

Before an Independent Hearings Panel
Appointed by Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on the Proposed
Waimakariri District Plan

and: Hearing Stream 12: Rezoning requests (larger scale)

and: **Carter Group Property Limited**
(Submitter 237)

and: **Rolleston Industrial Developments Limited**
(Submitter 160)

Statement of evidence of Tony Milne (Landscape) on behalf of
Carter Group Limited and Rolleston Industrial Developments
Limited

Dated: 5 March 2024

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STATEMENT OF EVIDENCE OF TONY MILNE ON BEHALF OF CARTER GROUP LIMITED AND ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED

INTRODUCTION

- 1 My full name is Tony Douglas Milne.
- 2 I hold a Bachelor of Arts degree from the University of Canterbury and a Bachelor of Landscape Architecture Lincoln University. I am a Fellow of the New Zealand Institute of Landscape Architect (*FNZILA*) and founding Director of RMM Landscape Architects Ltd (*RMM*) which was established in 2010.
- 3 RMM is currently involved in a range of landscape design and planning projects throughout New Zealand, and I am regularly preparing landscape and visual effects assessments to accompany rezoning applications. I am currently involved in Plan Change projects in Nelson (PC28), Cromwell (PC14), Ravenswood (PC30), Queenstown (Homestead Bay and Ladies Mile) along with Bellgrove (Rangiora) that have similar landscape and visual issues as the rezoning request.
- 4 I am familiar with the Submitters' request to rezone land bound by Mill Road, Whites Road, Bradleys Road (the *Site*).
- 5 I was involved in private plan change 31 (*PC31*) to rezone this land under the operative District Plan.

CODE OF CONDUCT

- 6 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

- 7 My evidence will address:
 - 7.1 The appropriateness of the receiving environment for the rezoning request based on the historic and anticipated landscape character;
 - 7.2 The intended landscape and visual amenity outcomes of the rezoning request; and

7.3 Landscape related planning provisions.

8 In preparing my evidence, I have reviewed:

8.1 Background documents relating to the Proposed District Plan zonings:

- (a) Boffa Miskell: Rural and Residential Location and Density Interim Report (April 2018);
- (b) Boffa Miskell: Rural Character Assessment (June 2018);
- (c) Boffa Miskell Rural Boundary Outline (April 2020);
- (d) Waimakariri District Development Strategy (July 2018);
- (e) Waimakariri Rural Residential Development Strategy (June 2019);

8.2 The evidence of **Mr Tim Walsh, Mr Dave Compton-Moen, Mr Garth Falconer, and Ms Nicole Lauenstein;**

8.3 The proposed Outline Development Plan (*ODP*) for the Site;

8.4 Relevant Zone Chapters and Objectives/Policies of the Proposed Waimakariri District Plan (*PWDP*);

8.5 Related Policy Framework Documents:

- (a) National Policy Statement on Urban Design (2020);
- (b) Canterbury Regional Policy Statement (2021);
- (c) Our Space – Christchurch Settlement Pattern Update 2018-2048;
- (d) The draft Greater Christchurch Spatial Plan;

8.6 Further submissions relevant to my expertise relating to the rezoning of the Site; and

8.7 The relevant documents from PC31.

SUMMARY OF EVIDENCE

9 The key landscape issue of the proposed rezoning relates to potential effects on the amenity of the surrounding environment. This is because the change in density associated with the residential scale development will alter the rural open characteristics that are currently experienced when travelling past the Site.

- 10 The alterations to landscape character are considered to be acceptable in the context of the wider existing development pattern due to the existing level of fragmentation that has already occurred through rural residential scale development, along with the positive effects associated with the increase in local amenity and convenience that will complement the existing Ōhoka urban area.
- 11 Additionally, it is considered that a reduction in open rural character is already anticipated by the PWDP in the zoning of the surrounding land to Rural Lifestyle Zone (RLZ).
- 12 The landscape treatments around the perimeter of the Site (Landscape Treatments A, B, and C) are also considered to be an appropriate response which will assist with implementing higher amenity and ecological outcomes within this Site, while reinforcing a separation between the Ōhoka and Manderville North localities.

