

AMALGAMATION CONDITIONS – STAGE 1C:

That Lot 400 hereon (Legal Access) be held as to two undivided half shares by the owners of Lots 52 & 53 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 409 hereon (Legal Access) be held as to two undivided half shares by the owners of Lots 54 & 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 six undivided one-sixth shares by the owners of Lots 67 – 70, 205 & 219 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 402 hereon (Legal Access) be held as to six undivided one-sixth shares by the owners of Lots 47, 213, 214, 215, 217 & 218 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 405 hereon (Legal Access) be held as to two undivided half shares by the owners of Lots 61 & 62 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 403 hereon (Legal Access) be held as to two undivided half shares by the owners of Lots 92 & 93 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 410 hereon (Legal Access) be held as to two undivided half shares by the owners of Lots 90 & 91 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

AMALGAMATION CONDITIONS – STAGE 1D:

That Lot 406 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 226 – 228 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 407 hereon (Legal Access) be held as to two undivided half shares by the owners of Lots 231 & 225 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 408 hereon (Legal Access) be held as to two undivided half shares by the owners of Lots 223 & 224 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 411 hereon (Legal Access) be held as to two undivided half shares by the owners of Lots 220 & 221 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lots 1003 and 1004 hereon be held in the same Record of Title.

AMALGAMATION CONDITIONS – STAGE 2A:

That Lots 1005 and 1009 hereon be held in the same Record of Title.

The amalgamation condition requiring Lots 1003 and 1004 (Stage 1D) to be held in the same Record of Title is to be cancelled.

AMALGAMATION CONDITIONS – STAGE 2B:

That Lots 1006 & 1008 hereon and 1009 (Stage 2A) be held in the same Record of Title.

The amalgamation condition requiring Lots 1005 and 1009 (Stage 2A) to be held in the same Record of Title is to be cancelled.

AMALGAMATION CONDITIONS – STAGE 2C:

That Lots 1007 hereon, Lots 1006 & 1008 (Stage 2B) be held in the same Record of Title.

The amalgamation condition requiring Lots 1006 & 1008 (Stage 2B) and Lot 1009 (Stage 2A) to be held in the same Record of Title is to be cancelled.

AMALGAMATION CONDITIONS – STAGE 2D:

That Lot 412 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 149 and 150 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 413 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 143 and 144 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 414 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 235 and 236 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 415 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 237 and 238 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 416 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 177 and 178 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 417 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 171 and 172 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 418 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 232 and 239 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 419 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 233 and 234 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 420 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 251, 252, 253, 254 and 255 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lots 600, 601 and 603 hereon be held in the same Record of Title.

The amalgamation condition requiring Lots 1006 & 1008 (Stage 2B) and Lot 1007 (Stage 2C) to be held in the same Record of Title is to be cancelled.

Memorandum of Easements			
Purpose/Interest	Shown	Burdened Land	Benefited Land
Right of Way; Right to convey Electricity; Right to convey Telecommunications; Right to convey Water; Right to drain Water; Right to drain Sewage.	Lot 400	Lot 400	Lots 42 & 53
	Lot 409	Lot 409	Lots 54 & 55
	Lot 402	Lot 402	Lots 47, 213 - 215, 217 & 218
	Lot 405	Lot 405	Lot 61 & 62
	Lot 401	Lot 401	Lots 67 - 70, 205 & 219
	Lot 410	Lot 410	Lots 90 & 91
	Lot 403	Lot 403	Lots 92 & 93
	R	Lot 1002	Lots 76, 77 & 80
	Lot 411	Lot 411	Lots 220, 221, 225 & 231
	Lot 407	Lot 407	231
Stage 1D	Lot 406	Lot 406	Lots 226 - 228
	Lot 408	Lot 408	Lots 223 & 224
	Lot 412	Lot 412	Lots 149, 150, 232 & 239
	Lot 418	Lot 418	239
	Lot 413	Lot 413	Lots 143, 144, 233 & 234
Stage 2D	Lot 419	Lot 419	
	Lot 414	Lot 414	Lots 171, 172, 235 & 236
	Lot 417	Lot 417	236
	Lot 415	Lot 415	Lots 177, 178, 237 & 238
Stage 1C	Lot 416	Lot 416	
	Lot 420	Lot 420	Lots 251, 252, 253, 254 & 255
Right to drain Water	Lot 409	Lot 409	Lot 400
	Lot 410	Lot 410	Lot 403
	Lot 407	Lot 407	Lot 411
Right to drain Sewage	Lot 407	Lot 407	Lot 222, 223 & 224


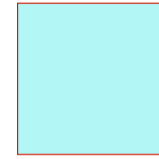
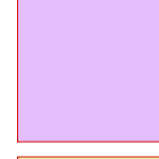

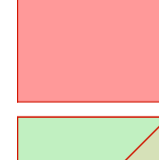
Memorandum of Easements in Gross			
Purpose/Interest	Shown	Burdened Land	Grantee
Right to convey Electricity; Right to convey Telecommunications	A, B	Lot 300	Waipa Networks Limited
	C	Lot 310	
	D	Lot 506	
	T	Lot 304	
	W	Lot 508	
Right to convey Telecommunications	E, F	Lot 502	Tuatahi First Fibre 3MS of Cambridge Limited Partnership
	G	Lot 501	
	V	Lot 501	
Right to drain Water	U	Lot 502	Waipa District Council
	H	Lot 1	
	I	Lot 2	
	J	Lot 3	
	K	Lot 4	
	L	Lot 5	
	M	Lot 6	
	N	Lot 7	
	O, P	Lot 8	
	Q	Lot 18	
Right of Way	S	Lot 1003	

Schedule of Existing Easements			
Purpose/Interest	Shown	Burdened Land	Document
Right of Way	Marked E DPS 87758	Lot 5 DPS 87758	B621604.5

Easements in Gross in favour of Waipa District Council are to be created for Rights to convey Water, Rights to drain Water & Wastewater over the balance lot (Lots 1000-1009) for each stage.

These easements are to be surrendered when the balance lots are to be developed (following stage to creation).

Number of Lots:	238
Area of Sections:	118,547 m ²
Area of Commercial:	7,845 m ²
Area of Retirement:	86,333 m ²
Area of School:	39,907 m ²
Area of ROW's:	3,434 m ²
Area of Reserve:	68,106 m ²
Area of Road:	105,365 m ²
Area of Balance Land:	48,702 m ²
Avg. Lot Size:	498 m ²
Max. Lot Size:	2,112 m ²
Min. Lot Size:	301 m ²

-  - General Residential
-  - Townhouse
-  - Superlot
-  - Neighbourhood Park
-  - Ryman Healthcare
-  - Commercial Site
-  - Reserve

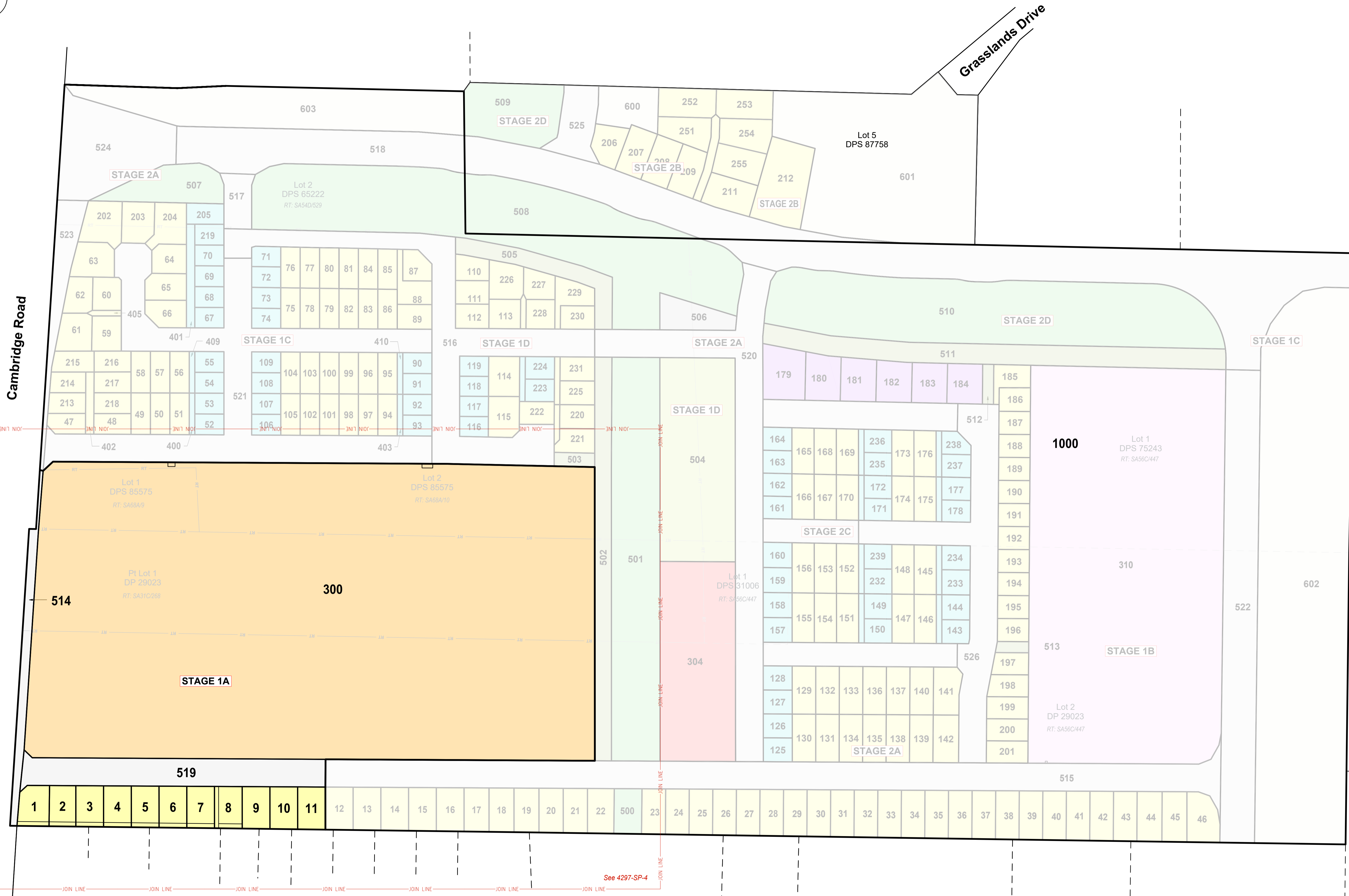
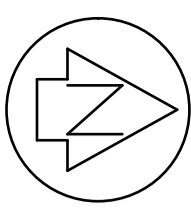


