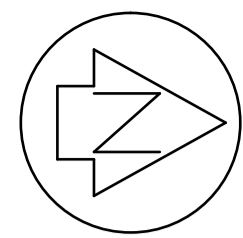




**APPENDIX D**

**Scheme Plans**



- General Residential
- Compact Residential Overlay
- High Density Residential Overlay (Future Development)
- Terraced Residential Overlay (Future Development)
- Future Development Lot
- Neighbourhood Centre

Number of Lots:	212
Area of Sections:	108,726 m <sup>2</sup>
Area of Commercial:	3,143 m <sup>2</sup>
Area of High Density:	8,128 m <sup>2</sup>
Area of Terraced:	4,909 m <sup>2</sup>
Area of Retirement:	85,968 m <sup>2</sup>
Area of School:	39,907 m <sup>2</sup>
Area of ROW's:	1,437 m <sup>2</sup>
Area of Reserve:	67,768 m <sup>2</sup>
Area of Road:	106,028 m <sup>2</sup>
Area of Balance Land:	52,195 m <sup>2</sup>
Avg. Lot Size:	530 m <sup>2</sup>
Max. Lot Size:	2,434 m <sup>2</sup>
Min. Lot Size:	294 m <sup>2</sup>

Memorandum of Easements			
Purpose/Interest	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way; Right to convey Electricity; Right to convey Telecommunications;	Lot 400	Lot 400	Lots 52 – 55
	Lot 401	Lot 401	Lots 67 – 70
Right to convey Gas; Right to convey Water; Right to drain Water; Right to drain Sewage.	Lot 403	Lot 403	Lots 90 – 93
	Lot 404	Lot 404	Lots 120 – 124 & 303

**AMALGAMATION CONDITIONS – STAGE 1C:**

That Lot 400 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 52, 53, 54 and 55 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

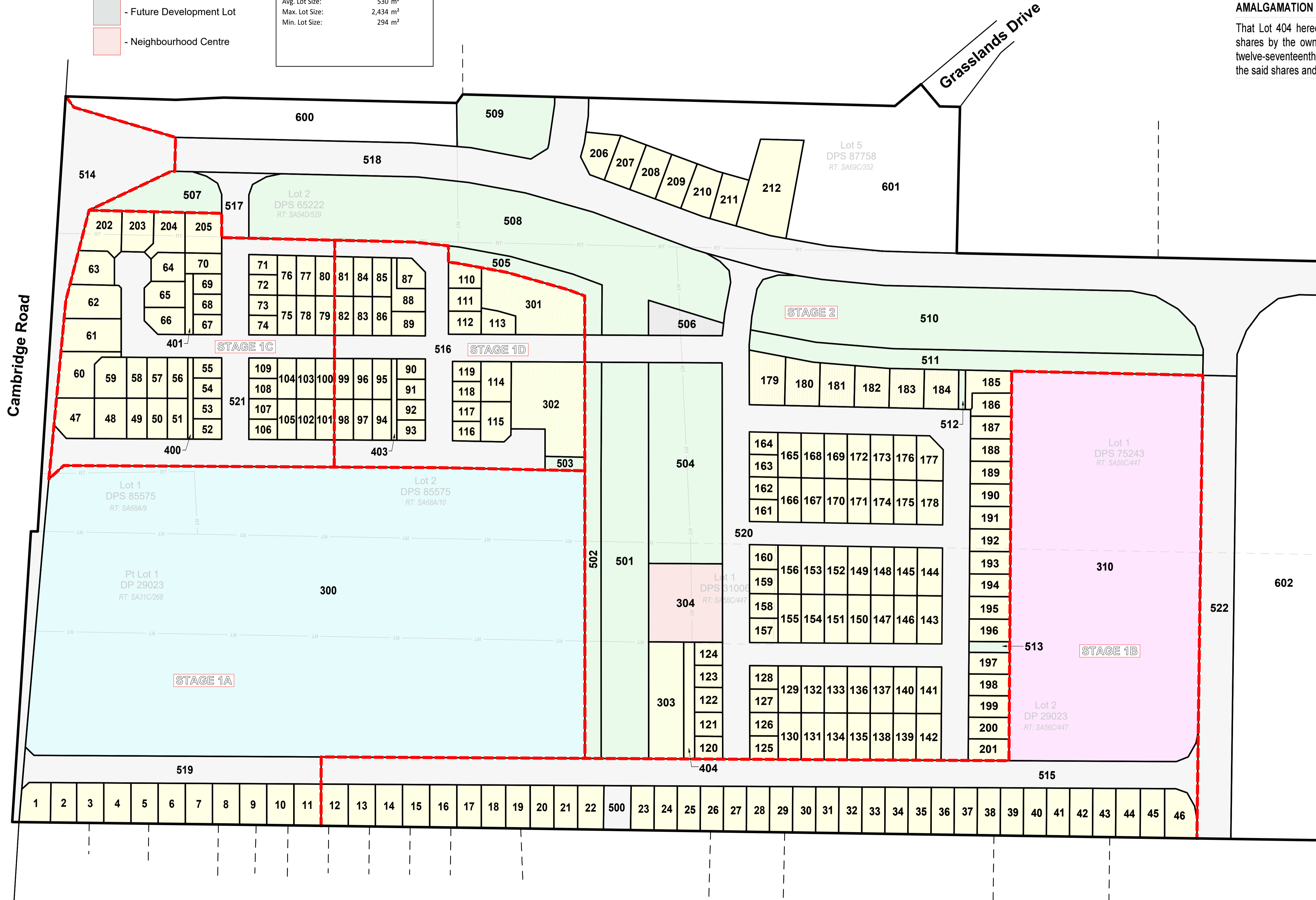
That Lot 401 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 67, 68, 69 and 70 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

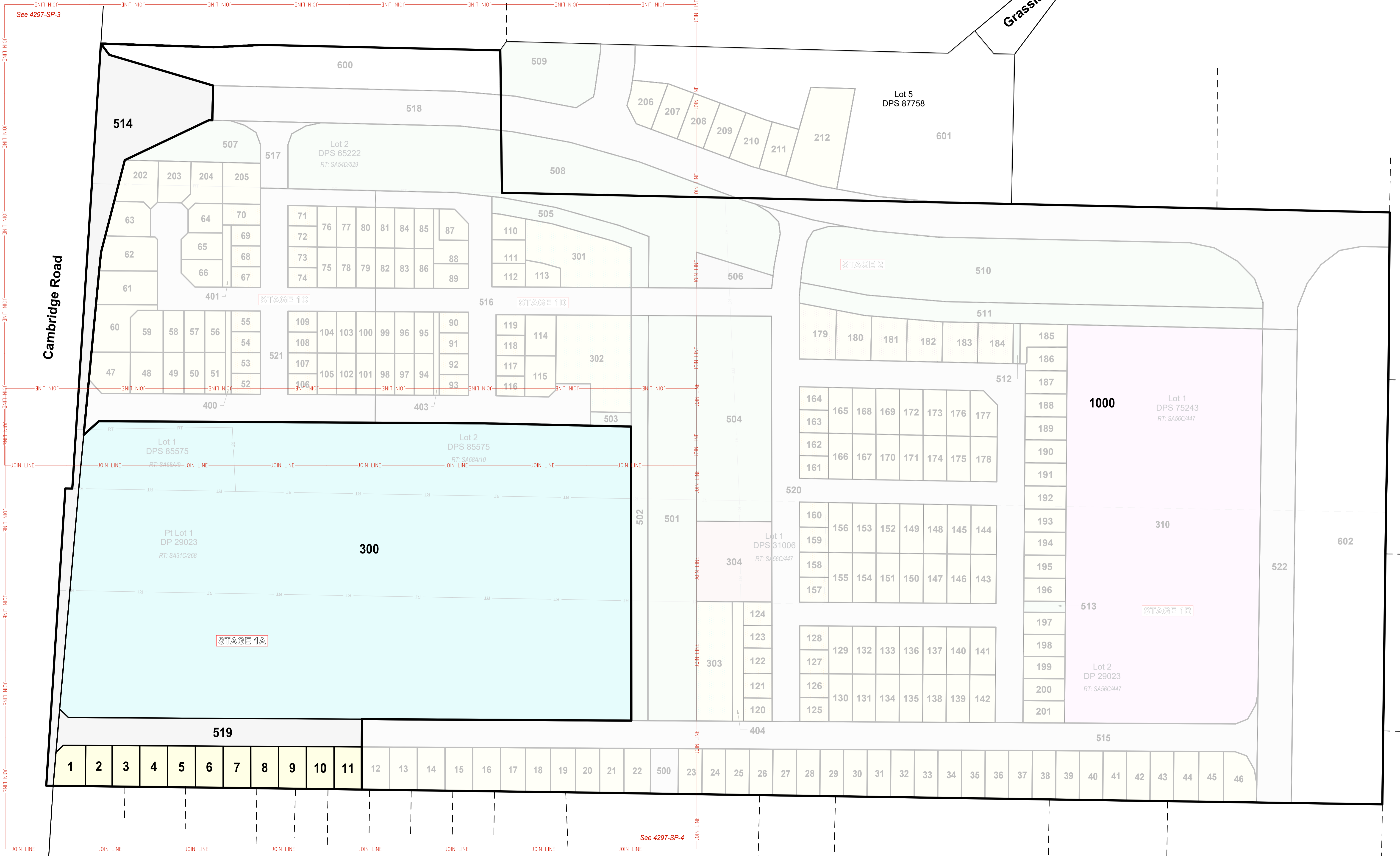
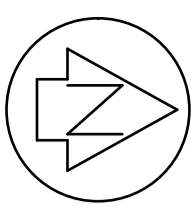
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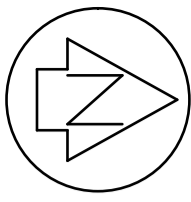
That Lot 403 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 90, 91, 92 and 93 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

**AMALGAMATION CONDITIONS – STAGE 2:**

That Lot 404 hereon (Legal Access) be held as to five undivided one-seventeenth shares by the owners of Lots 120, 121, 122, 123, 124 hereon and one undivided twelve-seventeenth share by the owner of Lot 303 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