RECEIVING ENVIRONMENT

- 13 The Site is located immediately south of the Ōhoka township, with road access to Mill Rd, Bradleys Rd and Whites Rd. I have read the evidence of **Mr Compton-Moen, Ms Lauenstein and Mr Falconer** and generally agree with their respective descriptions of the Site and receiving environment.
- 14 In addition to that, I consider that the broader description of the Waimakariri 'Lower Plains'¹ provides useful context to the receiving environment that the rezoning request is situated within. For the Lower Plains (which includes the Ōhoka area), the Waimakariri Rural Character Assessment notes that:

This rural landscape is characterised by its changing character in relation to recent small lot development. Once predominantly rural, characterised by productive land uses, low density settlement and a sense of spaciousness, this area is now defined by its increasingly finer grained settlement patterns and human induced characteristics that overlay the rural environment.²

And

While the rural roads and development contain limited 'urban' infrastructure, such as kerb and channel and street lighting, the regular spacing of letterboxes at driveways and linear hedgerow patterns, particularly where they follow the

¹ Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2.

² Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2, p10.

roadside, are indicative of the changing pattern of smaller scale subdivision into rural residential land use.³

- 15 The identified key characteristics of the Lower Plains are also considered relevant and include:⁴
- 15.1 *Distinctly residential focused rural character overall with development clusters at Mandeville, Ōhoka, Fernside (Residential 4A and 4B zones), having semi urban characteristics.*
 - 15.2 *The built and human modified environment is a prominent feature of the landscape.*
 - 15.3 *Moderate and high density of rural residential and small rural lots. The area is typified by finely textured lot boundaries and shelter planting, mailboxes, mown roadsides, entrance gates, houses and buildings resulting in an enclosed landscape.*
 - 15.4 *Predominance of lots 4.99ha and less with small areas of larger lots scattered throughout.*

Proposed District Plan Development

- 16 I consider the change to landscape character that will occur through the application of the PWDP to be relevant. While this evidence is prepared in response to a submission seeking additional zoning changes under the PWDP, it is worth recognising that a significant body of work has identified the eastern portion of the District's rural land as being, at a minimum, suitable for intentional lifestyle development. This is reinforced by the Rural Boundary Outline⁵ which is a clear east/west distinction between the RLZ and GRUZ on the PDP Planning Maps (*Figure 1*).

³ Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2, p12.

⁴ Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2, p14.

⁵ Boffa Miskell: Waimakariri District Council Memorandum - Rural Boundary Outline (April 2020)