CLIENT: 3MS of Cambridge Ltd Partnership
REF: 4297

PROJECT: 3MS Residential Development

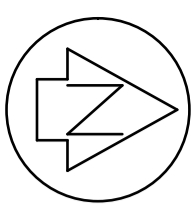
TITLE: Proposed Subdivision of Lot 2 & Pt 1 DP 29023, Lot 2 DPS 65222, Lot 5 DPS 87758, Lot 1 DPS 31006, Lot 1 DPS 75243, Lots 1 & 2 DPS 85575
EASEMENT SCHEDULES & AMALGAMATIONS

NOTES: 1. Boundaries, Areas and Dimensions are subject to approval and survey.
SCALE: 1:N/A @A1
1:N/A @A3
DATE: OCT 2025
DRAWING NUMBER: 4297-SP-2
REV: W

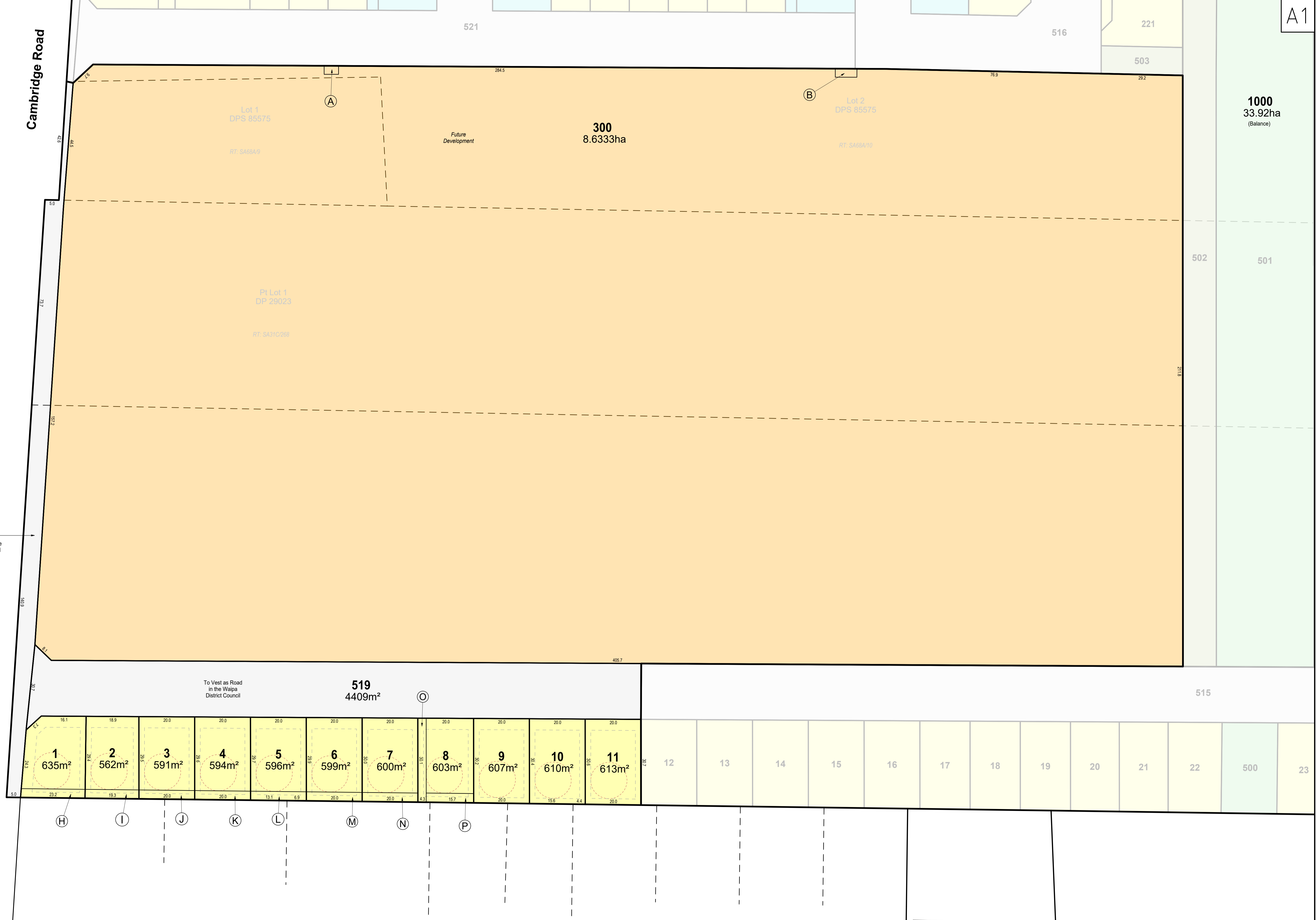


See 4297-SP-4





Cambridge Road



514
1474m²
To Vest as Road in the
Waipa District Council

To Vest as Road
in the Waipa
District Council

519
4409m²

515

1000
33.92ha
(Balance)



