

# PEKETA PRIVATE PLAN CHANGE

KAIKOURA

GRAPHIC ATTACHMENT A

15 JANUARY 2024



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print document A3 landscape double sided

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**LEGEND**

-  Site Boundary
-  Kowhai Downs Housing Development
-  Viewpoint locations

**ZONING**

-  Runanga Sensitive Areas
-  Reserve
-  Coastal Marine Boundary Area

**FIGURE 3**

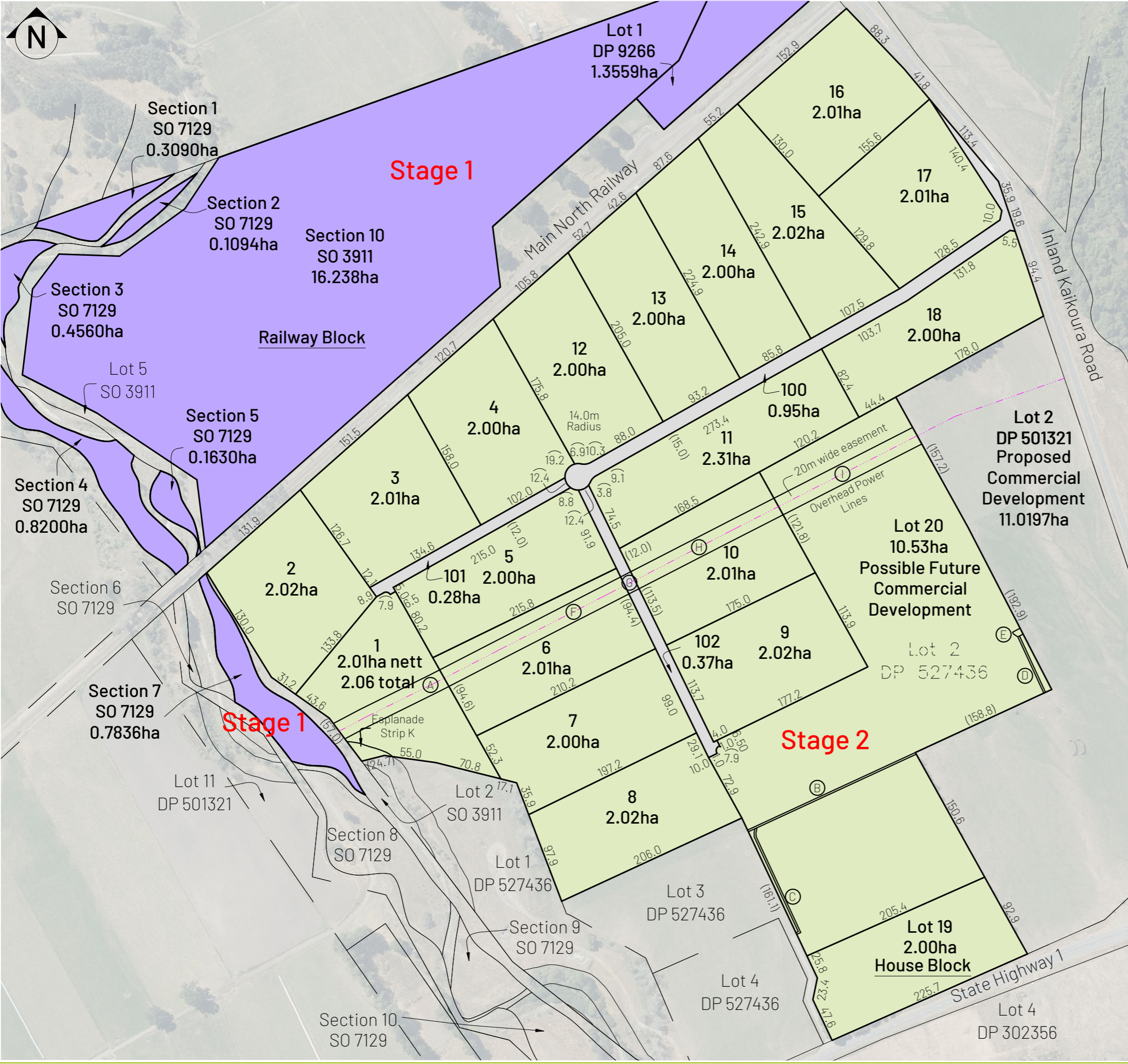
VIEWPOINT LOCATION PLAN WITH ENVIRONMENT CANTERBURY OVERLAYS  
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**LEGEND**