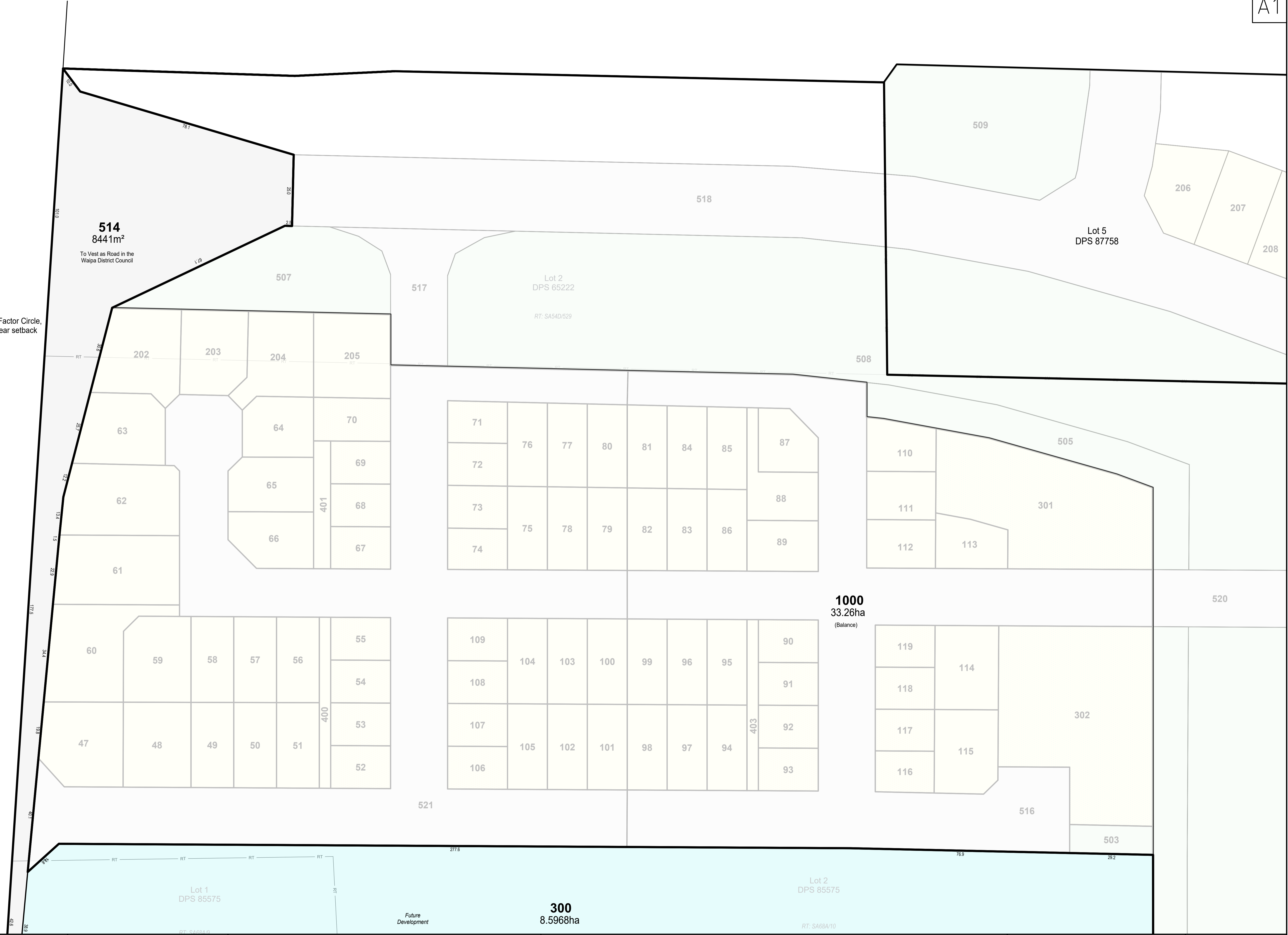






= 13mØ Building Shape Factor Circle, clear of 2m Side and Rear setback or 4m Road setback.

Cambridge Road



**514**  
8441m<sup>2</sup>  
To Vest as Road in the  
Waipa District Council

Lot 2  
DPS 65222  
RT: SA54D/529

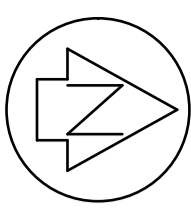
Lot 5  
DPS 87758

**1000**  
33.26ha  
(Balance)

**300**  
8.5968ha

Lot 1  
DPS 85575

Lot 2  
DPS 85575



Cambridge Road

521

516

503

Lot 1  
DPS 85575

RT: SA68A/9

**300**  
8.5968ha

Future  
Development

Lot 2  
DPS 85575

RT: SA68A/10

Pt Lot 1  
DP 29023

RT: SA31C/268

502

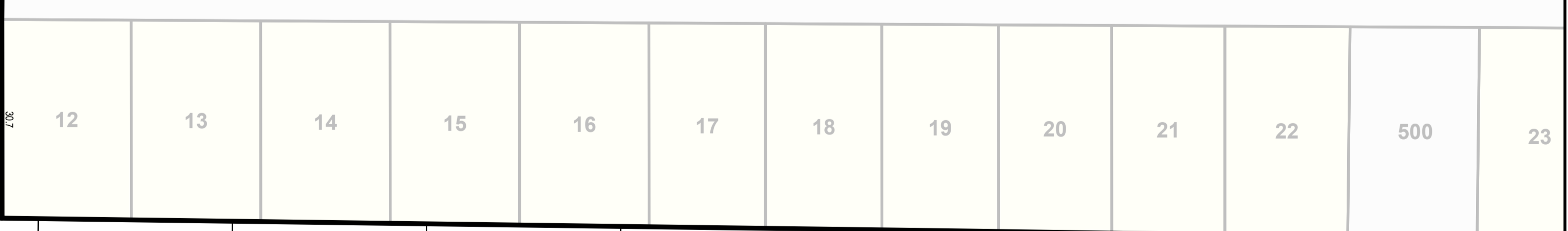
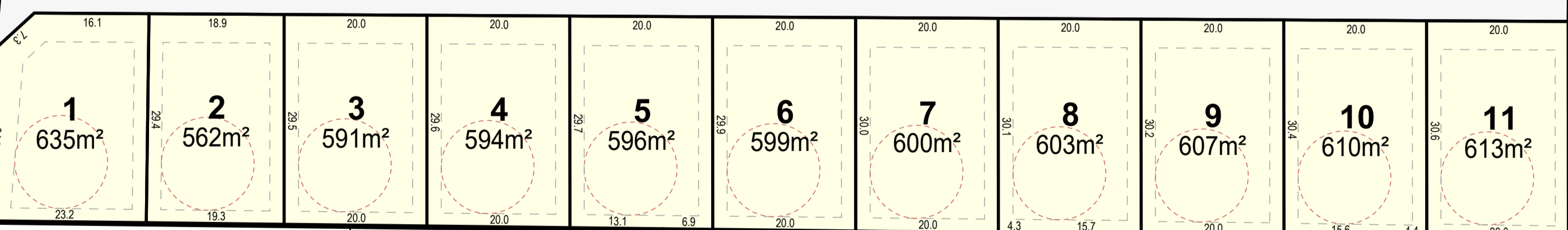
501

**514**  
8441m<sup>2</sup>  
To Vest as Road in the  
Waipa District Council

To Vest as Road  
in the Waipa  
District Council

**519**  
4418m<sup>2</sup>

515



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CLIENT:  
**3MS of Cambridge Ltd  
Partnership**

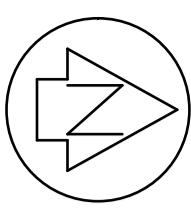
PROJECT:  
**3MS Residential Development**

TITLE:  
**Proposed Subdivision of Lot 2 & Pt Lot 1 DP 29023, Lot 2 DPS 65222,  
Lot 1 DPS 31006, Lot 1 DPS 75243, Lots 1 & 2 DPS 85575  
STAGE 1A**

NOTES:  
1. Boundaries, Areas and Dimensions are subject to approval and survey.  
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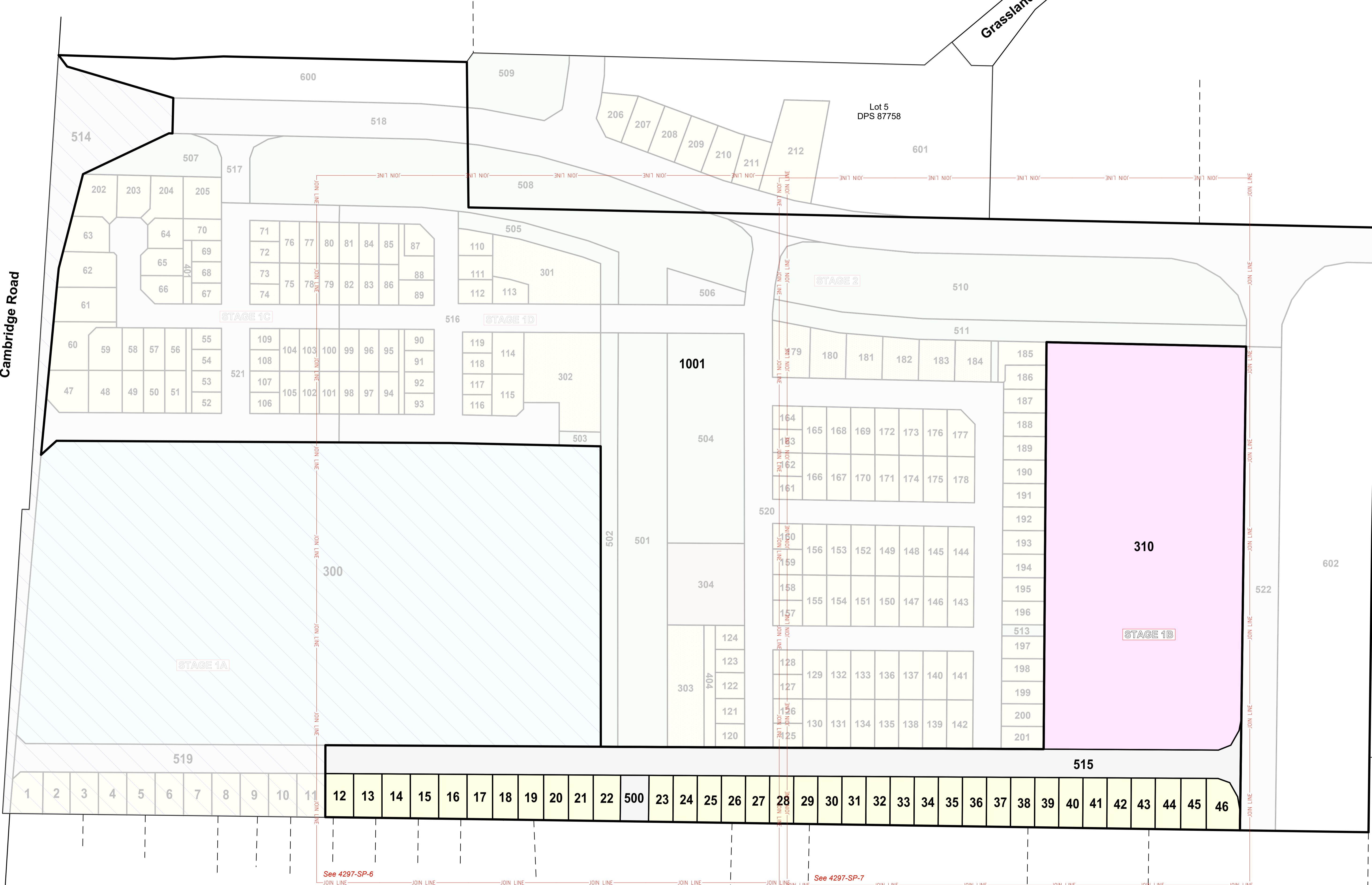
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DATE: SEPT 2021  
DRAWING NUMBER: 4297-SP-4  
REV: 2-G