COGSWELL
SURVEYING | ENGINEERING | PLANNING
www.cogswellsurveys.co.nz

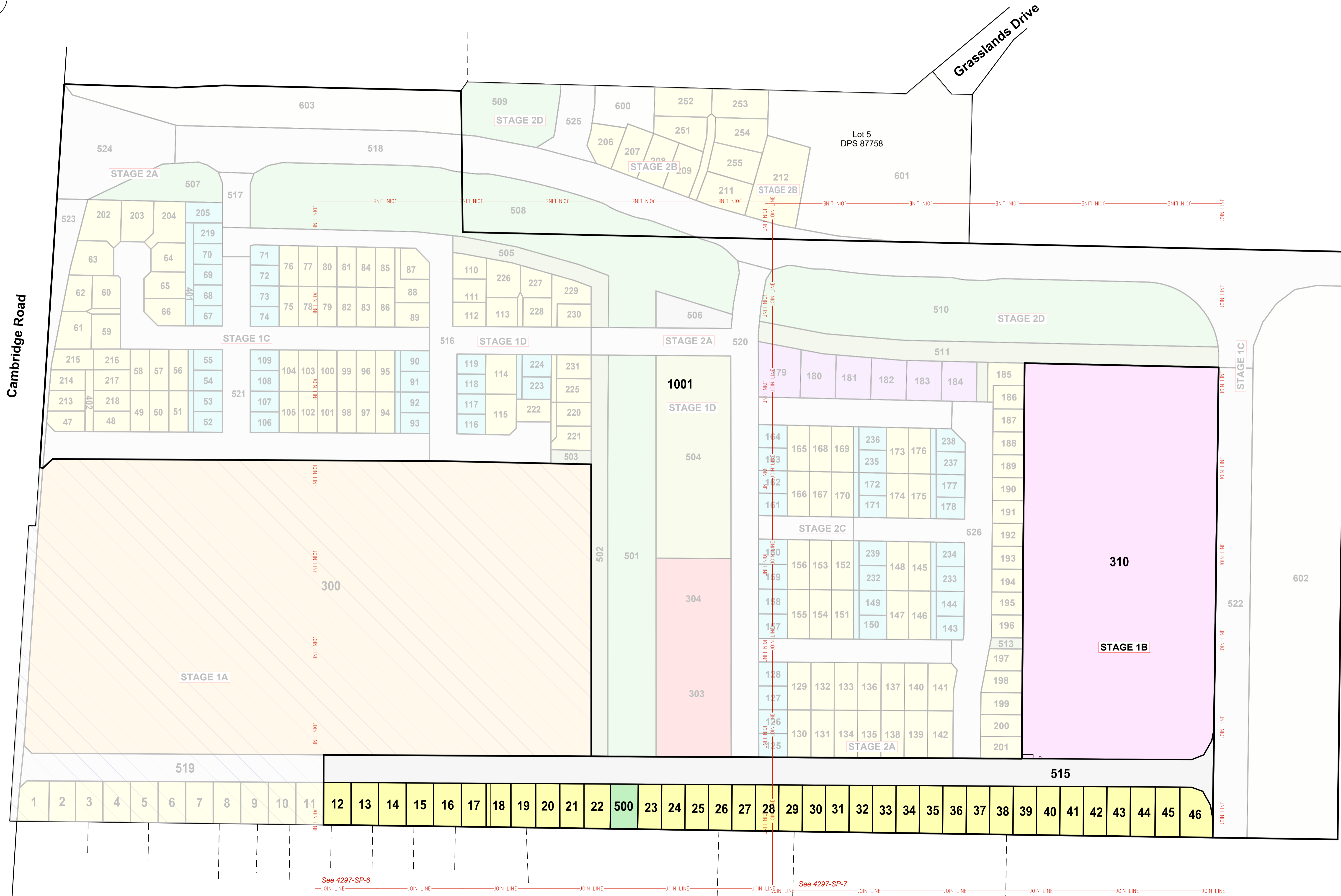
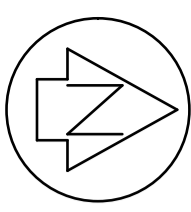
CLIENT:
**3MS of Cambridge Ltd
Partnership**
REF: 4297

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**

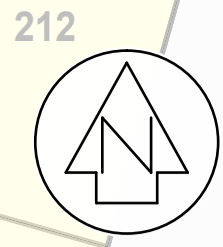
NOTES:
1. Boundaries, Areas and Dimensions are subject to approval and survey.
This drawing or design remains the property of, and may not be reproduced,
without the written permission of Cogswell Surveys Ltd.

SCALE: 1:600 @A1
1:1200 @A3
DATE: OCT 2025
DRAWING NUMBER: 4297-SP-4
REV: W



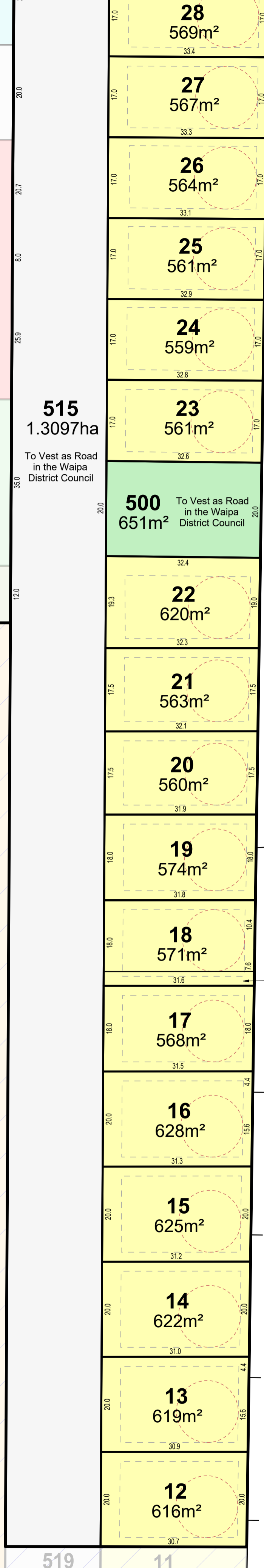
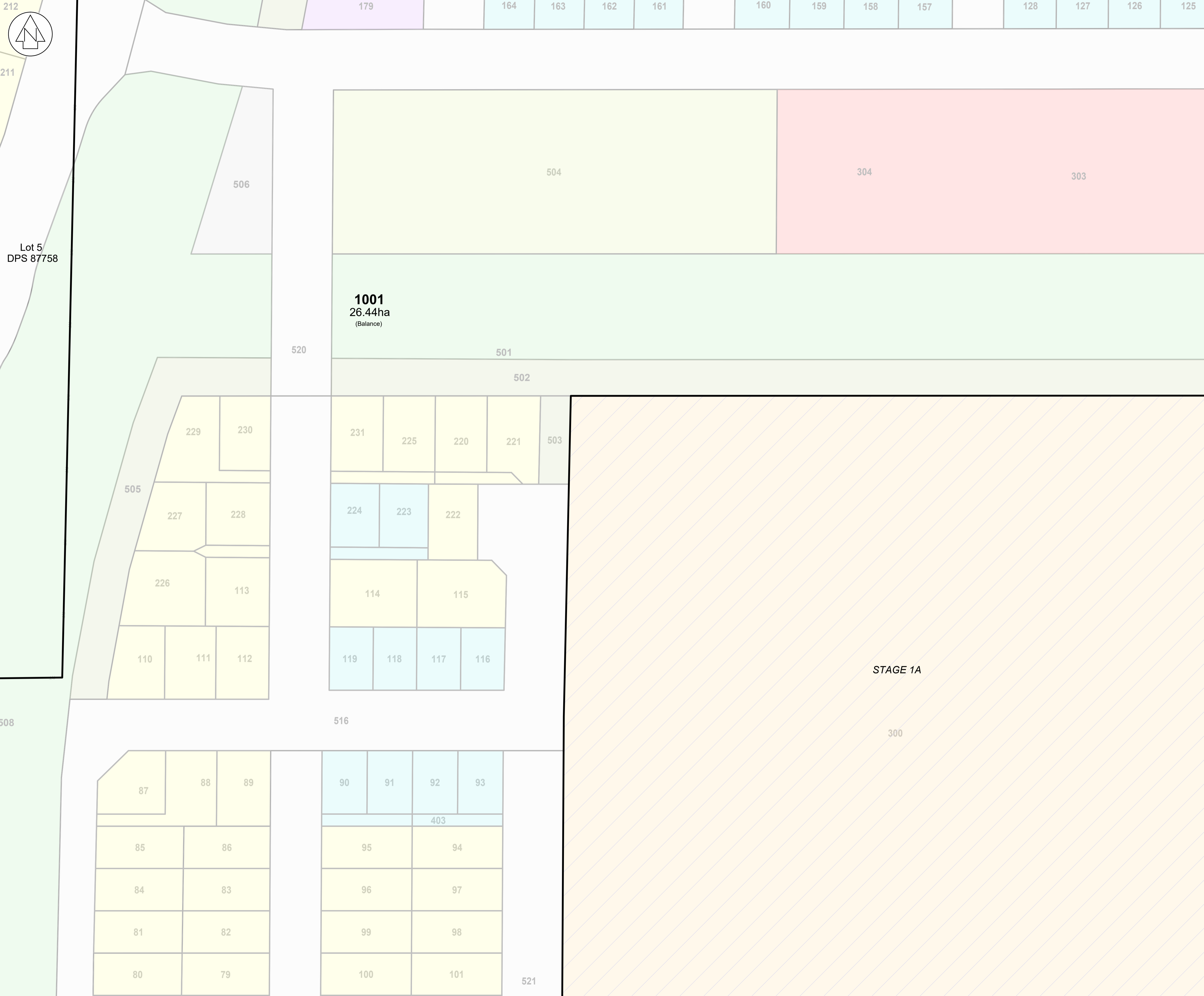
See 4297-SP-6

See 4297-SP-7



Lot 5
DPS 87758

508



515
1.3097ha
To Vest as Road
in the Waipa
District Council

519 11



COGSWELL
SURVEYING | ENGINEERING | PLANNING
www.cogswellsurveys.co.nz

CLIENT: 3MS of Cambridge Ltd Partnership
REF: 4297

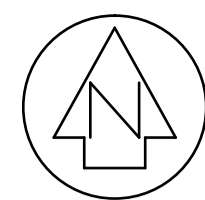
PROJECT: 3MS Residential Development

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

NOTES:
1. Boundaries, Areas and Dimensions are subject to approval and survey.
This drawing or design remains the property of and may not be reproduced, without the written permission of Cogswell Surveys Ltd.

