaken in relation to the landscape character and visual amenity aspects of the proposal. Key landscape and environmental factors which could potentially be affected by development enabled by the PPC were identified and reviewed.

Statutory Context

- 3.4 A review of the relevant statutory provisions was undertaken to identify the key landscape and visual related objectives, policies and assessment criteria in order to assess the proposal against them. The purpose of reviewing the statutory provisions is to help frame the landscape assessment. It is not to undertake a planning assessment of the proposal against the provisions, which is outlined fully in the AEE.

Site and Landscape Evaluation – Landscape and Visual Environment

- 3.5 Detailed Site investigations and an analysis of the Site and surrounding Helensville environment were undertaken. The landscape character, natural character, visual and amenity values were identified and outlined, and a photographic record of the Site and

surrounding environment compiled. Key landscape features and elements were identified, and an analysis of the landscape values and the landscape's ability to accommodate future development enabled by the PPC was undertaken.

- 3.6 An analysis of the existing landscape character of the Site and surrounding environment was undertaken. The analysis identified how vulnerable the Site and surrounding environment would be to change. This included:
- i) aesthetic value (vividness, complexity, cohesion, legibility, and other less tangible values);
 - ii) landscape character values;
 - iii) natural processes, patterns and elements;
 - iv) rarity;
 - v) visual absorption capability including land uses, vegetation cover and type and topographic diversity and type; and
 - vi) exposure and visibility.

Visual Catchment and Viewing Audience

- 3.7 The physical area that would be visually affected by development enabled by the PPC was determined (visual catchment). In turn, this indicated the range, type and size of the viewing audiences that would potentially be impacted upon.

Viewpoint Selection

- 3.8 The next step was to establish a platform from which detailed analysis could be carried out. The most practical platform for carrying out such analysis is a series of viewpoints, strategically located within the visual catchment in order to assess the impact of the proposal for most of the potential viewing audiences.

Landscape Character and Visual Effects Assessment

- 3.9 A specific analysis and assessment were undertaken, and key questions addressed derived from the very nature of anticipated effects on landscape character and visual amenity on the Site and surrounding area. This process assessed the effects of the proposal and identified any aspects which were likely to have high or adverse landscape character or visual amenity effects.

Conclusions

- 3.10 An evaluation of the proposal as a whole considering all the preceding analysis was then undertaken in relation to potential effects on landscape character values and visual amenity. Conclusions were made in relation to the potential landscape character and visual amenity effects of the proposal on the Site and surrounding area, including recommendations for avoiding, remedying or mitigating these effects.

4. The Site and Landscape Context

The Site

- 4.1 The Site comprises 17.36ha of land accessed off the southern end of Mahi Road, Helensville. The convoluted topography of the Site comprises a broad north running spur extending from a high point along the southern boundary at RL 90m down to RL 30m in the north-eastern corner of the Site. A lower secondary spur enters the Site along the western boundary extending from RL 65m down to RL 30m in the north-west. A gully runs between the spurs with a permanent stream running through it. Several smaller intermittent streams exist within the Site joining the tributary.

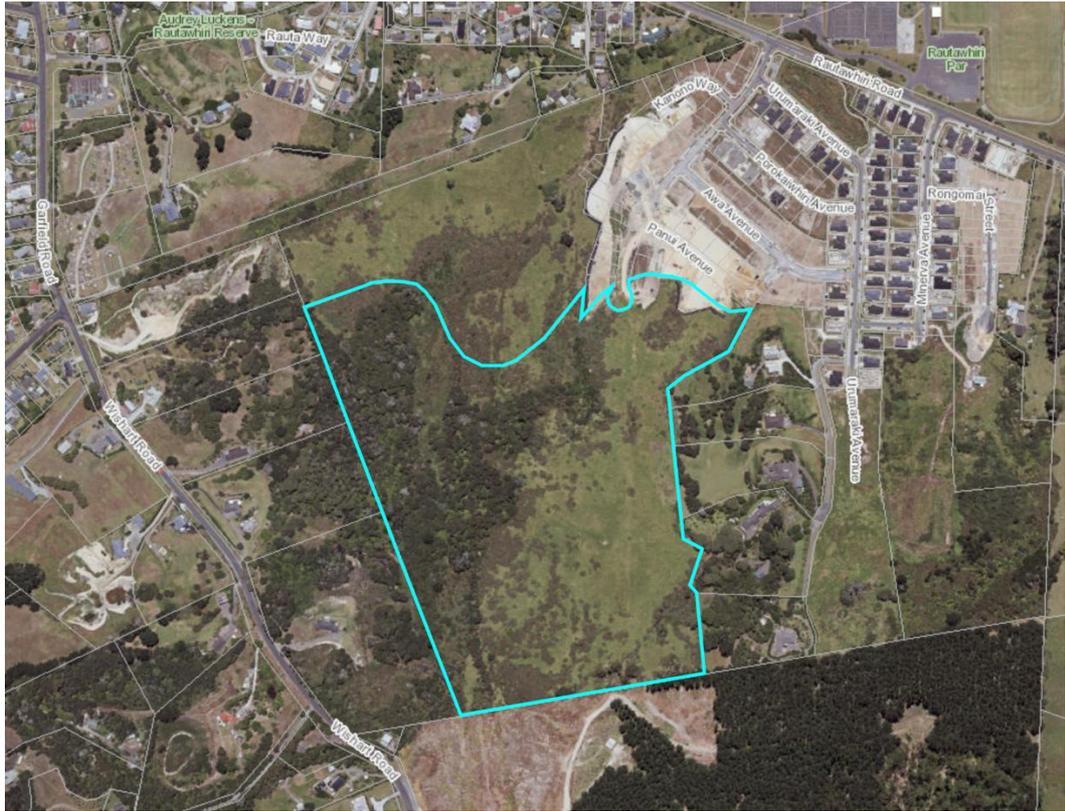


Figure 1: The application Site



Figure 2: Looking south-west towards the Site from Rautawhiri Park



Figure 3: Looking south towards the Site from Rautawhiri Park

- 4.2 Vegetation largely comprises kikuyu pasture grasses within the eastern part of the Site with an area of indigenous kānuka (*Kunzea ericoides*) scrub/forest on the western side. This VS3 ecosystem covers approximately 5.94ha of the Site and is the most diverse vegetation type present in terms of species with several growth layers visible. Tall kānuka trees are the dominant canopy species within the central forested area, with smaller and younger trees forming the next layer towards the outer edges. Shrubs are dominant along the outer edges and within the forest, with the shrub and understory layer consisting of karamū (*Coprosma robusta*), ponga/silver fern (*Alsophila tricolor*), hangehange (*Geniostoma ligustrifolium*), supplejack (*Ripogonum scandens*), mangemange (*Lygodium articulatum*) and cabbage trees (*Cordyline australis*).
- 4.3 Weed species are widespread in the outer edges of the bush and along the stream margins, including woolly nightshade (*Solanum mauritianum*), wild ginger (*Hedychium gardnerianum*) and Chinese privet (*Ligustrum sinense*). A few tall pine trees (*Pinus sp.*) are also present within the Site. There are no dwellings or built structures within the Site and access is via a grassed track entering from Mahi Drive for a short distance.