PLOTTED: Thu Sep 16 11:05:14 2021



Cambridge Road

Grasslands Drive



See 4297-SP-6

See 4297-SP-7



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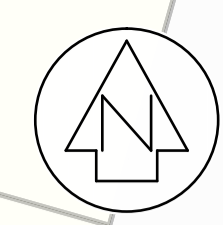
CLIENT: 3MS of Cambridge Ltd Partnership  
 REF: 4297

PROJECT: 3MS Residential Development

TITLE: Proposed Subdivision of Lot 1000 Stage 1A  
**STAGE 1B**

NOTES:  
 1. Boundaries, Areas and Dimensions are subject to approval and survey.  
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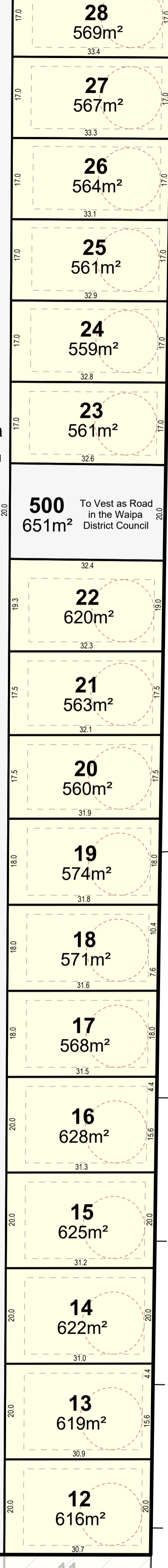
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 REV: 2-G

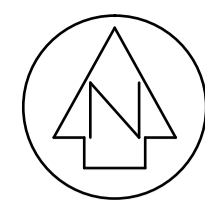


Lot 5  
DPS 87758

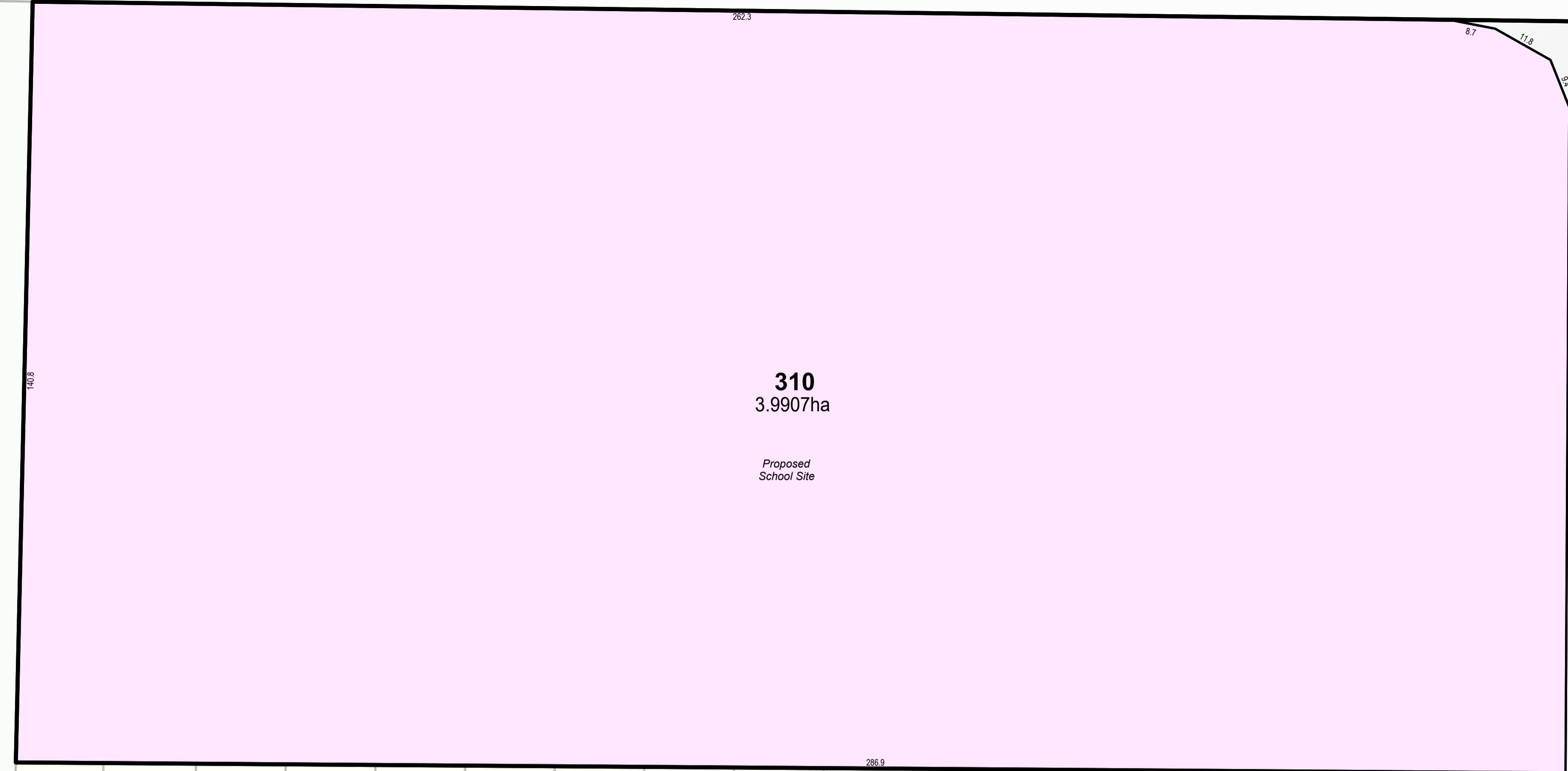


**515**  
1.3098ha  
To Vest as Road  
in the Waipa  
District Council

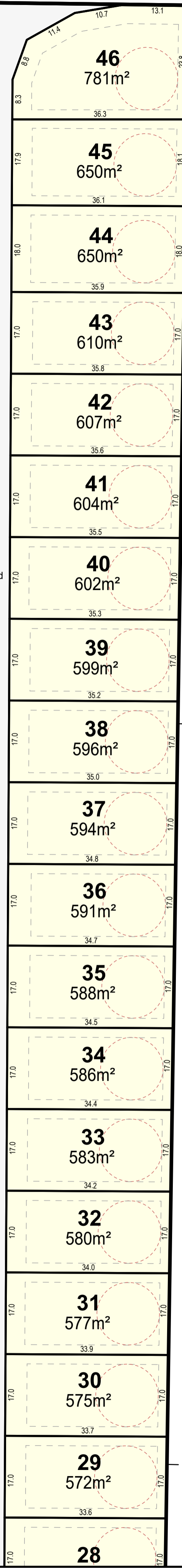




Lot 5  
DPS 87758

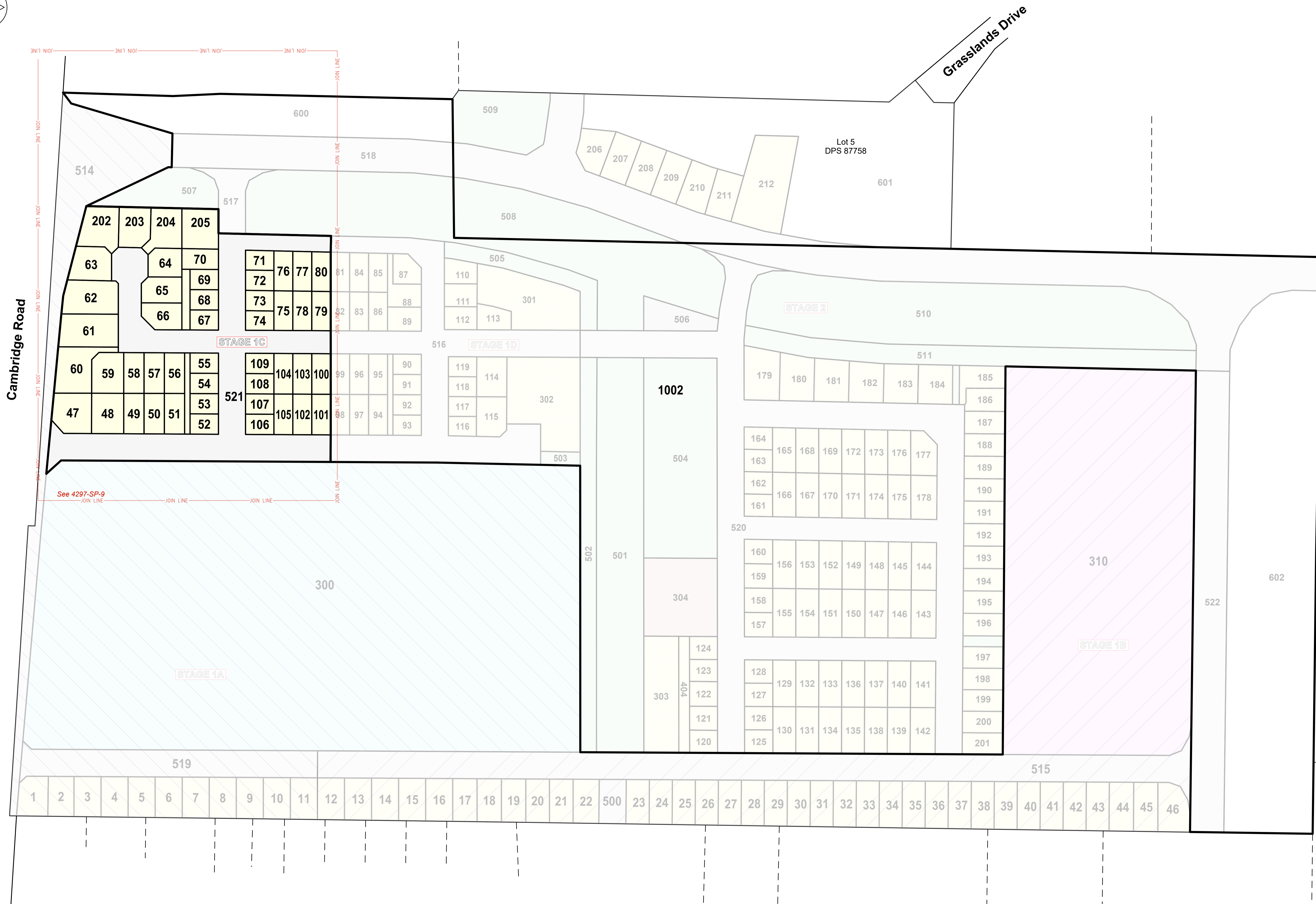
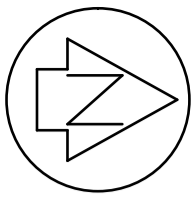