SCALE: 1:600 @A1
1:1200 @A3
DATE: OCT 2025
DRAWING NUMBER: 4297-SP-6
REV: W

PLOTTED: Wed Oct 29 12:02:09 2025



Lot 5
DPS 87758

212



CLIENT: 3MS of Cambridge Ltd Partnership
REF: 4297

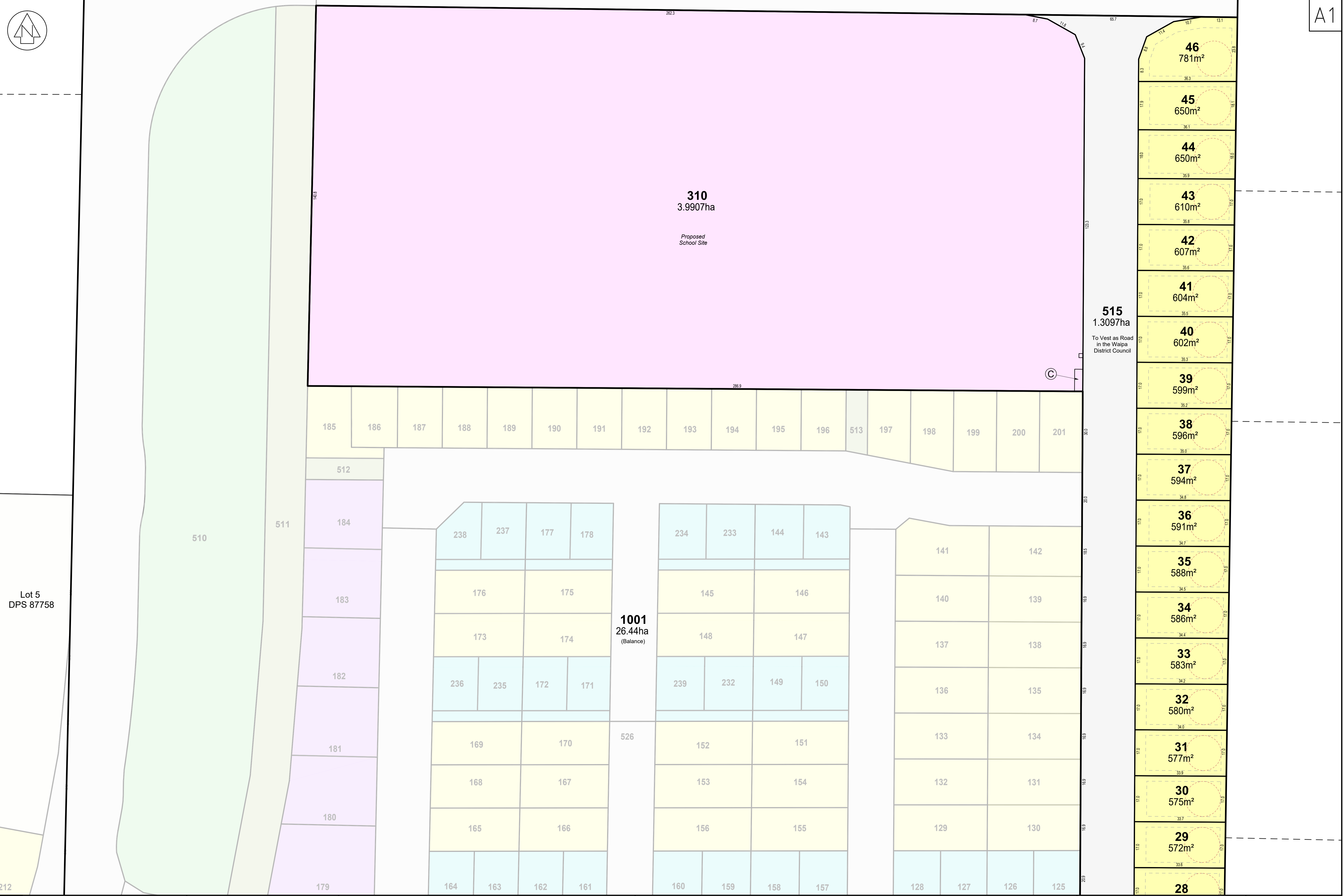
PROJECT: 3MS Residential Development

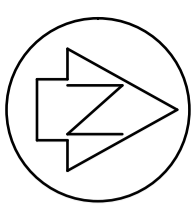
TITLE: Proposed Subdivision of Lot 1000 Stage 1A
STAGE 1B

NOTES:
1. Boundaries, Areas and Dimensions are subject to approval and survey.
This drawing or design remains the property of and may not be reproduced, without the written permission of Cogswell Surveys Ltd.

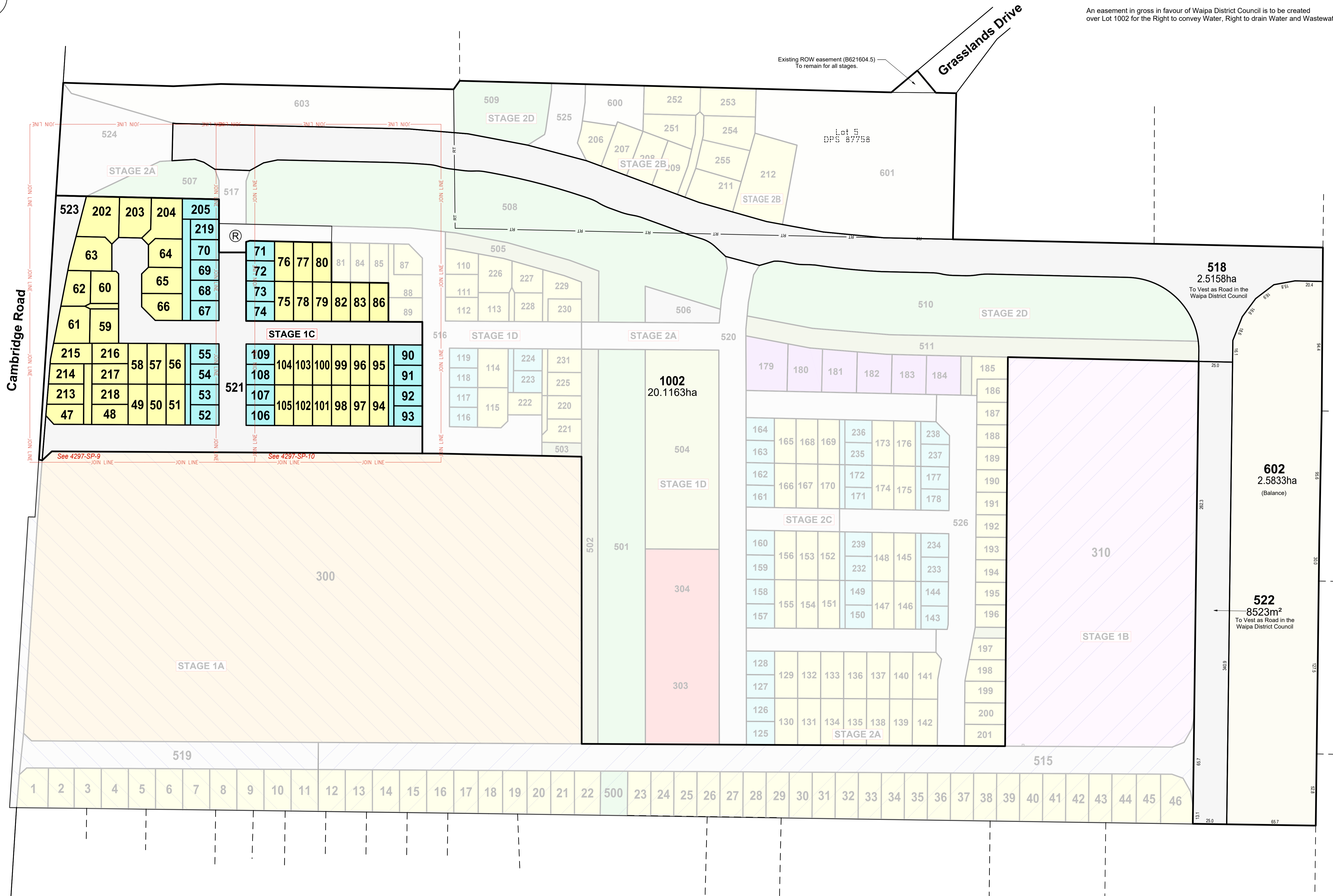
SCALE: 1:600 @A1
1:1200 @A3
DATE: OCT 2025
DRAWING NUMBER: 4297-SP-7
REV: W

Plotted: Wed Oct 29 12:02:21 2025





Existing Easement in Gross (Instrument 12627358.11) is to be surrendered.
An easement in gross in favour of Waipa District Council is to be created over Lot 1002 for the Right to convey Water, Right to drain Water and Wastewater.