The Wider Landscape Context

- 4.4 The township of Helensville is located on the eastern banks of the Kaipara River, which flows in a northerly direction into the Kaipara Harbour. The town is characterised by the residential settlement pattern supported by associated services, educational and recreational facilities, light industrial activities, hospitality, accommodation and open spaces.
- 4.5 Intensive residential development is located to the north-east of the Site within the 'Parkview' subdivision with lot sizes typically between 450m² to 600m² within the R-SH zone. A narrow band of countryside living lots adjoin the Site to the east with sites typically 1ha in size with large dwellings, on well vegetated sites. Beyond here the land is zoned R-SH. Countryside living lots also adjoin the Site to the west extending up to Wishart Road, typically between 1ha and 2ha in size.
- 4.6 The Oikoumene Forest is located immediately to the south of the Site, comprising mature pine (*Pinus radiata*) trees. The forestry land is similarly zoned FUZ, extending in an easterly

direction through to Inland Road. Rautawhiri Park is located on the northern side of Rautawhiri Road catering for rugby, league, netball, tennis, and cricket with the Helensville Rugby Club on the western side of the park. The large area of open space has a good network of paths that connect the entrance with the car park, fields and facilities. Kaipara College is located to the west of the park with classroom blocks, administration facilities and playing fields.

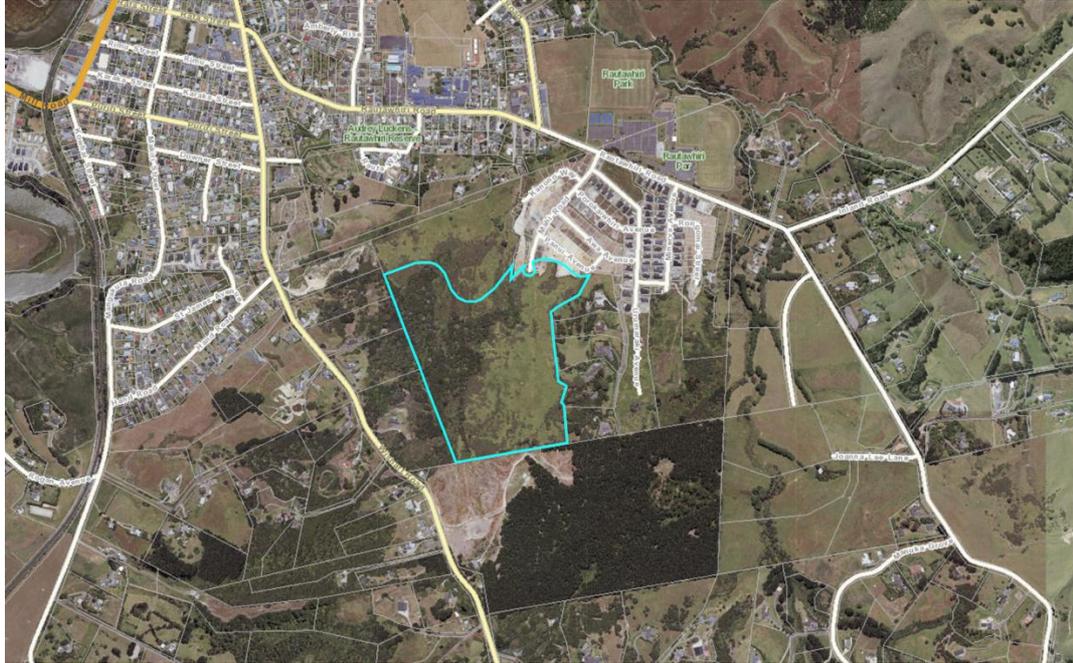


Figure 4: The Site and wider landscape context

5. Statutory Context

- 5.1 A comprehensive outline of the PPC relating to statutory and non-statutory provisions is provided within the AEE documentation prepared by Civix. The relevant key landscape character and visual amenity provisions from the RMA and AUP have been reviewed for this assessment. The purpose of reviewing the statutory provisions is to help frame the landscape assessment. It is not to undertake a planning assessment of the proposal against the provisions, which is outlined fully in the AEE.
- 5.2 As outlined previously the PPC seeks to rezone the land as R-CL and R-SH zone. The PPC proposes to use the existing provisions associated with the R-CL and R-SH zones under the AUP. These have been tested and proved as appropriate for residential development as part of the establishment of the AUP.
- 5.3 The following statutory documents are of particular relevance to this assessment:
- RMA
 - National Policy Statement: Urban Development (2020) ('NPS-UD')
 - AUP

Resource Management Act 1991

- 5.4 Part 2 of the Resource Management Act 1991 sets out the purpose and principles of the Act. Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 of the RMA sets out matters of national importance that must be recognised and provided for.

- 5.5 Section 7 identifies a range of matters that shall be given particular regard to in achieving the purpose of the RMA, including Section 7(c) the maintenance and enhancement of amenity values and Section 7(f) the maintenance and enhancement of the quality of the environment. Effects relevant to Sections 7(c) and 7(f) of the RMA are addressed in this assessment.

National Policy Statement: Urban Development (2020)

- 5.6 The NPS-UD directs councils to provide for sufficient development capacity and plan for growth, both up and out. Councils also have to respond to changes in demand by allowing denser housing in areas where people want to live, that are well-connected to jobs, transport and community facilities. The policies are focused on requiring Council plans to enable greater height and density, particularly in areas of high demand and access. The site is in close proximity to the Helensville Town Centre zone.
- 5.7 Auckland Council has notified Plan Change 78 – Intensification (**'PC78'**) to give effect to the NPS-UD but this is currently on hold.

Auckland Unitary Plan (Operative in Part)

- 5.8 The key planning provisions relevant to this assessment that have been taken into consideration are contained within the following objectives and policies (refer to **Annexure 3** – Relevant Statutory Provisions).

H3. Residential – Single House

- *H3.2. Objectives*
- *H3.3. Policies*

H4. Residential – Mixed Housing Suburban

- *H4.2. Objectives*
- *H4.3. Policies*

H19.7 Rural – Rural Countryside Living Zone

- *H19.2 Objectives and policies – all rural zones*
- *H19.2.1. Objectives – general rural*
- *H19.2.2. Policies – general rural*
- *H19.2.3. Objectives – rural character, amenity and biodiversity values*
- *H19.2.4. Policies – rural character, amenity and biodiversity values*
- *H19.7.2. Objectives – Rural Countryside Living Zone*
- *H19.7.3. Policies*