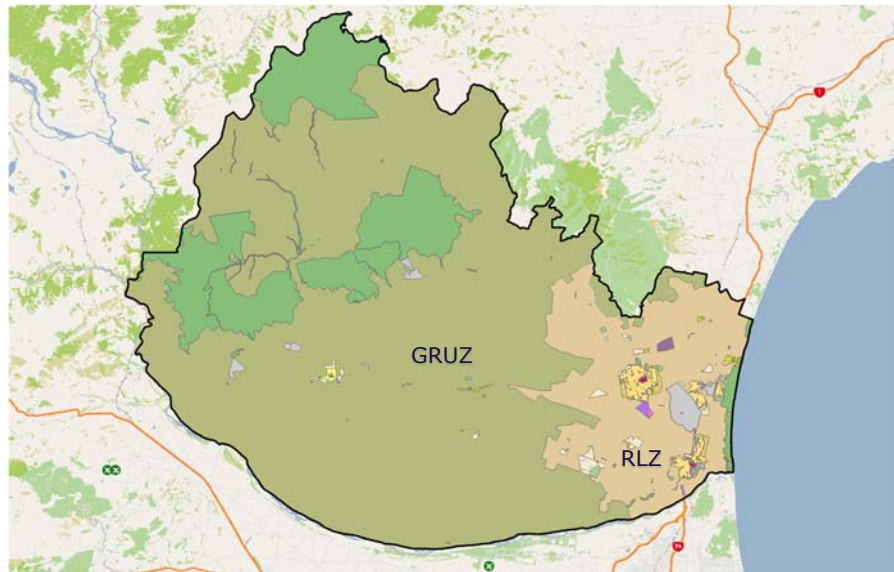


Figure 1: Planning Map - PWDP

- 17 The continuation of smaller scale rural residential (lifestyle) subdivision throughout the lower Waimakariri District plains needs to be factored into the consideration of effects on character of this receiving environment. It is my opinion that the current open rural views that are experienced across the Site cannot be anticipated to remain.
- 18 Attached as **Appendix 1** to my evidence is a theoretical subdivision layout to help illustrate this point. This 'Rural Lifestyle Concept' is considered to be a fair representation of the logical progression of subdivision across the Site under the notified RLZ, as it applies the notified minimum lot size of 4ha. This concept simply demonstrates a continuation of the existing development pattern in the surrounding 'Lower Plains' landscape character area.
- 19 The result of this theoretical RLZ subdivision is the fragmentation of the Site into a potential yield⁶ of 36 lifestyle lots, which in turn will add to the proliferation of "*finely textured lot boundaries and shelter planting, mailboxes, mown roadsides, entrance gates, houses and buildings resulting in an enclosed landscape*"⁷ that has already occurred in the vicinity.
- 20 For clarity, it would be anticipated that each of the properties which front Bradleys Rd and Whites Rd would have a new access driveway onto those roads, letterbox and would include frontage boundary planting that is consistent with the development of other nearby lifestyle properties that have recently been developed.

⁶ Based on a controlled activity subdivision with complying 4ha allotments.

⁷ Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2, p14.

- 21 The outcome on rural amenity of the RLZ would be the restriction of all open rural views that are currently afforded by the Site. Included in my **Appendix 1** are a series of photographs from the surrounding area. To illustrate this point, Viewpoints Q1, Q2, R1 and R2 provide an illustration of the likely changes to roadside planting and views. In all four of these images, the visible portion of open rural farmland is part of the Site, whereas the opposite side of the road displays the typical type of frontage boundary planting that is implemented by existing lifestyle lots.
- 22 The loss of open rural views is likely under RLZ and therefore, restriction of views across the Site is not considered to be a key factor in determining potential adverse landscape and visual amenity effects. Furthermore, the implementation of Landscape Treatment A (*LT-A*) will provide a singular treatment style along the Bradleys Road and Whites Road site interface that will in turn limit the proliferation of smaller scale site frontages that would likely occur as a result of typical RLZ development. The benefits of the ODP are discussed in the following section.

PROPOSAL - OUTLINE DEVELOPMENT PLAN (ODP)

- 23 This section provides a summary of the key features of the ODP as they relate to landscape and visual matters. The ODP has been developed to integrate with the surrounding locality and also reduce potential adverse effects through the following features.

Providing Pedestrian-Cycle Network Linkages

- 24 The indicative Pedestrian-Cycle Network along the east and west site boundaries, along with an indicative internal network and proposed crossings, have been identified to provide connectivity across and around the entire Site. This will enhance pedestrian/cycle connections by allowing the pathways to be set back from the roads, while also locating them on the opposite side of the roadside drainage swales and (in many instances) directly adjacent to the proposed landscape treatment boundary plantings. This will greatly improve safety, amenity and accessibility of this network.

Perimeter Landscape Treatment

- 25 *LT-A* will wrap around the Bradleys Road and Whites Road interface with the new residential zoning. This includes a 20m building setback and a 10m width of native planting (consistent with that of the Ōhoka Bush frontage), on top of providing space for the pedestrian-cycle network along the road corridor (refer to the evidence of **Mr Compton-Moen**).
- 26 Landscape Treatment B (*LT-B*) is provided for along the internal southern boundary of the PC31 area between Bradleys Road and Whites Road and will provide an amenity landscape strip that provides a similar function to a shelter belt, but with higher amenity and ecological outcomes. Furthermore, this will delineate the proposed Large Lot Residential Zone from the RLZ to the south.

- 27 Landscape Treatment C (*LT-C*) is proposed to be located toward the northern extent of the ODP area and act as a buffer between the submitters' Site and the existing Ōhoka township properties on the southern side of Mill Road, as well as the property located at 290 Bradleys Rd. This treatment will consist of a 6m wide strip of native planting.

