



110 Te Moana Road Waikanae Beach Graphical Attachment

Prepared for Vince & Raechel Osborne

November 2024



Legend

- Site Boundary
- Undeveloped land
- NPS-FM Wetland
- Pond
- Ecological Site
KO68-Osbornes
Swamp and QEII
Covenant Area
- Artificial drain
- Archaeological sites
- Existing access

LANDSCAPING

- Existing mixed exotic
vegetation
- Existing native
vegetation
- Existing Pohutakawa
trees

Existing Site Plan

**110 Te Moana Road,
Waikanae Beach**

Prepared for
Vince & Raechel Osborne

FOR PRIVATE PLAN CHANGE

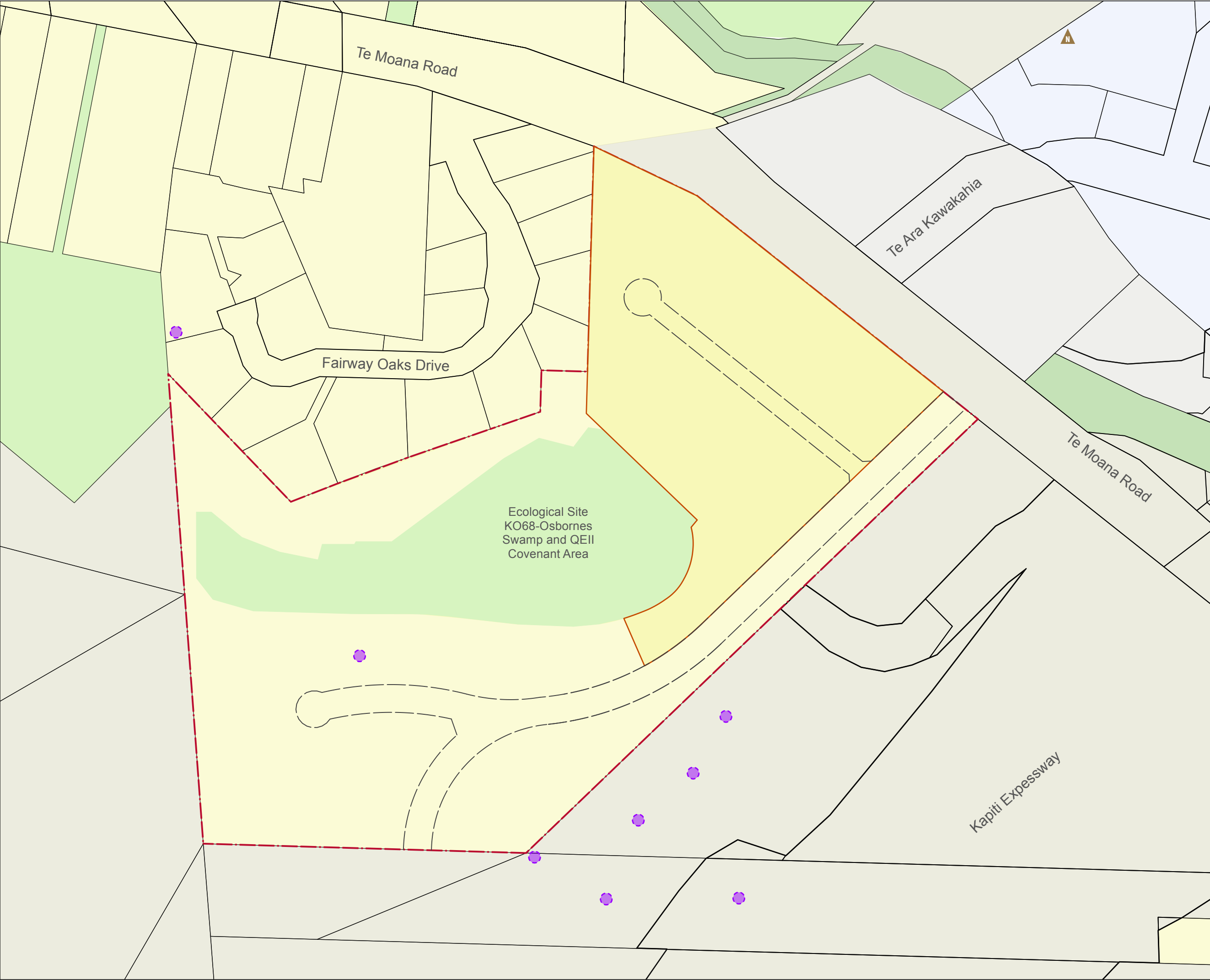
25/11/24
Revision: A
Drawn: MM Reviewed: SB

Scale: 1:1500 **Sheet 001**
Print at: A3

StructurePlan_25-03-03_v2025.vwx

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Legend

- Site Boundary
- Future Urban Zone
- General Residential Zone
- Deferred Residential Precinct
- General Rural Zone
- Local Centre Zone
- Natural Open Space Zone
- Ngārara Development Area
- Open Space Zone
- Archaeological sites
- Roads (Indicative only)