B2. Tāhuhu whakaruruhau ā-taone – Urban growth and form

- *B2.2.1. Objectives*
- *B2.3.1. Objectives*
- *B2.3.2. Policies*

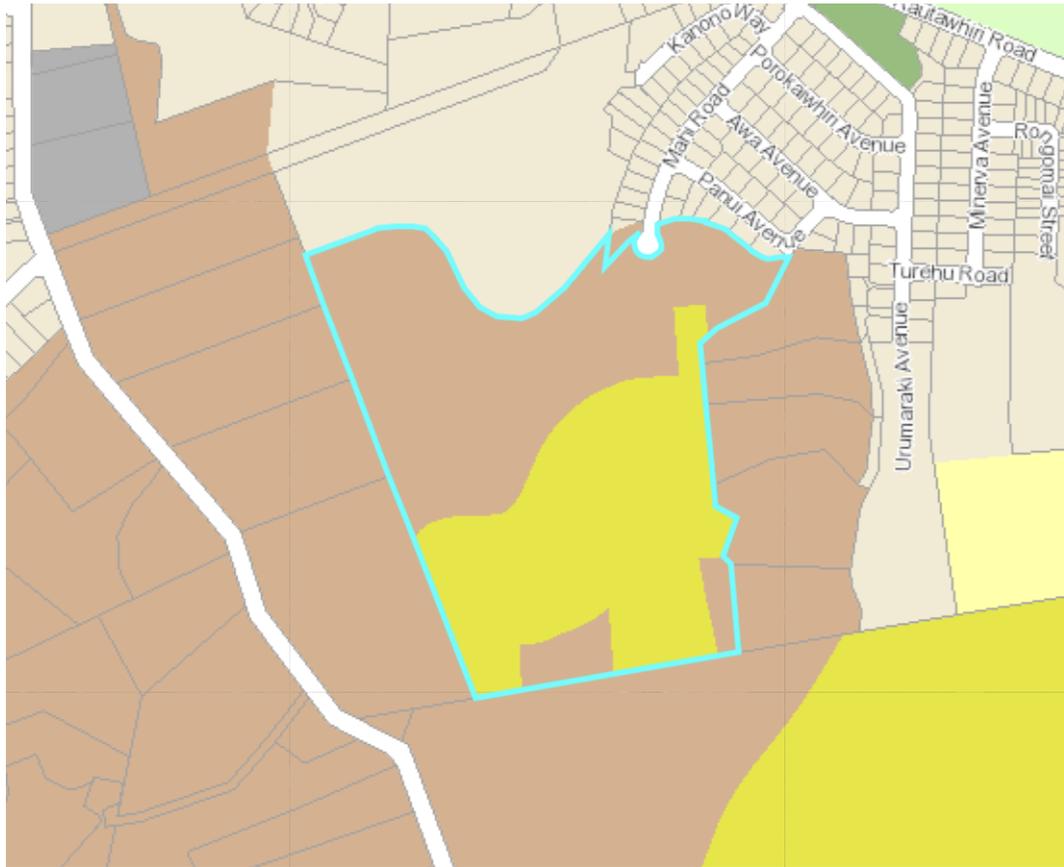


Figure 5: AUP zoning map

5.9 With respect to the matters addressed in these objectives, policies and assessment criteria, I comment as follows:

- i) Development within the PPC area would provide for an integrated residential environment and allow for a range of housing densities and typologies in accordance with the R-MHS, R-MHU and R-CL zone provisions. Potential adverse effects of urban activities on the environment would be avoided, remedied or mitigated in accordance with the operative AUP provisions.
- ii) The proposal responds well to the intrinsic qualities and physical characteristics of the Site and area, including its setting.
- iii) Development enabled by the PPC would be largely in keeping with the area's planned urban built character and the Site has the capacity to visually absorb development enabled by the PPC. The majority of the existing R-CL land is to remain, and the proposed R-SH zoned land would be consistent with the land to the north-east. Land to the south-east is similarly zoned FUZ with anticipation of residential intensification in the future.
- iv) The large size of the Site means greater co-ordination can be achieved both internally and to the wider surrounds through a comprehensively designed masterplan. Development enabled by the PPC would result in a quality compact urban form with increased residential densities.
- v) Development enabled by the PPC would provide for a range of quality housing choices to meet the needs of a growing and diverse community and enable a variety of housing types at higher densities.

- vi) Future development within the PPC Site would be compatible with the neighbourhood's planned urban built character of up to two-storey buildings, in a variety of forms such as detached, duplex and terraced dwellings.
- vii) The protection and enhancement of the area of significant biodiversity, the VS3 kākara scrub and forest ecosystem, will enhance the landscape and ecological values of the Site and surrounding area. It will also provide quality on-site residential amenity for residents, adjoining properties and the wider area, as well as providing a spacious setting for the development.
- viii) The proposed masterplan has been designed to be in keeping with the topography and characteristics of the land, avoiding the steeper areas of the Site.
- ix) The PPC Site is not located within or in close proximity to any Outstanding Natural Landscapes ('**ONL**'), Outstanding Natural Features ('**ONF**'), High Natural Character ('**HNC**') overlays of the AUP.
- x) The location, scale and design of the proposal is appropriate in this highly modified environment. The physical and visual integrity of the area will be retained, and the natural processes of the Site will not be adversely affected by the PPC; and
- xi) The FUZ zoning of the Site provides a clear indication that the land is intended to be urbanised in the future and redeveloped for urban purposes, so such a change to the physical locality is clearly contemplated in the AUP planning framework.

Statutory Context Summary

- 5.10 I therefore consider that the proposed PPC would be generally consistent with the intent of the natural character, landscape character and visual amenity objectives and policies of the AUP and when considered in totality would be entirely acceptable in landscape character and visual amenity terms.

6. Evaluation of the Proposal

- 6.1 The Resource Management Act (1991) outlines in the Fourth Schedule a number of matters that should be considered when preparing an assessment of effects on the environment, including:

(7)(1)(b) Any physical effect on the locality including landscape and visual effects.

- 6.2 Section 7(c) of the RMA requires decision makers to have regard to 'the maintenance and enhancement of amenity values' and Section 7(f) requires decision makers to have regard to 'the maintenance and enhancement of the quality of the environment'.

- 6.3 The key to assessing the landscape character and visual amenity effects of development enabled by the PPC is first to establish the existing characteristics and values of the landscape and then to assess the effects of the proposal on them. In accordance with the RMA this includes an assessment of the cumulative effects of the proposal combined with existing development within Helensville.

- 6.4 The assessment of landscape effects takes into consideration physical changes to the landscape as a resource which may give rise to changes to its character and quality and perceived landscape values. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape character is influenced by natural and built elements as well as types, patterns and intensity of land use, historic, cultural and other intangible qualities.

- 6.5 Visual effects are a consequence of landscape effects as this is how we mainly perceive effects on landscape values. Landscape and visual effects are therefore inextricably linked and are influenced by the sensitivity of the receiving environment combined with the type and magnitude of change associated with the proposal.
- 6.6 Sensitivity to change considers not only the receiving environment but also the nature and characteristics of the proposal. The ability of a landscape to accommodate change is dependent on a variety of considerations such as the:
- i) existing land use and resultant landscape patterns;
 - ii) physical characteristics of the landscape;
 - iii) scale of the landscape, the quality and values placed on a landscape; and
 - iv) the ability to mitigate any effects.
- 6.7 The objective of Landscape and Visual Effects assessments is not to assess change or visibility but the nature and magnitude of effect of change on the existing landscape values. With all assessments the objective is not to determine the proposal's extent of visibility, it is to determine how the proposal will impact on existing landscape values, including landscape character and visual amenity. Visibility of itself is not an adverse effect¹.
- 6.8 Matters to be addressed in this landscape assessment in relation to the landscape character and visual amenity include the following:
- i) Natural character effects
 - ii) Landscape character effects
 - iii) Visual amenity effects
 - iv) Construction effects
 - v) Cumulative effects
- 6.9 The purpose of this section is to provide an assessment of the nature and degree of potential landscape effects and the appropriateness of the proposal. The assessment responds to matters related to landscape character and visual amenity. The zoning sought under the PPC would enable development opportunities pertaining to the provisions associated with the anticipated AUP's R-SH, R-MHS and R-CL zoning.

