



HUDSON ASSOCIATES  
LANDSCAPE ARCHITECTS

# WAIHEKE ISLAND

## VIEW REPORT



September 2006



Prepared by  
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for  
Auckland City Council  
as part of the  
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September 2006

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## PURPOSE

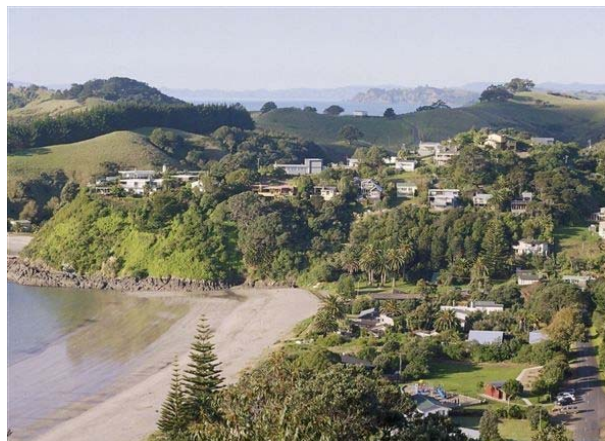
The study was undertaken to identify significant coastal views in Western Waiheke and determine the desirability and issues involved in preserving them.





## INTRODUCTION

This report is prepared as part of the review of the City of Auckland District Plan, Hauraki Gulf Islands Section – Operative 1996 and assesses a number of view shafts from parts of Western Waiheke. In the operative plan there has been no recognition of views as an issue. Recent building and the growth of bush along the roadsides have meant that many views are becoming obscured. This has raised some concern that people, including locals and tourists, are not able to enjoy the landscapes and seascapes that contribute to the qualities that people enjoy on Waiheke. Examples of these landscapes are illustrated in *Figure 1*



*Figure 1 Waiheke landscapes*



## BACKGROUND

The landscape of Western Waiheke is described in the operative Plan as being characterised by an indented coastline offering a mixture of sandy beaches, wetlands, estuaries, steep cliff faces and headlands. Inland the principal features of the landscape are ridges and valleys overlain in an irregular pattern with re-generating and small remnant stands of indigenous bush, interspersed with areas of open pasture of rural character. The photo in *Figure 2* is an example of the sandy beach coastal character of Western Waiheke.

The local community has participated in Focus Groups on various subjects as part of the District Plan Review. Topics covered in the Landscape Focus Group included building colour and significant views. As part of this discussion, the loss of views was raised as an issue that needed to be addressed if the remaining views of the coast from local roads were to be maintained. It is considered important for people going about their daily lives on Waiheke, and for tourists and visitors, that the enjoyment of the views of the coast and other important features on the island is part of the experience of being on Waiheke.

There is some urgency to act to preserve the remaining views before they too are lost. Views can be lost suddenly, by virtue of a structure or building blocking it, or more slowly, by the growth of vegetation. Where the view is lost through vegetation growth, the loss is more insidious and less dramatic but still has the effect of reducing the opportunity to enjoy an outlook

Views can be lost either across private property or public land. If the activity is on private land and is already causing a block to a view there is nothing that can be done to restore the outlook. However, existing views over private land might be able to be preserved. If activity on public land is causing the problem then action can be taken to restore and maintain a view. This report looks at the various views that were identified, ranks their importance and looks at options and methods to preserve them.



*Figure 2. Photo showing the sandy beach coastal character of Western Waiheke.*

*Open space, headlands and discrete urban development are typical of the coastal environment in this area.*



## APPROACH

This study centres on Western Waiheke, which is the area of greatest population and is considered the most important area where views are under threat. Loss of views is also occurring in Eastern Waiheke, primarily through shelter belt planting, but this report is limited to Western Waiheke at this stage. The community identified views that are considered important and these were visited by a working party of local representatives and council officers. Discussions were held ranging from:

- who would enjoy the view
- was the view visible from a car, on foot, or both
- was there a place to stop a car to enjoy the view
- was car parking safe
- was there a long opportunity to enjoy the view or was it a glimpse
- was the view over private property or public land
- the importance of the view
- threats to the view
- was the view able to be preserved

Several of the views have already been identified with public seats, carefully positioned to make the most of the view as indicated in *Figure 3*. The seats were specially designed for the purpose and are unique to Waiheke.

Each view position was recorded on a map and this map is illustrated in *Figure 4*. The views were photographed. In some cases the best views were from the road and road side and in other cases they were from reserve land and were better viewed after walking to a specific place. There was some concern expressed about the ability for drivers to stop on some of the roads as they are narrow with little room to pull off. Also, as some of the roads are winding, there can be difficulty for people in cars to enjoy the view while driving, so safety has to be considered.

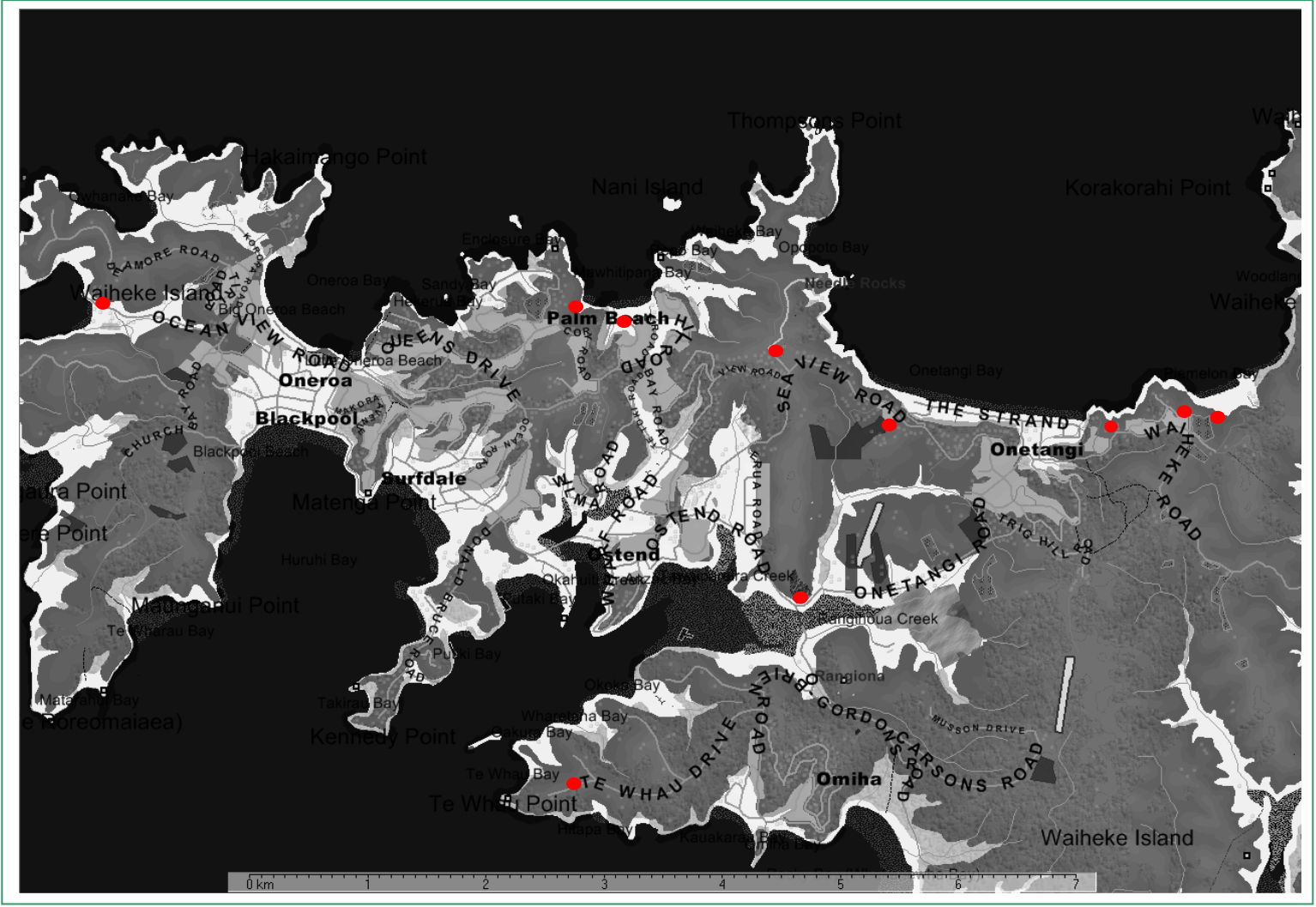
In order to rationalise the situation and to make recommendations, each of the identified view locations has been described and analysed. A table, setting out the findings and recommendations, is at the end of this report.



*Figure 3 Public seats positioned to allow the view to be enjoyed*







Viewing positions = ●

Figure 4. Map showing location of viewing points



## VIEWS

The views under discussion are illustrated in the photos in *Figure 5* on this page and are identified as;

1. Cory Road Lookout
2. Tiri View Rd
3. Thompson's Point
4. Sea View Road
5. Garratt Road
- 6a. Belle View Place to Onetangi (west)
- 6b. Belle View Place to Piemelon Bay (east)
7. Belle Terrace
8. Rangihoua Creek
9. Te Whau Drive
10. Matiatia

A map showing the location of the viewing points is shown on the opposite page in *Figure 5*. The exact position of each view is indicated in more detail on an aerial photo along with the discussion of that view.

Each view will be described along with some information on the points that were raised in discussion during the site visit.



