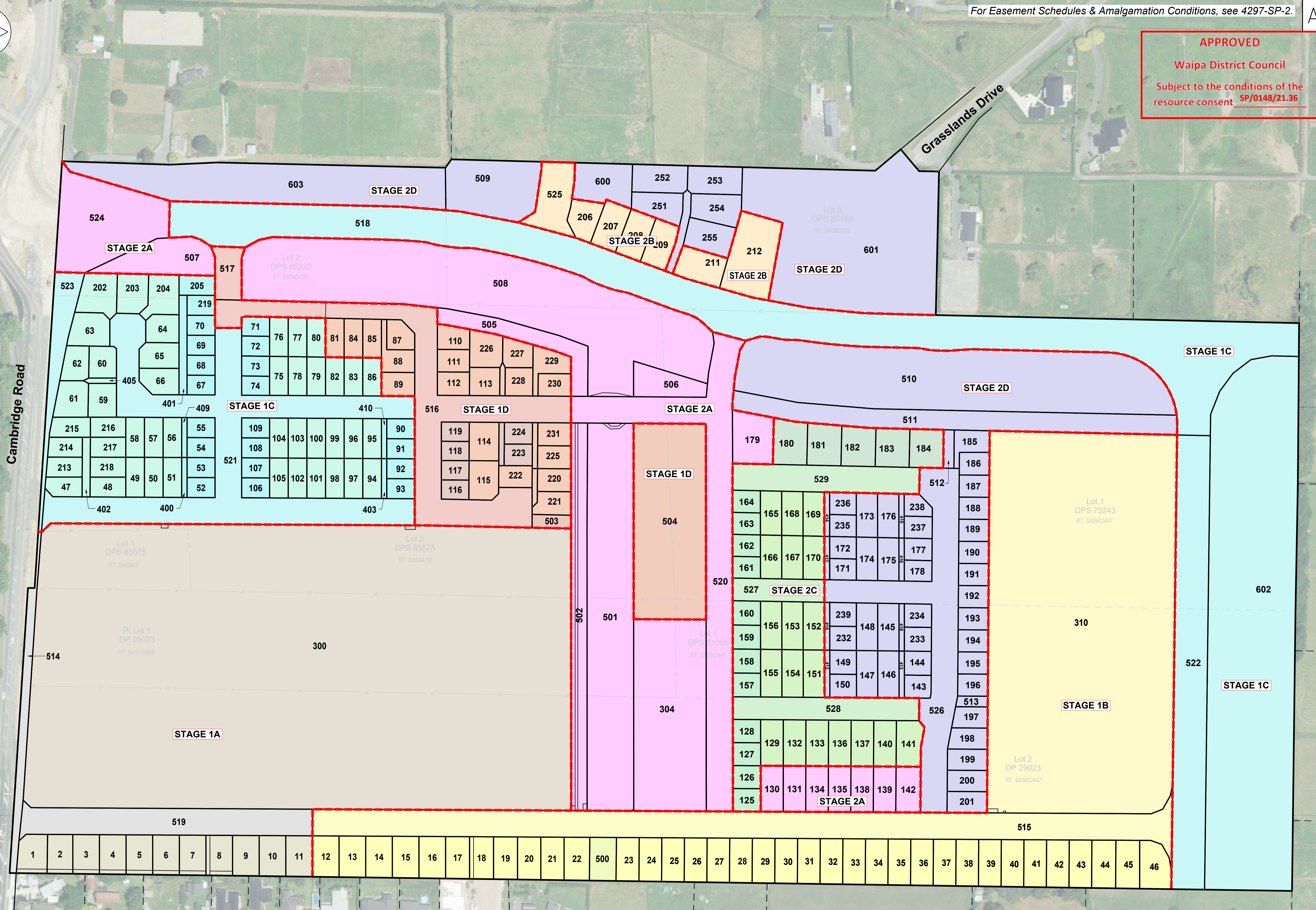


APPROVED
Waipa District Council
Subject to the conditions of the resource consent SP/0148/21.36



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
	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
Right to drain Water	Lot 414	Lot 414	Lots 171, 172, 235 & 236
	Lot 417	Lot 417	236
	Lot 415	Lot 415	Lots 177, 178, 237 & 238
Right to drain Sewage	Lot 416	Lot 416	Lots 251, 252, 253, 254 & 255
	Lot 420	Lot 420	Lot 400
Right to drain Water	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).