Natural Character Effects

- 6.10 Natural character relates to the degree of 'naturalness' of a landscape. It is primarily determined by the nature and extent of modification to a landscape and can be expressed in relation to natural processes, patterns and elements in the landscape.
- 6.11 Natural character relates to the degree of 'naturalness' or modification of a landscape. Assessments of natural character therefore broadly assess:
- i) Natural processes – the underlying formative processes that have shaped and given expression to the landscape (geological, volcanic, ecological, fluvial etc.)
 - ii) Natural elements – features within the landscape that are products of natural processes (landform, vegetation, waterbodies etc.)
 - iii) Natural patterns – the natural expression or distribution of un-manufactured elements and features within the landscape; and
 - iv) Development / land use – the presence or absence of development such as structures and buildings and the level of modification as a result of land use and management.
- 6.12 The highest levels of natural character are where there is the least modification. Natural character effects relate to the degree to which a proposal alters the biophysical and/or perceived naturalness of a landscape.

¹ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 146]

Natural Character Effects Analysis

- 6.13 The PPC Site is not high in natural character values (other than the VS3 kānuka scrub and forest ecosystem) and has been extensively modified through previous pastoral activities. The Site is a component of the highly modified Helensville urban and lifestyle environment in an area zoned for future urban intensification within the AUP.
- 6.14 The protection and enhancement of the VS3 ecosystem will enhance the natural character, landscape character and visual amenity values of the Site and surrounding area. Overall, the adverse effects of development enabled by the PPC on the natural character values of the Site and surrounding area would be very low.

Landscape Effects

- 6.15 A landscape effect is a consequence of change in a landscape's physical attributes on that landscape's values. Change is not an effect – landscapes change constantly. It is the implications of change for a landscape's values that is the effect². Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.
- 6.16 Landscape assessments are based on the links between landscape character and values. Character is an expression of the landscape's collective attributes. Values are the reasons a landscape is valued but are embodied in attributes. Effects are consequences for a landscape's values of changes to the attributes on which the values depend. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability and rarity.
- 6.17 Effects on landscape values are assessed against the existing environment, and the outcomes sought in the relevant statutory provisions. Whether effects on landscape values are appropriate would therefore depend both on the nature and magnitude of effect on the existing landscape values and what is anticipated by the provisions.
- 6.18 Landscape effects take into consideration the physical effects on the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change and development. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.
- 6.19 'Landscape characterisation' is the term used to encapsulate the process of identifying and describing landscape character areas. Each character area has a distinguishing combination of biophysical and cultural factors that make it distinctive. Characterisation provides a basis for the understanding of landscape diversity and change.
- 6.20 Landscape character is derived from a combination of landscape components that make up the landscape of the site that distinguishes one area from another including:
- i) The elements that make up the landscape including:
 - physical influences – geology, soils, landform, drainage and waterbodies

² Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 135]

- land cover, including different types of vegetation and patterns and types of tree cover; and
 - the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of enclosure.
 - ii) The aesthetic and perceptual aspects of landscape including its scale, complexity, openness, tranquillity or wilderness; and
 - iii) The overall character of the landscape in the area including any distinctive landscape character types or areas that can be identified, and the combinations of elements, and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape.
- 6.21 Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. The attributes that contribute to the existing character of the area would become progressively less pervasive as the Site is developed with the future urbanisation of the area. Development enabled by the PPC would inevitably transform the existing character of the Site to that of more intensive and mixed urban development which would have an influence on the surrounding area.
- 6.22 The adjoining land to the north-east is undergoing rapid intensification within the Parkview subdivision and land to the south-east is zoned for future residential intensification. It is important to note that this type of development is not unanticipated and the AUP identifies the Site as an area to accommodate future urban growth requirements in this part of the region. Distinctly urban influences are highly evident in the surrounding area, which further reduce the sensitivity of the Site and surrounding environment to change as anticipated by the PPC.

Landscape Effects Analysis

- 6.23 Based on the preceding description and analysis of the Site and surrounds it is clear that there are relatively low landscape values and sensitivity associated with the Site (other than the VS3 kānuka scrub and forest ecosystem). The Site is a relatively degraded, highly modified landscape lacking significant landscape values, in close proximity to the existing Helensville residential area. Therefore, the only negative outcomes in landscape terms would be the loss of the remaining 'countryside living' character, which is anticipated by the relevant AUP planning strategies and current FUZ zoning that applies to the Site. Development enabled by the PPC would result in a change in landscape character, but would ensure a suitable level of amenity, albeit an urban, rather than a 'countryside living' character is achieved.
- 6.24 Overall, development enabled by the PPC would have low adverse landscape effects, particularly in relation to the character and quality of the Site and surrounding area given that:
- i) The Site does not contain, and development enabled by the PPC would not adversely affect, any significant landscapes or features. The Site and surrounding area are a distinctly modified environment.
 - ii) The landscape values associated with the Site itself are not high due to the modified nature of the Site and the activities and land use within the surrounding area. The landscape character of the Site is not high due to these characteristics. As such the landscape sensitivity of the Site to change as enabled by the PPC is low.
 - iii) The landscape character, amenity values and biodiversity values of the Site and surrounding area would be enhanced through the protection and enhancement of the VS3 kānuka scrub and forest ecosystem. The form, scale and nature of the proposal would be similar to the pattern of residential development occurring within the surrounding environment to the north-east and would therefore not appear out of character. The

character, intensity and scale of the proposal would be in keeping with these local characteristics.

- iv) Development enabled by the PPC would not introduce new elements or features that would adversely affect the landscape values and character of the Site and surrounding area with residential settlement being prevalent in the area.
- v) Any potential landscape effects would be localised due to the type and scale of change and the existing settlement, landform, and vegetation patterns.

6.25 The proposal would not adversely affect the landscape character and would ensure a suitable level of amenity is achieved. Overall, the adverse effects of development enabled by the PPC on the landscape values of the Site and surrounding area would be low.

Visual Amenity Effects

6.26 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of a proposal, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate subsequent changes within the landscape setting, where applicable. As with landscape effects, visual effects relate to landscape values. Visibility and change are not effects in and of themselves³.

6.27 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity. The methodology used in this assessment is designed to assess whether or not the proposal would have adverse visual effects on the nature and quality of the Site and surrounding urban environment.

The process of analysing such effects involves:

- i) Identification of the physical area or catchment from which development enabled by the PPC would be visible;
- ii) Identification of the different viewing audiences that would be affected by future development enabled by the PPC; and
- iii) Evaluation of the visual amenity effects taking into account the preceding analysis.

Visual Catchment and Viewing Audience

6.28 The visual catchment is the area from which noticeable visual effects of development enabled by the PPC are likely to be evident to any significant degree. The adjoining properties to the north-east within the Parkview residential subdivision would gain close views towards the Site, although the outlook is largely oriented to the north, and views towards the Site would largely be screened by other dwellings and structures within the subdivision.

6.29 Close views would be gained from the adjoining countryside living properties to the east, accessed off Urumaraki Avenue, albeit partially filtered or screened by vegetation within these properties. Views from the adjoining properties to the west would largely be screened by the VS3 kānuka scrub and forest ecosystem which extends beyond the Site into their properties. Views would be gained from the dwelling within the Oikoumene Forest site to the south.