1. Cory Road Lookout



2. Tiri View Rd



3. Thompson's Point



4. Sea View Road



5. Garratt Road



6a. Belle View Place to Onetangi (west)



6b. Belle View Place to Piemelon Bay (east)



7. Belle Terrace



8. Rangihoua Creek



9. Te Whau Drive



10. Matiatia

*Figure 5. Photos from the viewing points.* 17

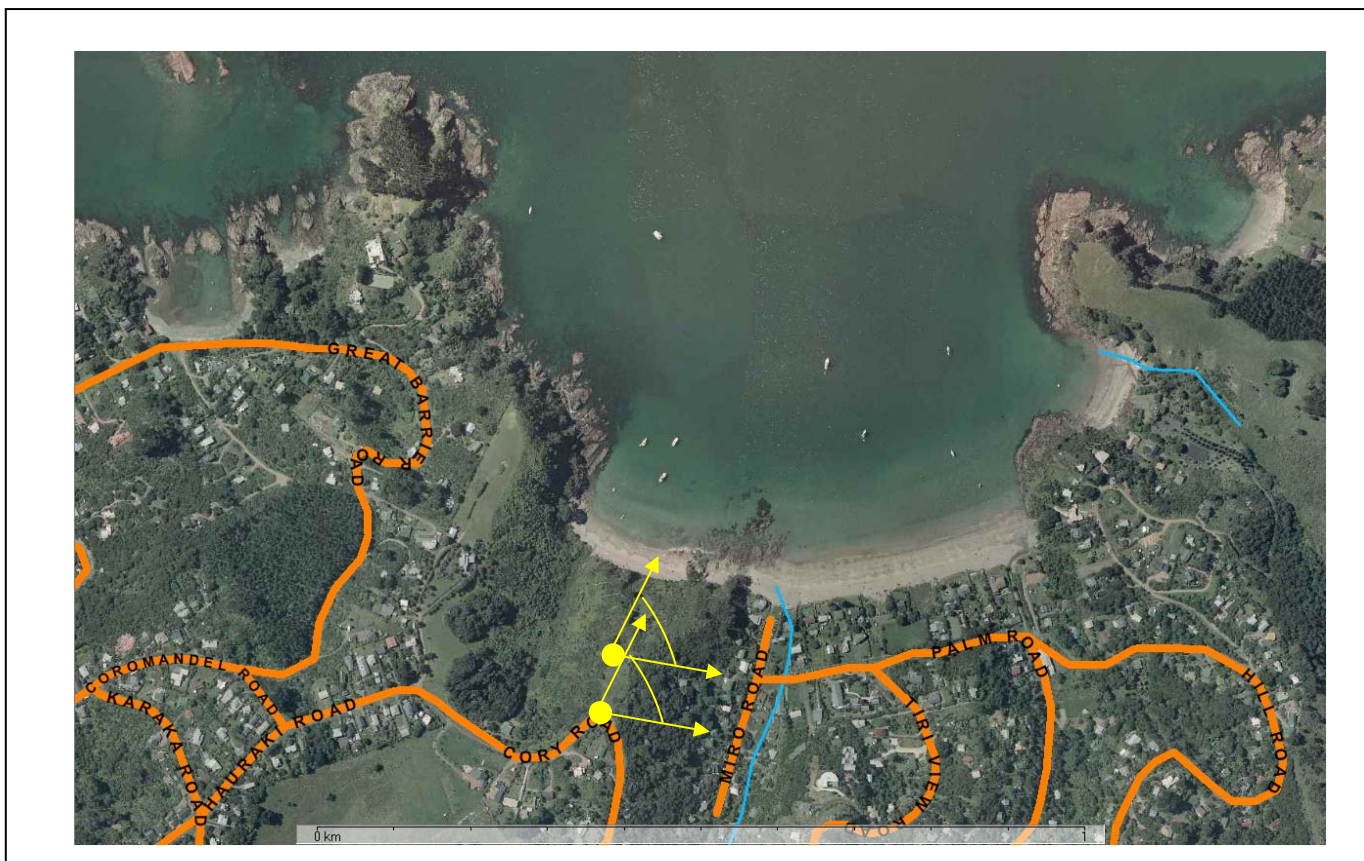
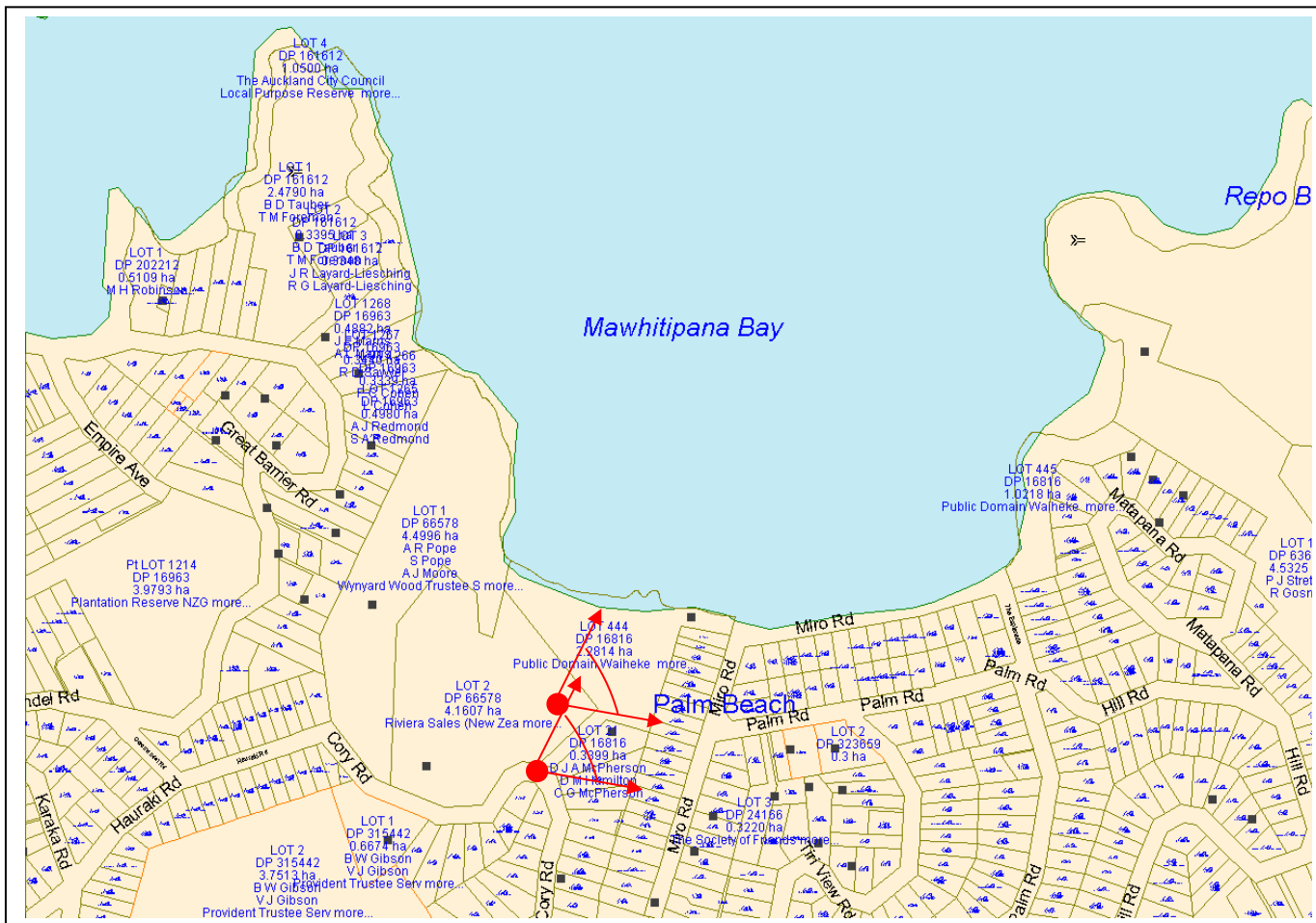


Figure 6. Cory Road cadastral and aerial



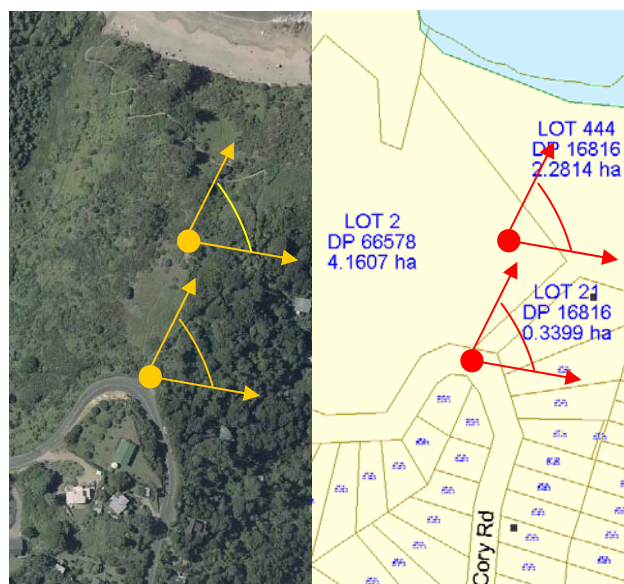
# 1. CORY ROAD LOOKOUT

Two viewpoint points are considered from this area: one from Cory Rd and one from a publicly accessible grass knoll just off Cory Road, which is also an old pa site. The viewing positions are shown on *Figure 7*. A short walking track provides access out to the grass knoll, from which excellent views are obtained (*Figure 8*). The vistas cover an unimpeded view across Palm Beach including the settlement, beach, open space and vegetation, coastal bays, rocky foreshores and enclosing headland, all offering variety and interest. There is one of the popular public viewing seats in a small viewing area just downhill from the road edge, and a wider than normal berm provides space to park the car on the side of the road.

From the viewing area at the road, it is possible that the view could be built out on the east side by redevelopment on the private property at 53 Cory Rd (Lot 21 DP16816). This is a relatively steep site, with an existing small building on its lower slopes accessed by foot from Cory Rd. Redevelopment with access directly off Cory Rd may block the current views from the road. If this view is blocked, full views of the beach could still be obtained by walking the short distance out along the ridge to the knoll. Such access is guaranteed by virtue of a pedestrian access that was granted as a resource consent condition.

*Figure 9* shows the ridge looking from the grass knoll in the foreground up to Cory Rd. Excellent views can currently be obtained from both locations, but the view from the knoll is more secure as it looks across public land and therefore cannot be built out.

This view has an advantage in that it is largely visible across public land and there are several places from which the view can be seen. It is therefore relatively easy to control, primarily through vegetation maintenance to ensure trees don't screen the view. Even if the private land at 53 Cory Rd is developed, views can still be obtained over public land from the grassy knoll by the ridge top reserve. There is good access in the form of car parking space on Cory Rd, connection to walking tracks and viewing areas.