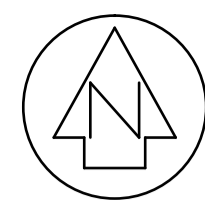
**515**  
1.3098ha  
To Vest as Road  
in the Waipa  
District Council



**1001**  
25.81ha  
(Balance)







600

1002  
22.25ha  
(Balance)

517

507

514

516

81

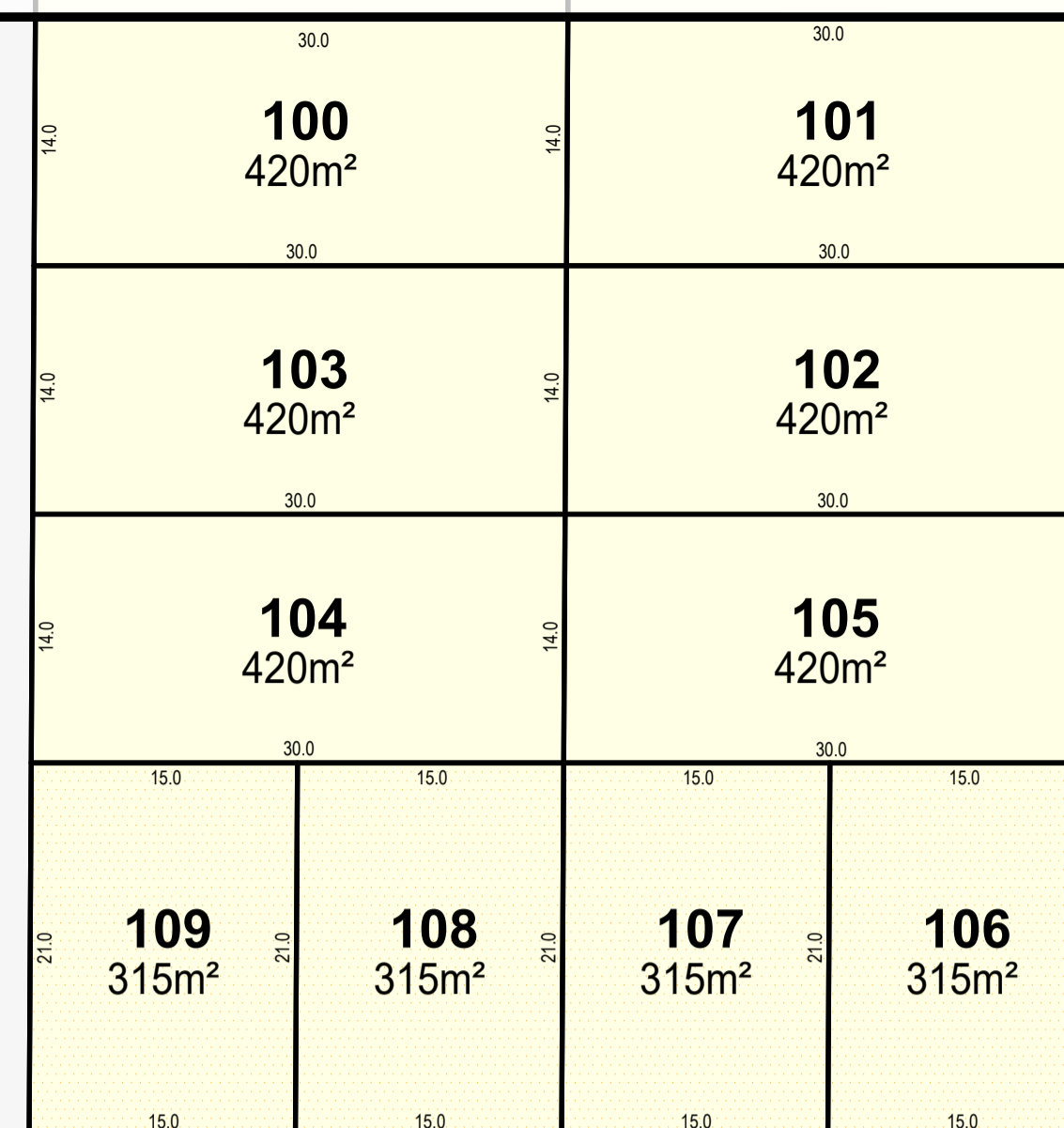
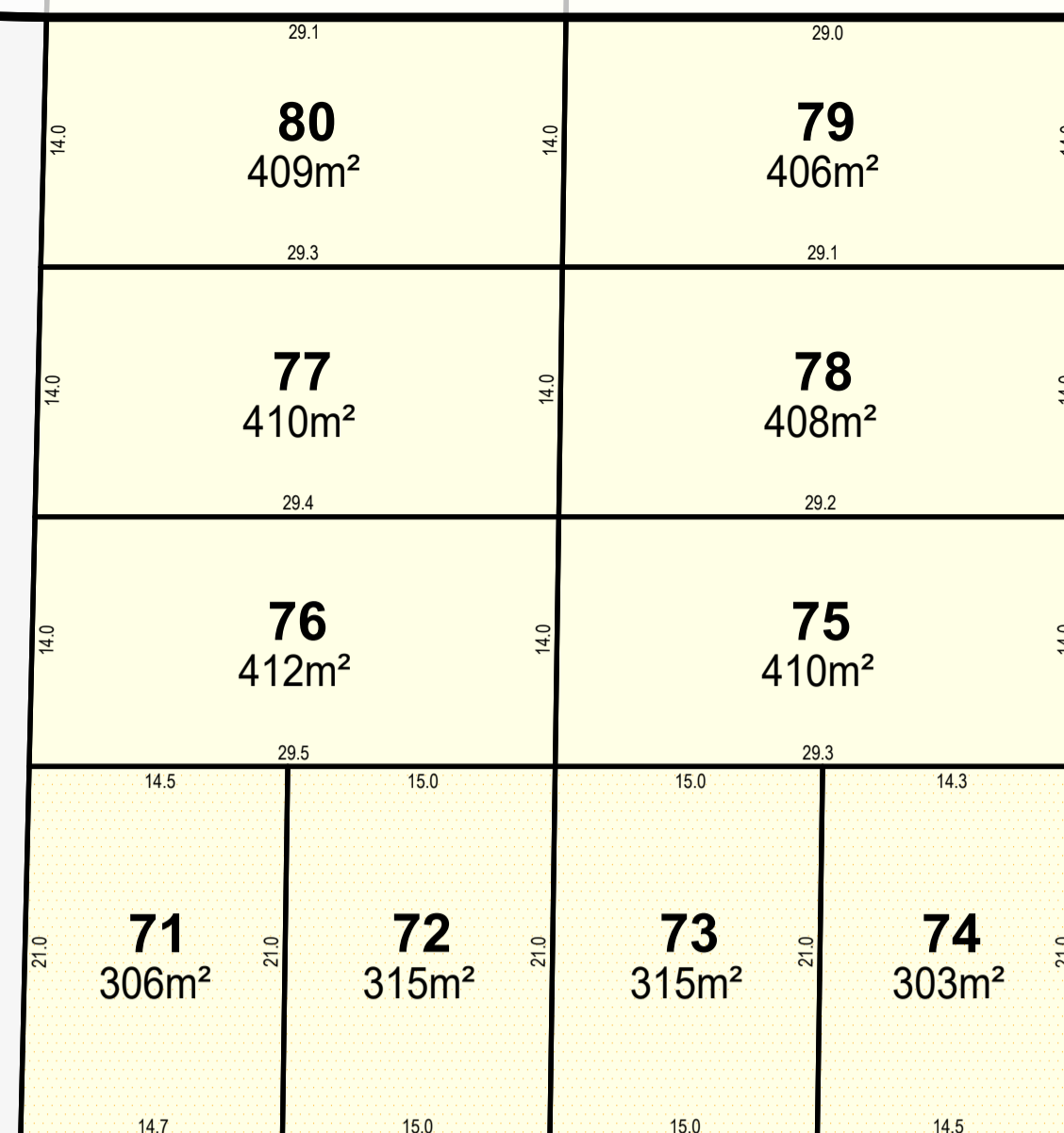
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516