6.30 More distant views would be gained from some of the residential properties in Rautawhiri Road. Recreational users of Rautawhiri Park would gain distant views towards the Site across

³ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 245]

the foreground of the park and the Parkview subdivision. Visitors to the Helensville Cemetery in Wishart Road will gain distant views towards the elevated part of the Site.

- 6.31 Motorists travelling along parts of Rautawhiri Road in the vicinity would be exposed to views, albeit peripheral to the viewing angle. Motorists travelling in a southerly direction along Awaroa Road would be exposed to views to varying degrees. Motorists traveling in a northerly direction along a small section of Wishart Road will gain brief views towards elevated parts of the Site.
- 6.32 The viewing audience would therefore encompass the following groups:
- i) Residents and visitors to the adjoining residential lifestyle properties to the east;
 - ii) Residents and visitors to the adjoining properties to the north-east in the Parkview residential subdivision;
 - iii) Residents, visitors and workers in the adjoining Oikoumene Forest site to the south;
 - iv) Motorists and pedestrians travelling along parts of Rautawhiri Road, Awaroa Road and Wishart Road;
 - v) Visitors to the Helensville Cemetery; and
 - vi) Distant viewers within parts of the wider surrounding area.

Visual Amenity Effects Analysis

- 6.33 The visual effects of development enabled by the PPC have been assessed from representative viewpoints within the visual catchment area that have potential for visual effects. Four viewpoints have been identified in order to assess the potential visual effects. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Site.
- 6.34 The assessment has been undertaken by reference to the following:

Adjoining Properties Surrounding Area Surrounding Roads

Refer to: Annexure 4 – Viewpoint Photographs

- 6.35 Photographs have been taken with a 50mm SLR camera with a fixed 50mm lens from the viewpoints, and a detailed assessment and analysis of potential effects have been carried out. The visual effects of the proposal have been assessed from locations within the visual catchment area which have potential for visual effects. This is achieved by using both descriptive and analytical means. The analysis from the surrounding area is representative of the potential views from the most affected surrounding properties and public areas.
- 6.36 The total score given in the descriptions denote the overall visual effects rating. The following seven-point scale has been used to rate effects, based on the guidelines contained within the NZILA Te Tangi a te Manu 'Aotearoa New Zealand Landscape Assessment Guidelines 2022':

Very Low | Low | Low-Moderate | Moderate | Moderate-High | High | Very High

Very Low Effect

No appreciable change to the visual character of the landscape, its landscape values and/or amenity values.

Low Effect

Limited change to the visual character of the landscape, with a low level of effect in relation to landscape values and/or amenity values.

Low-Moderate Effect

Evident visual change to the visual character of the landscape with a low to moderate level of effect in relation to landscape values and/or amenity values.

Moderate Effect

Appreciable change to the visual character of the landscape with a moderate level of effect in relation to landscape values and/or amenity values.

Moderate-High Effect

Marked change to the visual character of the landscape with a moderate to high level of effect in relation to landscape values and/or amenity values.

High Effect

Significant change to the visual character of the landscape with a high level of effect in relation to landscape values and/or amenity values.

Very High Effect

Fundamental change to the visual character of the landscape with a very high level of effect in relation to landscape values and/or amenity values. The proposal causes significant adverse effects that cannot be avoided, remedied or mitigated.

6.37 In assessing the significance of effects, the assessment also considers the nature of effects in terms of whether this would be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also result where the visual change is considered to be benign in the context of where it occurs.

6.38 The assessment has been undertaken in terms of the following criteria:

- i) **Quality of the view** – the relative quality and sensitivity of views into the Site, including landscape character and visual amenity values.
- ii) **Viewpoint | perceptual factors** – the type and size of population exposed to views into the Site, the viewing distance to the Site, and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the Site due to its physical character.
- iii) **Urban amenity** – the impact of future development on the wider surrounding urban amenity.
- iv) **Urban form** – the degree to which future development would fit into the existing urban context of the surrounding environs.
- v) **Visual intrusion | contrast** – the intrusion into, or obstruction of views to landscape features in the locality and beyond and the impact upon key landscape elements and patterns.
- vi) **Mitigation potential** – the extent to which any potential adverse effects of the development could be mitigated through integration into its surrounds by specific measures.

Adjoining Properties

6.39 The adjoining properties to the Site would be most affected by future development enabled by the PPC. Close views would be gained from the adjoining countryside living properties to the east, accessed off Urumaraki Avenue, albeit partially filtered or screened by vegetation within these properties. Views from the adjoining properties to the west would largely be screened by the kānuka scrub and forest ecosystem which extends beyond the Site into their properties. The adjoining property to the south in the Oikoumene Forest site would gain elevated views across the Site.

- 6.40 For the immediately adjoining properties, the existing outlook would change noticeably from a relatively open scene into a comprehensive urban view. Although this would constitute a distinctive change to the existing character and a loss of the spaciousness, it is not the type of change which is totally unexpected within the planning context of the AUP, and the quality nature of the future urban development would ensure that a suitable level of amenity is achieved.
- 6.41 Once the Site is developed, the existing views would be replaced with a mixed suburban development with planted streetscapes and gardens. The protection and enhancement of the VS3 kānuka scrub and forest ecosystem will provide a significant vegetated setting for the Site and form a dense buffer from viewing locations to the west.
- 6.42 The proposed Site layout provides a good interface with the neighbouring properties through the placement of the larger lots (Subdivision Area 4 – minimum 600m²) around the periphery of the Site with the higher-density housing (Subdivision Area 1 – 200m² – 300m²) internalised within the Site, buffered by the larger peripheral built form.
- 6.43 Development enabled by the proposal would not be out of context due to the surrounding residential settlement pattern within Helensville, the FUZ zoning of part of the Site and part of the surrounding area. The future form would be read as a component of the surrounding Helensville urban context.
- 6.44 From these close viewing locations, the full effects of change brought about by the PPC would be gradual as the land is retired from current use, modified, and staged built development extends across the landform. It is anticipated that the full progression to urban would logically take a number of years, in line with similar urban development of greenfield Sites within the surrounding area, including the adjoining Parkview subdivision. This would reduce the impact of the change to a degree, due to the incremental nature of the change and a general conditioning of the local audience over time as urban development progresses. Development would also be viewed as a logical extension to the Parkview subdivision to the north-east.
- 6.45 Development enabled by the PPC, however, would inevitably change the landscape character and visual amenity currently experienced for the surrounding properties. Overall, the adverse visual amenity effects for the adjoining residential lifestyle properties would be moderate, albeit anticipated through the zoning of the Site for urban development given that the land has been identified as suitable for urbanisation through the AUP. It is important to note that effects on landscape values must be assessed against the existing environment and the outcomes sought in the relevant statutory provisions which anticipate change, and within this context the effects on the landscape values would be appropriate.