*Figure 7. Position of Cory Road viewing points*



*Figure 8. View over Palm Beach from grass knoll below Cory Road*



*Figure 9. View up to Cory Road from grass knoll*

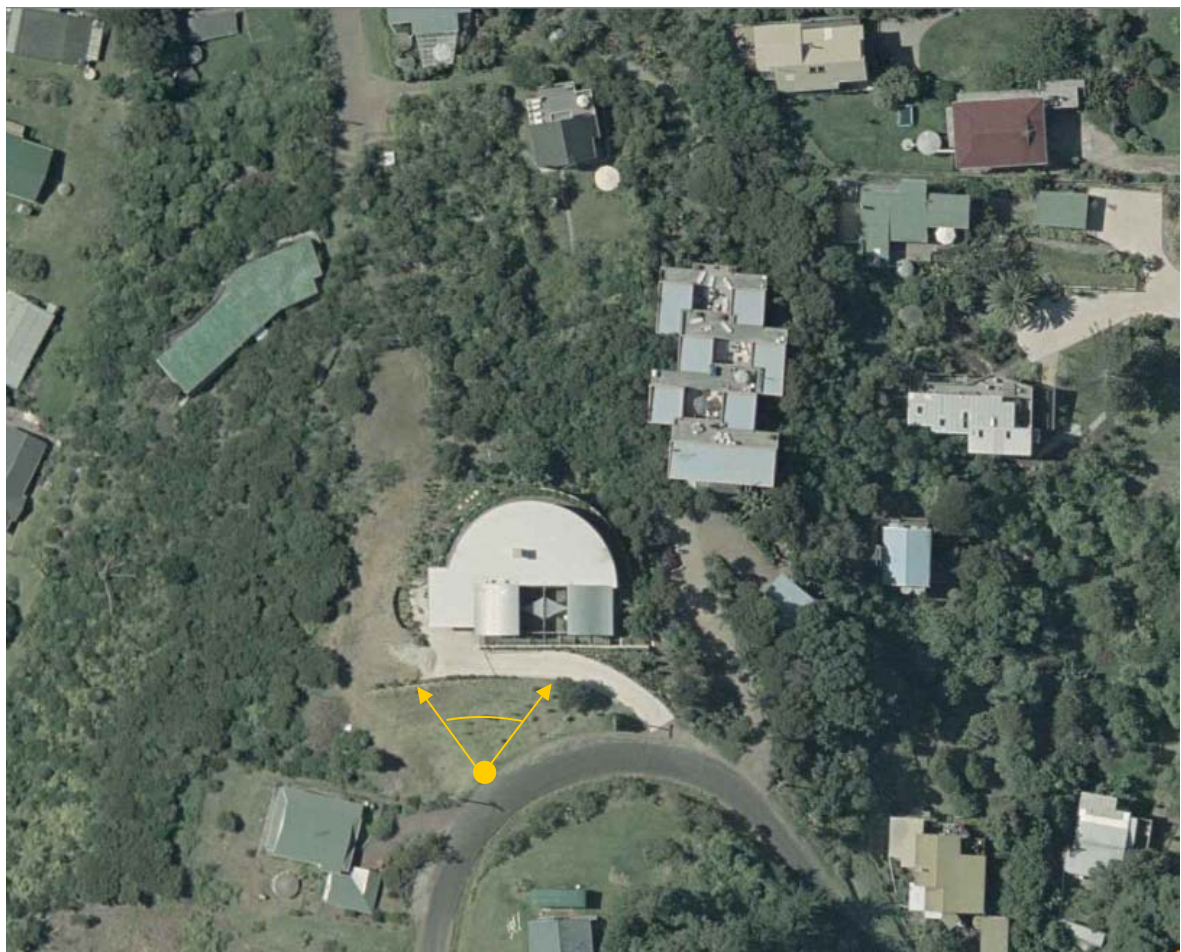
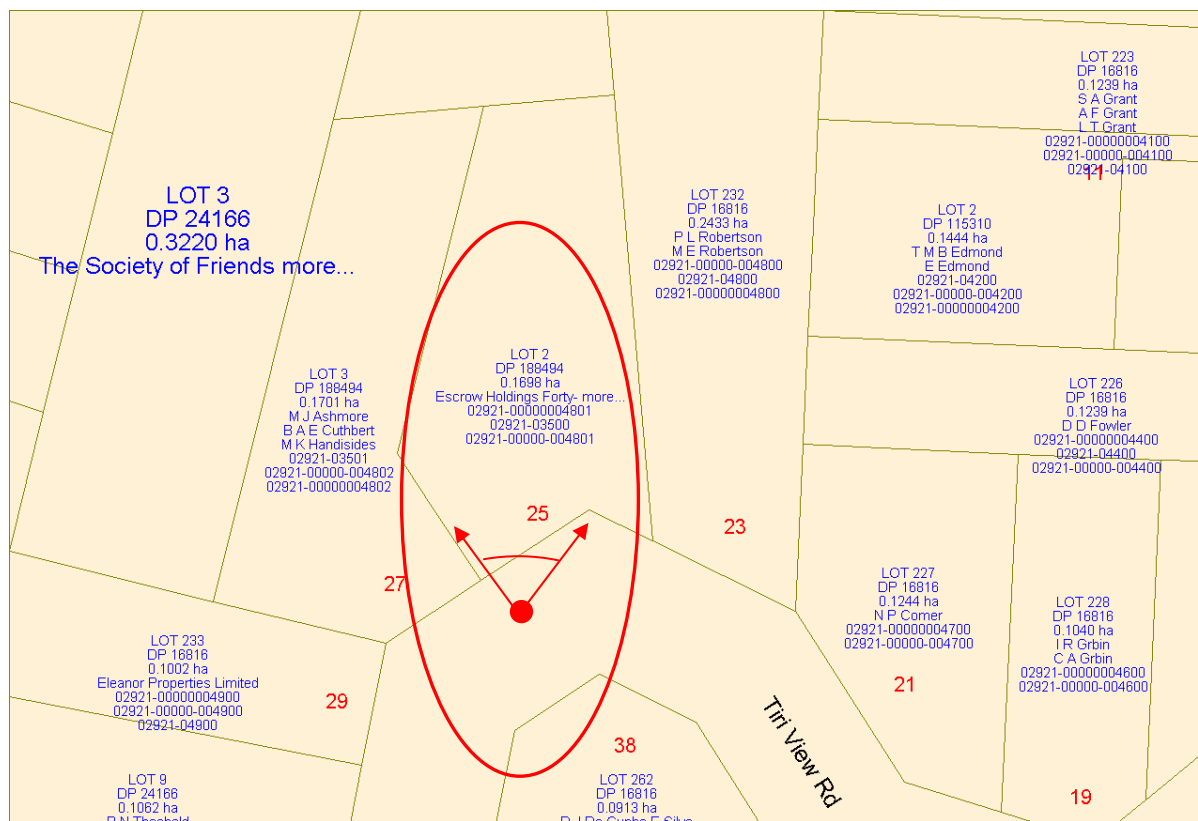


Figure 10. Tiri View Road cadastral and aerial



## 2. TIRI VIEW ROAD

Tiri View Road meanders down the hill towards Palm Beach after leaving Cory Road at the top. Part way down the hill, Tiri View Road straightens, descending through an avenue formed by trees and the roadside embankment as illustrated in *Figure 11*. This avenue focuses on the bay ahead, opening at the corner to obtain views of the full width of the bay and glimpses of Palm Beach below. Apart from the viewpoint on Cory Road (View Point 1 above), this is the only public location (indicated in *Figure 12*) in the bay that includes such good views of the western and eastern sea cliffs that bound the bay. The rarity of this view is accentuated by the manner in which it unfolds. The straight section of road aligns with the view, allowing road users to focus on the view for an extended time as they descend towards the beach.

Having reached the corner above # 25, there is limited opportunity to park. This may cause the view to be more transient for motorists, but pedestrians have the opportunity to enjoy the outlook.

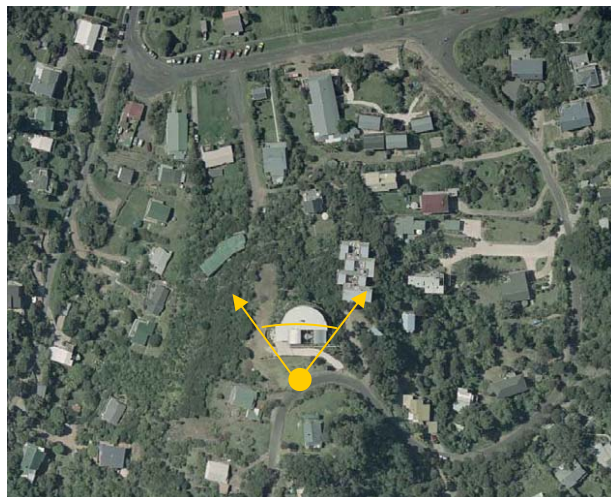
There are a number of small trees on the grass verge at the corner by 25 Tiri View Road, many of which appear to be on road reserve and therefore can be controlled by council (*Figure 13*). It is possible the view from the road will become obscured by this existing planting on the verge. Additionally, the house at # 25 is not be built to its maximum permitted height limit, so further building may also obscure parts of the view. This house is located on Lot 2, DP 188494.

While this is not a high quality view, due to the frustration of not being able to see the beach and the waters edge, it has value for two reasons: it provides an opportunity to enjoy a view over the bay's entire width from the western to eastern headland, and the view unfolds over an extended length of time as one descends down the straight section of Tiri View Road.

The existing view, although already affected by the house, could be preserved to some extent by keeping the trees on road reserve trimmed. To ensure nothing else blocks the view, any trees on private land would also need to be controlled, as would any additional height on the house at # 25.



*Figure 11. Straight road approach to views of Palm Beach from Tiri View Road*



*Figure 12 .Viewing point on Tiri View Road*



*Figure 13. View to Palm Beach over the roof of 25 Tiri View Road. Small trees in foreground may obscure the views in time. Some of these trees appear to be on road reserve, some on private land.*