99

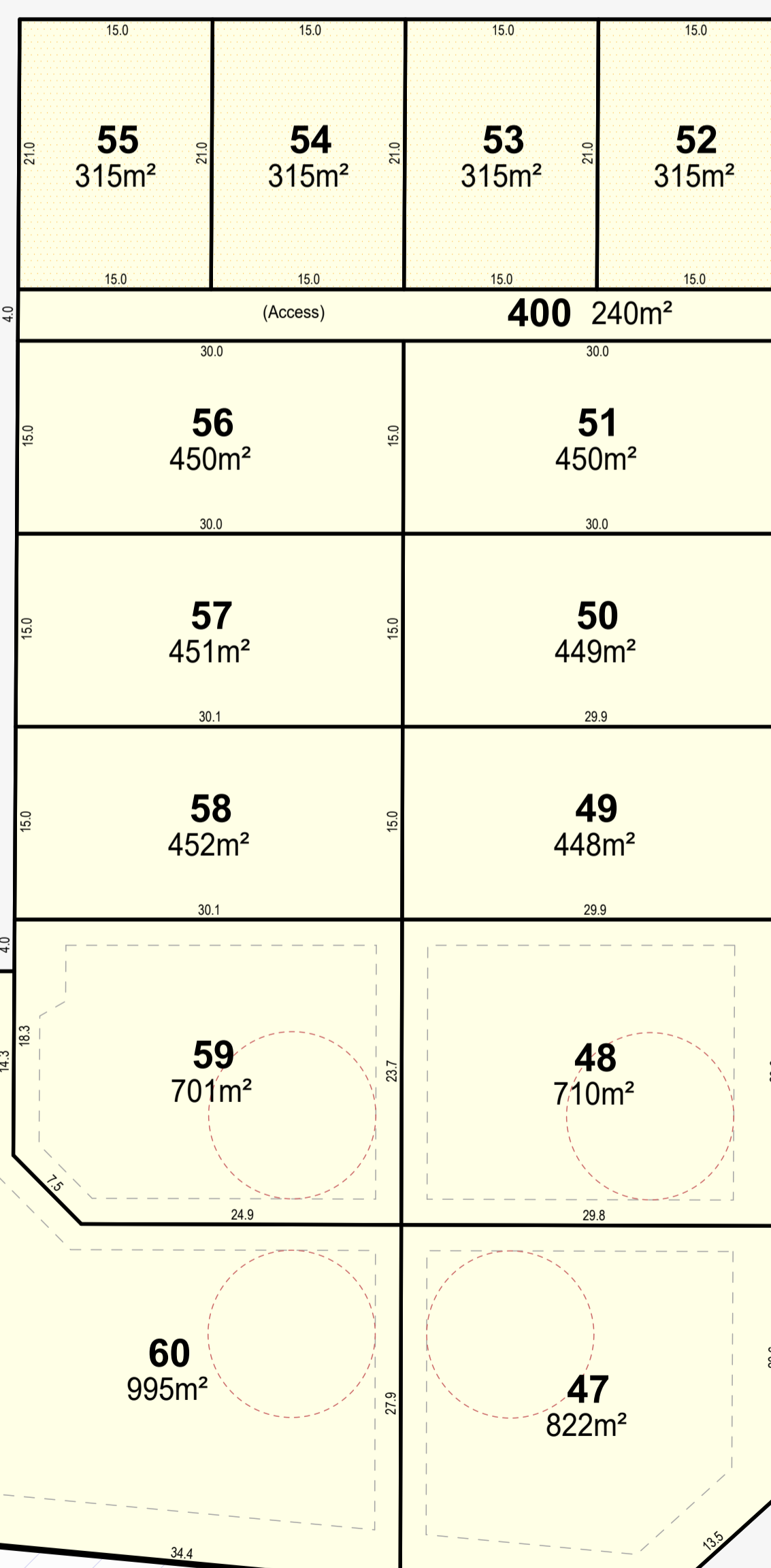
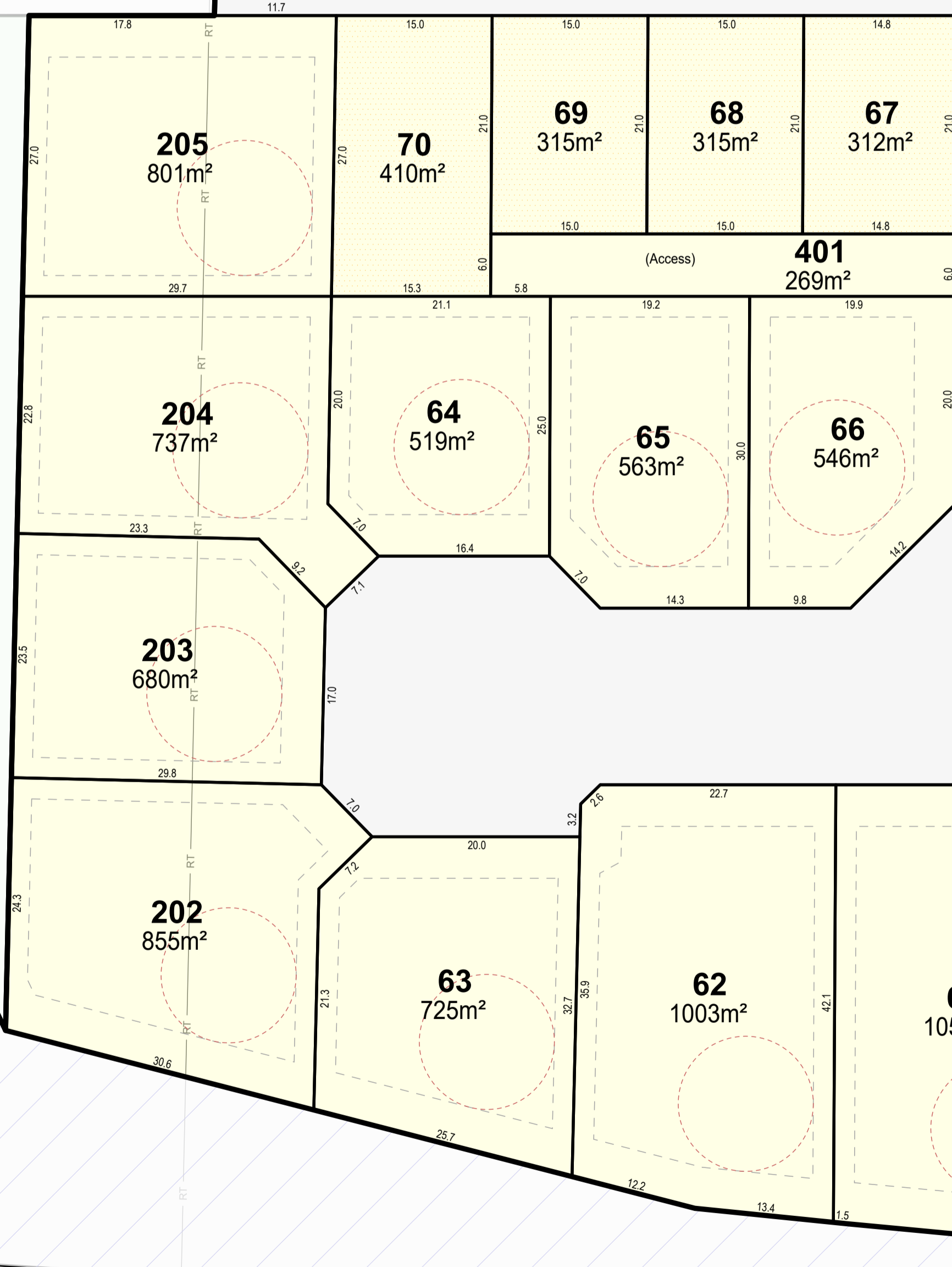
98

516



521  
1.1625ha  
To Vest as Road in the  
Waipa District Council

300



STAGE 1A

Cambridge Road



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CLIENT:  
3MS of Cambridge Ltd  
Partnership

PROJECT:  
3MS Residential Development

TITLE:  
Proposed Subdivision of Lot 1001 Stage 1B

STAGE 1C

NOTES:  
1. Boundaries, Areas and Dimensions are subject to approval and survey.

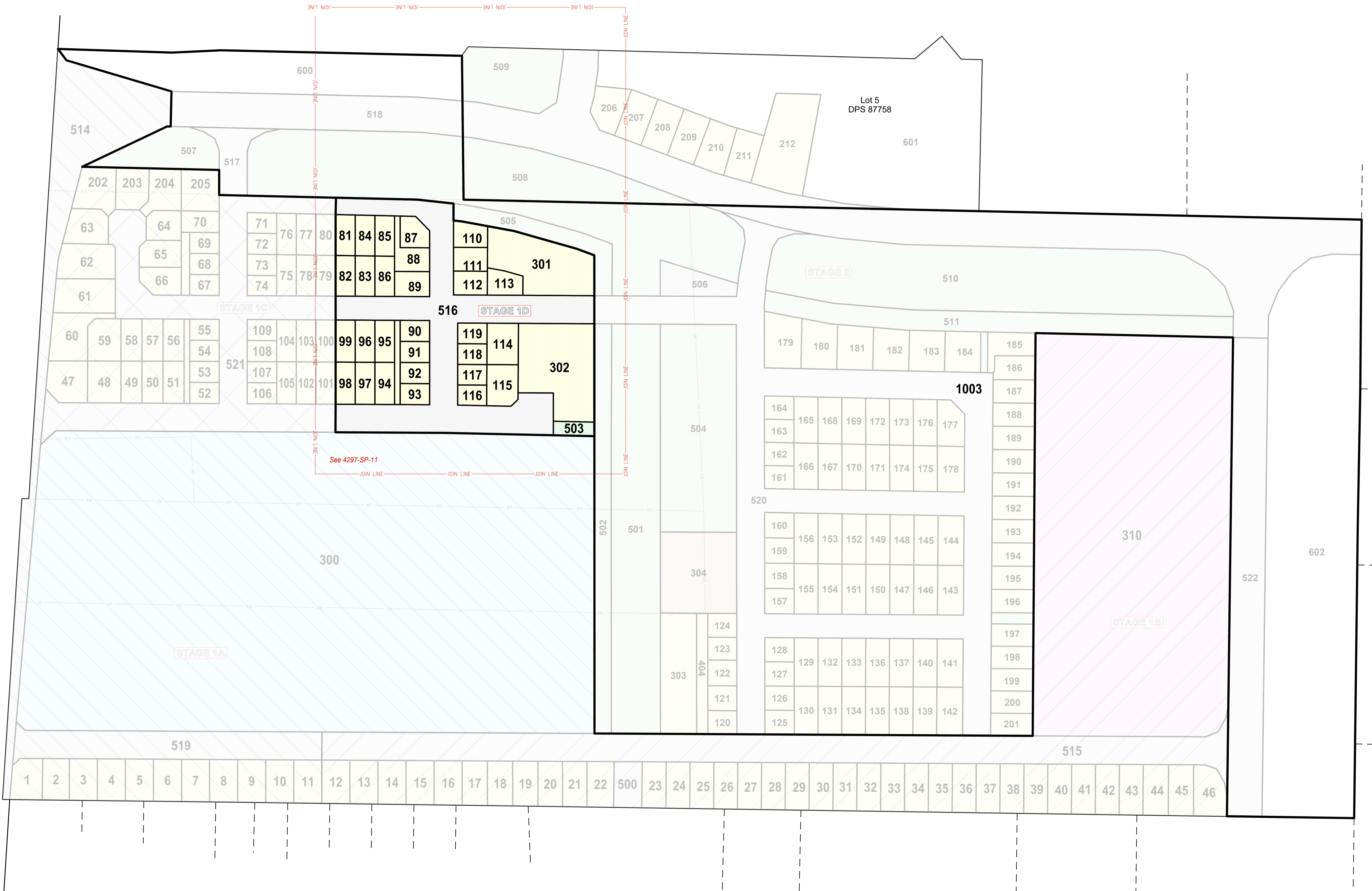
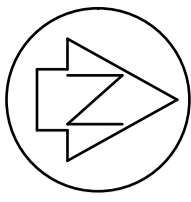
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DATE: SEPT 2021