COGSWELL
SURVEYING | ENGINEERING | PLANNING
www.cogswellsurveys.co.nz

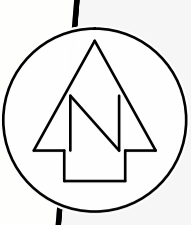
CLIENT: 3MS of Cambridge Ltd Partnership
REF: 4297

PROJECT: 3MS Residential Development

TITLE: Proposed Subdivision of Lot 1001 Stage 1B & Lot 5 DPS 87758
STAGE 1C

NOTES:
1. Boundaries, Areas and Dimensions are subject to approval and survey.
This drawing or design remains the property of, and may not be reproduced, without the written permission of Cogswell Surveys Ltd.

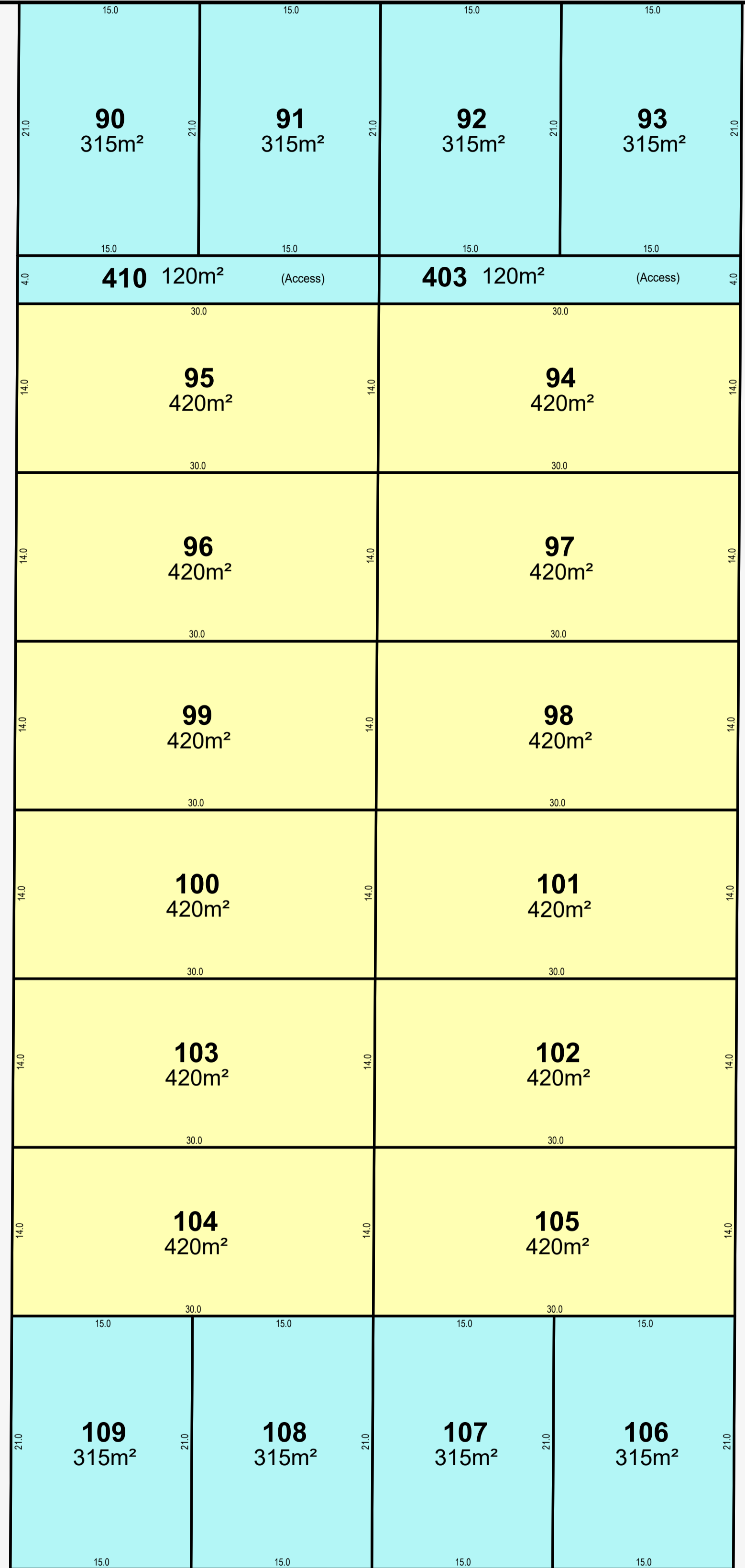
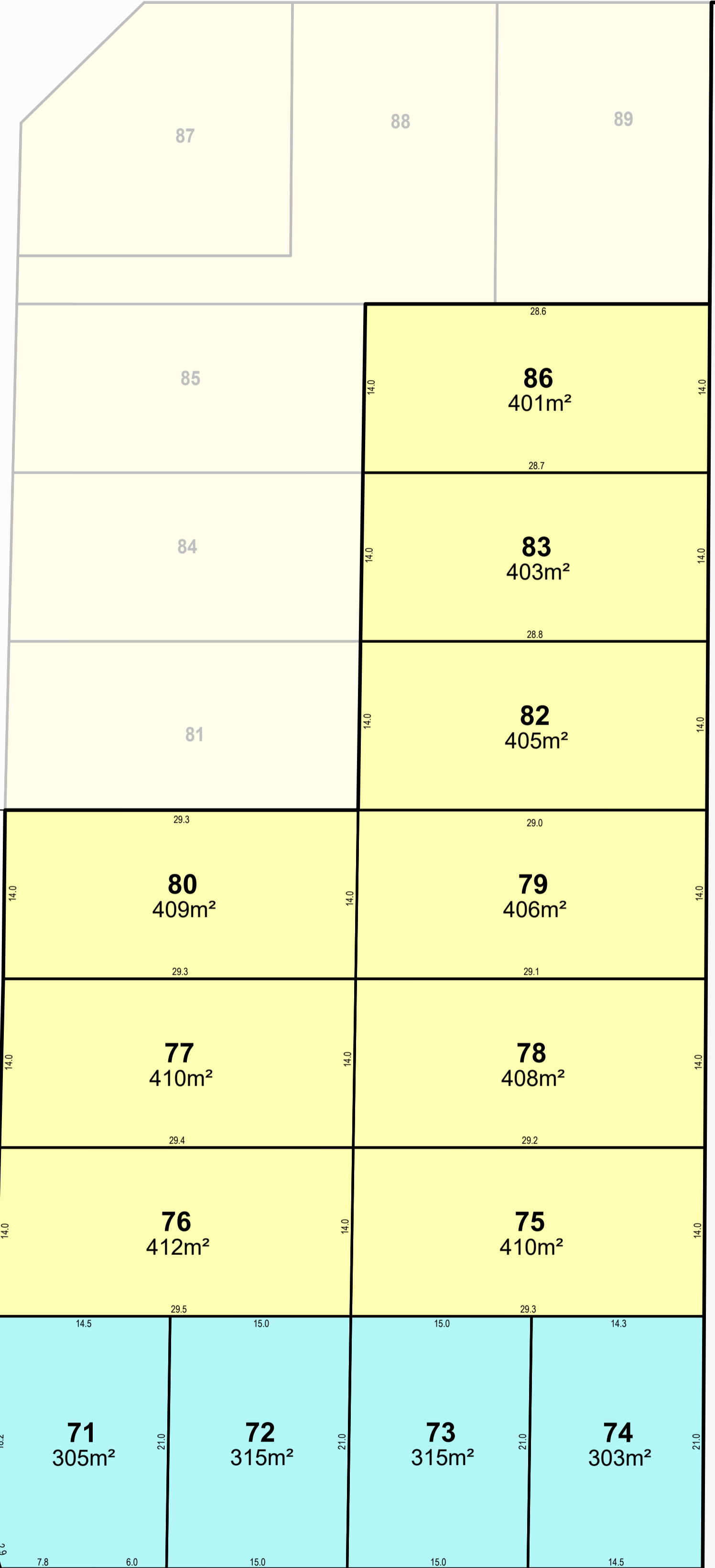
SCALE: 1:1250 @A1
1:2500 @A3
DATE: OCT 2025
DRAWING NUMBER: 4297-SP-8
REV: W



508

516

1002
20.1163ha
(Balance)



