

Appendix C – Subdivision Scheme Plan



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TE AWA RISE

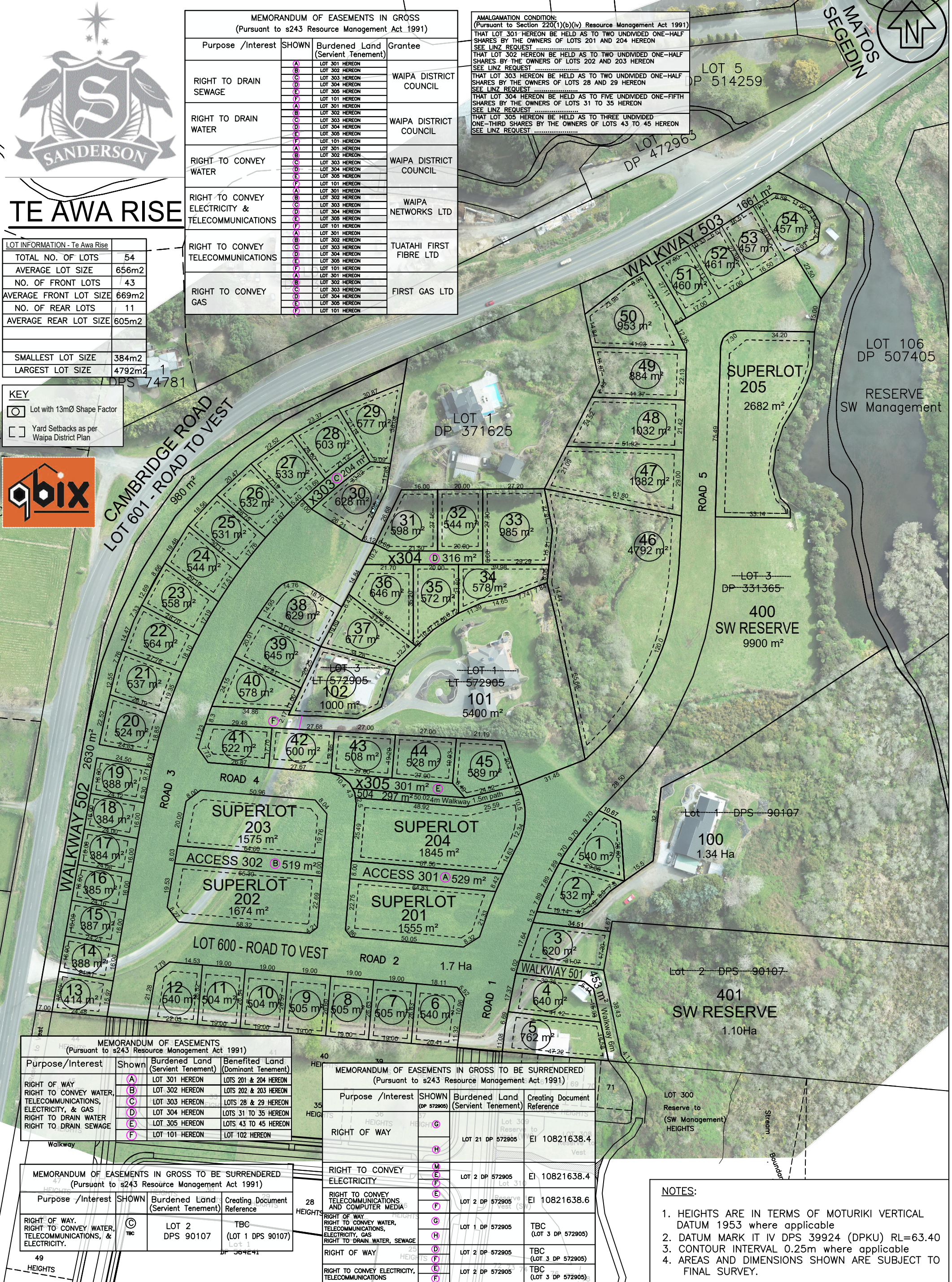
LOT INFORMATION - Te Awa Rise	
TOTAL NO. OF LOTS	54
AVERAGE LOT SIZE	656m ²
NO. OF FRONT LOTS	43
AVERAGE FRONT LOT SIZE	669m ²
NO. OF REAR LOTS	11
AVERAGE REAR LOT SIZE	605m ²
SMALLEST LOT SIZE	384m ²
LARGEST LOT SIZE	4792m ²