APPROVED

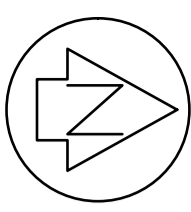
Waipa District Council

Subject to the conditions of the resource consent SP/0148/21.36

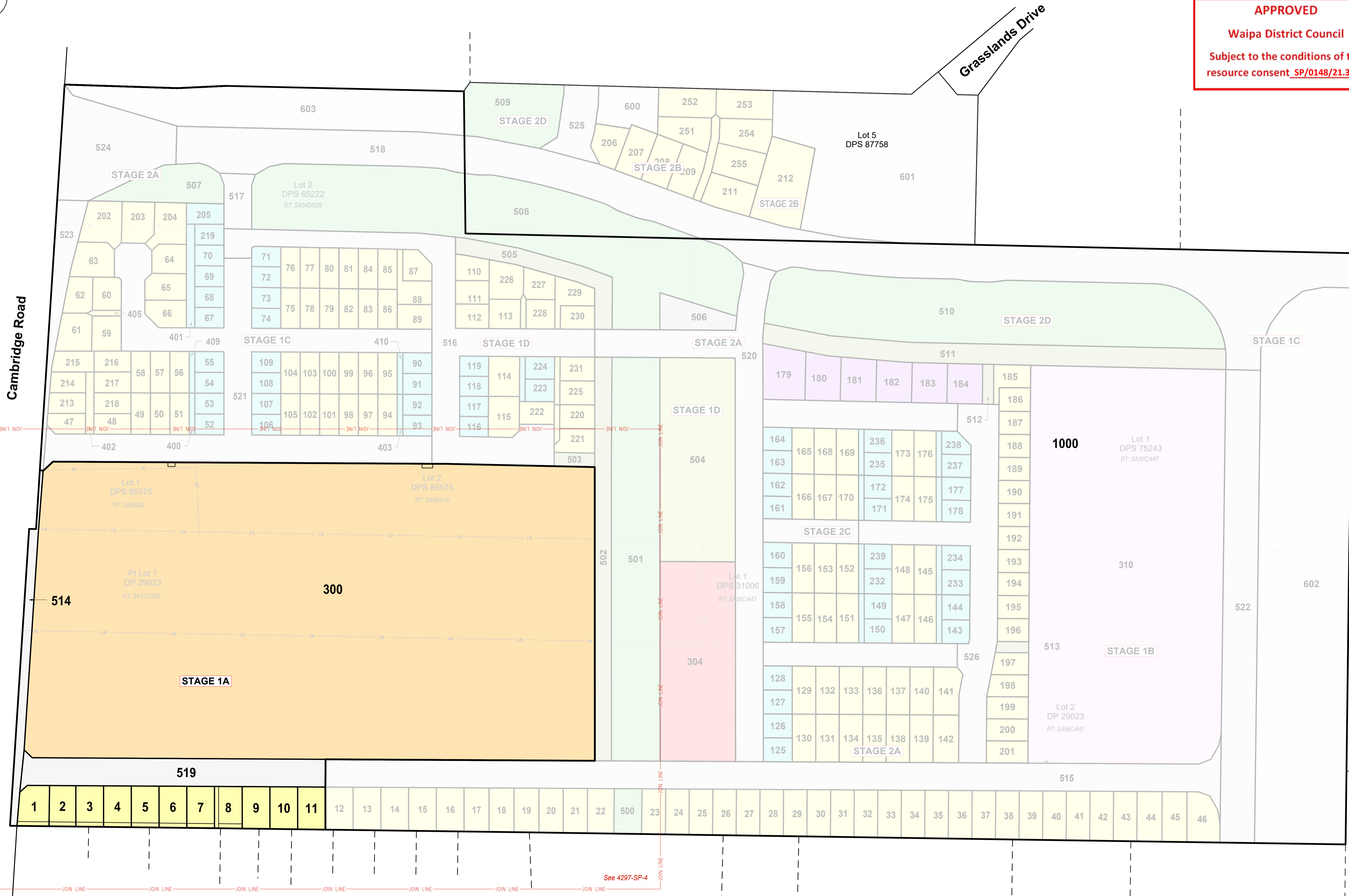
Number of Lots:	238
Area of Sections:	118,547 m ²
Area of Commercial:	7,845 m ²
Area of Retirement:	86,333 m ²
Area of School:	39,907 m ²
Area of ROW's:	3,434 m ²
Area of Reserve:	68,106 m ²
Area of Road:	105,365 m ²
Area of Balance Land:	48,702 m ²
Avg. Lot Size:	498 m ²
Max. Lot Size:	2,112 m ²
Min.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