Proposed District Planning Maps

110 Te Moana Road, Waikanae Beach

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Legend

- Site Boundary
- Residential Development Areas
- Stage Two Residential Development Area
- NPS-FM Wetland
- Pond
- Ecological Site KO68-Osbornes Swamp and QEII Covenant Area
- Artificial drain
- Archaeological sites
- Roads (Indicative only)
- LANDSCAPING
- Existing Pohutakawa trees
- Landscaping

Proposed Structure Plan
110 Te Moana Road, Waikanae Beach

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vegetation
- Existing Pohutakawa
trees

Neighbouring Dwelling
Map
110 Te Moana Road,
Waikanae Beach

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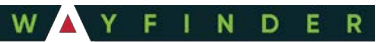
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Legend

Context Photographs

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Photograph 3: Fairway Oaks Drive



Photograph 4: Waikanae Golf Club along Te Moana Road

Legend

Context Photographs

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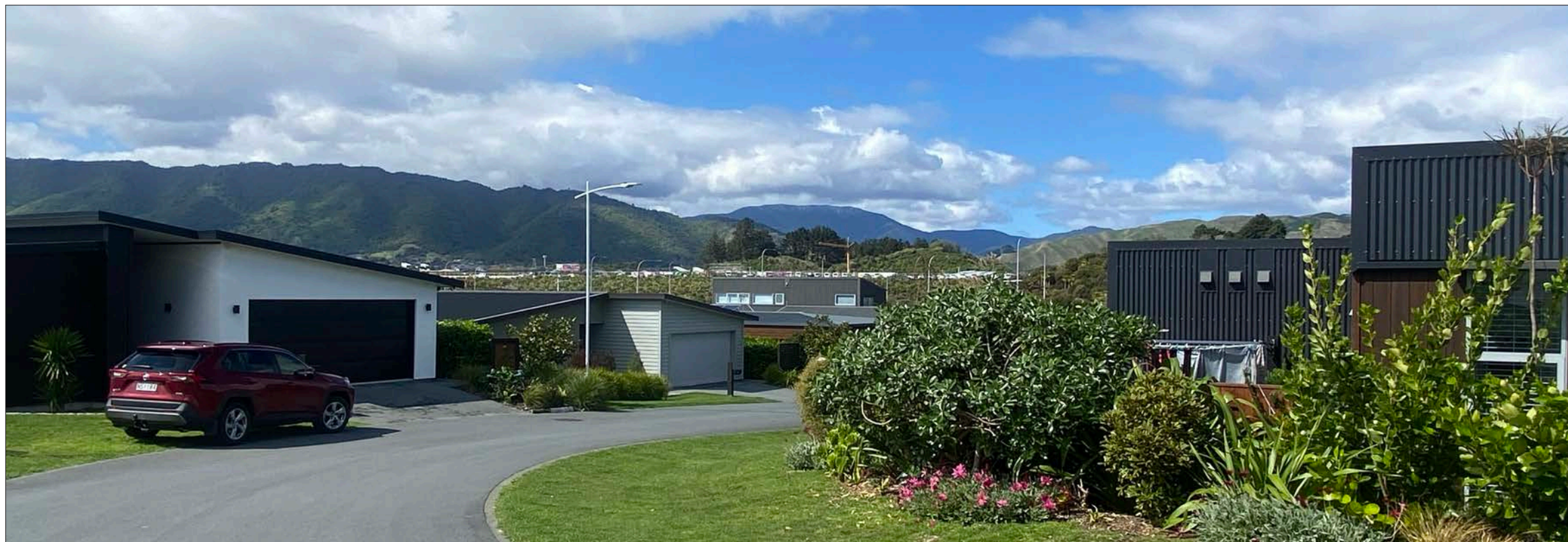
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Photograph 5: Kāpiti Island



Photograph 6: View from Ngārara Development with Summerset Development in the mid-ground and the Tararua Ranges in the background

Legend

Context Photographs

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Photograph 7: View from Te Moana Road



Photograph 8: View from accessway towards QEII Area (right) and sand dune formations (left)

Legend



Images taken with
iPhone 11
18th Sept 2024
between 10am and 2pm

VIEW DIRECTION

12

PHOTO NUMBER

Site Photographs

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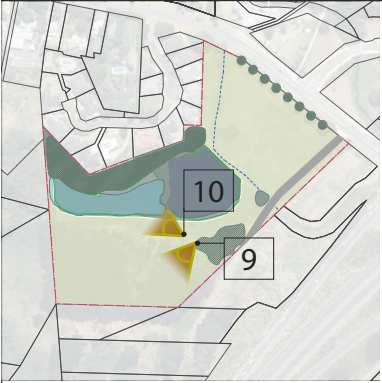


Photograph 9: Undulating Sand Dune formation




Photograph 10: Looking northwards towards QEII Covenant Area

Legend



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Photograph 11: View north over QEII Area towards Fairway Oaks Drive dwellings



Photograph 12: View east towards Kāpiti Expressway and Tararua Ranges

Legend

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Photograph 13: View from Kāpiti Expressway overpass
Image taken from Google Earth Pro - Street View - dated 21st Nov 2023 (for safety reasons)



Photograph 14: View taken from site looking towards Flaxmere Street Residence.
This portion of Flaxmere Street was private and access was unobtainable.

Legend

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


Photograph 15: View taken from site looking towards Fairway Oaks Drive Residence.

Legend



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