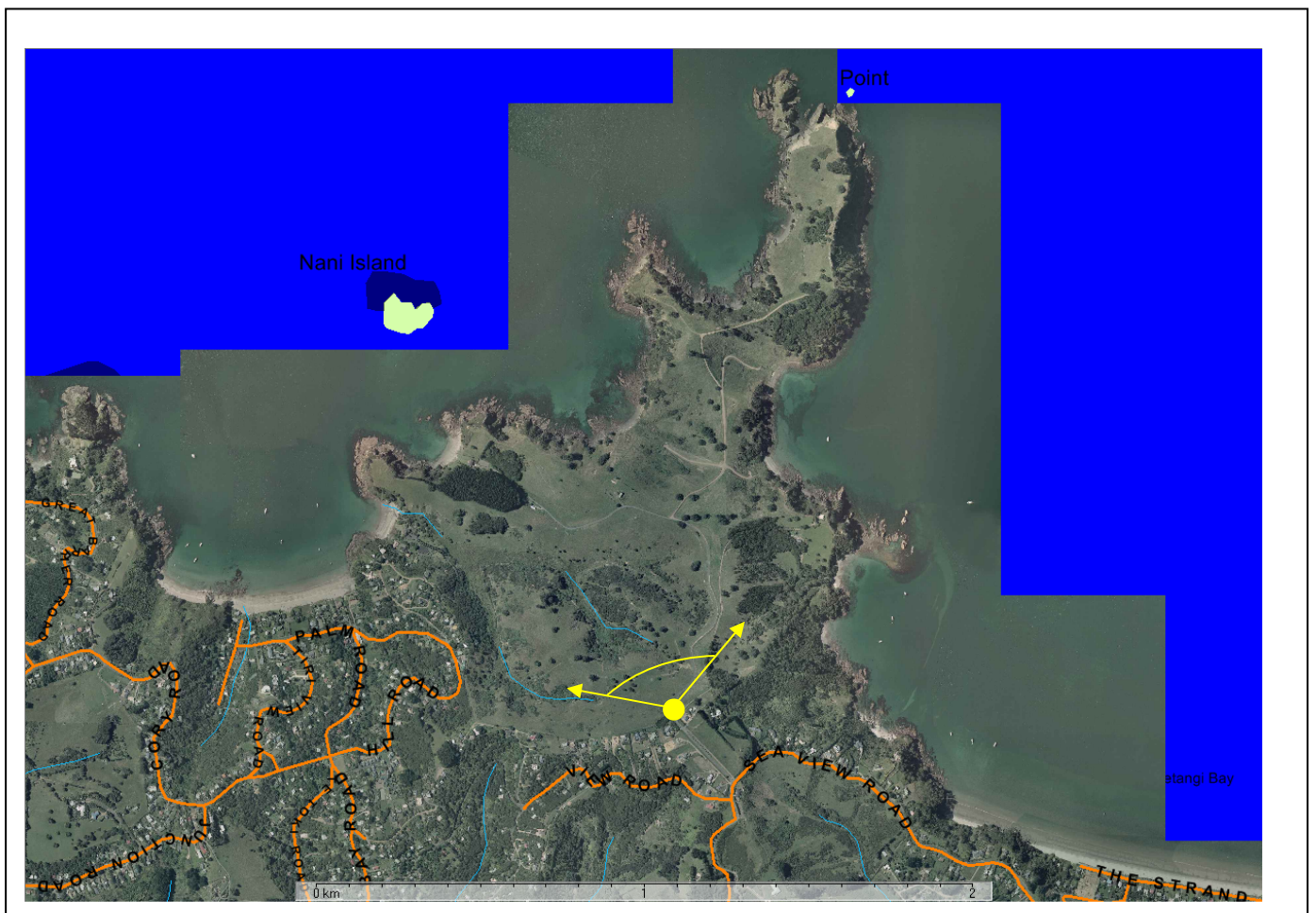


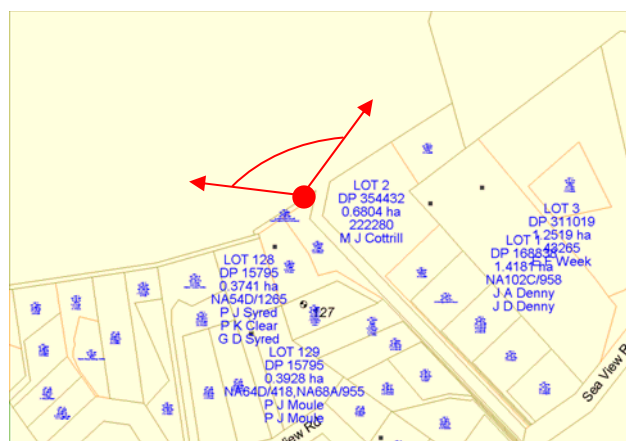
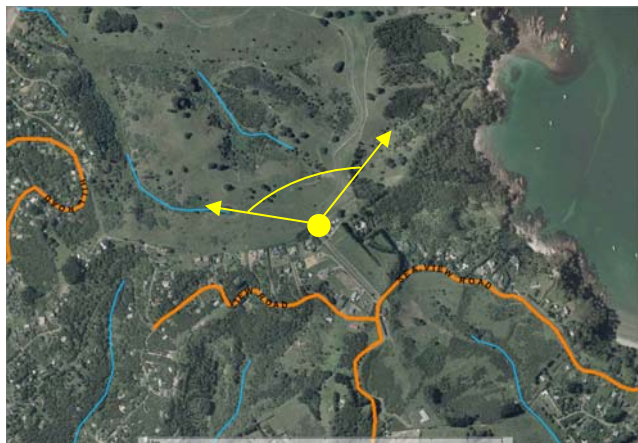
Figure 14. Thompson's Point cadastral and aerial



### 3. THOMPSON'S POINT

The viewing position is shown in *Figures 14 and 15* and are on private property. As shown in the photo panorama in *Figure 16*, there are extensive views to the northwest including the pattern of headlands from Thompson's Point to Haikaimango Point at the far western end of Waiheke. In the foreground is open rural land, scattered with groups of trees and smaller vegetation.

Although this area is in private ownership there may be potential in the future to secure view shafts as part of a comprehensive development proposal.



*Figure 15. Viewing position of Thompson's Point from private land, shown on the aerial and cadastral maps*



*Figure 16. Extensive views to the west from Thompson's Point, including Mawhitipana Bay and Oneroa.*

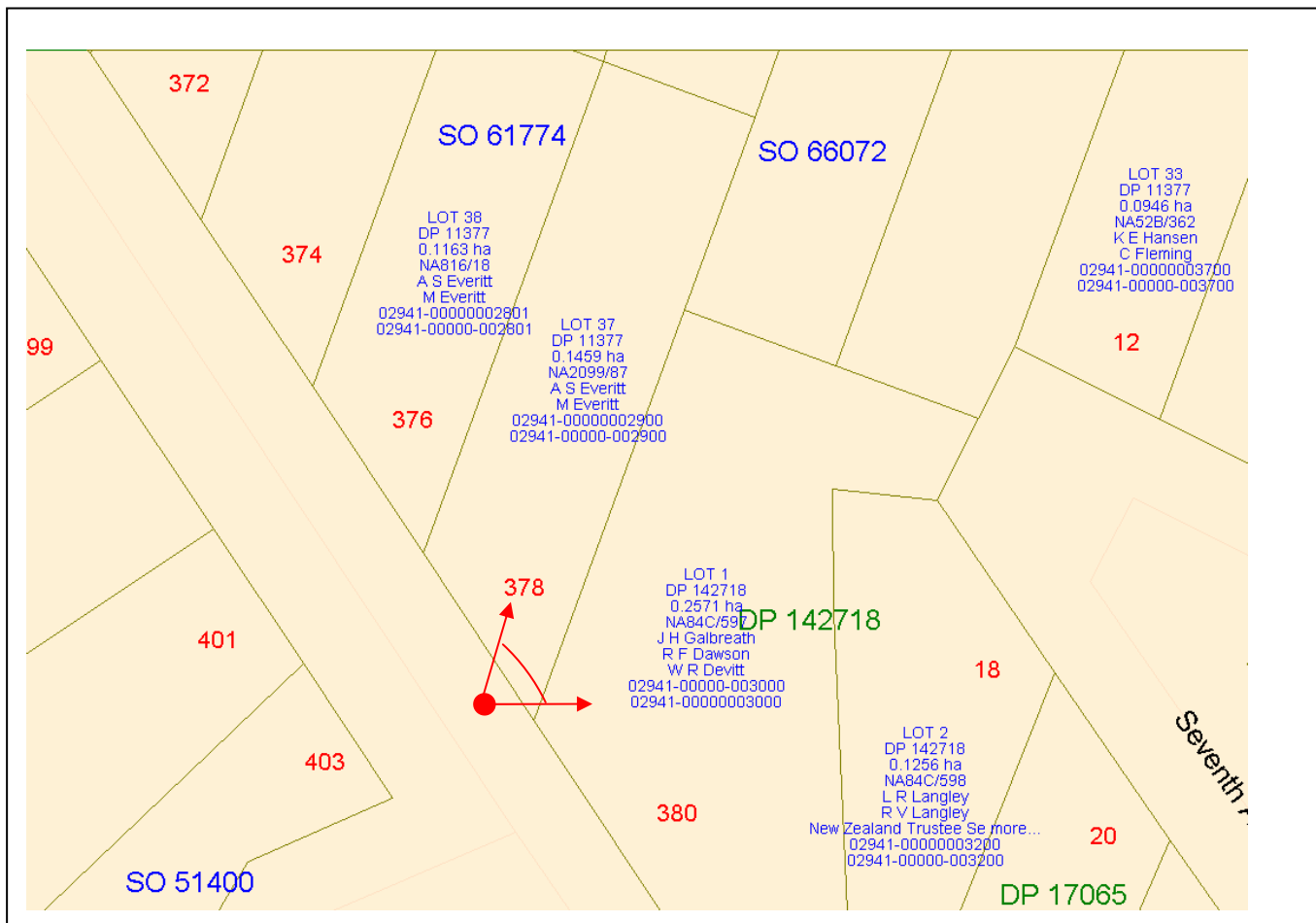


Figure 17. Sea View Road cadastral and aerial



## 4. SEA VIEW ROAD

A general outlook over Onetangi Bay can be enjoyed from Sea View Road, with a particularly good view from the position of the public seat on the corner of Brown and Sea View Roads (*Figure 18*). Car parking is difficult alongside the road, which is straight and narrow at the viewing point.

It is possible to enjoy the outlook, either from a vehicle or on foot, giving an opportunity to get a broad view of the sweeping sandy beach at Onetangi with the enclosing headland beyond. From other parts of Sea View Road, there are also views to the south out over vineyards and farmland.

At the viewing point there is a public seat, similar to the many other timber seats that have been so well placed around the island. The land in front of the view drops away steeply towards Seventh Ave and Onetangi Beach. The section in front of the viewing point is 380 Sea View Rd (Lot 1, DP 142718) and has a building platform established on the lower area of the site, which is accessed from Seventh Ave. Any building on this platform is unlikely to affect the view from Sea View Rd.

Vegetation on the upper part of the private section at 380 Sea View Road in front of the viewing point is the most likely feature that may cause the view to be lost or reduced. Control of such vegetation would need to be agreed between the section owner and Council to ensure this magnificent view is retained. To a much lesser extent, the same applies to # 378.

There is another view of Onetangi from a point half way down Seventh Avenue and closer to the beach. This view is from a more urban situation and overlooks houses and rooftops. Consequently it is not of the same quality as the higher view but it still adds to the appreciation of the landscape when driving and walking in this area.