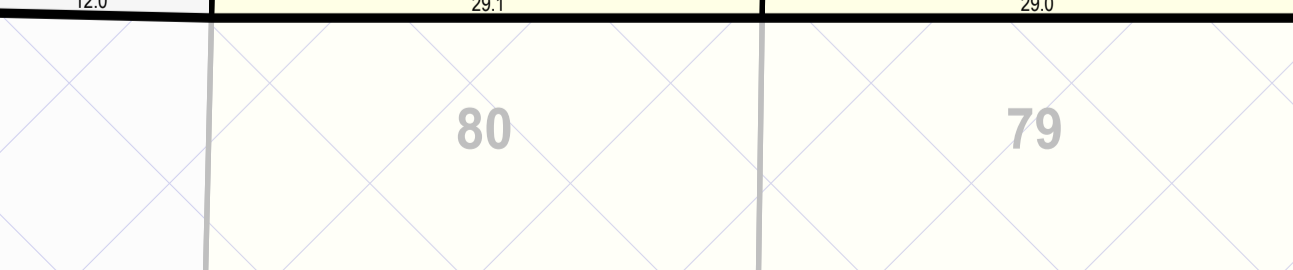
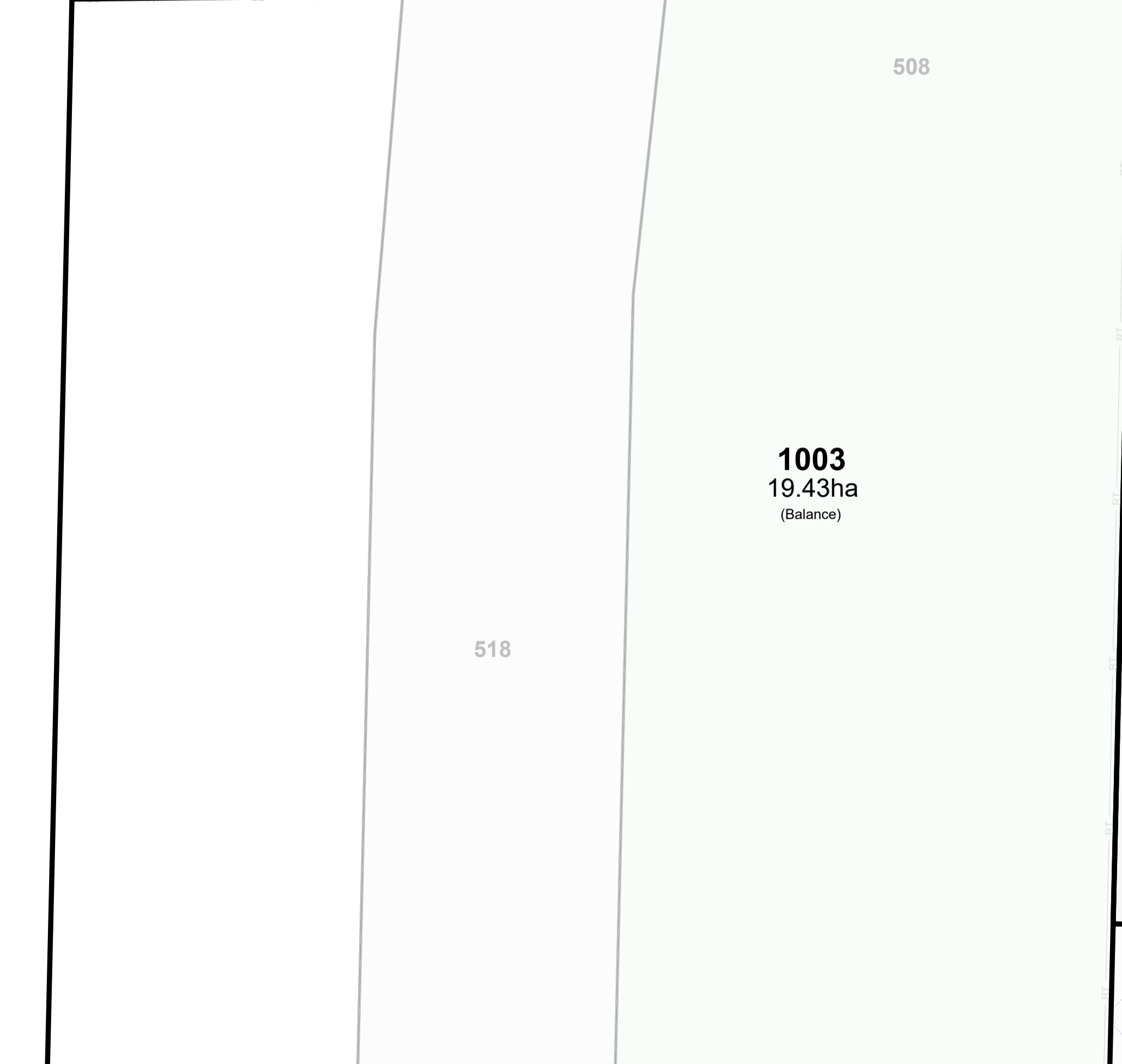
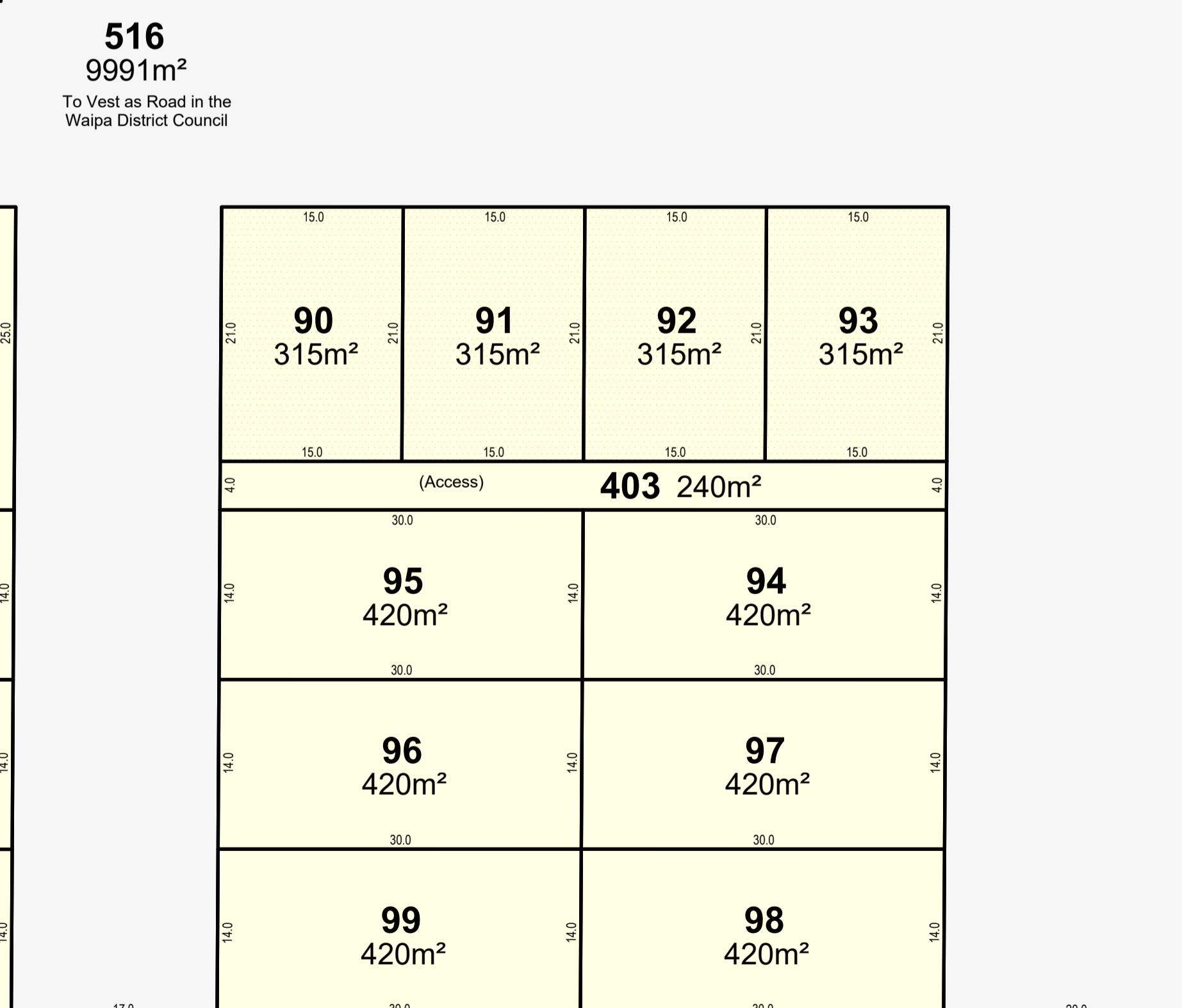
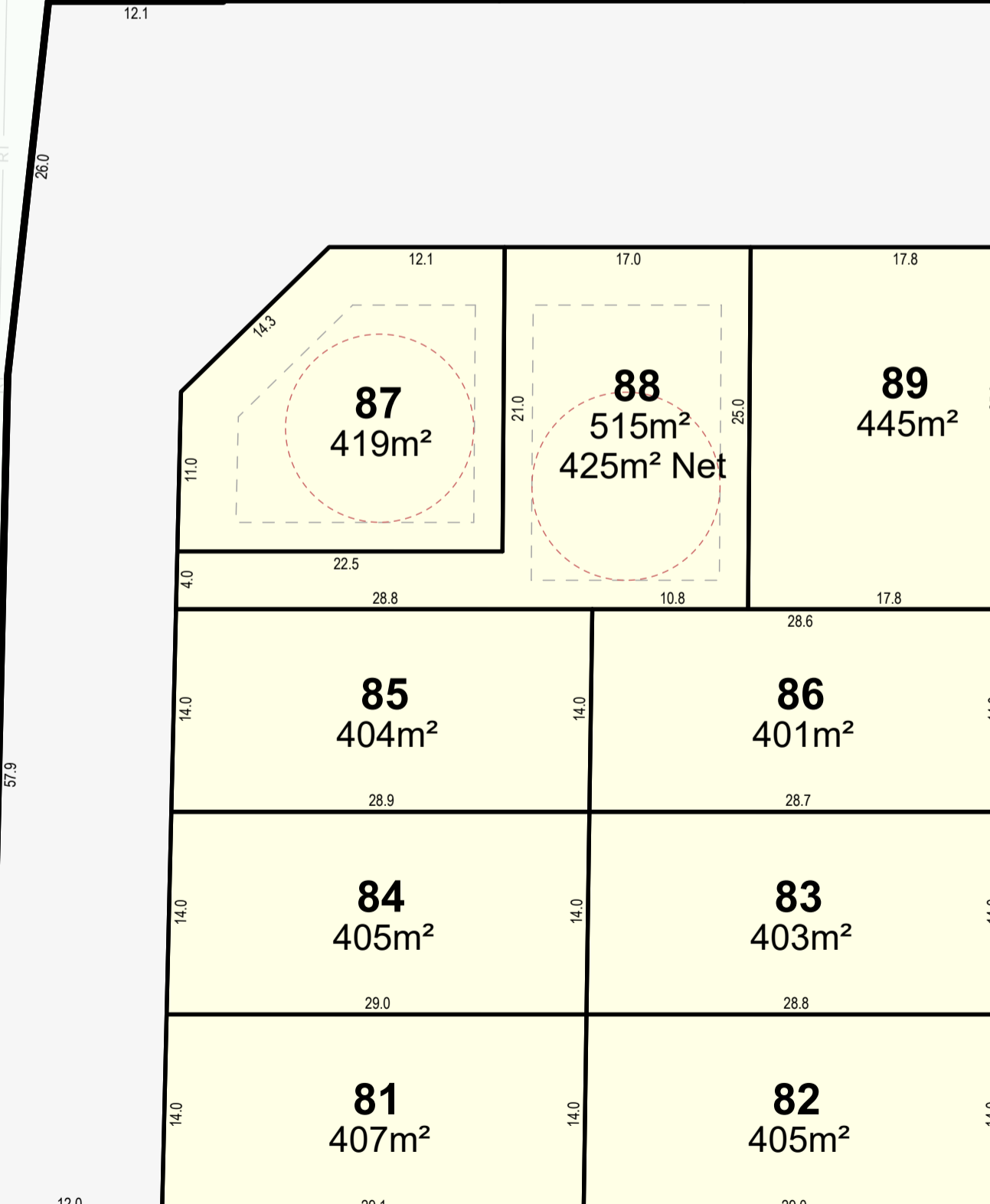