Reinforcing the Whites Road Threshold/Gateway

- 28 The ODP has proposed to shift the Whites Road township Threshold/Gateway to the Ōhoka Stream crossing. This allows the proposed Local Centre Zone to be located directly across from the Ōhoka Bush and Domain, thereby containing the commercial activities to the core of the Ōhoka township node. As noted above, two pedestrian crossings are proposed to the north of the indicative Whites Road township Threshold.

Site Design

- 29 This is primarily addressed in the evidence of other experts for RIDL, however where it influences the landscape and visual amenity outcomes of the ODP, key design decisions for the Site include;
- 29.1 Placement of the Settlement Zone toward the northern two-thirds of the Site to allow for integration with the existing Settlement Zone. The proposed Settlement Zone also includes two overlays (Educational and Polo Grounds) which both provide both a community and open space function which is beneficial to the overall ODP proposal.
- 29.2 The Large Lot Residential (*LLR*) comprises the southern portion of the Site. This aspect of the zoning layout will also reinforce a distinction between the Ōhoka and Manderville North localities.
- 29.3 Fencing is one of the aspects that will be addressed through Design Guidelines that will be prepared to recognise the existing character of Ōhoka (i.e. fencing that is of a minimal/rural style that does not appear like a typical 1.8m tall solid suburban fence). These development design guidelines will be required to be approved by Council prior to subdivision.
- 29.4 Additional height controls are also included so that the School Buildings (within the Educational Overlay) will be restricted to the SETZ built form standards (i.e. coverage 45%, height 8m, max GFA each non-residential building 550sqm, 20% landscaped permeable surface, 2m road setback and 1m from internal boundaries).

LANDSCAPE AND VISUAL AMENITY OUTCOMES

- 30 I consider the overall landscape and visual amenity outcomes are consistent with the conclusions made by **Mr Compton-Moen** in his

statement of evidence. This assumes that the current open character could change as a result of development anticipated⁸ by the PWDP Rural Lifestyle Zone provisions (as illustrated on Attachment 1, p3).

- 31 To reiterate in regard to landscape effects, such effects are most likely to derive from changes to rural character and identified landscape values arising from the introduction of built form into the rural landscape, and the proposed vegetation.
- 32 Visual effects are a subset of landscape effects. They are effects on landscape values as experienced in views.⁹ I have underlined this text because it is the basis of my consideration of potential visual effects and is in accordance with the NZILA Assessment Guidelines. A visual effects assessment considers the extent to which the ODP rezoning request would be visible from public places, as well as private residences, and the effects of that visibility on visual amenity values.
- 33 Visual amenity is a measure of the visual quality of a landscape as experienced by people living in, working in, or travelling through it. The assessment also takes into account criteria¹⁰ to determine the magnitude of visual effects and that the visibility of development enabled by the rezoning request will not necessarily equate to adverse visual effects on amenity or landscape values.
- 34 From a landscape and visual effects perspective, the issue is the potential effects of the proposed development on landscape values as experienced in views from both public places and private residences. Essentially, will the visual amenity of the landscape as experienced in these views be adversely affected. Bearing in mind, change in a view does not necessarily result in an adverse effect.
- 35 The continuation of smaller scale rural residential (lifestyle) subdivision throughout the lower Waimakariri District plains needs to be factored into the consideration of effects on the visual amenity of this receiving environment. It is my opinion that the current open rural views that are experienced across the PC31 site cannot be expected to remain.
- 36 On the Site, in places, pasture-covered paddocks will inevitably change, through development, whichever form it takes. However, this does not necessarily mean that the resulting level of visual amenity will be lower than at present. A combination of factors such as the proposed pattern of development, lot size, zone rules and

⁸ Statement of Evidence of David Compton-Moen, para 28.

⁹ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines.

¹⁰ Distance, context, elevation, audience, size, movement, degree of change and weather.

integrative planting will create a high amenity environment that is visually sympathetic to its surroundings.