*Figure 18. Viewing position looking over Onetangi Bay from 380 Sea View Road at the corner of Brown and Sea View Roads*



*Figure 19 Viewing point at 380 Sea View Road looking over Onetangi Bay*

*Figure 20. Magnificent view over Onetangi Bay to the east from proposed viewing point 380 Sea View Road corner Sea View and Brown Roads*



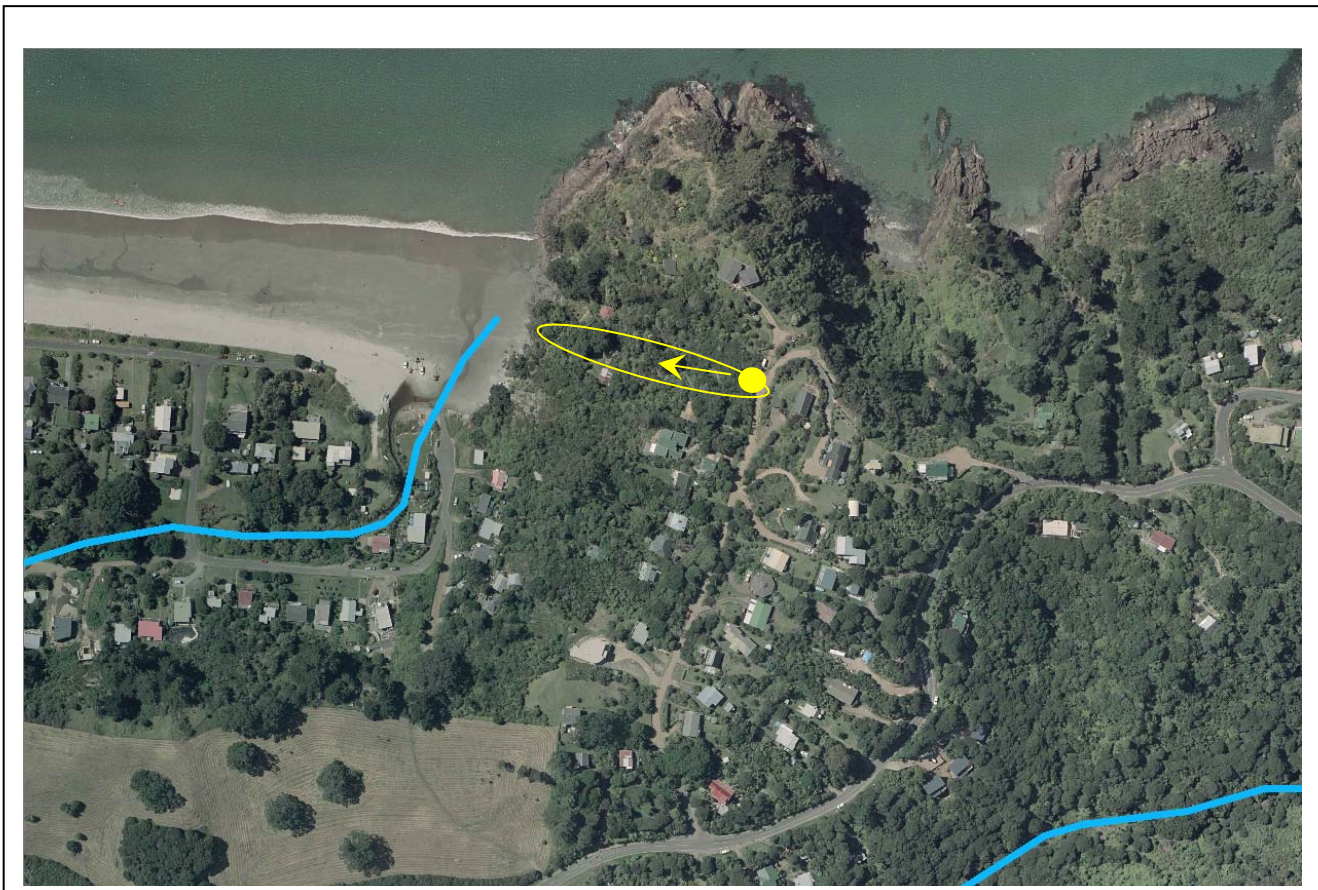


Figure 21 Garratt Road cadastral and aerial



## 5. GARRATT ROAD

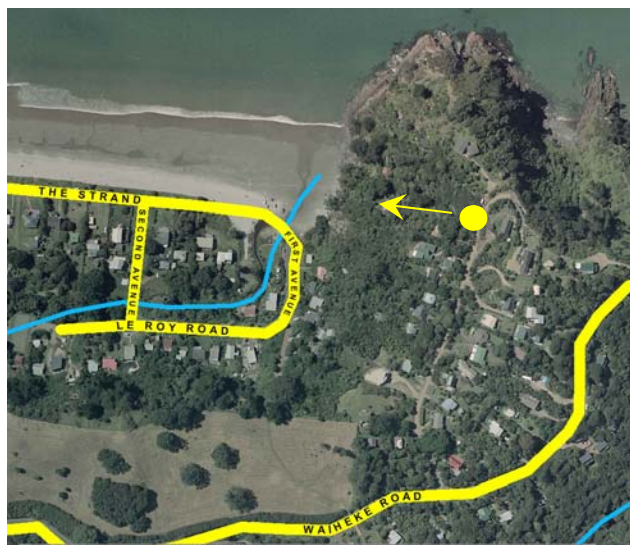
This is a dramatic view from a viewing position high above the southern end of Onetangi Bay on Garratt Rd (*Figure 22*), looking in a westerly direction as shown in the photo in *Figure 23*.

Garratt Road is a no exit road so is not on a regular vehicle route for everyday traffic other than for the local residents. A walkway (*Figure 24*) zig zags off Garratt Road down the steep face to the white sandy beach below, providing a pedestrian link and connection to the Onetangi walkway on an Accessway Reserve. Enjoyment of this view is more from a pedestrian activity than a vehicle based activity, due to Garratt Road being a minor road.

There are several reserves nearby including Pohutukawa and Third Reserves as well as the Waiheke Forest and Bird Onetangi Reserve. This network offers a range of walks, which connect up to Onetangi Beach and Garratt Road. The area is a walker's paradise and the view from Garratt Road provides a highlight.

There is limited opportunity to park a vehicle but as this is a more pedestrian based view, people who wanted to enjoy this aspect would probably park their cars in a public car park and walk to enjoy the outlook.

This is a dramatic view from an accessible vantage point looking over public land. The view can be retained and controlled, as the only objects limiting it are trees on council land in the road reserve or on the pedestrian accessway. With vegetation management, this will continue to provide an opportunity to enjoy a high quality view of a classic white sand Waiheke north coast beach.



*Figure 22. Viewing point looking over Onetangi Bay from Garratt Road*



*Figure 23. View west over Onetangi Bay from Garratt Road*



*Figure 24. Walkway from Garratt Rd to Onetangi Bay*



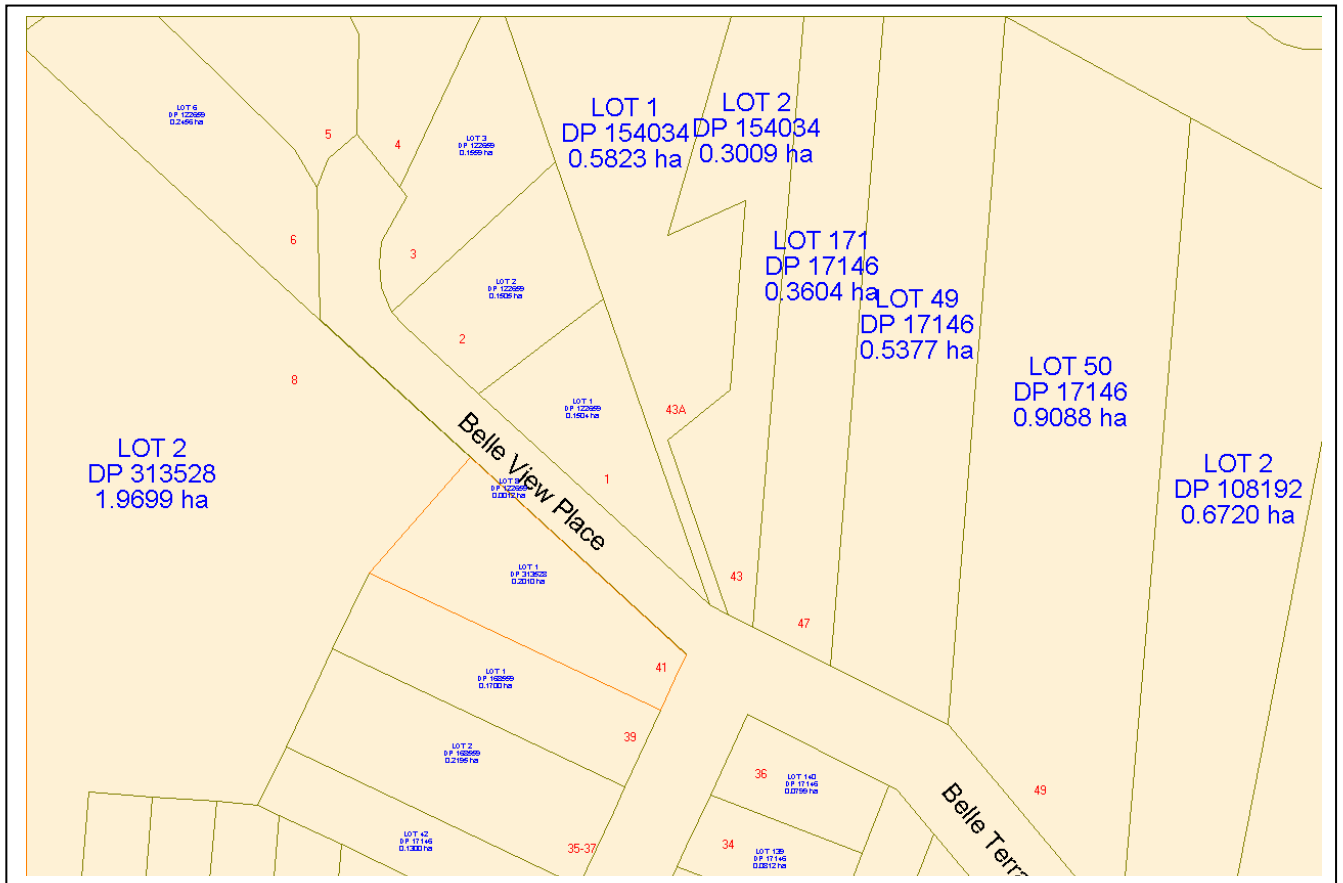


Figure 25. Belle View Place cadastral and aerial

## 6. BELLE VIEW PLACE

There are two views at the intersection of Belle View Place with Belle Terrace (*Figure 26*), one looking west (view 6a, *Figure 28*), and one looking east (view 6b, *Figure 27*). These views offer an excellent opportunity to see a wide area of the Waiheke northern coast, including Onetangi and Piemelon Bay.

Piemelon Bay to the east (*Figure 27*) is largely undeveloped, with little sign of housing or built elements. The contrast of bush clad coastal faces and small sandy beaches is idyllic. Although the view west to Onetangi (*Figure 28*), includes the built settlement around the beach, this view is also appealing, with the surrounding hills containing the housing and a sweep of sandy beach.

Belle Terrace is a short side road off Waiheke Road, which is one of the main roads in this part of the island. It is easily accessible by vehicle but relatively quiet. Belle Terrace is within easy reach of Garratt Road, which provides walkway connection to Onetangi Bay.

Parking is easy and safe off a narrow winding but generally quiet road. These views would be enjoyed better on foot by pedestrians or by motorists getting out of the car to stop enjoy the outlook where one can stand at the viewing position.

Although spectacular views to both the east and west are presently available, the adjacent land in both directions is private property. The contour drops away steeply near Belle Terrace to the west, but there is flatter land at the outlook to the east. The view to the east may be threatened if a house was built on the private section at 47 Belle Tce, whilst the view to the west may be threatened if 41 Belle Tce was developed.