KEY	
	Lot with 13m ϕ Shape Factor
	Yard Setbacks as per Waipa District Plan



MEMORANDUM OF EASEMENTS IN GROSS (Pursuant to s243 Resource Management Act 1991)			
Purpose /Interest	SHOWN	Burdened Land (Servient Tenement)	Grantee
RIGHT TO DRAIN SEWAGE	A	LOT 301 HEREOF	WAIPA DISTRICT COUNCIL
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	
RIGHT TO DRAIN WATER	A	LOT 301 HEREOF	WAIPA DISTRICT COUNCIL
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	
RIGHT TO CONVEY WATER	A	LOT 301 HEREOF	WAIPA DISTRICT COUNCIL
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	A	LOT 301 HEREOF	WAIPA NETWORKS LTD
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	
RIGHT TO CONVEY TELECOMMUNICATIONS	A	LOT 301 HEREOF	TUATAHI FIRST FIBRE LTD
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	
RIGHT TO CONVEY GAS	A	LOT 301 HEREOF	FIRST GAS LTD
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	

AMALGAMATION CONDITION:
(Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991)
 THAT LOT 301 HEREOF BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 201 AND 204 HEREOF
 SEE LINZ REQUEST
 THAT LOT 302 HEREOF BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 202 AND 203 HEREOF
 SEE LINZ REQUEST
 THAT LOT 303 HEREOF BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 28 AND 29 HEREOF
 SEE LINZ REQUEST
 THAT LOT 304 HEREOF BE HELD AS TO FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 31 TO 35 HEREOF
 SEE LINZ REQUEST
 THAT LOT 305 HEREOF BE HELD AS TO THREE UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 43 TO 45 HEREOF
 SEE LINZ REQUEST



MEMORANDUM OF EASEMENTS (Pursuant to s243 Resource Management Act 1991)			
Purpose/Interest	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
RIGHT OF WAY	A	LOT 301 HEREOF	LOTS 201 & 204 HEREOF
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	
RIGHT TO CONVEY WATER, TELECOMMUNICATIONS, & GAS	A	LOT 301 HEREOF	LOTS 28 & 29 HEREOF
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	
RIGHT TO DRAIN WATER	A	LOT 301 HEREOF	LOTS 31 TO 35 HEREOF
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	
RIGHT TO DRAIN SEWAGE	A	LOT 301 HEREOF	LOTS 43 TO 45 HEREOF
	B	LOT 302 HEREOF	
	C	LOT 303 HEREOF	
	D	LOT 304 HEREOF	
	E	LOT 305 HEREOF	
	F	LOT 101 HEREOF	

MEMORANDUM OF EASEMENTS IN GROSS TO BE SURRENDERED (Pursuant to s243 Resource Management Act 1991)			
Purpose /Interest	SHOWN	Burdened Land (Servient Tenement)	Creating Document Reference
RIGHT OF WAY	G	LOT 21 DP 572905	EI 10821638.4
RIGHT TO CONVEY ELECTRICITY	M	LOT 2 DP 572905	EI 10821638.4
RIGHT TO CONVEY TELECOMMUNICATIONS AND COMPUTER MEDIA	F	LOT 2 DP 572905	EI 10821638.6
RIGHT OF WAY	H	LOT 1 DP 572905	TBC (LOT 3 DP 572905)
RIGHT TO CONVEY WATER, TELECOMMUNICATIONS, & GAS	G	LOT 2 DP 572905	TBC (LOT 3 DP 572905)
RIGHT OF WAY	H	LOT 2 DP 572905	TBC (LOT 3 DP 572905)
RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS	F	LOT 2 DP 572905	TBC (LOT 3 DP 572905)

- NOTES:**
- HEIGHTS ARE IN TERMS OF MOTURIKI VERTICAL DATUM 1953 where applicable
 - DATUM MARK IT IV DPS 39924 (DPKU) RL=63.40
 - CONTOUR INTERVAL 0.25m where applicable
 - AREAS AND DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.