Surrounding Area

- 6.46 Views towards parts of the Site would be gained from parts of the wider surrounding area. Where visible from the surrounding area, views of development enabled by the PPC would be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements (buildings, landform, and prevailing vegetation patterns). While a noticeable level of built form would be introduced into the landscape, it would be viewed in the context of the surrounding residential settlement pattern within Helensville and therefore not appear incongruous.
- 6.47 **Viewpoint 1** is taken from the Rautawhiri Reserve playground, and **Viewpoint 2** taken from the Helensville Rugby Club grounds, both looking in south-westerly directions. **Viewpoint 3** is taken from the Helensville Cemetery looking in a south-easterly direction. Development enabled by the PPC would integrate sensitively into the urban landscape due to the scale of the proposal relative to the Site context and appearance and visual compatibility with existing built development within the surrounding environs, particularly the adjacent Parkview

subdivision. Where visible the proposal will also be viewed within the context of the retained kānuka scrub and forest ecosystem, contributing to a well vegetated framework in which the built form will be viewed. Any potential adverse visual effects of the proposal would be localised and would have minor implications on the quality, character, and aesthetic values of the surrounding area.

- 6.48 While development enabled by the PPC would be visible from parts of the wider surrounding area, I consider that the adverse visual effects would be low to very low and entirely acceptable within the context of the existing and planned future urban environment as anticipated by the AUP planning provisions.

Surrounding Roads

- 6.49 For road users in the surrounding area, particularly those who live locally, the future development of the Site is likely to result in noticeable visual effects. For general road users, the effects are likely to be of much less significance as development enabled by the PPC would be seen as part of the pattern of land use change occurring locally within the surrounding Helensville environs. **Viewpoint 4** is taken from beside Wishart Road, adjacent to the entrance to the Oikoumene Forest site looking in a north-easterly direction towards the Site.

- 6.50 Although a large audience, the road users are unlikely to be particularly sensitive to future development, as they would have fleeting views of only portions of the Site whilst moving through a landscape, which already exhibits intensive residential development of a similar nature. The sensitivity and the effects of development enabled by the PPC would also be reduced further by the fact that development would be gradual and staged over a number of years

- 6.51 Overall, the adverse visual effects from the surrounding road network would be low.

Construction Effects

- 6.52 Construction effects are temporary in duration with the most noticeable changes and resultant effects on visual amenity arising from earthworks associated with roading and associated infrastructure. The construction stage includes impacts on the physical landscape, including vegetation removal and landform modification, and visual amenity from public and private locations. Due to the nature and scale of development, and the level of change it would bring to the existing landscape, the visual effects would generally be high during and immediately following construction. These visual effects would however be viewed in the context of the existing residential intensification and construction activity occurring to the north-east.

- 6.53 Overall, there would be low adverse construction effects given:

- i) The temporary nature of the construction works;
- ii) The context of the existing and emerging urban landscape; and
- iii) The extent of the construction works and development being anticipated in this urban environment (as sought by the respective AUP planning provisions).

Cumulative effects

- 6.54 The cumulative effects of the PPC, in combination with the existing settlement pattern, would not detract from the landscape values of the surrounding area. Overall, I consider that in the context of the established urban environment, development enabled by the PPC could be implemented without adversely affecting the landscape values, visual amenity, and character of the surrounding area.

7. Conclusions

- 7.1 The proposed urbanisation of the Site resulting from development enabled by the PPC would change its current open and undeveloped landscape character. The development would however be consistent with the Site and parts of the surrounding area being zoned FUZ with urban expansion envisaged in the AUP. The proposed urbanisation of the land would inevitably result in the transformation of the Site from an undeveloped area to one with urban residential characteristics. Nevertheless, this is a landscape in transition and is an area identified as suitable for urban expansion under the AUP.
- 7.2 Because of the nature of development enabled by the PPC and the anticipated eventual urbanisation of the Site and surrounding area, rather than trying to screen the development or create significant buffers, the approach has been to accept the change and develop the Site in accordance with accepted urban design principles to create a quality residential development with a high level of amenity, albeit an urban amenity as anticipated by the AUP.
- 7.3 While development enabled by the PPC would result in a significant visual change from the Site's current open state to one with urban characteristics, particularly for some of the immediate neighbours, such visual change is anticipated and is in accordance with the key planning initiatives for the area.
- 7.4 Development enabled by the PPC would initially generate landscape and visual effects of some significance. These however are inevitable with urban development at the start of a process of urbanisation. In addition, the visual effects of the development of the Site apparent from the early stages would decrease over time as street tree plantings and landscape plantings typically associated with the urbanisation of an area become established. The protection and enhancement of the VS3 kānuka scrub and forest ecosystem will provide a significant vegetated setting for the Site.
- 7.5 In conclusion, development enabled by the PPC would fulfil the need for residential and urban intensification and provide an opportunity for an innovative and environmentally sustainable urban development. The PPC would be largely consistent with the regional growth strategies for the area and would result in a high-quality urban development.
- 7.6 I therefore consider that the proposed Private Plan Change is entirely appropriate in this urban setting from a landscape character and visual amenity perspective.

Rob Pryor

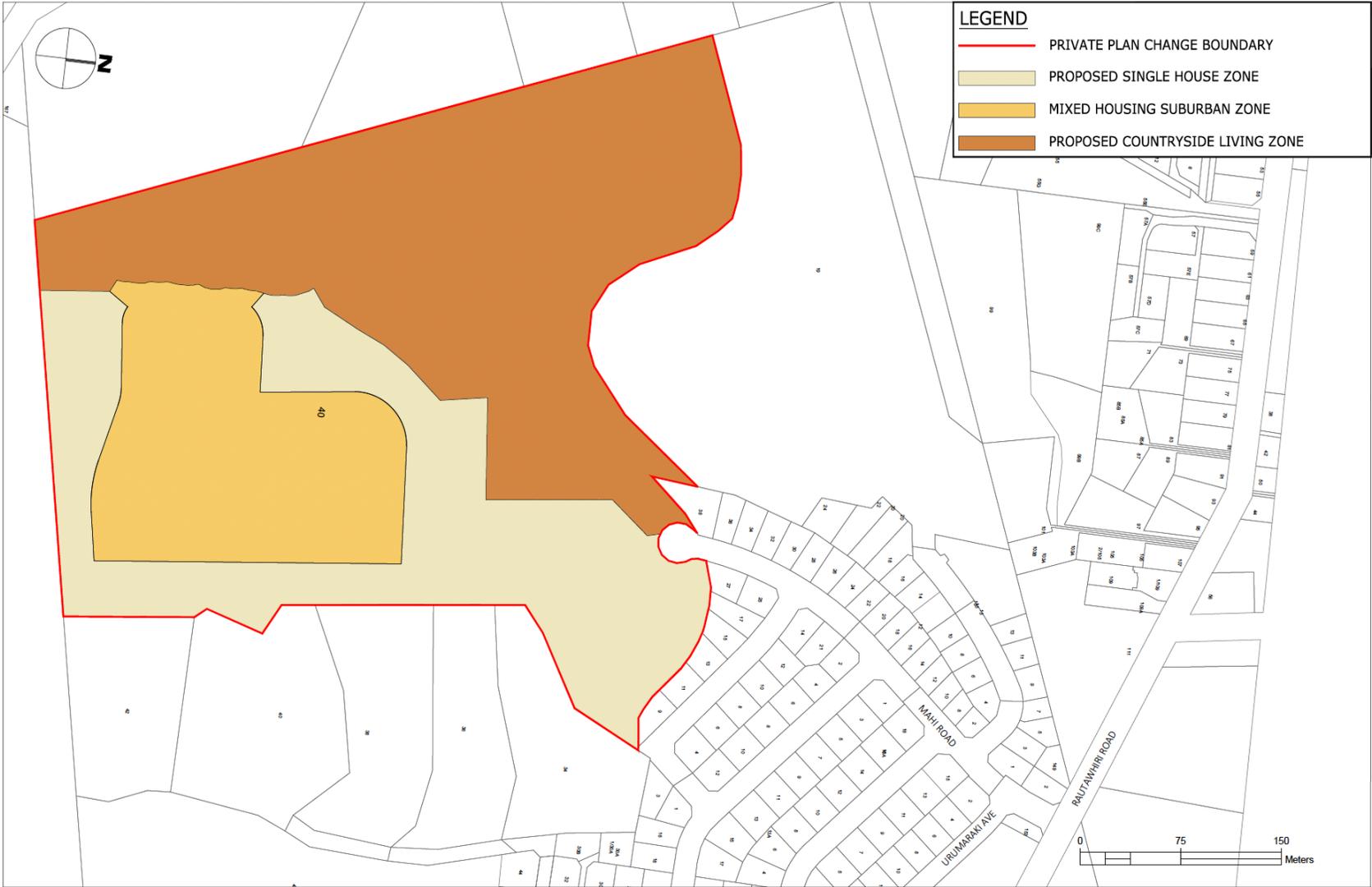
Director | Registered Tuia Pito Ora NZILA Landscape Architect