- 37 Therefore, when one considers the lifestyle development that is anticipated by the PWDP, and using the seven point scale drawn from the NZILA's Aotearoa New Zealand landscape Assessment Guidelines¹¹ to assess the scale of effects of the proposed ODP, then in my opinion the impact on both the landscape character and visual amenity would be low – moderate (which I consider to be a 'minor' effect in terms of the RMA). Although this does not necessarily mean that the resulting level of visual amenity will be lower than at present. Instead, the resulting visual amenity will be from a combination of existing and new elements.
- 38 Further there are many positive effects on landscape and amenity resulting from the proposal including the improvement of ecological values of the application site through native planting, introduction of open space corridors through the development, and an increase in general amenity which will be derived from a high-quality landscape setting.

STATUTORY PLANNING PROVISIONS

The Resource Management Act 1991 (RMA)

- 39 Of most relevance to the proposal is Section 7 – Other Matters, of the Resource Management Act 1991 (RMA) which states the following:

'In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

(c) the maintenance and enhancement of amenity values and

(f) maintenance and enhancement of the quality of the environment:'

- 40 The Canterbury Regional Policy Statement (CRPS) and the PWDP give effect to the RMA.

National Policy Statement on Urban Development 2020 (NPS-UD)

- 41 Both **Ms Lauenstein** and **Mr Falconer** have assessed the ODP for the Site against the NPS-UD provisions relating to urban design. Regarding landscape and visual amenity matters I do not intend to specifically address the proposal against the NPS-UD, but in the overall context of my assessment it is pertinent to note that the

¹¹ Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, New Zealand Institute of Landscape Architects, May 2021, pp. 63-65

NPS-UD envisages changes to existing amenity values. Policy 6 specifically provides for this.

- 42 The ODP represents the opportunity for a comprehensively designed development proximate to the existing Ōhoka urban area. Overall, even though the rezoning request will result in an increase in built form, this will appear logical in the context of its setting and will not unacceptably adversely affect the visual amenity experienced from surrounding public places and neighbouring properties.

Canterbury Regional Policy Statement (CRPS)

- 43 Within the CRPS the provisions of most relevance are contained in Chapter 12 which relate to landscape. While Chapter 12 focuses on Outstanding Natural Landscapes/Features (ONL/F) it also notes that other landscapes may be important in relation to amenity and District Plans may appropriately include provisions in relation to these.

- 44 When considering Objective 12.2.2 *Identification and management of other landscapes* and Policy 12.3.3 *Identification and management of other important landscapes* the key landscape and visual amenity matters to be addressed relate to the identification and management of natural character and/or historic cultural landscapes or historic heritage landscapes along with amenity landscapes which are important to local communities.

- 45 Chapters 5 and 6 of the CRPS contain relevant guidance focused on development being consolidated around existing urban areas, compact urban form, maintaining the natural environment, avoiding urban development outside urban areas, maintaining the character and amenity of rural areas and settlements.

- 46 Associated with the CRPS (and referenced by it) is the Canterbury Regional Landscape Study Review (2010), which categorises the area including Ōhoka as outside of any ONL/F and as being within the Lower Plains Land Type and the Low Altitude Plains Landscape Type. It states:

'...for most New Zealanders the flat topography and patchwork patterning of the Plains landscape is the very essence of Canterbury. The contrast between the unmodified and rugged mountains, the sinuous patterning of the braided rivers and the manicured patchwork quilt of the plains has been recognised as distinctive and has inspired both literature and art. The plains are a prosperous agricultural landscape which is a valued economic resource and a symbol of farming productivity.'

- 47 The ODP is considered to be consistent with the pertinent landscape and urban development guidance contained within Chapters 5, 6 and 12, while also being a development proposal which will not compromise the essence of the wider Canterbury Plains landscape.

Our Space – Christchurch Settlement Pattern Update 2018-2048 (2019)

- 48 Our Space generally promotes compact urban form, consolidating/integrating with existing urban areas. While it does not identify Ōhoka as a location for urban growth, it does recognise it as an existing urban area.
- 49 Overall, the guidance from these higher level documents is that to achieve the outcomes of the RMA, the non-ONL/F (but still pleasant and valued) rural landscape character of the Canterbury Plains needs to have particular regard paid to it; and that consolidating urban areas and being particularly careful about urban expansion/sprawl is needed to achieve this.
- 50 It is noted that the Draft Greater Christchurch Spatial Plan (GCSP) will replace the 'Our Space' document, and that Map 2 of the GCSP recognises Ōhoka as an existing urban area.