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

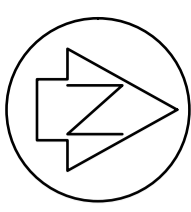




APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent [SP/0148/21.36](#)

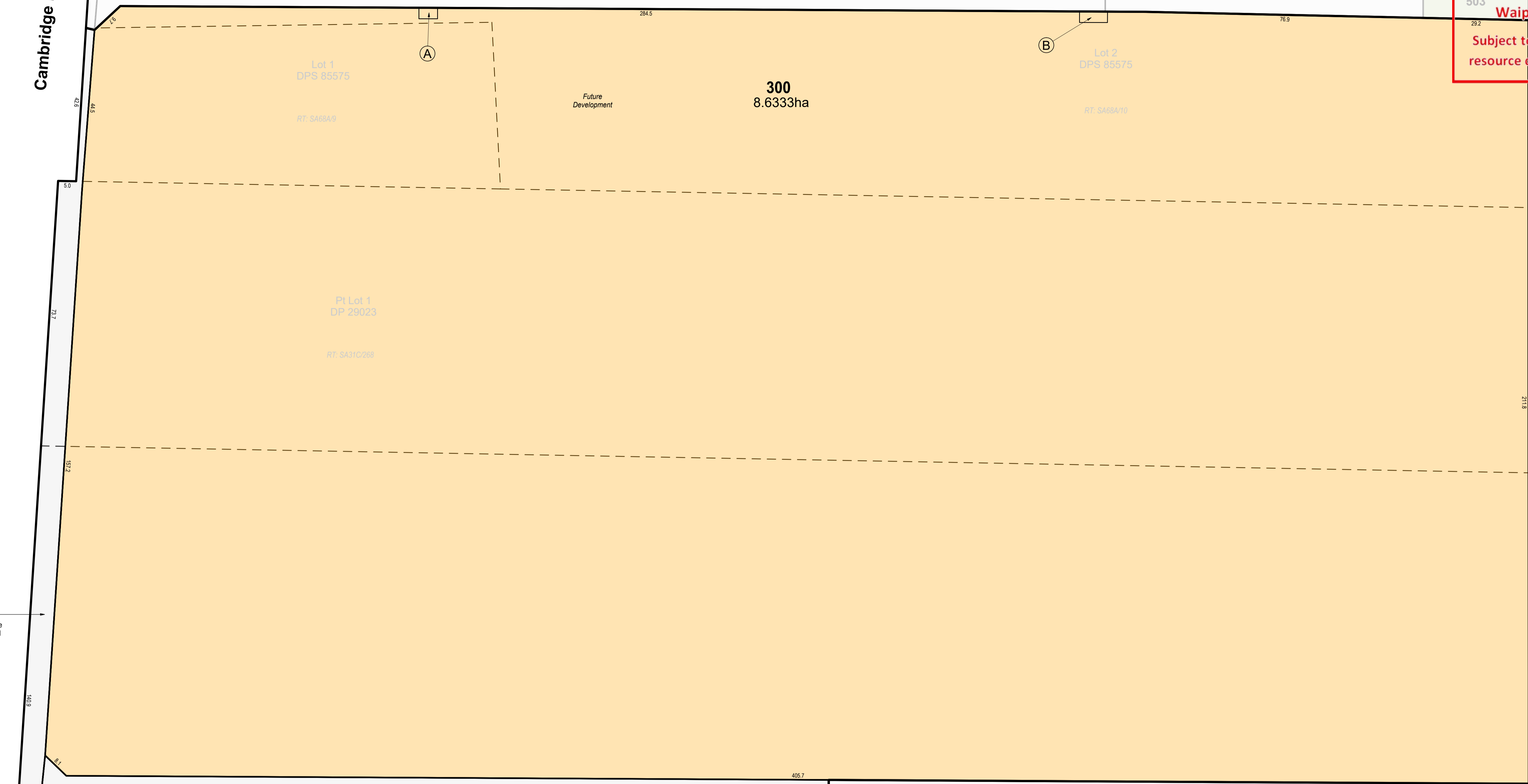


See 4297-SP-4



Cambridge Road

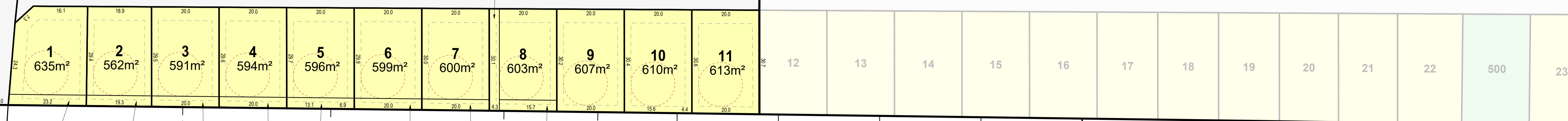
APPROVED
 Waipa District Council
 Subject to the conditions of the
 resource consent **SP/0148/2016**
 1000
 33.921ha



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

To Vest as Road
 in the Waipa
 District Council

519
 4409m²



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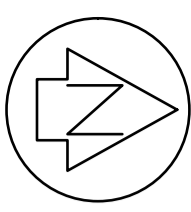
CLIENT: 3MS of Cambridge Ltd Partnership
 REF: 4297