LA4 Landscape Architects

July 2025



Annexure 1: Proposed Zoning Plan



LEGEND	
	PRIVATE PLAN CHANGE BOUNDARY
	PROPOSED SINGLE HOUSE ZONE
	MIXED HOUSING SUBURBAN ZONE
	PROPOSED COUNTRYSIDE LIVING ZONE



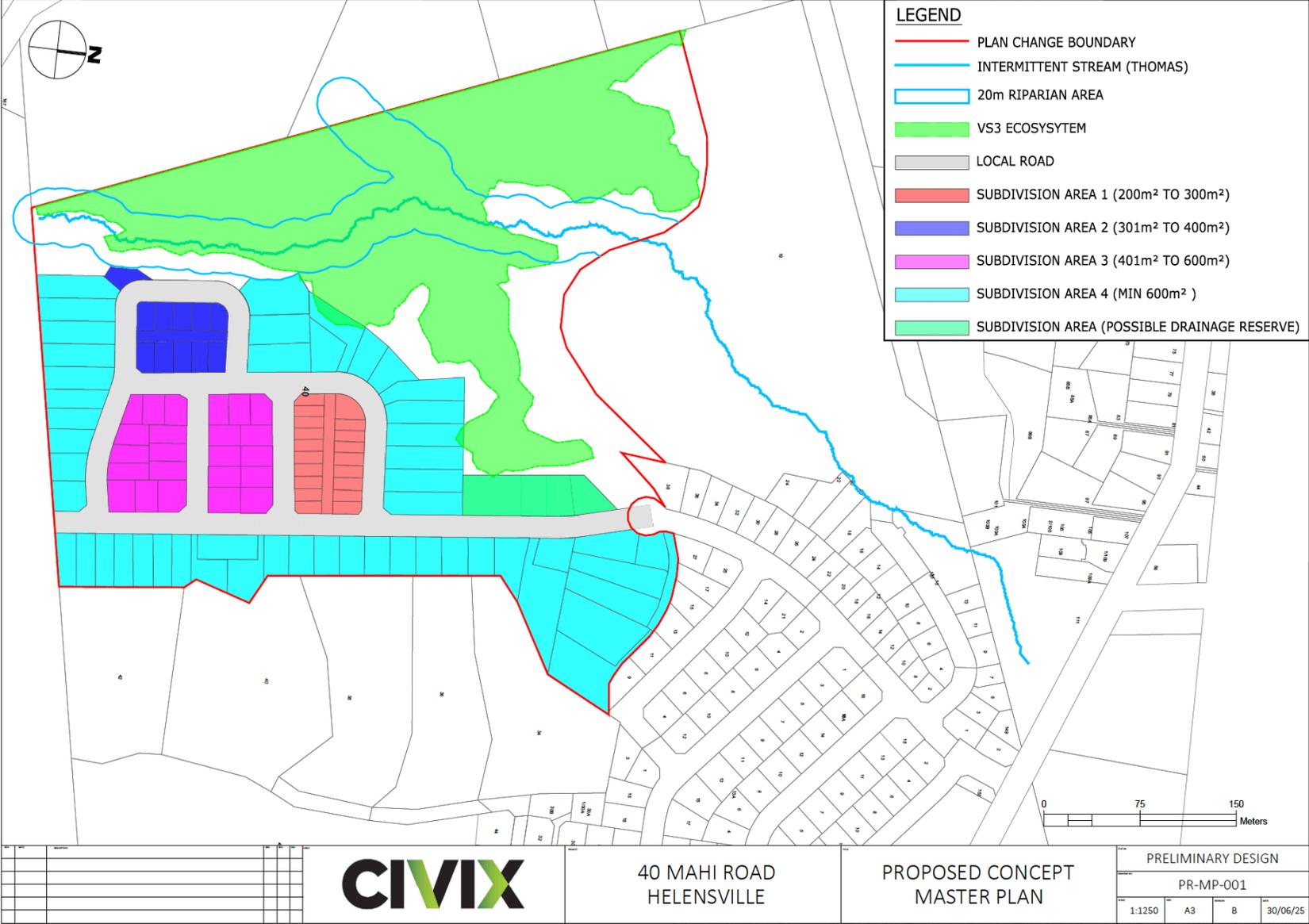
40 MAHI ROAD
HELENSVILLE

PROPOSED ZONING
PLAN

PRELIMINARY DESIGN			
PR-ZON-001			
1:1250	A3	B	27/01/25

THIS DRAWING IS THE PROPERTY OF CIVIX. THE DRAWING MAY NOT BE REPRODUCED OR ALTERED WITHOUT WRITTEN APPROVAL FROM CIVIX. CIVIX WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED USE OF THE DRAWING. LEVELS ARE IN TERMS OF D.M.S.L. SURVEY DATA. HEIGHTS AND MEASUREMENTS ARE SUBJECT TO SURVEY.

Annexure 2: Concept Master Plan



40 MAHI ROAD
HELENSVILLE

PROPOSED CONCEPT
MASTER PLAN

THIS DRAWING IS DESIGNED IN THE FACILITY OF CIVIX LIMITED. THE DRAWING MAY NOT BE COPIED OR ALTERED WITHOUT THE WRITTEN APPROVAL FROM CIVIX LIMITED. CIVIX LIMITED IS NOT RESPONSIBLE FOR UNAUTHORIZED USE OF THE DRAWING. CIVIX LIMITED IS IN TERMS OF LAND AND SURVEY OF OUR RECORDS AND MEASUREMENTS ARE SUBJECT TO SURVEY.

Annexure 3: Relevant Statutory Provisions

H4. Residential – Mixed Housing Suburban

The Residential – Mixed Housing Suburban Zone is the most widespread residential zone covering many established suburbs and some greenfields areas. Much of the existing development in the zone is characterised by one or two storey, mainly standalone buildings, set back from site boundaries with landscaped gardens.