521
1.2950ha
To Vest as Road in the
Waipa District Council

518
2.5158ha
To Vest as Road in the
Waipa District Council

517

516

300

STAGE 1A



CLIENT: 3MS of Cambridge Ltd Partnership
REF: 4297

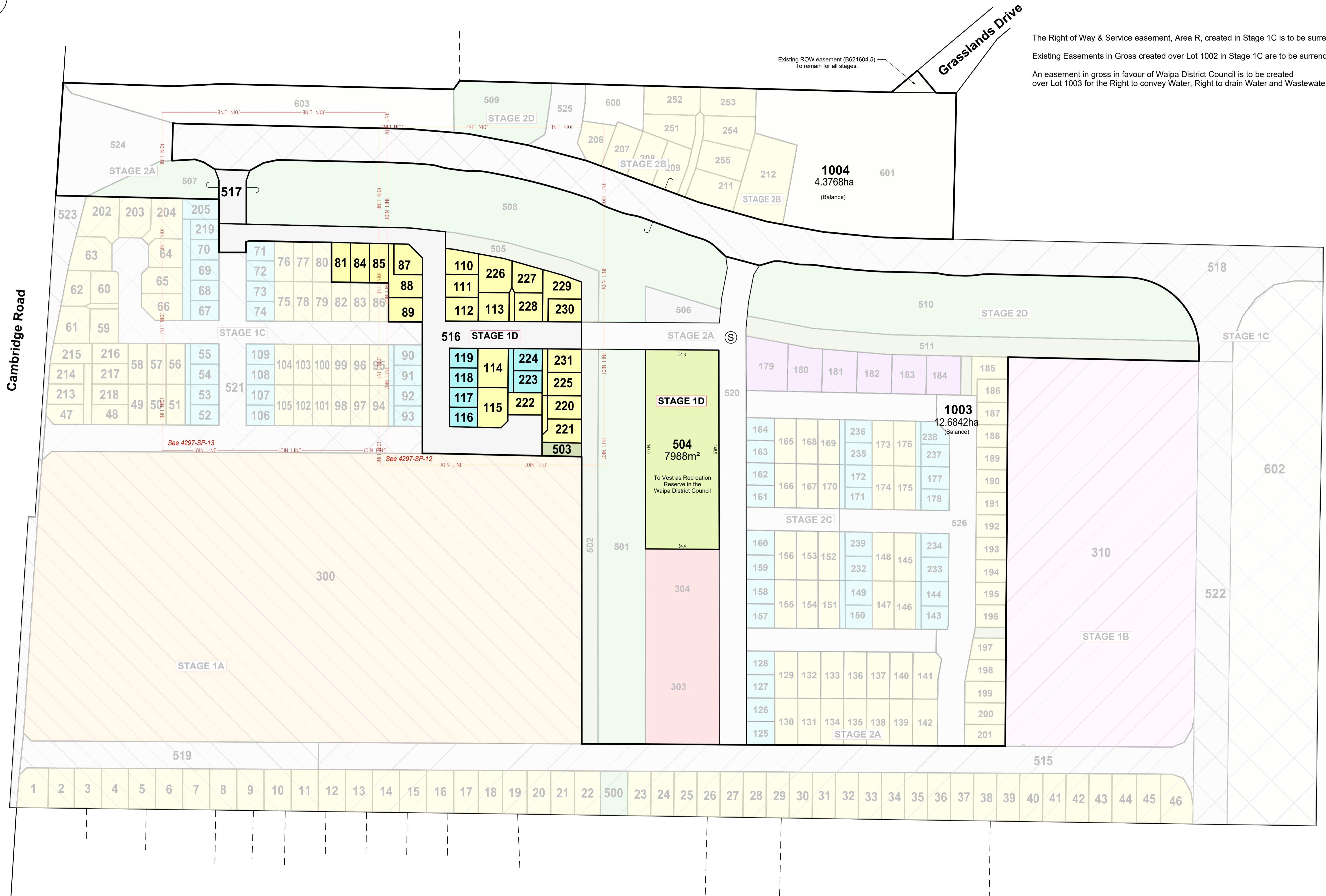
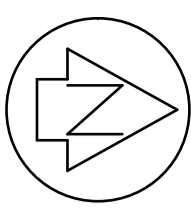
PROJECT: 3MS Residential Development

TITLE: Proposed Subdivision of Lot 1001 Stage 1B & Lot 5 DPS 87758
STAGE 1C

NOTES:
1. Boundaries, Areas and Dimensions are subject to approval and survey.
This drawing or design remains the property of, and may not be reproduced, without the written permission of Cogswell Surveys Ltd.

SCALE: 1:300 @A1
1:600 @A3
DATE: OCT 2025
DRAWING NUMBER: 4297-SP-10
REV: W

2025.10.29 12:26:38 2025





STAGE 1C

A1

603

1003
12.6842ha
(Balance)

(12.0)

85
406m²

86

95

94

84
408m²

83

96

97

81
410m²

82

99

98

80

79

100

101

STAGE 1C

77

78

103

102

76

75

104

105

71

72

73

74

109

108

107

106

517
818m²
To Vest as Road in the
Waipa District Council

516
8703m²
To Vest as Road in the
Waipa District Council

518

521

1004
4.3768ha
(Balance)

205

219

70

69

68

67

55

54

53

52

401

409

400

507

204

64

65

66

56

51



COGSWELL
SURVEYING | ENGINEERING | PLANNING
www.cogswellsurveys.co.nz

CLIENT: 3MS of Cambridge Ltd
Partnership

PROJECT: 3MS Residential Development

TITLE: Proposed Subdivision of Lot 1002 Stage 1C

STAGE 1D

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

SCALE: 1:1250 @A1

1:2500 @A3

DATE: OCT 2025

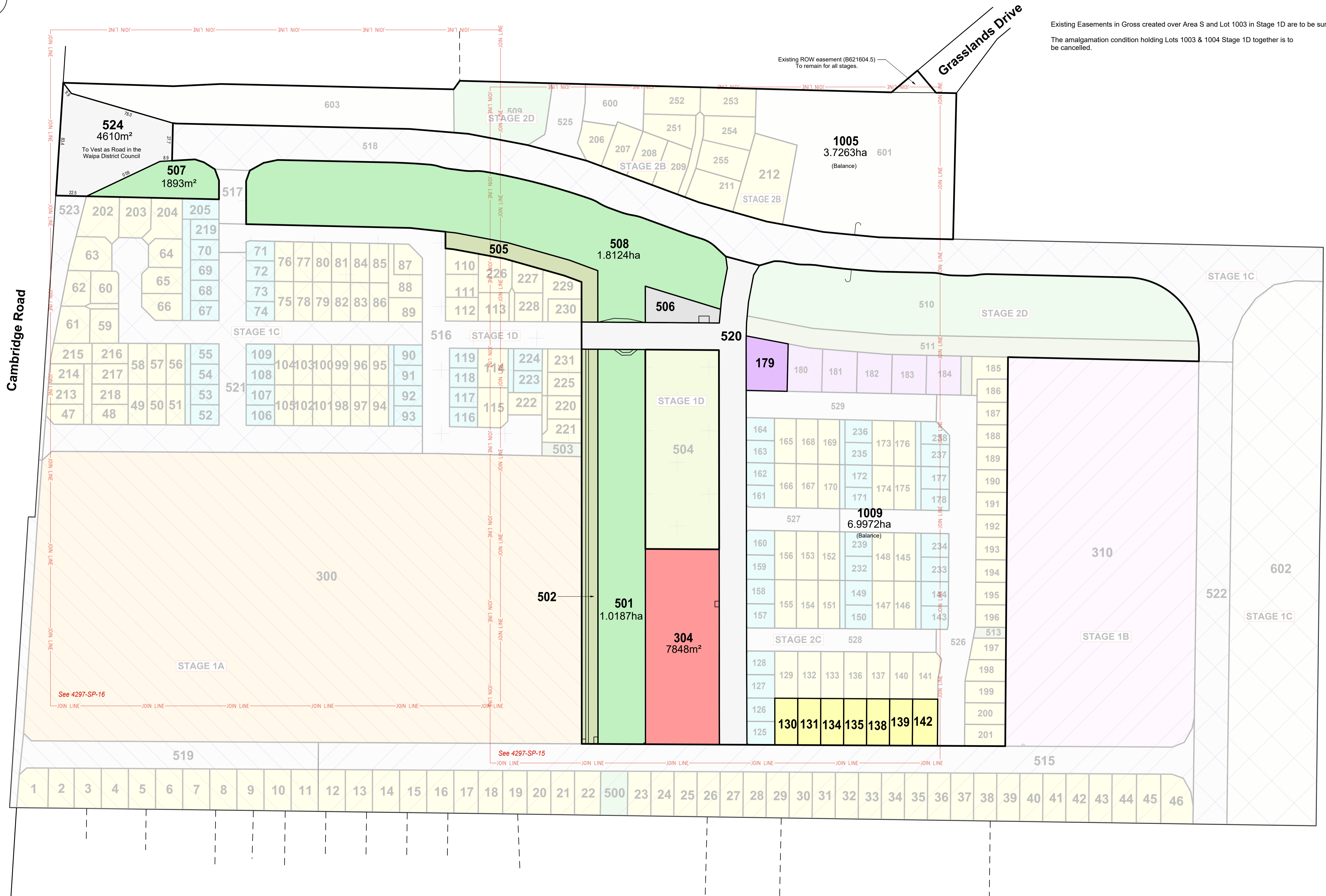
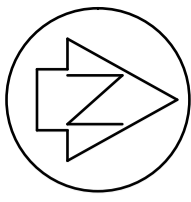
DRAWING NUMBER: 4297-SP-13

REV: W

REF: 4297

This drawing or design remains the property of, and may not be reproduced, without the written permission of Cogswell Surveys Ltd.