PROJECT: 3MS Residential Development

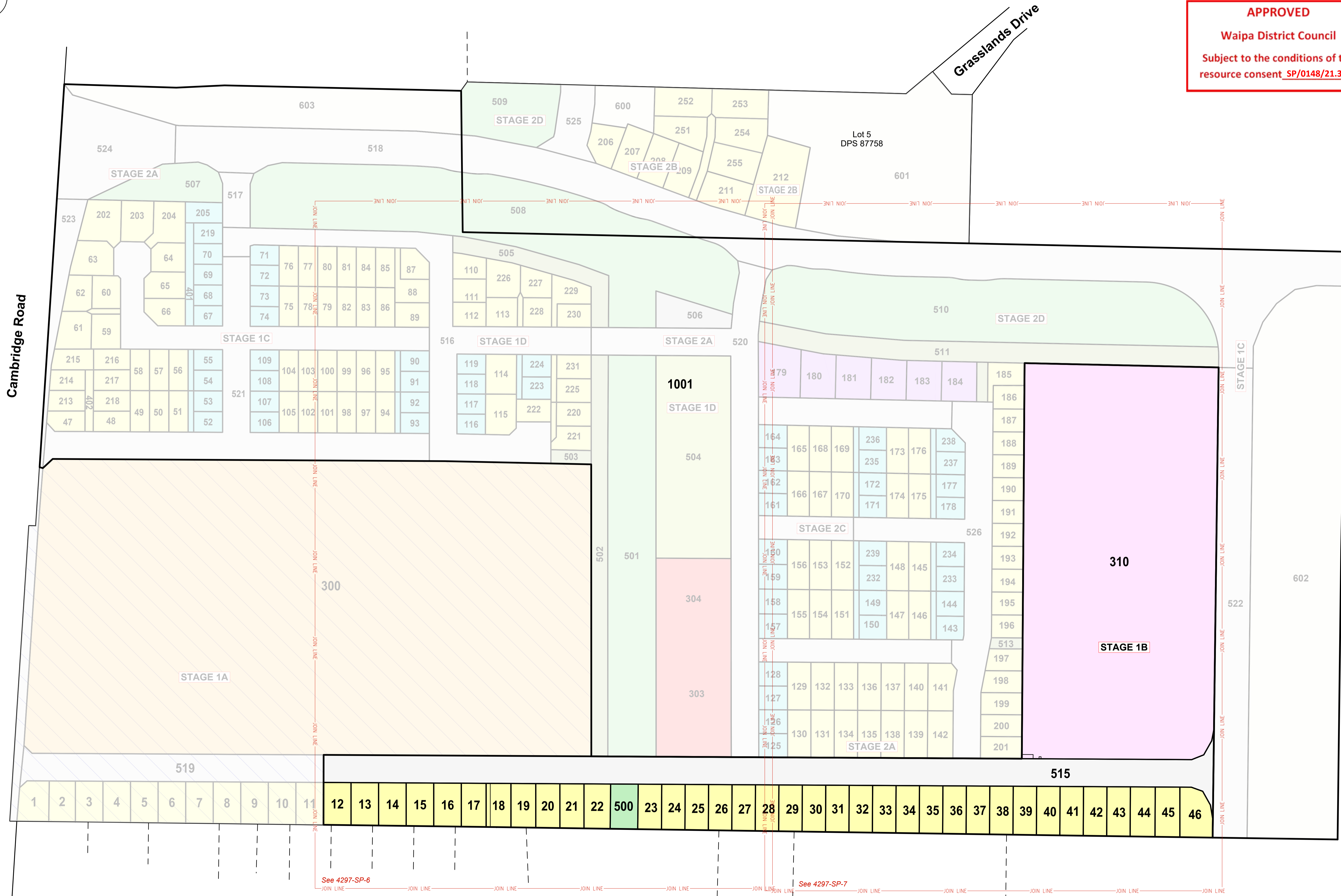
TITLE: Proposed Subdivision of Lot 2 & Pt Lot 1 DP 29023, Lot 2 DPS 65222, Lot 1 DPS 31006, Lot 1 DPS 75243, Lots 1 & 2 DPS 85575
STAGE 1A

NOTES:
 1. Boundaries, Areas and Dimensions are subject to approval and survey.
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SCALE: 1:600 @A1
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 DATE: OCT 2025
 DRAWING NUMBER: 4297-SP-4
 REV: W

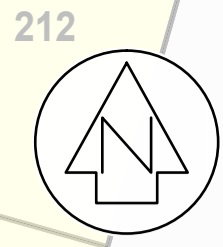


APPROVED
 Waipa District Council
 Subject to the conditions of the
 resource consent SP/0148/21.36