H4.2. Objectives

- (1) Housing capacity, intensity and choice in the zone is increased.*
- (2) Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).*
- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.*
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.*

H4.3. Policies

- (1) Enable a variety of housing types including integrated residential development such as retirement villages.*
- (2) Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:
 - (a) limiting the height, bulk and form of development;*
 - (b) managing the design and appearance of multiple-unit residential development; and*
 - (c) requiring sufficient setbacks and landscaped areas.**
- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - (a) providing for passive surveillance*
 - (b) optimising front yard landscaping*
 - (c) minimising visual dominance of garage doors.**
- (4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.*
- (5) Require accommodation to be designed to meet the day to day needs of residents by:
 - (a) providing privacy and outlook; and*
 - (b) providing access to daylight and sunlight and providing the amenities necessary for those residents.**

- (10) *Recognise the functional and operational requirements of activities and development.*
- (6) *Encourage accommodation to have useable and accessible outdoor living space.*
- (7) *Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.*
- (8) *Enable more efficient use of larger sites by providing for integrated residential development.*
- (9) *Provide for non-residential activities that:*
 - (a) *support the social and economic well-being of the community; PC 78 (see Modifications)*
 - (b) *are in keeping with the scale and intensity of development anticipated within the zone;*
 - (c) *avoid, remedy or mitigate adverse effects on residential amenity; and*
 - (d) *will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.*

H3. Residential – Single House

The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in number of locations. The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character. To provide choice for future residents, Residential – Single House Zone zoning may also be applied in greenfield developments. To support the purpose of the zone, multi-unit development is not anticipated, with additional housing limited to the conversion of an existing dwelling into two dwellings and minor dwelling units. The zone is generally characterised by one to two storey high buildings consistent with a suburban built character.

H3.2. Objectives

- (1) *Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.*
- (2) *Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.*
- (3) *Development provides quality on-site residential amenity for residents and for adjoining sites and the street.*

...

H3.3. Policies

- (1) *Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.*
- (2) *Require development to:*
 - (a) *be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or*
 - (b) *be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.*
- (3) *Encourage development to achieve attractive and safe streets and public open spaces including by:*

- (a) *providing for passive surveillance*
 - (b) *optimising front yard landscaping*
 - (c) *minimising visual dominance of garage doors.*
- (4) *Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites.*
- (5) *Encourage accommodation to have useable and accessible outdoor living space.*
- (6) *Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.*
- ...
- (8) *To provide for integrated residential development on larger sites.*

H19.7 Rural – Rural Countryside Living Zone

The zone provides for rural lifestyle living in identified areas of rural land which are generally closer to urban Auckland or rural and coastal towns. There is a diversity of topography, land quality and landscape character within the zone which results in a diversity of site sizes. The zone is the receiver area for transferable rural site subdivision from other zones. This zone incorporates a range of rural lifestyle developments, characterised as low density rural lifestyle dwellings on rural land. These rural lifestyle sites include scattered rural dwellings sites, farmlets and horticultural sites, bush dwelling sites and papakāinga. Some parts of the zone reflect historical subdivision patterns, while other areas were established on rural land that did not have significant rural production values and was often associated with steep topography and poor soils. Bush lots enabled the protection of indigenous vegetation cover as part of the subdivision process.

H19.2 Objectives and policies – all rural zones

H19.2.1. Objectives – general rural

- (1) *Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions.*
- (2) *Rural production activities are provided for throughout the rural area while containing adverse environmental effects on site.*

H19.2.2. Policies – general rural

- (1) *Enable activities based on use of the land resource and recognise them as a primary function of rural areas.*
 - (2) *Require rural production activities to contain and manage their adverse environmental effects on-site to the fullest extent practicable.*
- ...

H19.2.3. Objectives – rural character, amenity and biodiversity values

- (1) *The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.*
- (2) *Areas of significant indigenous biodiversity are protected and enhanced.*

H19.2.4. Policies – rural character, amenity and biodiversity values

- (1) *Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics:*
 - (a) *a predominantly working rural environment;*
 - (b) *fewer buildings of an urban scale, nature and design, other than residential buildings and buildings accessory to farming; and*
 - (c) *a general absence of infrastructure which is of an urban type and scale.*
- (3) *Enable opportunities to protect existing Significant Ecological Areas or provide opportunities to enhance or restore areas to areas meeting criteria of Significant Ecological Areas.*

H19.7.2. Objectives – Rural Countryside Living Zone

- (1) *Land is used for rural lifestyle living as well as small-scale rural production.*
- (2) *The rural character, amenity values, water quality, ecological quality, historic heritage values and the efficient provision of infrastructure is maintained and enhanced in subdivision design and development.*

H19.7.3. Policies

- (1) *Locate and design subdivision and development to maintain and enhance rural character and amenity values and avoid an urban form and character by:*
 - (a) *designing subdivision and development (including accessways, services, utilities and building platforms) to be in keeping with the topography and characteristics of the land;*
 - (b) *minimising earthworks and vegetation clearance for accessways, utilities and building platforms;*
 - (c) *avoiding locating accessways, services, utilities and building platforms where they will result in adverse effects on water quality, wetlands, riparian margins, historic heritage sites or scheduled sites and places of value or significance to Mana Whenua.*
 - (d) *identifying opportunities for environmental enhancement of existing areas of native vegetation, wetland areas, riparian margins or the coastal edge;*
 - (e) *encourage landscape planting that reinforces local vegetation patterns; and*
- (3) *Avoid or mitigate adverse effects in relation to reverse sensitivity and rural character and amenity by restricting the range of land-use activities in the zone.*
- (4) *Discourage activities that will result in adverse effects such as noise, dust, traffic volumes, odour, visual effects and effects on health, safety and cultural values and significantly reduce the rural character and amenity values of the zone.*
- (5) *Acknowledge that the rural character and amenity values associated with this zone reflect its predominant use for rural lifestyle living rather than for rural production activities.*

B2. Tāhuhu whakaruruhau ā-taone – Urban growth and form

B2.2. Urban growth and form

B2.2.1. Objectives

- (1) *A quality compact urban form that enables all of the following:*

- (a) a higher-quality urban environment;*
 - (b) greater productivity and economic growth;*
 - (c) better use of existing infrastructure and efficient provision of new infrastructure;*
 - (d) improved and more effective public transport;*
 - (e) greater social and cultural vitality;*
 - (f) better maintenance of rural character and rural productivity; and*
 - (g) reduced adverse environmental effects.*
- (2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).*
 - (3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.*
 - (4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.*
 - (5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.*

B2.3. A quality built environment

B2.3.1. Objectives

- (1) A quality built environment where subdivision, use and development do all of the following:*
 - (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;*
 - (b) reinforce the hierarchy of centres and corridors;*
 - (c) contribute to a diverse mix of choice and opportunity for people and communities;*
 - (d) maximise resource and infrastructure efficiency;*
 - (e) are capable of adapting to changing needs; and*
 - (f) respond and adapt to the effects of climate change.*

B2.3.2. Policies

- (1) Manage the form and design of subdivision, use and development so that it does all of the following:*
 - a. supports the planned future environment, including its shape, landform, outlook, location, and relationship to its surroundings, including landscape and heritage.*

Annexure 4: Viewpoint Photographs



Viewpoint 1: Rautawhiri Reserve Playground



Viewpoint 2: Helensville Rugby Club Grounds



Viewpoint 3: Helensville Cemetery



Viewpoint 4: Wishart Road