- Site Boundary
- Kowhai Downs Housing Development
- Existing Power Line
- Proposed Primary Road (Relocated Inland Kaikoura Road)

**FIGURE 4**  
 SCHEME PLAN &  
 NEIGHBOURING PROPERTIES  
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Notes:  
 The boundaries, dimensions & areas shown on this plan are subject to survey.

This plan is prepared for the purpose of obtaining subdivision consent only.

A full assessment of easements will be made at time of survey

Aerial Photo sourced from LINZ data service

Lot 100 is to vest as road in Kaikoura District Council

**Stage 1 Amalgamation Conditions:**  
 That Lot 1 DP 9266, Section 10 SO 3911, Sections 1-5 SO 7129 (part balance land of RT 860763) be held together and one record of title issued.

That Section 7 SO 7129 (part balance land of RT 860763), Lot 1 DP 527436, Lot 11 DP 501321 and Section 6, 8-10 SO 7129 be held together and one record of title issued.

**Stage 2 Amalgamation Conditions:**  
 That Lot 20 and Lot 2 DP 501321 (RT 815749) be held together and one record of title issued.

That Lot 101 (access lot) be held in 1/5th shares by Lots 1-5  
 That Lot 102 (access lot) be held in 1/5th shares by Lots 6-10

Comprised in: 860763  
 Area: 70.9627 (RT)  
 Zone: Rural

Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement/Grantee
Right of way, right to convey water, telecommunications & electricity. Right to drain water & sewage	Lot 101	Lot 101	Lots 1-5
	Lot 102	Lot 102	Lots 6-10
Right to convey electricity in gross	A	Lot 1	Mainpower New Zealand Limited
	F	Lot 6	
	G	Lot 102	
	H	Lot 10	
I	Lot 20		

Existing Easements			
Purpose	Shown	Servient Tenement	Document
Right to convey water	B & D	Lot 20	E1 11012729.2
Right to convey water and electricity	E	Lot 20	
Right to convey water	C	Lot 20	E1 11504730.5

Rev.	Date	Amendment
		H

Proposed Fee Simple Subdiv of Lot 2 DP 527436	
Scale	1:4000 at A3
Date	6/5/2021
Client	Kaikoura Business Park 2021 Ltd
Drawn	MK & AM
Review	CT
A	4/5/21 client issue
B	6/5/21 ROWs added, road widened.
C	19/5/21 Balance land amalgamation and lot 20 added.
D	19/5/21 Lot 20 amalgamation added.
E	24/5/21 Lot 19, Lot 20, & Lot 2 DP 501321 descriptions added.
F	3/8/21 Section 7 SO 7129 amalgamation amended
G	14/9/21 Mainpower and services easements added
H	28/10/21 Staging



VIEWPOINT 1 is located at the intersection of Inland Kaikoura Rd and Main North Railway, looking south towards the Site.



VIEWPOINT 2 is located on Elms Road, looking south-west towards the Site.





VIEWPOINT 2 CONTINUED



TECHNICAL INFORMATION  
Date of Photograph : 02 June 2022  
Taken by : Liz Gavin (nee Kidson)  
Camera : Canon EOS 6D MII Representing 50mm lens  
Panoramic stitched using Photoshop CS6

**FIGURE 8**  
VIEWPOINT 2 CONTINUED

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SITE

69 Inland Kaikoura Rd

Kowhai Downs Housing Development

VIEWPOINT 3 is located from the entrance to the Kowhai Downs housing development on Inland Kaikoura Rd.