Proposed Waimakariri District Plan (PWDP)

- 51 The key Objectives and Policies relevant to landscape matters found in the PWDP are listed below:
- 51.1 Objective SD-O2 Urban Development;
 - 51.2 Objective SETZ-O1 Settlement Zone and associated policy;
 - 51.3 Objective ECO-O1 Ecosystems and Indigenous Biodiversity;
 - 51.4 Objective NATC-O1 Preservation of Natural Character;
 - 51.5 Objective NATC-O2 Restoration of Natural Character; and
 - 51.6 Objective NATC-O3 Use of Freshwater Body Margins.
- 52 In response to the objective SD-O2 I consider the ODP does recognise the existing character and amenity values of its setting and will provide an attractive and functional place to live for its future residents, businesses and visitors. The reason for this is that the ODP provides for a range of living opportunities that will in time be well integrated within a landscape fabric.
- 53 In response to the objective SETZ-O1, I consider that the ODP has responded to the existing Ōhoka urban area footprint and that residential growth can occur in a manner that is sympathetic to the character and amenity of the township. Furthermore, the overall density and implementation of Settlement Zone development will be carefully managed through the implementation of the Ōhoka Design Guidelines.
- 54 The Settlement Zone provides for (SETZ-P1) a lower density environment than the General Residential Zone, other appropriate activities (e.g. small-scale commercial services, reserves and

community facilities) that maintain a high level of visual amenity, and directs development of a pedestrian friendly and informal streetscape. The outlook from the existing Ōhoka urban area (as identified in the PWDP) is already anticipated to be changed through the Plan's intention for Rural Lifestyle Zone 4ha sections.

- 55 In response to the remaining objectives listed above, it has been assessed that the rezoning request will result in a positive effect on the natural character of the Site¹². I concur with that. I consider the proposed waterway enhancement, the retention of mature trees within the south end of the Site and the provision of landscape 'buffers' to the edge of the rezoning request will considerably enhance the biodiversity of the Site.
- 56 Furthermore, these measures will assist in the restoration of natural character to areas within the Site. A key component of the proposal is the proposed enhancement of the stream corridors, along with the revitalisation of existing springs and in combination with the green network, this will realise in parts the potential natural character (and landscape) value encapsulated within the Site. Essentially the rezoning request will enable the restoration of the values (natural character, ecological diversity) of a currently degraded pastoral land use.

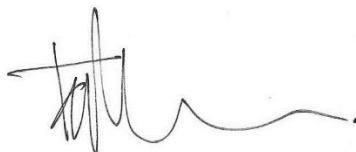
CONCLUSION

- 57 Overall, I consider the ODP responds appropriately to the application Site's attributes, sensitivity and the surrounding environment.
- 58 I consider adverse effects on visual amenity for the assessed representative viewpoints will generally be in the range of low to moderate. Although this does not necessarily mean that the resulting level of visual amenity will be lower than at present. Instead, the resulting visual amenity will be from a combination of existing and new elements.
- 59 Further there are many positive effects on landscape and amenity resulting from the ODP including the improvement of ecological values of the Site through native planting, introduction of open space corridors through the development, and an increase in general amenity which will be derived from a high-quality landscape setting.
- 60 Overall the rezoning request will provide for future development that is appropriate and will not result in significant adverse landscape or visual amenity effects that cannot be either avoided or mitigated. While it is inevitable that the existing qualities and characteristics of the Site will change, the proposed rezoning request displays a carefully considered response, integrated,

¹² Statement of Evidence of David Compton-Moen, Paragraph 44.

comprehensive, mixed use development which will result in a high-quality environment.

Dated: 5 March 2024

A handwritten signature in black ink, appearing to read 'Tony Milne', with a horizontal line extending to the right from the end of the signature.

