



**Landscape Capacity for Urban Development**

- Moderate Capacity for Urban Development
- Landscape Sensitivity / Limited Capacity
- Existing Urban Settlement
- Landscape Setting: Uplands, Hills & Headlands
- Landscape Setting: Rural Valleys
- Visual Containment Ridgelines / Topographical Boundary
- Existing "Gateway"

- 1. Coatesville-Riverhead Valley**
  - Lower Rangitopuni Stream valley
  - Pastoral landcover predominates
  - Largely settled – rural residential
  - Framed to the north by Riverhead Forest
  - Moderate to Strong landscape sensitivity
- 2. Riverhead - Barrett Road**
  - Elevated gently undulating pastoral river terrace
  - Strongly framed by upper harbour/river margins and uplands
  - Largely settled – rural residential
  - Proximate to urban development to the west – restricted access (bridge)
  - Moderate capacity to accommodate urban development
- 3. Riverhead Southeast**
  - Undulating upper harbour headland margin
  - Significant areas currently under residential development
  - Defined to the south by stream and gully landform
  - Strong capacity to accommodate urban development
- 4. Riverhead West**
  - Flat to gently undulating terrain
  - Horticultural landuse predominates
  - Proximate to existing settlement and existing grid urban structure
  - Defined to the west by hill slope margins
  - Less well defined southern boundary – Lathrope Rd and eastern stream
  - Strong capacity to accommodate urban development
- 5. Riverhead South**
  - Extensive area of lowland flats
  - Horticultural landuse predominates
  - Strong patterns of linear field enclosure
  - Includes numerous glasshouses and dispersed rural dwellings
  - Adjoins area to the north of stronger urban influence
  - Moderate to strong landscape sensitivity
- 6. Brigham Creek Western Headlands**
  - Gently rolling east draining headland slopes
  - Pastoral landcover predominates
  - Contributes to spatial definition of Riverhead urban areas
  - Adjoins area to the north of stronger urban influence
  - Defined to the west by Coatesville-Riverhead highway
  - Includes key transitional gateway to/from Kumeu
  - Strong landscape sensitivity
- 7. Whenuapai Upper Harbour Lowlands**
  - Flat to gently undulating terrain
  - Includes extensive northern coastal margin areas
  - Significant areas of existing concentrated residential settlement
  - Rural built form – glasshouses also feature
  - Strongly influenced by defence land and landuse and existing "valleys" to the south
  - Strong capacity for urban development
- 8. Whenuapai Defence**
  - Existing defence land – airbase and operations
  - Includes operational and accommodation areas
  - Existing landuse expected to continue
  - Generates noise sensitivity issues
  - Characterises wider Whenuapai area
  - Not available for urban development
- 9. Totara Creek East – Trigg Road**
  - Undulating to gently rolling northwest draining terrain
  - Includes significant areas of horticultural landuse
  - Very good aspect – slightly elevated
  - Strongly defined by surrounding local road network which follows general sub-catchment boundaries
  - Influenced by airport noise / use in the north
  - Influenced by Westgate expansion and motorway alignment in the south
  - Strong capacity for urban development
- 10. Waiarohia Stream Valley**
  - Strongly rolling east draining pastoral land – steep in part
  - Strongly influenced by motorway corridor and adjoining urban development to the south
  - Includes strong natural drainage patterns and defined terraced areas – mostly to the south of the motorway
  - Strong capacity for urban development
- 11. Totara Creek West**
  - East facing moderate slopes of the western Totara Creek sub-catchment
  - Strongly defined by existing road networks
  - Strongly influenced by existing urban development and expansion including motorway
  - Currently mostly under development
  - Strong capacity for continued urban development
- 12. Ngongetepara Stream East**
  - Broad gently rolling west facing valley slopes
  - Strongly defined in the east by Fred Taylor drive road corridor
- 13. Ngongetepara Stream West**
  - Transitional landscape including a variety of patterns of existing built form and landuses
  - Strong logical existing urban framework – roading and site/potential block size and shape
  - Strong capacity for urban development
- 14. Taupaki Road Valley**
  - Lowland rural valley flats strongly influenced by Kumeu River floodplain
  - Includes rural residential areas influenced by proximity to road access
  - Pastoral landcover predominates
  - Strong visual connection to wider open valley to the west
  - Strong landscape sensitivity
- 15. Red Hills West**
  - Northeast facing strongly rolling to steep upper catchment hill slopes
  - Includes incised and very steep upper stream gullies and slopes
  - Contiguous areas of indigenous vegetation
  - Strongly defined catchment boundary and roadway to the south
  - Influenced by proximity of existing settlement areas
  - Moderate capacity for sensitive urban development
- 16. Red Hills East**
  - Strongly rolling upper catchment contained valley
  - Strongly defined by catchment boundary to the south and more steep areas to the west
  - Influenced by power pylons and lines
  - Close proximity to areas of existing settlement – strong visual separation from Westgate and surrounds to the east
  - Strong natural drainage patterns provide landscape structure
  - Strong to moderate capacity for urban development

0 0.25 0.5 km



Date: 30 May 2013  
1:15,000 @ A1

- Railway
- Building Footprints
- Major Road
- 10m contour

**Landscape Sensitivity & Landscape Capacity for Urban Development**

Whenuapai - Riverhead: RUB Options Work in Progress 3 July 2013  
INTERNAL USE ONLY



This map is for illustrative purposes only and does not constitute a formal planning or engineering document. It is subject to change without notice. The map is not to be used for any purpose other than that for which it was prepared. Auckland Council does not accept any liability for any error, omission or use of the information.