TECHNICAL INFORMATION  
Date of Photograph : 02 June 2022  
Taken by : Liz Gavin (nee Kidson)  
Camera : Canon EOS 6D MII Representing 50mm lens  
Panoramic stitched using Photoshop CS6

**FIGURE 9**  
VIEWPOINT 3



VIEWPOINT 4 is located on Inland Kaikoura Rd, on the eastern boundary of the development.



VIEWPOINT 4 CONTINUED



TECHNICAL INFORMATION

Date of Photograph : 02 June 2022  
Taken by : Liz Gavin (nee Kidson)  
Camera : Canon EOS 6D MII Representing 50mm lens  
Panoramic stitched using Photoshop CS6

**FIGURE 11**  
VIEWPOINT 4 CONTINUED

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VIEWPOINT 5 is located at the southwestern boundary of the development, looking north-west towards the Site.



SITE

VIEWPOINT 5 CONTINUED



VIEWPOINT 6 is located from a gravel road which runs along the western boundary of the development, looking south-east towards the Site.



VIEWPOINT 6 CONTINUED





VIEWPOINT 7 is located from a gravel road which runs along the western boundary of the development, looking south-west.



VIEWPOINT 7 CONTINUED



VIEWPOINT 8 is located on State Highway 1, at the southern boundary of the development, looking north-west towards the Site.



VIEWPOINT 8 CONTINUED



VIEWPOINT 9 is located on State Highway 1, at the southern boundary of the development, looking north-east towards the Site.



VIEWPOINT 9 CONTINUED



TECHNICAL INFORMATION  
Date of Photograph : 14 December 2023  
Taken by : Hannah Wilson  
Camera : Canon EOS 6D MII  
Panoramic stitched using PTGui

**FIGURE 21**  
VIEWPOINT 9 CONTINUED

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VIEWPOINT 10 is located on State Highway 1, looking north-west towards the Site with Lot 19 in the Foreground.



The Site

VIEWPOINT 10 CONTINUED



TECHNICAL INFORMATION  
Date of Photograph : 14 December 2023  
Taken by : Hannah Wilson  
Camera : Canon EOS 6D MII  
Panoramic stitched using PTGui

**FIGURE 23**  
VIEWPOINT 10 CONTINUED





The Site

VIEWPOINT 11 is located on State Highway 1, looking north-east towards the Site with Lot 19 in the foreground.



VIEWPOINT 11 CONTINUED



VIEWPOINT 12 is located at the intersection of State Highway 1 and the entrance to a local reserve for the beach and Kowhai River Reserve, looking north-west towards the Site.



13 ELMS ROAD

VIEWPOINT 12 CONTINUED



TECHNICAL INFORMATION  
Date of Photograph : 02 June 2022  
Taken by : Liz Gavin (nee Kidson)  
Camera : Canon EOS 6D MII Representing 50mm lens  
Panoramic stitched using Photoshop CS6

**FIGURE 27**  
VIEWPOINT 12 CONTINUED



VIEWPOINT 13 is located from Clemett Ct, a housing development 1km east of the Site. The Site cannot be seen from here due to foreground vegetation.



VIEWPOINT 14 is located from Ingles Drive, looking towards the Site, overlooking a housing development. The Site is partially obstructed from the foreground vegetation.

Ocean Ridge Drive



VIEWPOINT 14 CONTINUED



TECHNICAL INFORMATION

Date of Photograph : 02 June 2022  
Taken by : Liz Gavin (nee Kidson)  
Camera : Canon EOS 6D MII Representing 50mm lens  
Panoramic stitched using Photoshop CS6

**FIGURE 30**  
VIEWPOINT 14 CONTINUED