Preservation of both these views would involve discussions with the owners of both these sections, and may require controls to be placed to limit the extent of development. In the mean time, keeping roadside vegetation cut on the western side of Belle View Tce is needed to maintain the current view in that direction.



*Figure 26. Viewing point at intersection of Belle Tce and Belle View Place*



*Figure 27. View east over Piemelon Bay from Belle View Place (view 6b)*



*Figure 28. View west to Onetangi Bay from Belle View Place (view 6a)*



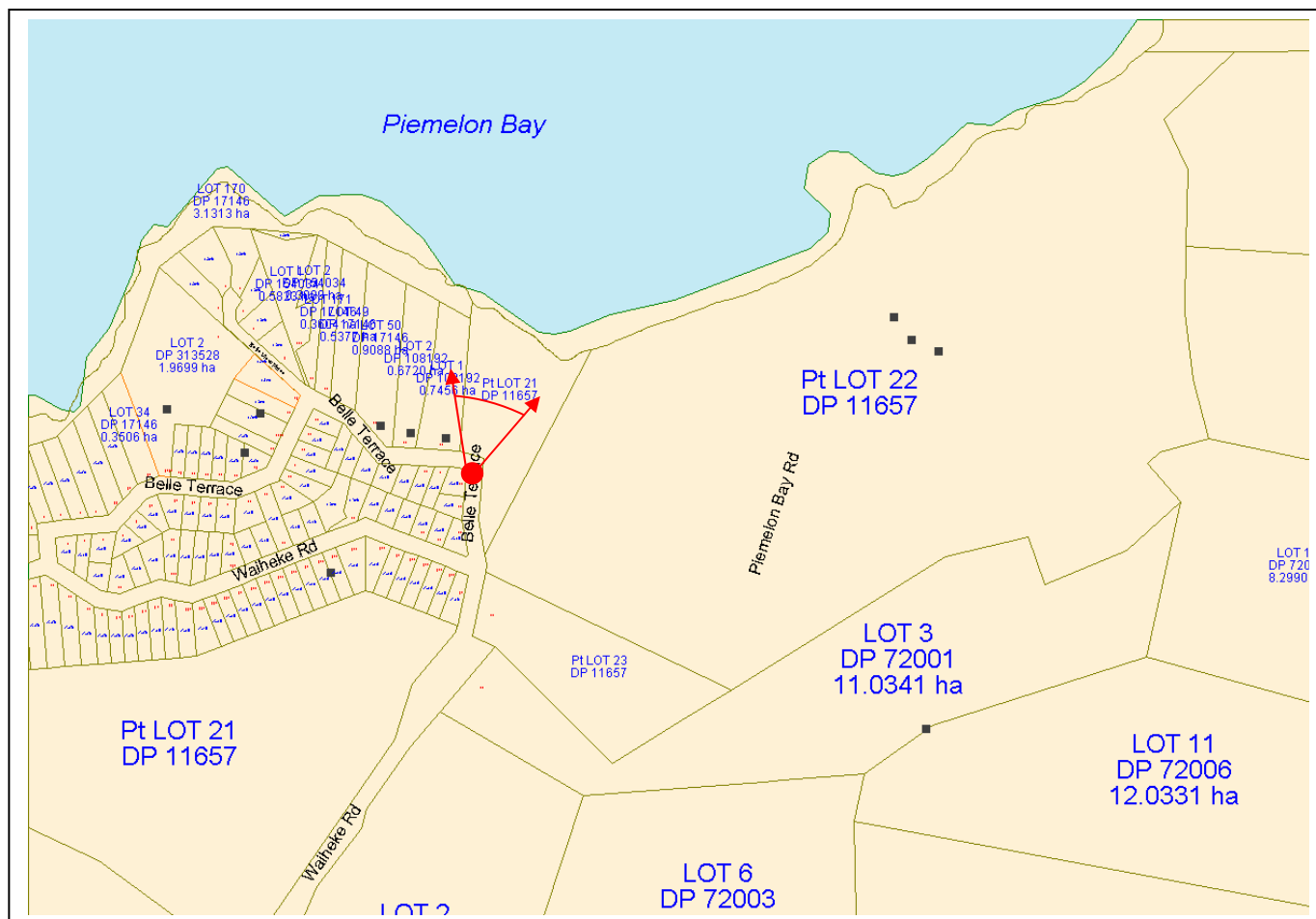


Figure 29. Belle Terrace cadastral and aerial

## 7. BELLE TERRACE

This view from Belle Terrace is shown in *Figure 31* and looks out over Piemelon Bay. The viewing position is indicated on *Figures 29 and 30*. Locals and visitors either from passing vehicles or as pedestrians enjoy this aspect. A public seat has been installed on the side of the road but there is limited opportunity to park a vehicle safely.

The view is over private property at Pt Lot 21 DP 11657 immediately east of 55 Belle Tce, but forms part of the adjacent Piemelon Bay property. The view is seen for some distance when approaching the coast down Belle Tce from Waiheke Road, providing an opportunity to enjoy the outlook for an extended period of time.

A new visitor facility is being constructed on this property in the foreground of the view, but it appears that the building will only partially obscure the outlook. Further development in the form of planting as indicated in the consent application will increase the screening effect, with Karaka trees blocking the view in the future.

Although the quality of this view is reducing due to the construction of the house in the foreground, keeping some outlook would add to the enjoyment of people in vehicles using the road and also for pedestrians. There is some limited space for parking, so the view can be enjoyed by motorists on this one way road, but it may be more likely to be enjoyed at the leisurely pace of a pedestrian who can use another of the popular public seats.



*Figure 30. Viewing position Belle Terrace*



*Figure 31. View towards Mawhitipana Bay from Belle Terrace*



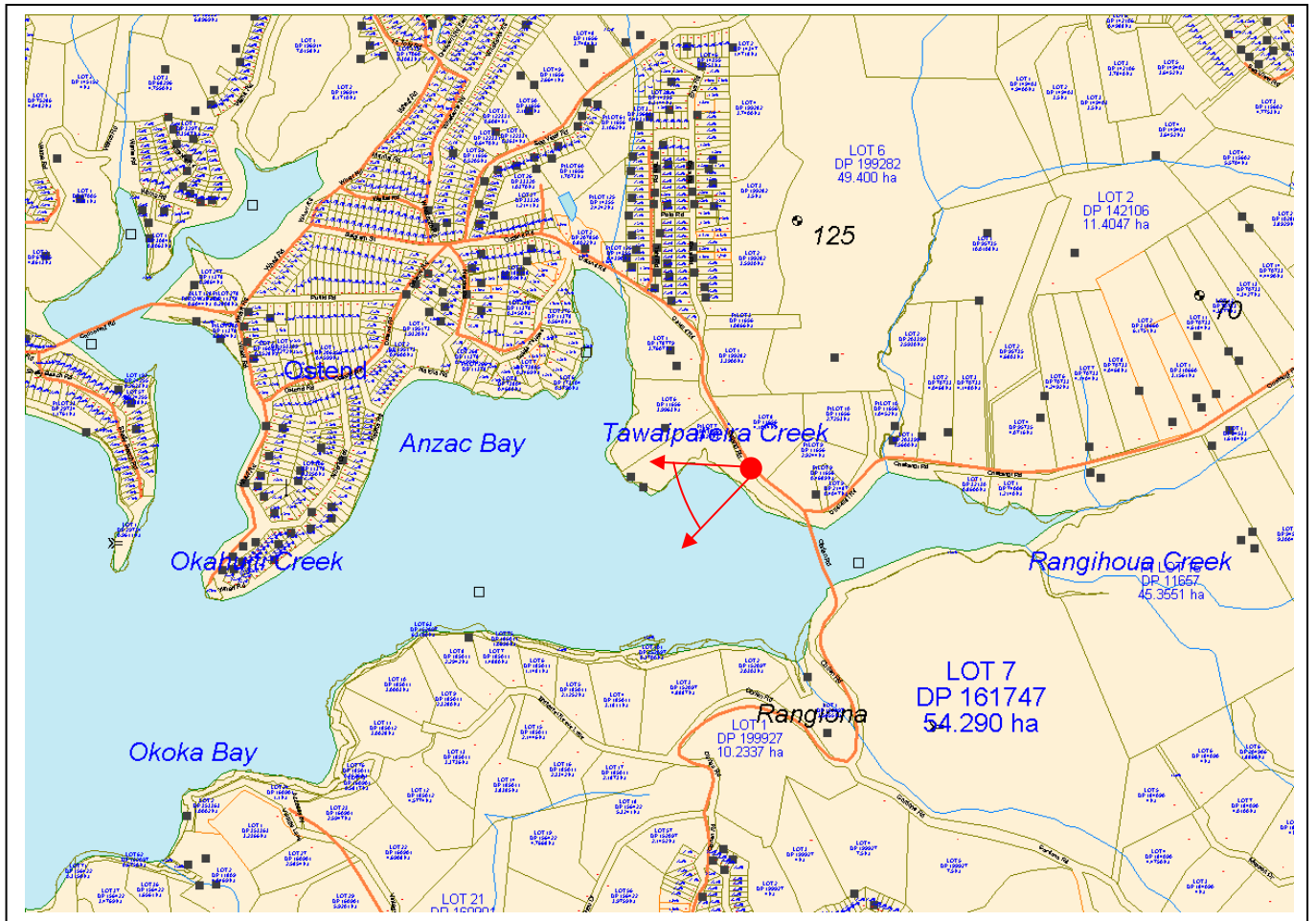


Figure 32. Rangihoua Creek cadastral and aerial



## 8. RANGIHOA CREEK

Rangihoua Creek is an estuarine wetland that connects to Anzac Bay. The busy road that links Ostend to Onetangi passes around the headland between the industrial area and the quarry, bordering this wetland and allowing motorists to gain a series of views across Anzac Bay. When heading west, the first seaward views are obtained from the corner of Ostend Rd and O'Brien Road, with an expansive view over the tidal estuary and out over the bay. From this location and along that section of road (*Figure 33*), the view is dominated by natural elements including the sea, mudflats and associated estuarine vegetation. A good example of this view is shown in *Figure 34*.

Vegetation on the roadside and coastal edge prevents ongoing visibility of the bay, disrupting these views for some distance as road user's travel west. Several private properties with large trees, including the equine centre, then interrupt views between the road and sea, but views can then be obtained again from the bus stop, intersection with Tahiri Road, and the causeway by the recycle centre.

The views that can be obtained from the road could also be enjoyed on foot, although the road is busy and has no footpath, which would diminish the pleasure of walking.

There are reserves in the neighbourhood including Onetangi Sports Park, the Cemetery and the Equine Centre, offering public open space and walkways.