Tony Milne

APPENDIX 1



PROPOSED WAIMAKARIRI DISTRICT PLAN SUBMISISON

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

ATTACHMENT 1

To the Evidence of Tony Milne

Prepared for Carter Group Property Limited, and
Rolleston Industrial Developments Limited

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26 February 2024

RMM

Document Information

Project		
Ōhoka Outline Development Plan and Rezoning Request		
Client		
Carter Group Ltd & Rolleston Industrial Developments Limited		
Document		
Graphic Attachment to Landscape Evidence of Tony Milne		
Status		
For Council Submissions		
Revision		
1	For Internal Review	26/02/2024
Prepared By		
Rough Milne Mitchell Landscape Architects Ltd		
Project Number: 21327		
Prepared by: Tony Milne & Josh Hunt		

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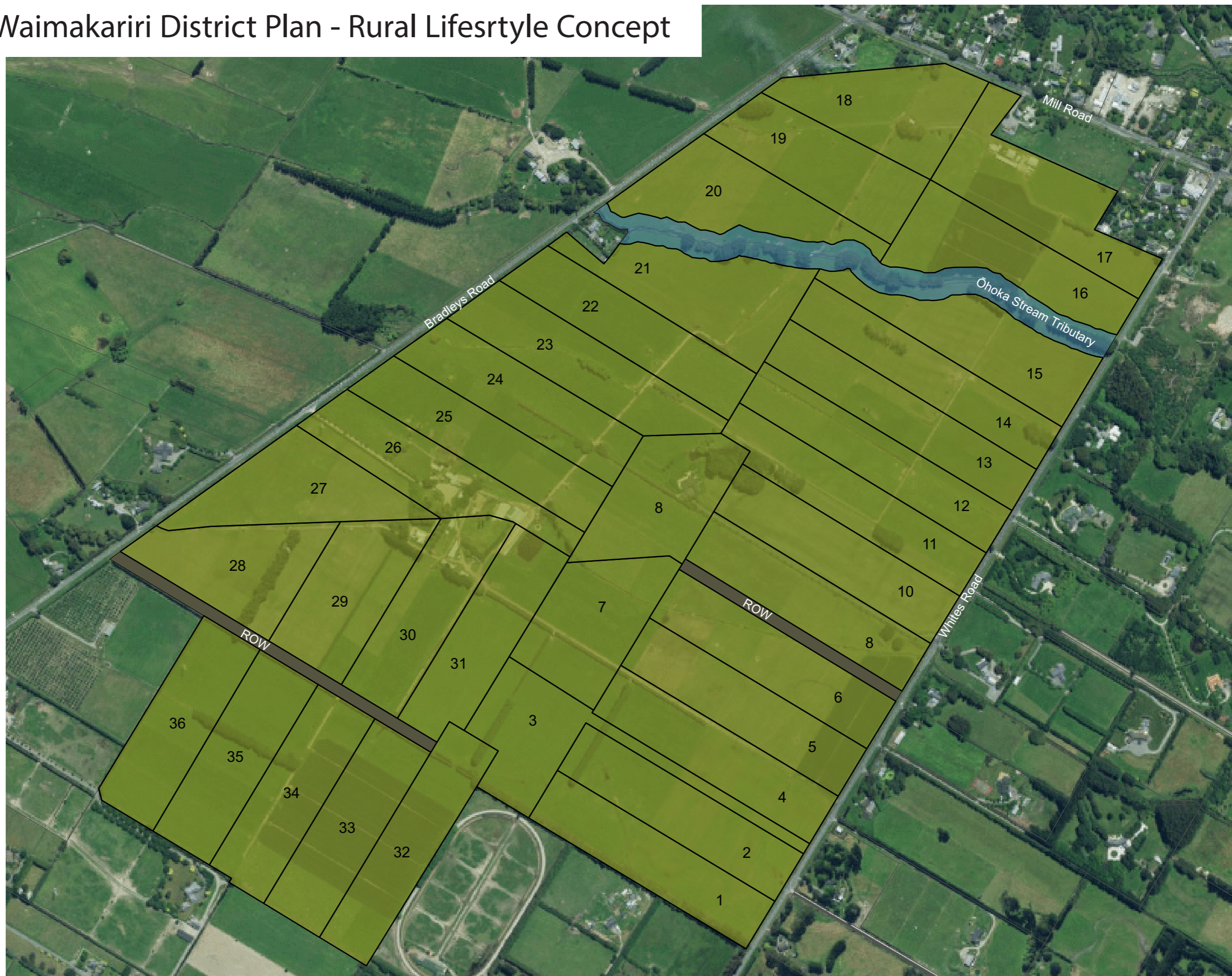
Proposed Waimakariri District Plan - Rural Lifestyle Concept