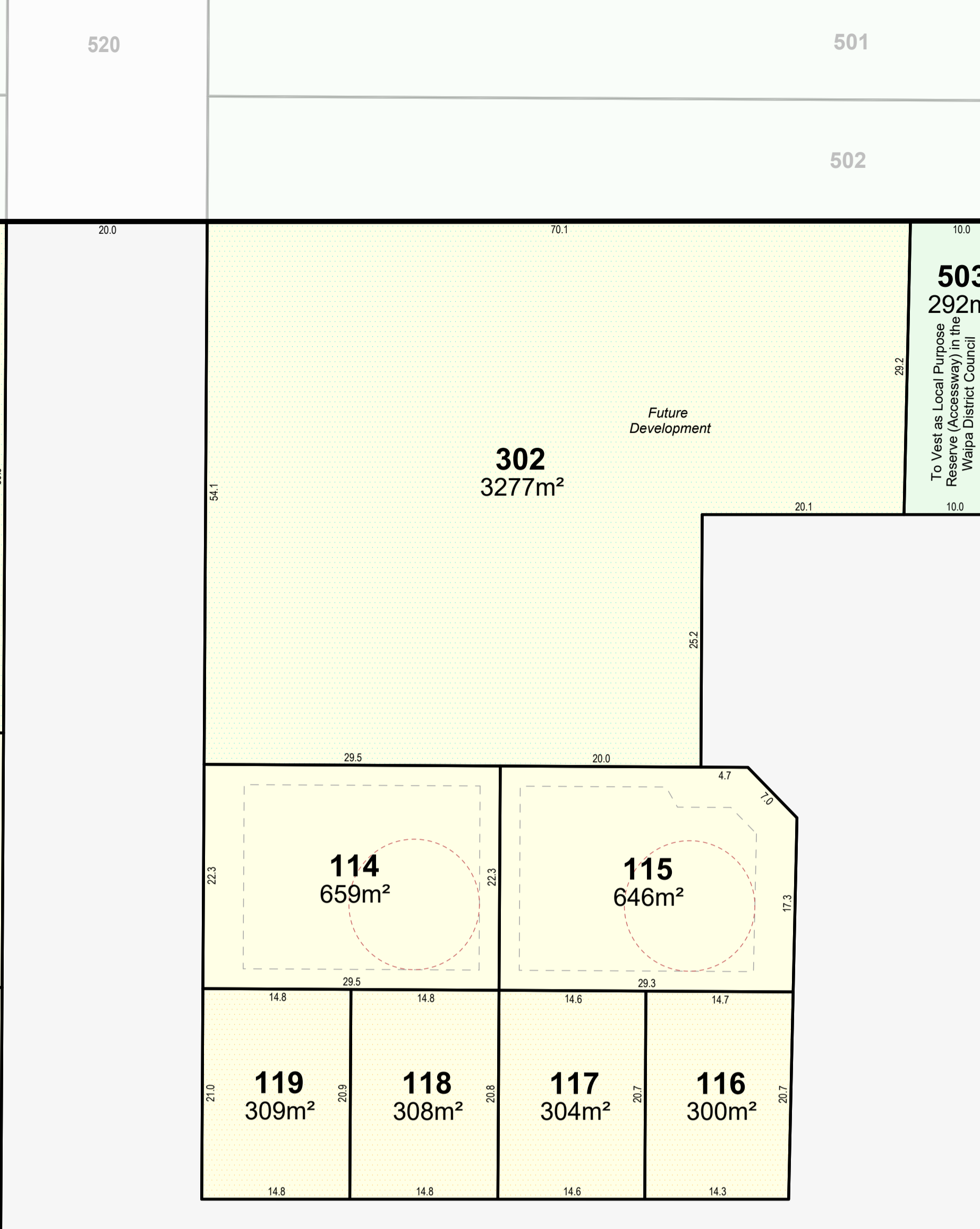
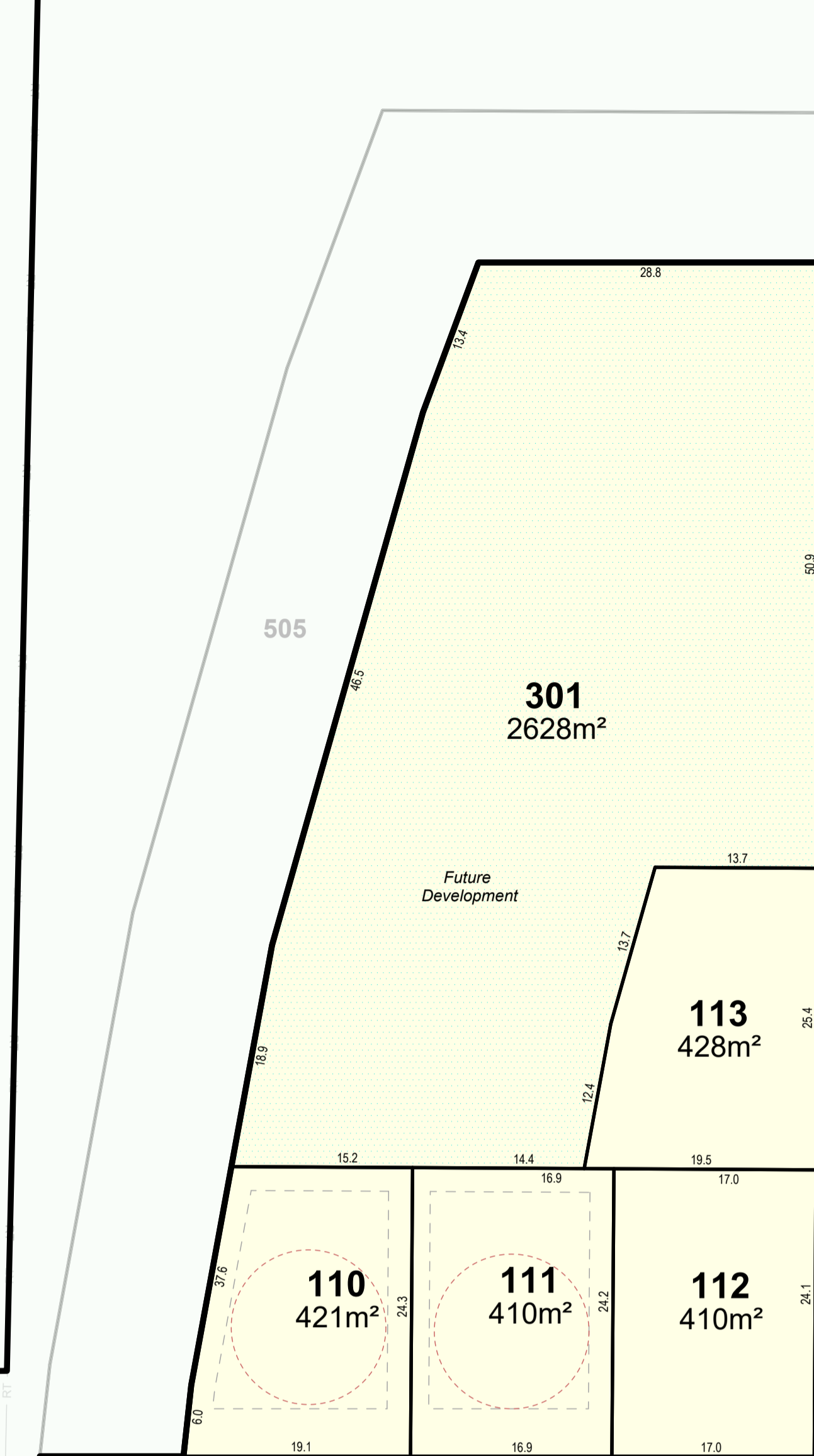
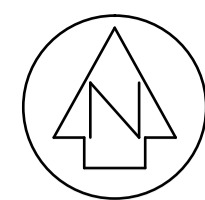
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DRAWING NUMBER:  
4297-SP-9