There are numerous places to stop and park on the reserves or roadside to enjoy the view, which is constantly changing due to tidal activity. The views are limited due to vegetation in the areas where private lots separate the road from the sea, and should these sites be developed more intensively, further screening may occur. In other areas, views are largely secure from private development as the land is in reserve or is a coastal margin. Roadside vegetation clearance and weed control would enhance these views, allowing greater visibility into Rangihoua Creek and Anzac Bay for all users of Ostend Road.



*Figure 33. Viewing position looking over Rangihoua Creek from Ostend Road*



*Figure 34. Rangihoua Creek from Ostend Road*

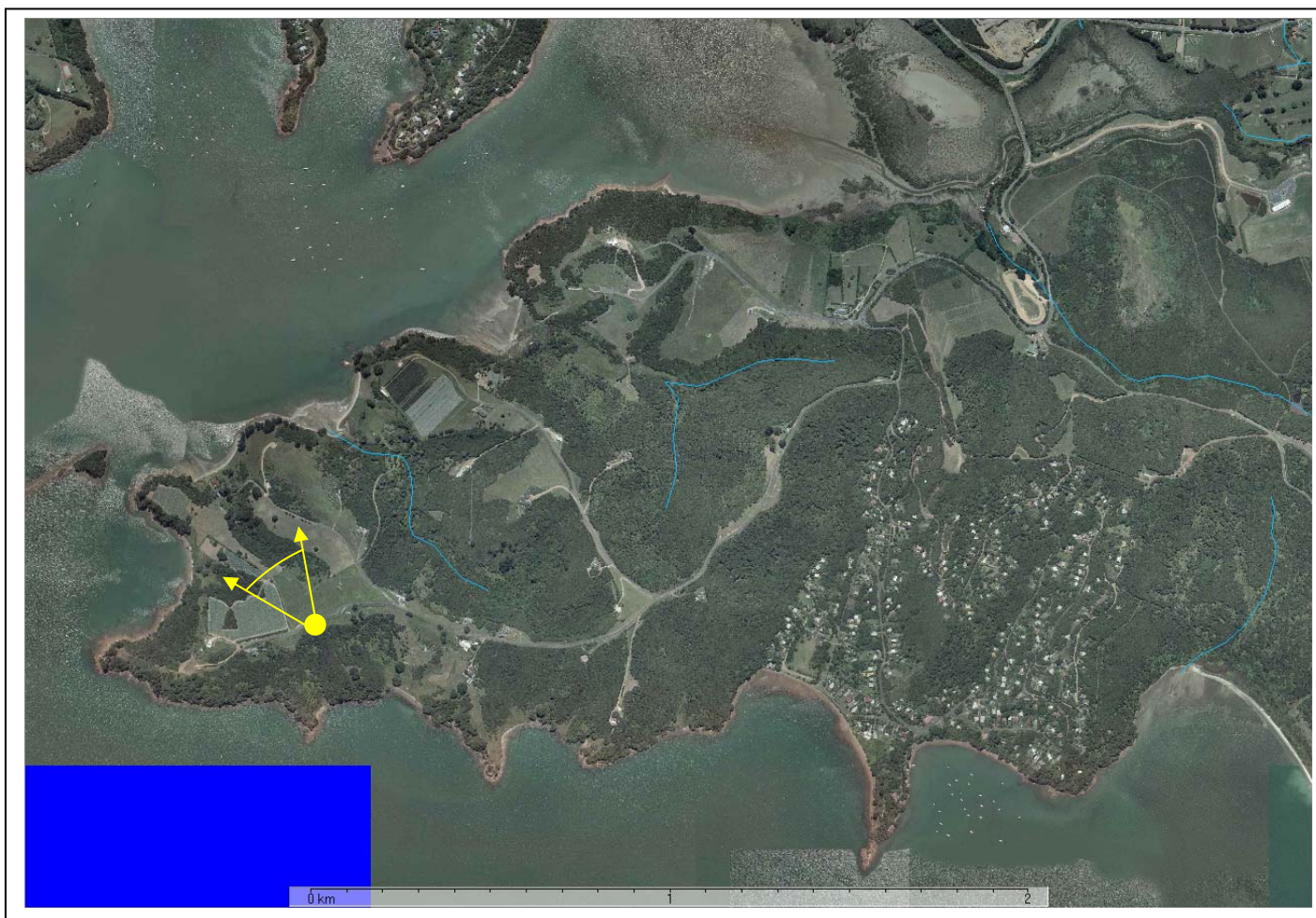
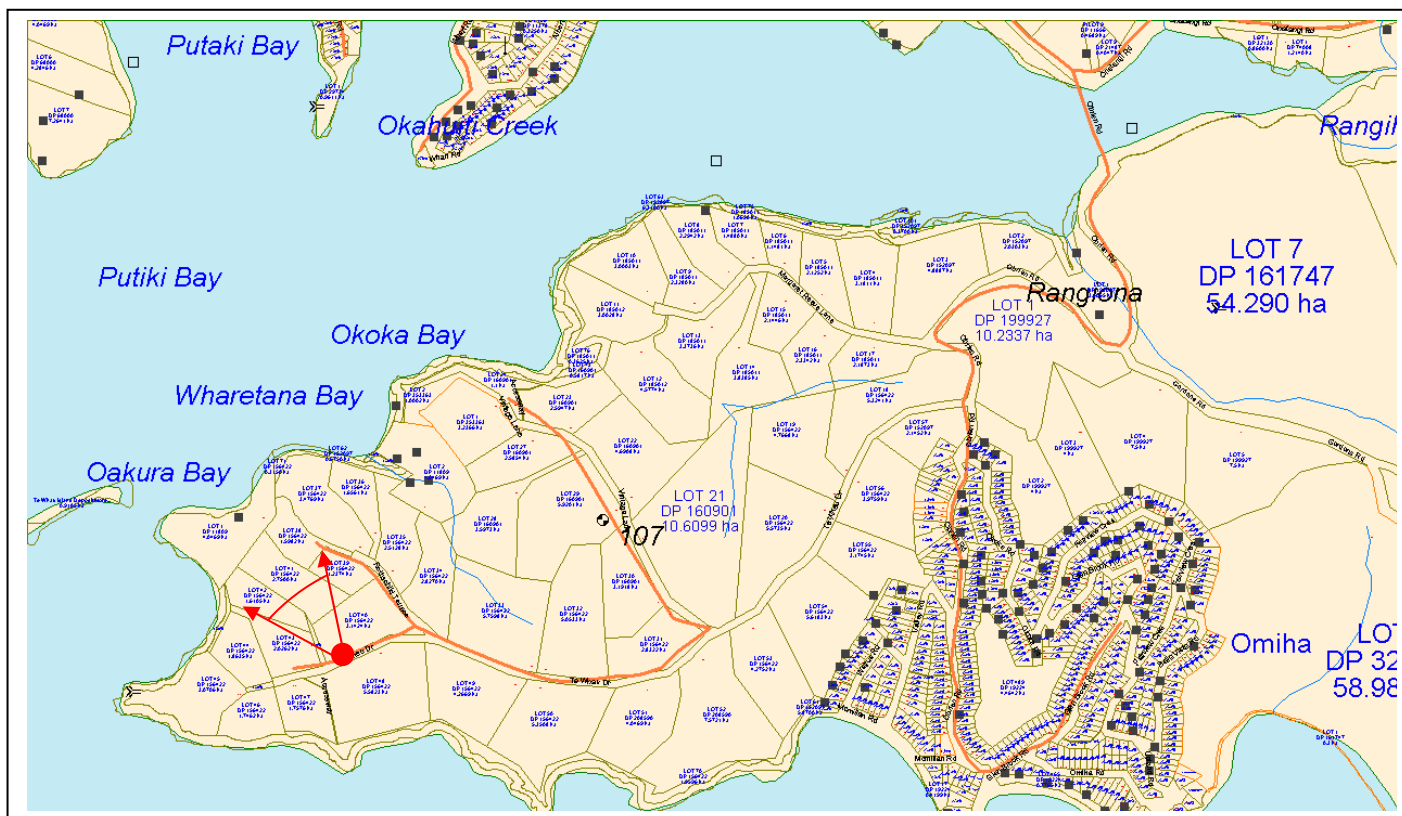


Figure 35. Te Whau Drive cadastral and aerial



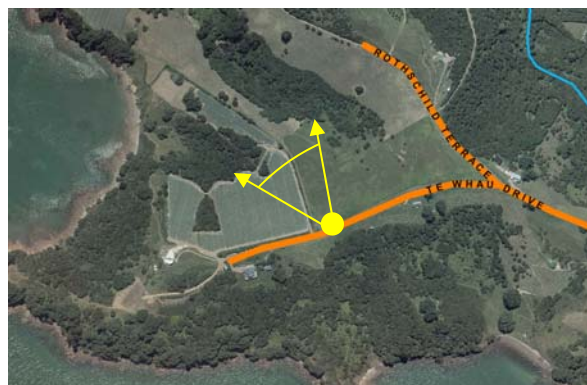
## 9. TE WHAU DRIVE

The road on the main ridge of Te Whau Peninsula commands extended views over Waiheke, the Gulf and to the Auckland Isthmus. This road also forms part of an extensive walkway that includes many reserves on the peninsula, so people on foot or in vehicles can enjoy the views.

There are many safe stopping places on Te Whau Drive, allowing motorists to stop and enjoy views while driving along the ridge top Drive. A seat has been placed adjacent to the road towards the southern end of the peninsula, allowing people to sit and enjoy the expansive views across the coast. This position is shown on *Figure 36*, whilst *Figure 37* shows the expansive view over Putiki Bay and beyond that can be enjoyed from this position.

The views out are over private property, including vineyards and lifestyle blocks. The land slopes away from the road and the views are largely over vines, which are relatively low growing allowing good views out.

The main impediment to the views is a row of native shrubs planted on public land along the roadside. These form a visual barrier for much of the road length. Management of these plants to allow views out would greatly enhance the experience of driving and walking on Te Whau Drive.