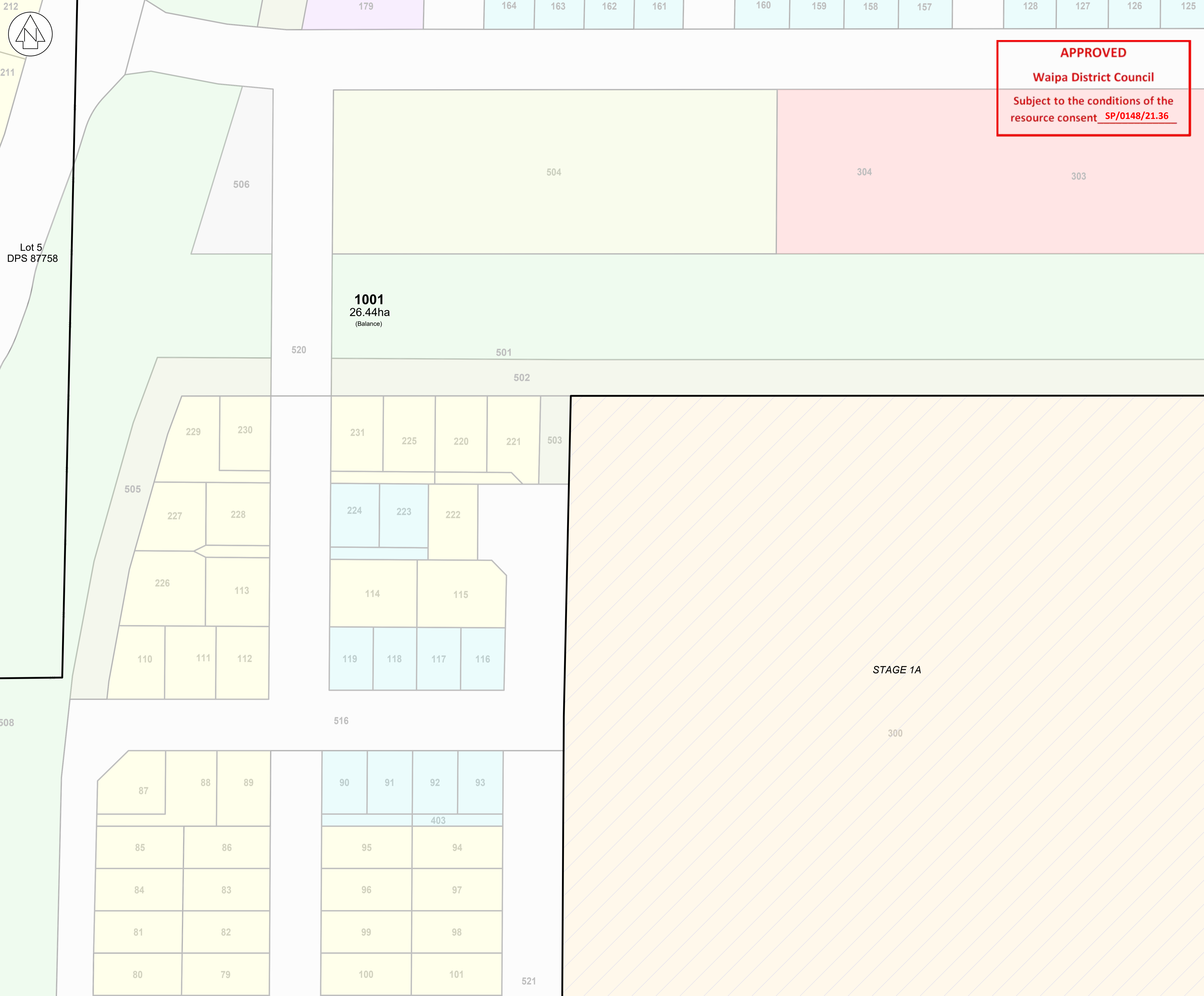


See 4297-SP-6

See 4297-SP-7



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Waipa District Council
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resource consent SP/0148/21.36