SUBDIVISION CONSENT PLAN
 LOTS 1-54, 100-102, 201-205, 301-305, 400-401, 501-504, & 600 BEING A
 SUBDIVISION OF LOTS 1&2 DPS 90107, LOTS 1&2 DP 506796, & LOT 3 DP 331365
 AT 3784, 3794, 3796, 3798, & 3838 CAMBRIDGE ROAD, CAMBRIDGE 3495
 TE AWA RISE LTD

REVISION	Rev'd Original	22 Sep 2021	JOB	SHEET
			1034	04
DATE	MAY 2022	SCALE AT A3	Rev 21	
CAD	CPM	1:1500		



TE AWA RISE

LOT 1
DP 74781

LOT 1
DP 371625

LOT 1
PS 88082

CAMBRIDGE ROAD LOT 601 - ROAD TO VEST

WALKWAY 502
2630 m²

ROAD 3

ROAD 4

LOT 600 - ROAD TO VEST

ROAD 2

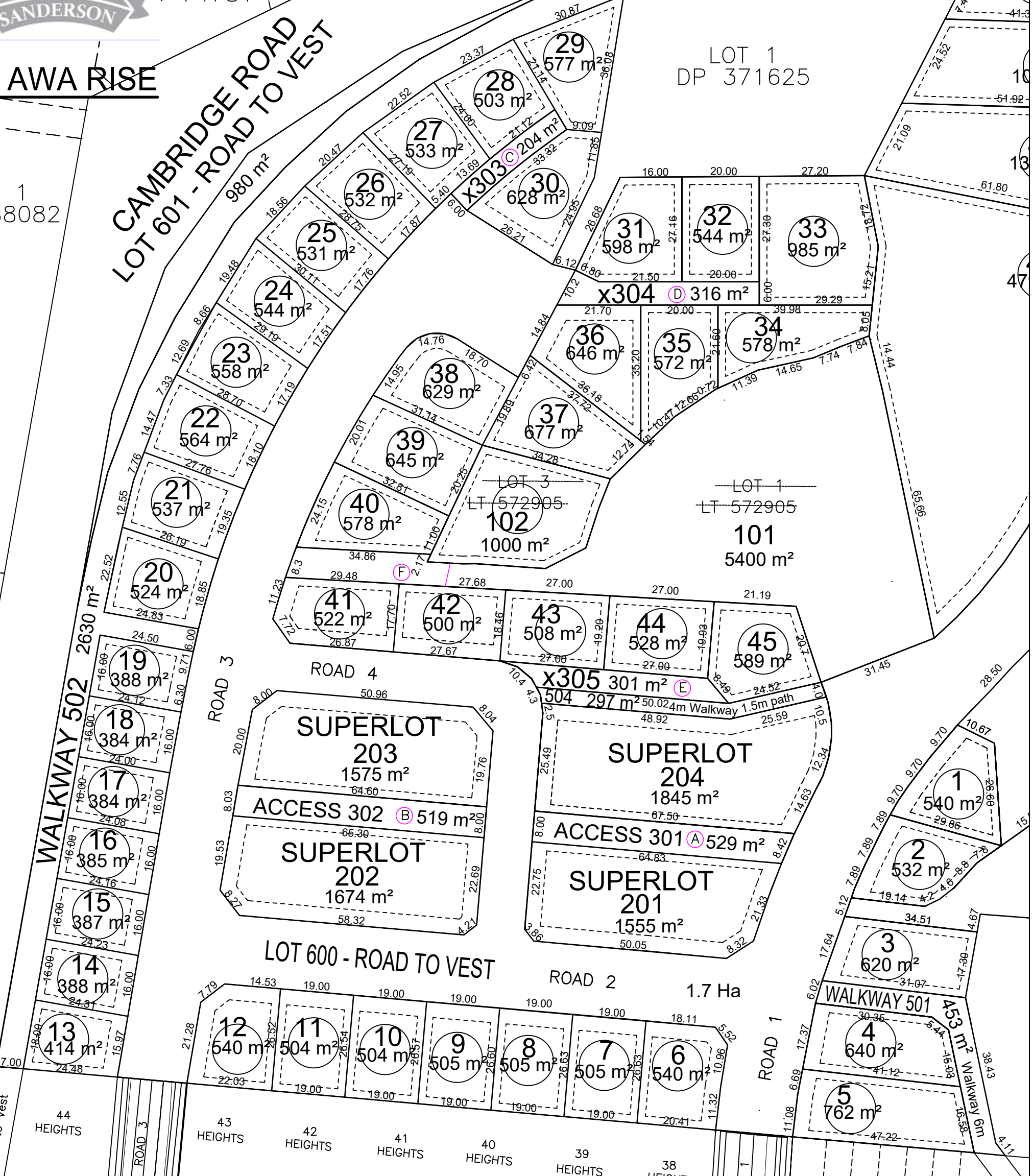
1.7 Ha

ROAD 1

WALKWAY 501
453 m²

44 HEIGHTS
45 HEIGHTS
46 HEIGHTS
Walkway
7m wide Reserve to Vest