REV: 2-G

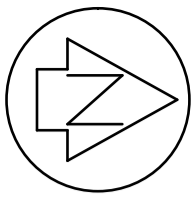
PLOTTED: Thu Sep 16 11:04:56 2021





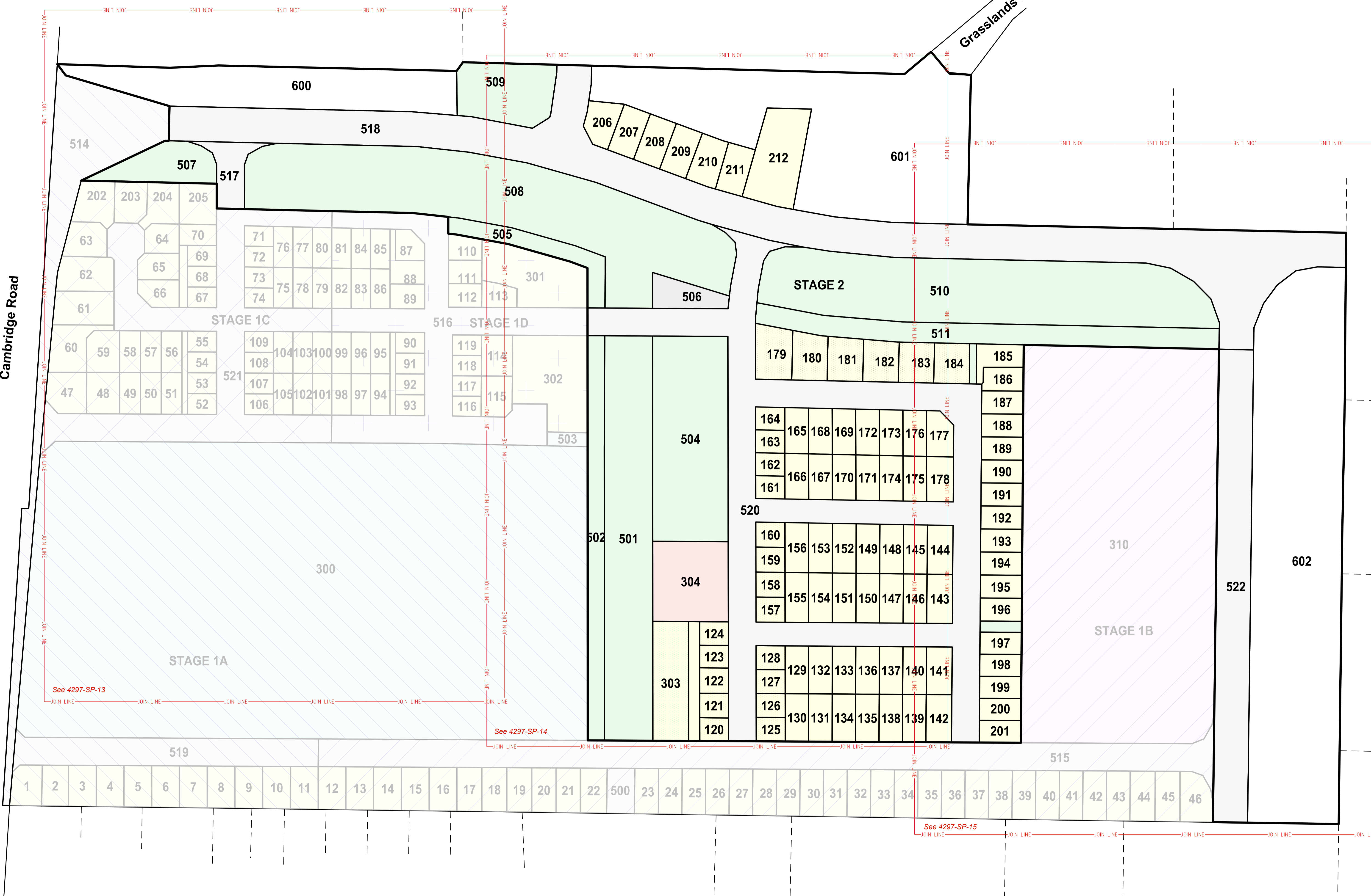
STAGE 1A

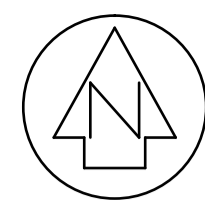
300



Cambridge Road

Grasslands Drive







**601**  
1.8780ha  
(Balance)

**518**  
2.5693ha  
To Vest as Road in the  
Waipa District Council

**510**  
1.4583ha  
To Vest as Local  
Purpose Reserve  
(Drainage) in the  
Waipa District Council

**511**  
4932m<sup>2</sup>  
To Vest as Local  
Purpose Reserve  
(Open Space)  
in the  
Waipa District  
Council

<b>177</b> 597m <sup>2</sup>	<b>178</b> 625m <sup>2</sup>
<b>176</b> 561m <sup>2</sup>	<b>175</b> 553m <sup>2</sup>
<b>173</b> 561m <sup>2</sup>	<b>174</b> 554m <sup>2</sup>
<b>172</b> 561m <sup>2</sup>	<b>171</b> 555m <sup>2</sup>
<b>169</b> 561m <sup>2</sup>	<b>170</b> 556m <sup>2</sup>
<b>168</b> 561m <sup>2</sup>	<b>167</b> 558m <sup>2</sup>
<b>165</b> 566m <sup>2</sup>	<b>166</b> 565m <sup>2</sup>
<b>164</b> 347m <sup>2</sup>	<b>163</b> 347m <sup>2</sup>
<b>162</b> 347m <sup>2</sup>	<b>161</b> 346m <sup>2</sup>

<b>144</b> 655m <sup>2</sup>	<b>143</b> 655m <sup>2</sup>
<b>145</b> 606m <sup>2</sup>	<b>146</b> 605m <sup>2</sup>
<b>148</b> 608m <sup>2</sup>	<b>147</b> 606m <sup>2</sup>
<b>149</b> 609m <sup>2</sup>	<b>150</b> 608m <sup>2</sup>
<b>152</b> 611m <sup>2</sup>	<b>151</b> 609m <sup>2</sup>
<b>153</b> 612m <sup>2</sup>	<b>154</b> 611m <sup>2</sup>
<b>156</b> 614m <sup>2</sup>	<b>155</b> 612m <sup>2</sup>
<b>160</b> 378m <sup>2</sup>	<b>159</b> 378m <sup>2</sup>
<b>158</b> 378m <sup>2</sup>	<b>157</b> 377m <sup>2</sup>

<b>141</b> 636m <sup>2</sup>	<b>142</b> 636m <sup>2</sup>
<b>140</b> 584m <sup>2</sup>	<b>139</b> 582m <sup>2</sup>
<b>137</b> 584m <sup>2</sup>	<b>138</b> 582m <sup>2</sup>
<b>136</b> 584m <sup>2</sup>	<b>135</b> 583m <sup>2</sup>
<b>133</b> 584m <sup>2</sup>	<b>134</b> 583m <sup>2</sup>
<b>132</b> 585m <sup>2</sup>	<b>131</b> 583m <sup>2</sup>
<b>129</b> 585m <sup>2</sup>	<b>130</b> 583m <sup>2</sup>
<b>128</b> 361m <sup>2</sup>	<b>127</b> 361m <sup>2</sup>
<b>126</b> 361m <sup>2</sup>	<b>125</b> 360m <sup>2</sup>

**212**  
2434m<sup>2</sup>

**211**  
700m<sup>2</sup>

**210**  
749m<sup>2</sup>

**209**  
700m<sup>2</sup>

**208**  
700m<sup>2</sup>

**207**  
700m<sup>2</sup>

**206**  
681m<sup>2</sup>

**506**  
962m<sup>2</sup>  
To Vest as Local  
Purpose Reserve  
(Utility) in the  
Waipa District Council

**508**  
1.8138ha  
To Vest as Local  
Purpose Reserve  
(Drainage) in the  
Waipa District Council

**505**  
1740m<sup>2</sup>  
To Vest as Local Purpose  
Reserve (Open Space)  
in the Waipa District Council

**504**  
8031m<sup>2</sup>  
To Vest as Recreation Reserve  
in the  
Waipa District Council

**304**  
3143m<sup>2</sup>

<b>124</b> 351m <sup>2</sup>	<b>123</b> 336m <sup>2</sup>	<b>122</b> 378m <sup>2</sup>	<b>121</b> 365m <sup>2</sup>	<b>120</b> 346m <sup>2</sup>
<b>404</b> 688m <sup>2</sup> (Access)				
<b>303</b> 2223m <sup>2</sup> Future Development				

**520**  
2.2426ha  
To Vest as Road in the  
Waipa District Council

**501**  
1.0196ha  
To Vest as Local Purpose  
Reserve (Drainage) in the  
Waipa District Council

**502**  
3517m<sup>2</sup>  
To Vest as Local Purpose  
Reserve (Open Space)  
in the Waipa District Council

**509**  
2912m<sup>2</sup>  
To Vest as Local  
Purpose Reserve  
(Drainage) in the  
Waipa District Council



CLIENT: 3MS of Cambridge Ltd Partnership

PROJECT: 3MS Residential Development

TITLE: Proposed Subdivision of Lot 1003 Stage 1D & Lot 5 DPS 87758  
**STAGE 2**

NOTES:  
1. Boundaries, Areas and Dimensions are subject to approval and survey.

SCALE: 1:600 @A1  
1:1200 @A3  
DATE: SEPT 2021  
DRAWING NUMBER: 4297-SP-14  
REV: 2-G

PLOTTED: Thu Sep 16 10:58:19 2021