PLOTTED: Wed Oct 29 13:25:05 2025



Existing Easements in Gross created over Area S and Lot 1003 in Stage 1D are to be surrendered.
 The amalgamation condition holding Lots 1003 & 1004 Stage 1D together is to be cancelled.



1005
3.7263ha
(Balance)

1009
6.9933ha
(Balance)

520
9242m²
To Vest as Road in the
Waipa District Council

506
1021m²
To Vest as Local
Purpose Reserve
(Utility) in the
Waipa District Council

508
1.8124ha
To Vest as Local
Purpose Reserve
(Drainage) in the
Waipa District Council

505
1728m²
To Vest as Local Purpose
Reserve (Open Space)
in the Waipa District Council

501
1.0187ha
To Vest as Local Purpose
Reserve (Drainage) in the
Waipa District Council

502
3492m²
To Vest as Local Purpose
Reserve (Open Space)
in the Waipa District Council

STAGE 1D

STAGE 1A

STAGE 2A

Proposed Subdivision of Lot 1003 & 1004 Stage 1D

CLIENT: 3MS of Cambridge Ltd
Partnership

PROJECT: 3MS Residential Development

TITLE:

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

SCALE: 1:600 @A1
1:1200 @A3

DATE: NOV 2025

DRAWING NUMBER: 4297-SP-15

This drawing or design remains the property of, and may not be reproduced, without the written permission of Cogswell Surveys Ltd.



COGSWELL
SURVEYING | ENGINEERING | PLANNING
www.cogswellsurveys.co.nz

REF: 4297

PLOTTED: 16 Nov 21 09:38:21 2025



603
1005
 3.7263ha
 (Balance)

508
 1.8124ha
 To Vest as Local Purpose Reserve (Drainage) in the Waipa District Council

507
 1893m²
 To Vest as Local Purpose Reserve (Drainage) in the Waipa District Council

524
 4610m²
 To Vest as Road in the Waipa District Council

STAGE 1C

STAGE 1A

STAGE 2A



CLIENT: 3MS of Cambridge Ltd Partnership
 REF: 4297

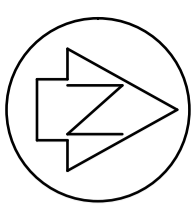
PROJECT: 3MS Residential Development

TITLE: Proposed Subdivision of Lot 1003 & 1004 Stage 1D
 STAGE 2A

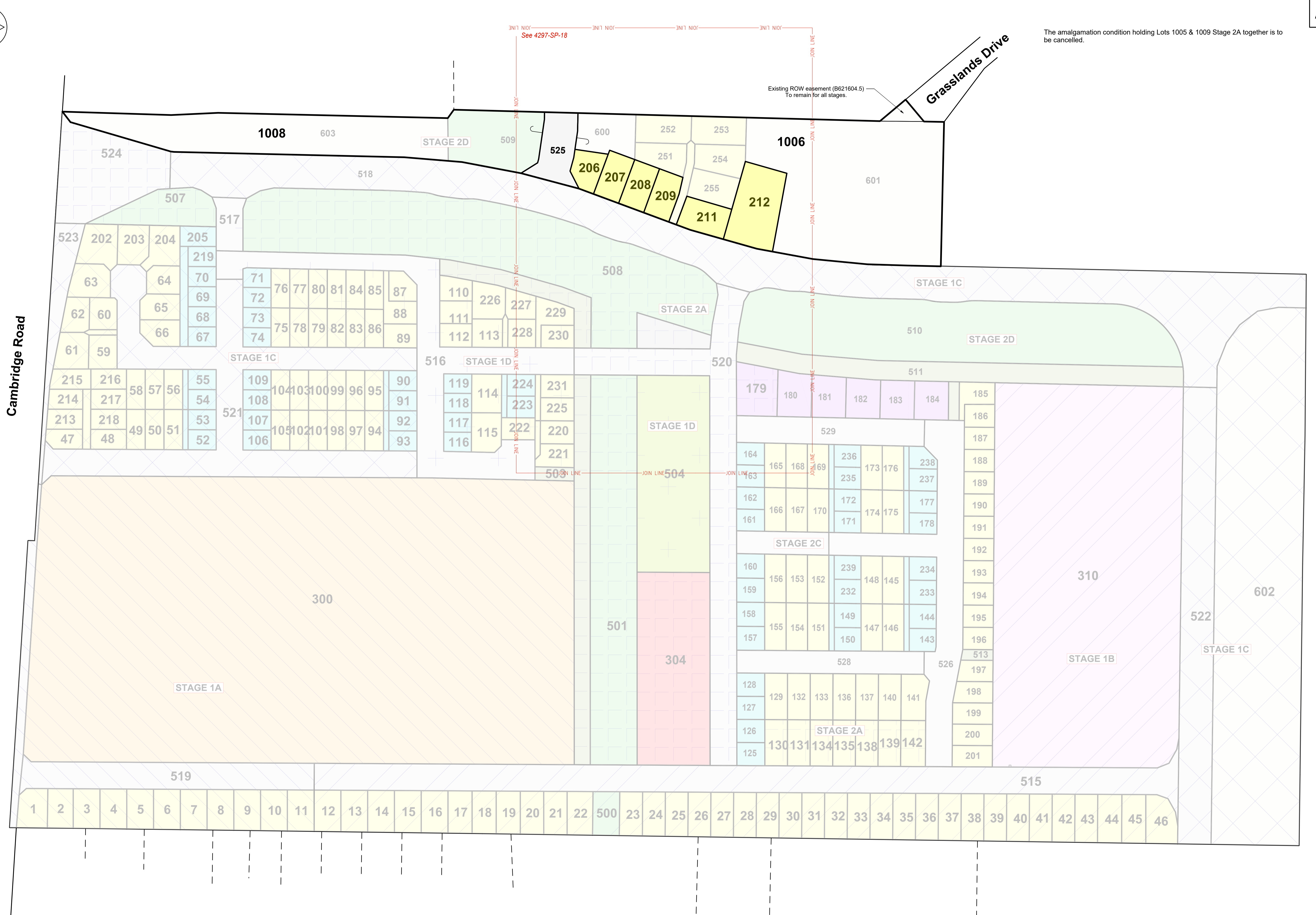
NOTES:
 1. Boundaries, Areas and Dimensions are subject to approval and survey.
 This drawing or design remains the property of, and may not be reproduced, without the written permission of Cogswell Surveys Ltd.