43 HEIGHTS
42 HEIGHTS
41 HEIGHTS
40 HEIGHTS
39 HEIGHTS
38 HEIGHTS
32 HEIGHTS
33 HEIGHTS
34 HEIGHTS
35 HEIGHTS
36 HEIGHTS
37 HEIGHTS



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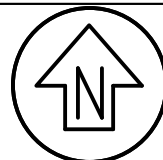
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TE AWA RISE



CAMBRIDGE ROAD

WALKWAY 503

LOT 1
DP 371625

LOT 106
DP 507405

RESERVE
SW Management

**SUPERLOT
205**
2682 m²

ROAD 5

LOT 3
DP 331365
**400
SW RESERVE**
9900 m²

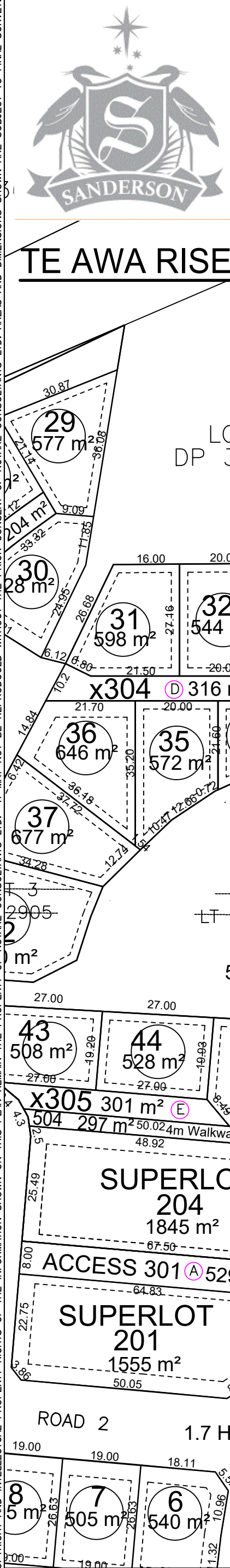
LOT 1
LT 572905
101
5400 m²

Lot 1 DPS 90107
100
1.34 Ha

Lot 2 DPS 9010
**401
SW RESERVE**
1.10Ha

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