Theoretical subdivision layout applying the Proposed District Plan Rural Lifestyle Zone standards.

All sections (36 total) are a minimum of 4ha (Ref: RLZ-R3.1.a)

A 20m esplanade reserve width is also provided either side of the Ōhoka Stream.

This provides a non-fanciful development scenario that would alter the existing open rural character, as each of the new lifestyle lots are likely to implement boundary planting in a similar manner to the surrounding lifestyle properties in the Ōhoka/Manderville area.



Scale: 1:6,000 @ A3

Viewpoint Location Plan



Photo Details:
All photos (Viewpoints A-W) were taken with a Canon 6d Camera and a 24mm lens



Scale: 1:15,000 @ A3

Viewpoints A, B & C

Viewpoint A
Bradleys Road and
Wards Road
intersection



Viewpoint B
8 Vivenza Drive



Viewpoint C
32 Biella Place



Viewpoints D1, D2 & E

Viewpoint D1
38 Sillano Drive



Viewpoint D2
38 Sillano Drive



Viewpoint E
133 Modena Place



Viewpoints F1, F2 & G1

Viewpoint F1 - SW
205 Bradleys Road



Viewpoint F2 - NE
205 Bradleys Road



Viewpoint G1 - SW
251 Bradleys Road



Viewpoints G2, H1 & H2

Viewpoint G2 - NE
251 Bradleys Road



Viewpoint H1 - S
Bradleys Road
(Northwest corner of
the PC31 site)



Viewpoint H2 - N
Bradleys Road
(Northwest corner of
the PC31 site)



Viewpoints I1, I2 & J1

Viewpoint I1 - SW
Bradleys Road Water
Pumping Station



Viewpoint I2 - NE
Bradleys Road Water
Pumping Station



Viewpoint J1 - S
Bradleys Road and Mill
Road intersection



Viewpoints J2, K1 & K2

Viewpoint J2 - E
Bradleys Road and Mill
Road intersection



Viewpoint K1 - W
548 Mill Road



Viewpoint K2 - E
548 Mill Road



Viewpoints L1, L2 & M1

Viewpoint L1
512 Mill Road



Viewpoint L2
512 Mill Road



Viewpoint M1
Mill Road and Whites
Road intersection



Viewpoints M2, M3 & N

Viewpoint M2
Mill Road and Whites
Road intersection



Viewpoint M3
Mill Road and Whites
Road intersection



Viewpoint N
Ōhoka Domain



Viewpoints O, P1 & P2

Viewpoint O
Ōhoka Bush Carpark



Viewpoint P1
Whites Road and
Ōhoka Bush



Viewpoint P2
Whites Road and
Ōhoka Bush



Viewpoints Q1, Q2 & R1

Viewpoint Q1
342 Whites Road



Viewpoint Q2
342 Whites Road



Viewpoint R1
296 Whites Road



Viewpoints R1, S & T1

Viewpoint R2
296 Whites Road



Viewpoint S
254 Whites Road



Viewpoint T1
Whites Road
Recreation Reserve
across from 130 Whites
Road



Viewpoints T2, U & V1

Viewpoint T2
Whites Road
Recreation Reserve
across from 130 Whites
Road



Viewpoint U
Whites Road and Tram
Road intersection



Viewpoint V1
188 Jacksons Road



Viewpoints V2, W1 & W2

Viewpoint V2
188 Jacksons Road



Viewpoint W1
Ōhoka School



Viewpoint W2
Ōhoka School



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