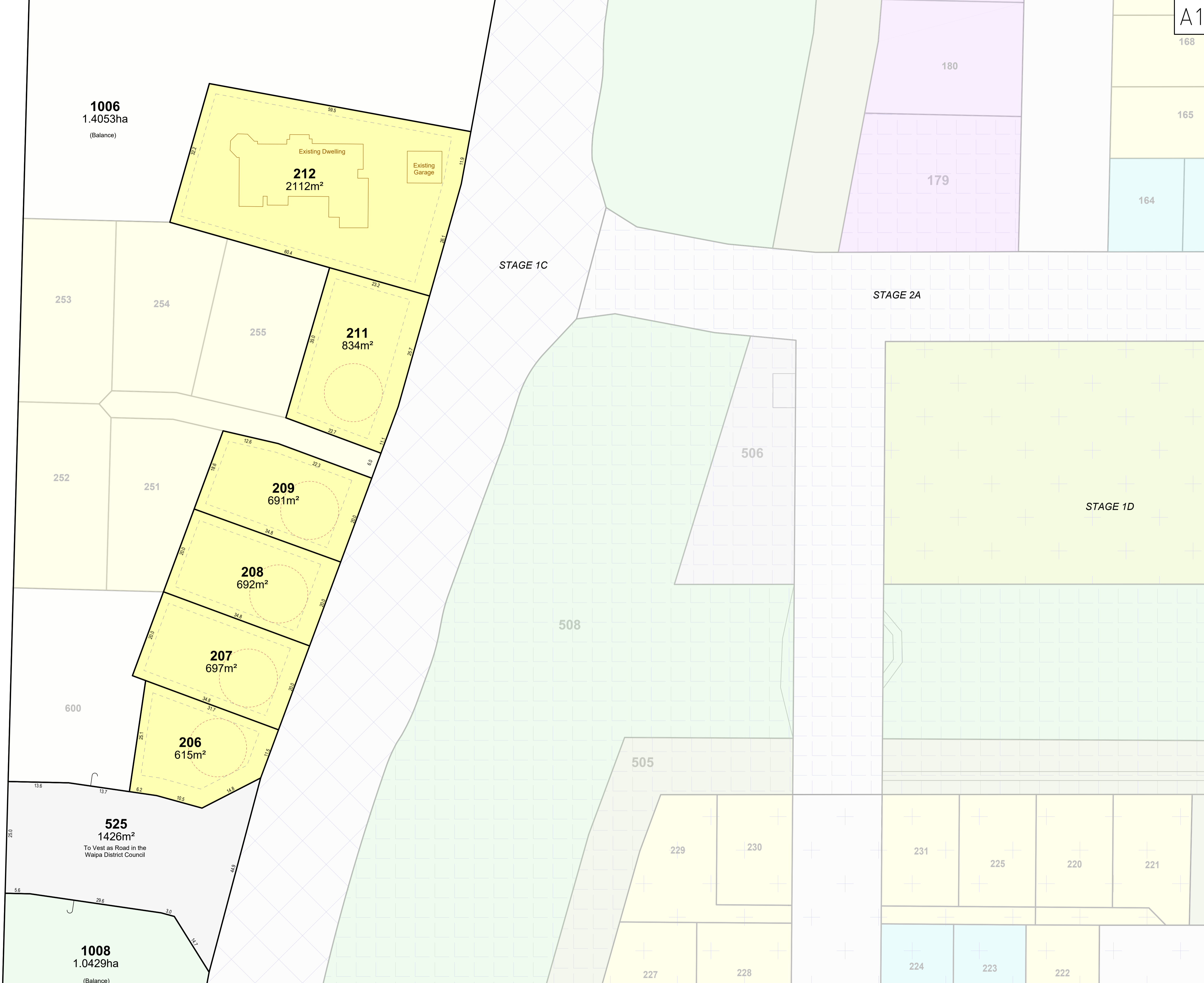
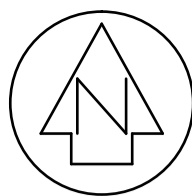
SCALE: 1:600 @A1
 1:1200 @A3
 DATE: NOV 2025
 DRAWING NUMBER: 4297-SP-16
 REV: W

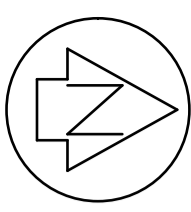
PLOTTED: 16 Nov 21 09:38:30 2025



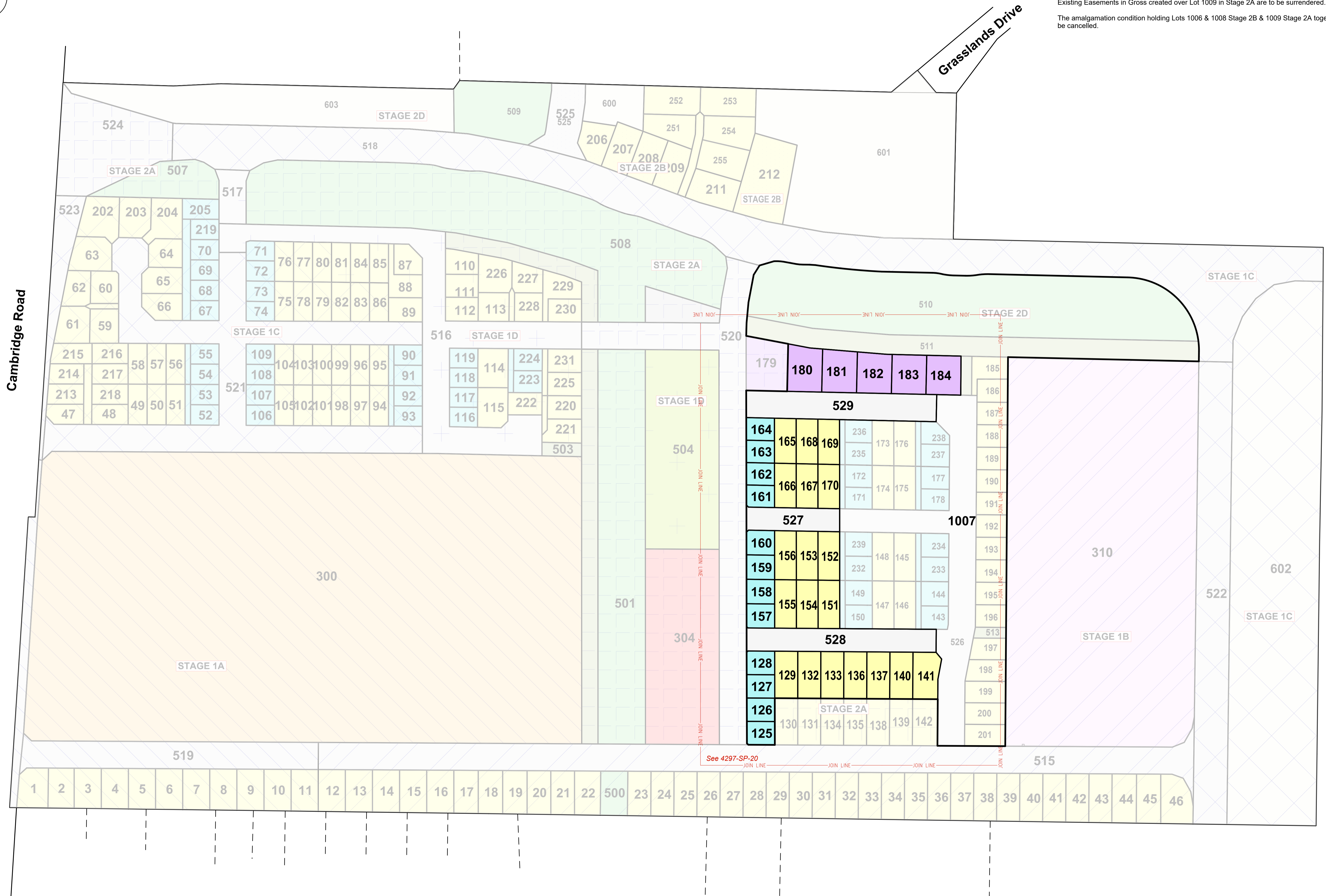
The amalgamation condition holding Lots 1005 & 1009 Stage 2A together is to be cancelled.

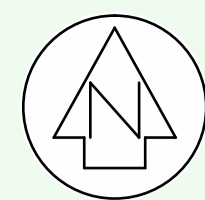






Existing Easements in Gross created over Lot 1009 in Stage 2A are to be surrendered.
The amalgamation condition holding Lots 1006 & 1008 Stage 2B & 1009 Stage 2A together is to be cancelled.





185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201

512

1007
4.4626ha
(Balance)

184
734m²

183
736m²

182
757m²

181
796m²

180
844m²

179

529
2806m²

To Vest as Road in the
Waipa District Council

238

237

177

178

415

416

176

175

173

174

236

235

172

171

414

417

169

170

168

167

165

166

164

163

162

161

527
1171m²

To Vest as Road in the
Waipa District Council

234

233

144

143

419

413

145

146

148

147

239

232

149

150

418

412

152

151

153

154

156

155

160

159

158

157

528
2377m²

To Vest as Road in the
Waipa District Council

141

662m²

142

140

587m²

139

137

587m²

138

STAGE 2A

136

587m²

135

133

587m²

134

132

588m²

131

129

588m²

130

128

360m²

127

356m²

126

355m²

125

354m²

STAGE 2A

520

STAGE 1D



COGSWELL
SURVEYING | ENGINEERING | PLANNING
www.cogswellsurveys.co.nz

CLIENT: 3MS of Cambridge Ltd
Partnership
REF: 4297

PROJECT: 3MS Residential Development

TITLE: Proposed Subdivision of Lot 1009 Stage 2A
STAGE 2C

NOTES:
1. Boundaries, Areas and Dimensions are subject to approval and survey.
This drawing or design remains the property of and may not be reproduced,
without the written permission of Cogswell Surveys Ltd.

SCALE: 1:400 @A1
1:800 @A3
DATE: NOV 2025
DRAWING NUMBER: 4297-SP-20
REV: W

PLOTTED: FN Nov 21 09:38:27 2025