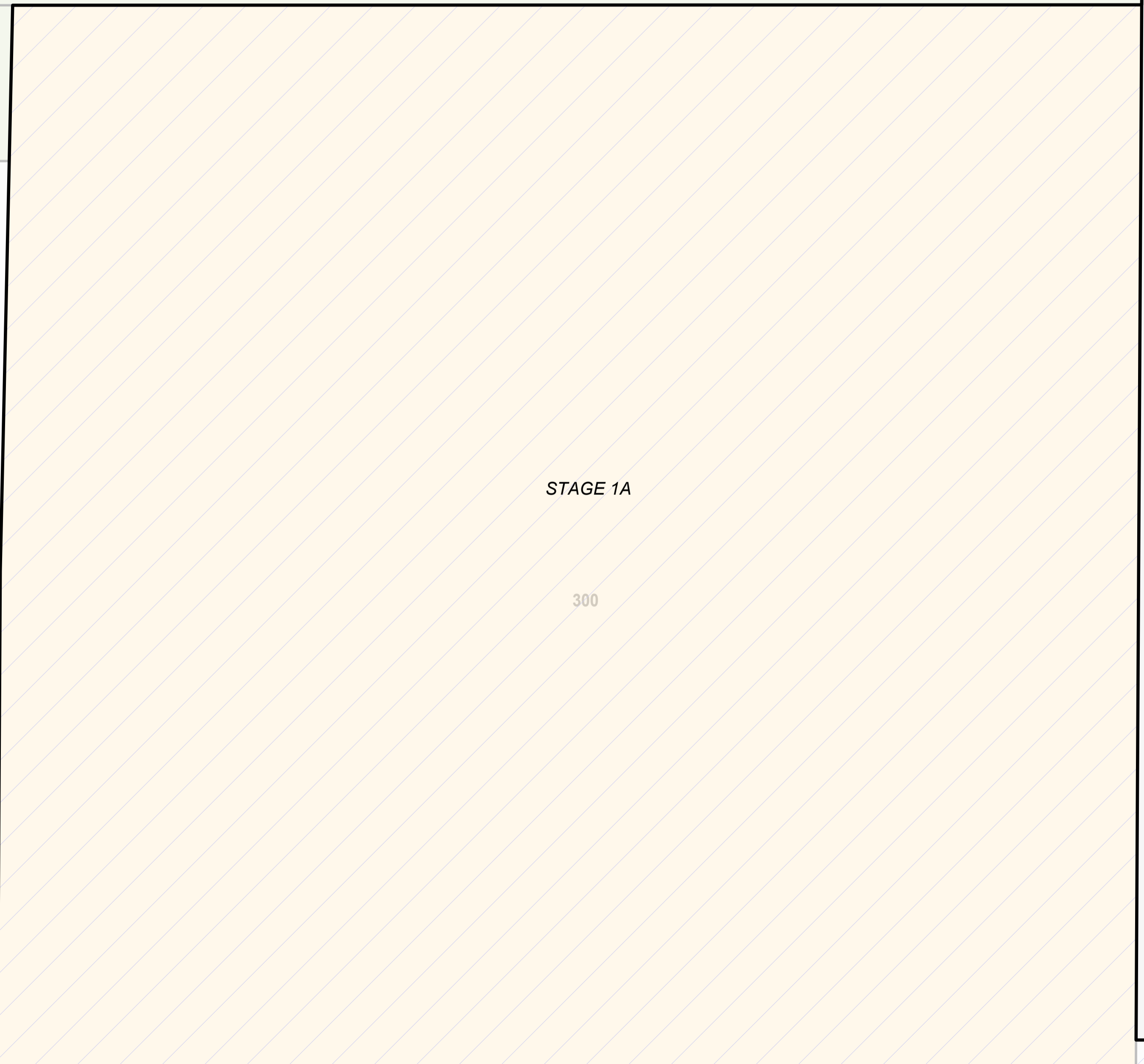


Lot 5
DPS 87758

1001
26.44ha
(Balance)