*Figure 36. View position on Te Whau Drive*



*Figure 37. View over Putiki Bay and beyond from Te Whau Drive*

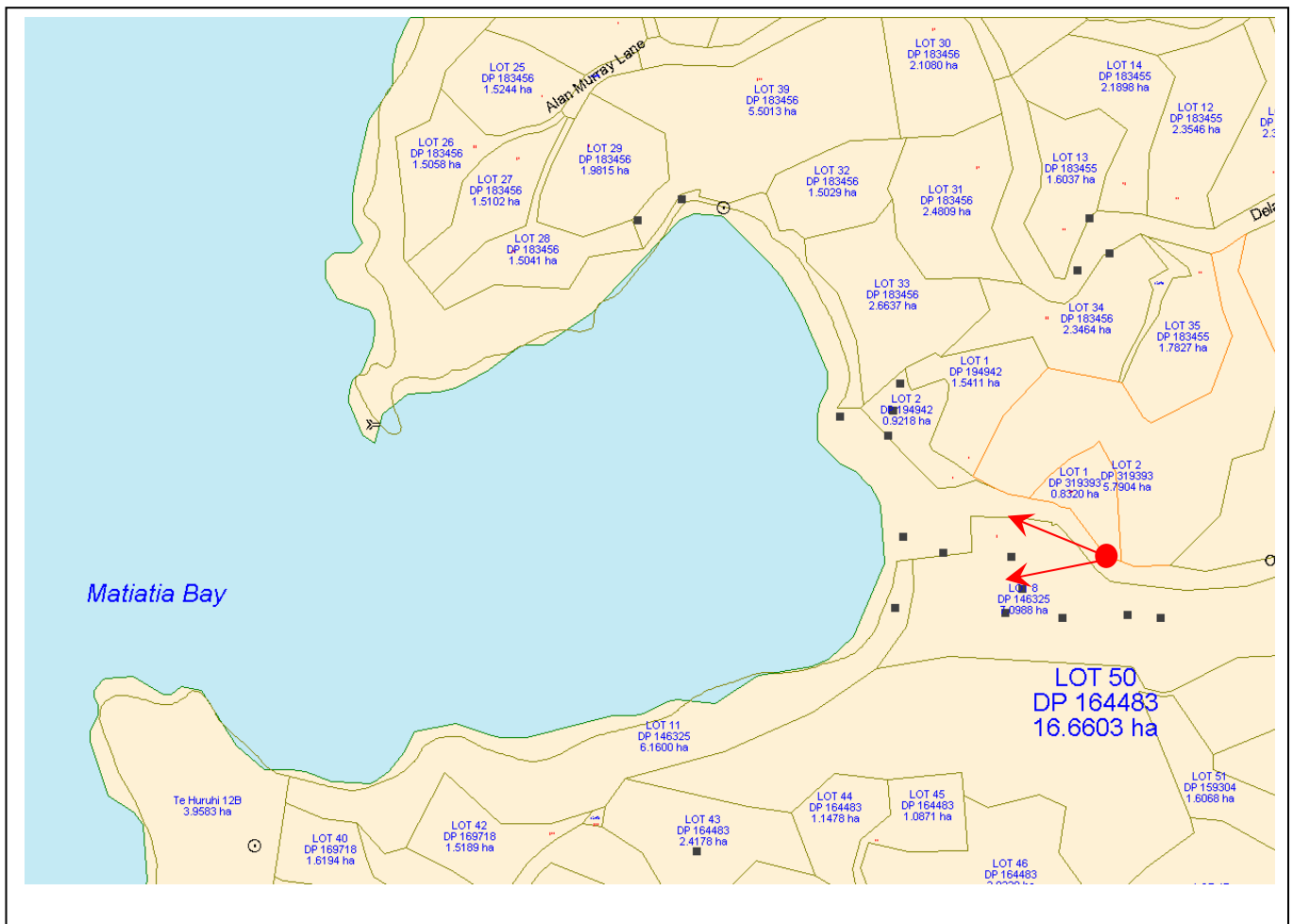


Figure 38. Matiatia cadastral and aerial

## 10 MATIATIA

There is an area at the lower end of Ocean View Road from which views (*Figure 39*) can be obtained down to the sea, the jetty and Rangitoto beyond. Pedestrians could enjoy this view when walking down the footpath, but during normal working hours, such views are disrupted by passing traffic and cars parked on the side of the road. For those in cars, there would be limited opportunity to enjoy this aspect due to the busyness and narrowness of the road in this area, and the limited spaces for parking to appreciate any views at this point.

The view itself encompasses Matiatia Bay (*Figure 40*) and Rangitoto with its distinctive volcanic shape forms the centrepiece of the horizon. A mix of activities clutters the foreground, including the public parking area, lawn, signs and scattered trees.

While attractive, the view is not of a comparable quality to the other views considered in this report due to the limited opportunities for obtaining it and the diversity of activities that fall within the view's foreground.

The Matiatia area is now owned by Council and is the subject of a comprehensive redevelopment competition. Part of this work may result in the enhancement of this view as part of the general overall redevelopment of the area.



*Figure 39. View from Ocean View Road*



*Figure 40. Matiatia from Matiatia Bay*





## CONCLUSIONS

The views from public places on Waiheke allow locals and visitors to enjoy the natural beauty of the Island as they go about their daily lives. Appreciation of these views is an important part of the Waiheke experience.

The recognition provided by seeing familiar landmarks contributes to a sense of place and belonging to a landscape and community. If this experience is removed, it diminishes people's appreciation and connection with a place.

In Western Waiheke recent development and vegetation growth has meant that some of the views have been lost and more are in danger of being lost or partially obscured in the future, such as the view from Belle Terrace and Tiri View Road, *Figure 41*. Parts of Waiheke are in danger of having the roads become tunnels with trees or houses on either side obscuring views.

Although some of the views in this report might not be considered high quality views, they may have some value due to their rarity. In some cases a particular view might be the last opportunity to see a part of the coast from a road, such the Tiri View Road view of Palm Beach and Matawhitipana Bay. (*Figure 41*) In this instance vegetation and development have reduced views down to one section of road only. If this view is lost, the opportunity for the public to obtain views of Palm Beach will be reduced to that from Cory Road. The privatisation of views occurs at the expense of public views.

If some of the more common views are not secured, there is the possibility that they will be gradually lost as vegetation grows and development occurs in the future.

Some of the views can be maintained due to public ownership of the adjacent land, for example Rangihoua Creek or Garratt Road. Vegetation control on public land will ensure such views are retained. Where views cross private land, retention of a view may involve restrictions on the development potential of those sites.



*Figure 41. View from Belle Tce and Tiri View Road*





## RECOMMENDATIONS

This study has identified critical views of the Western Waiheke coast from vantage points, mainly in the urban areas, which could be under threat if they are not managed or protected.

The matrix on the following page lists the factors that contribute to the quality of each view and their ranking, providing a ready reference and summary of recommendations.

Some views have already been compromised by development, and securing them from possible further loss would involve active limitations on further development on private property. The view from Tiri View Road, (*Figure 41*) is an example of this situation. A number of the other views that overlook private property are valuable, particularly those that are seen both from the road and from selected viewing points best enjoyed at a leisurely walking pace. These views include those over Onetangi and Piemelon Bay from Belle View Place as illustrated in *Figure 42* and *Figure 43*.

The same applies to the view of Piemelon Bay from Belle Terrace. Although this view has not been lost, current development and future fencing or planting may result in screening and loss of this view.

Another view from a public place over private land that is recommended for retention is the vista from Sea View Road looking east along Onetangi Beach. Development on the adjacent land may not affect the view, given the site's current development pattern, however limitations on vegetation height on the private site at 380 Sea View Rd may be necessary to ensure the view from public seat at the corner of Brown and Sea View Roads is retained.

In summary, to ensure the views across private land currently enjoyed from the public places of Belle View Place, Belle Tce and Sea View Road are retained, some controls over the potential development or vegetation that could occur on the adjacent private properties is necessary.



*Figure 42. View of Piemelon Bay from Belle View Place*



*Figure 43. View of Onetangi from Belle View Place*



The other views over public land are all worthy of preservation. This is within Council's power to achieve through the management of vegetation on roadside or reserve land. This applies to the views from Cory Road, Garratt Road, Te Whau and Rangihoua (*Figure 44*), and it is recommended that such management be undertaken. Retention of these views will help provide continued public enjoyment of the Western Waiheke coastal landscape for future generations.



*Figure 44. Rangihoua Creek from Ostend Road*



## SUMMARY VIEW TABLE

View	View Point	Seat	Visible from car	Place to stop	Safe car parking	Long view or glimpse	View over public or private property	Quality of the view	Threats to the view	Recommendation
1	Cory Rd lookout	yes	yes	yes	yes	long	public	high	None currently	Retain view through ongoing vegetation management on Council land. No action req'd
2	Tiri View Road	Private seat	yes	limited	limited	long	private	medium	Trees or building on private land	Planting on private land at 25 Tiri View Rd may block remaining view. Input from owners needed if current view to be retained. Discussions with owner recommended, but if not fruitful, then only proceed with controls if Council of a strong mind to do so.
3	Thompson's Point	no	Not to public, because view from private driveway	Not applicable	Not applicable	not applicable	private	high	Not applicable, but needs consideration if Point developed and viewpoint becomes a public road	Incorporate views into design of any new development
4	Sea View Road	yes	yes	yes	yes	long	private	high	Vegetation growth, mainly on private land.	Discuss vegetation control with owner of private land at 380 Sea View Road to ensure view is retained. Also control vegetation on road reserve.
5	Garratt Road	no	partially	no	no	glimpse	public	high	Vegetation on Council land	Manage vegetation on Council land to allow views from the road and pedestrian accessway



<b>View</b>	<b>View Point</b>	<b>Seat</b>	<b>Visible from car</b>	<b>Place to stop</b>	<b>Safe car parking</b>	<b>Long view or glimpse</b>	<b>View over public or private property</b>	<b>Quality of the view</b>	<b>Threats to the view</b>	<b>Recommendation</b>
6a	Belle View Place (west)	yes	briefly	limited	limited	glimpse	private	high	Building and vegetation on private land, vegetation on public land	Long term retention of this high quality view would likely involve controls over private land at 41 Belle Tce, although these controls may have limited impact on the development potential of the site due to topography. Short term action is to manage vegetation on Council land to allow views from the road. Long term action is to discuss development with the owner and may require controls over private land development at 41 Belle Tce.
6b	Belle View Place (east)	no	briefly	limited	limited	medium	private	high	Building and vegetation on private land	Retention of this high quality view is desirable. It would initially involve discussions with the owner of 47 Belle Tce and may require controls over development on that private land for the roadside views to be retained
7	Belle Terrace	yes	yes	yes	yes	long	private	medium	Building and fencing/vegetation on private land	House under construction on Pt Lot 21 DP 11657 will affect view. Fence/vegetation may also block view if built. Discuss with owner regarding controls on fence/vegetation to retain this view.



<b>View</b>	<b>View Point</b>	<b>Seat</b>	<b>Visible from car</b>	<b>Place to stop</b>	<b>Safe car parking</b>	<b>Long view or glimpse</b>	<b>View over public or private property</b>	<b>Quality of the view</b>	<b>Threats to the view</b>	<b>Recommendation</b>
8	Rangihoua Creek	no	yes	yes	yes	long	public	high	Roadside vegetation	Keep roadside vegetation clear
9	Te Whau Drive	yes	limited	yes	yes	long	private	high	Vegetation planted on roadside	Keep roadside vegetation clear, particularly around the seat
10	Bend on Ocean View Road, Matiatia	no	partially	Public car park	Public car park	glimpse	public	medium	Development of the Matiatia site, but this may result in better public views	No action recommended at this stage as a design competition for development of the site is underway