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

500 To Vest as Road
in the Waipa
District Council
651m²

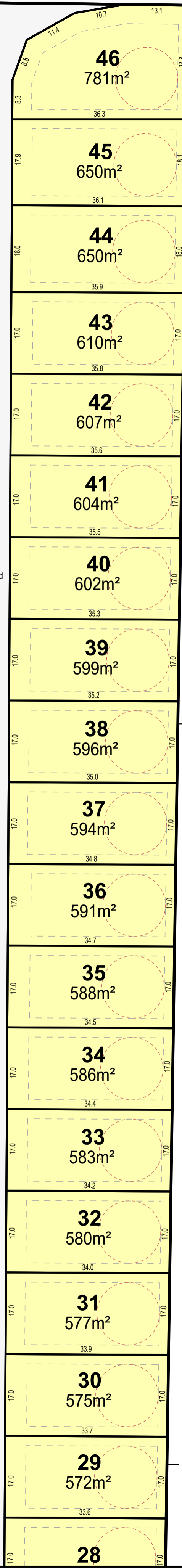
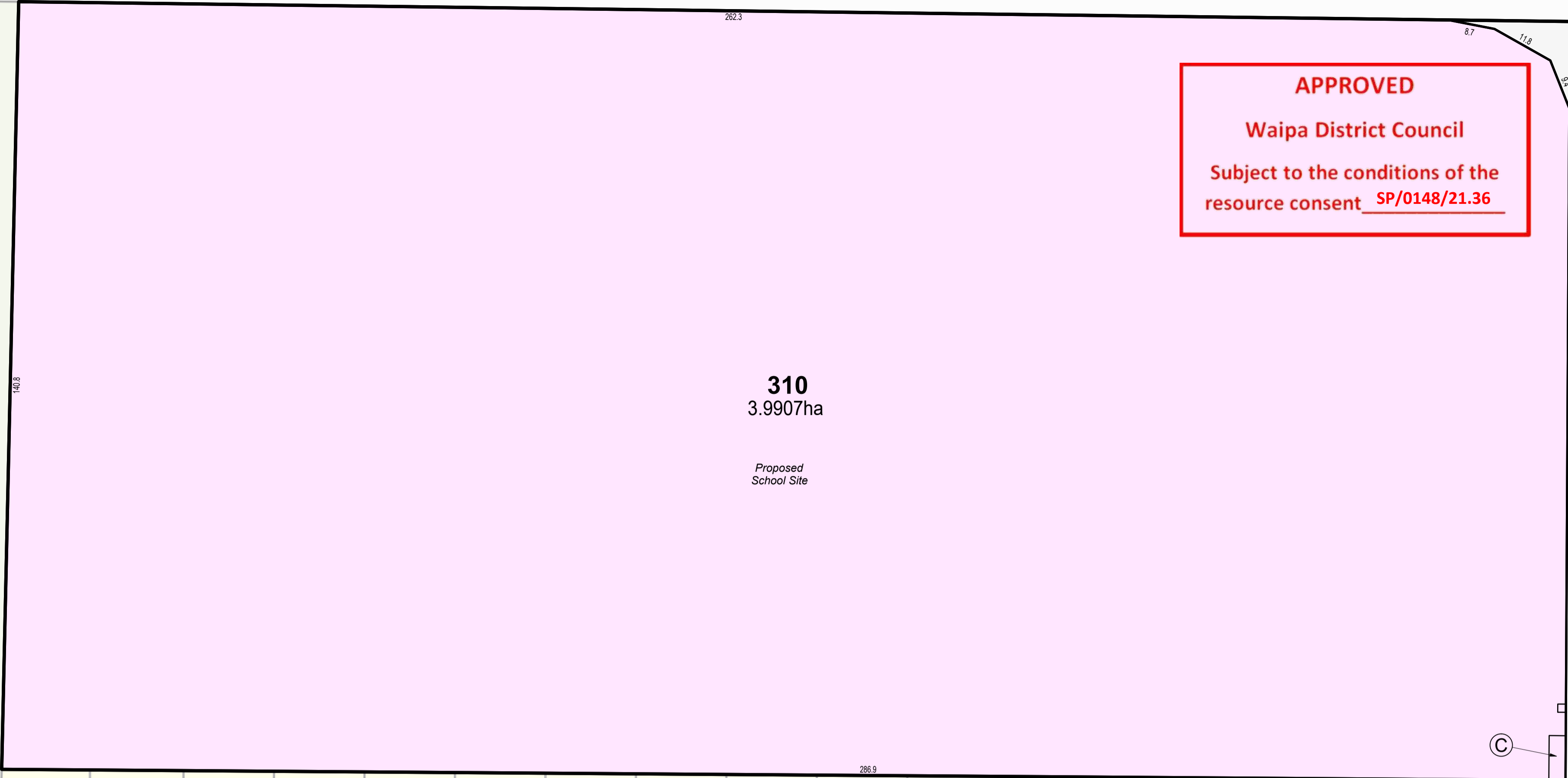


STAGE 1A

- 28** 569m²
- 27** 567m²
- 26** 564m²
- 25** 561m²
- 24** 559m²
- 23** 561m²
- 22** 620m²
- 21** 563m²
- 20** 560m²
- 19** 574m²
- 18** 571m²
- 17** 568m²
- 16** 628m²
- 15** 625m²
- 14** 622m²
- 13** 619m²
- 12** 616m²



APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent SP/0148/21.36



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



Lot 5
DPS 87758

212



CLIENT: 3MS of Cambridge Ltd Partnership
 REF: 4297

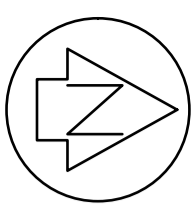
PROJECT: 3MS Residential Development

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

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



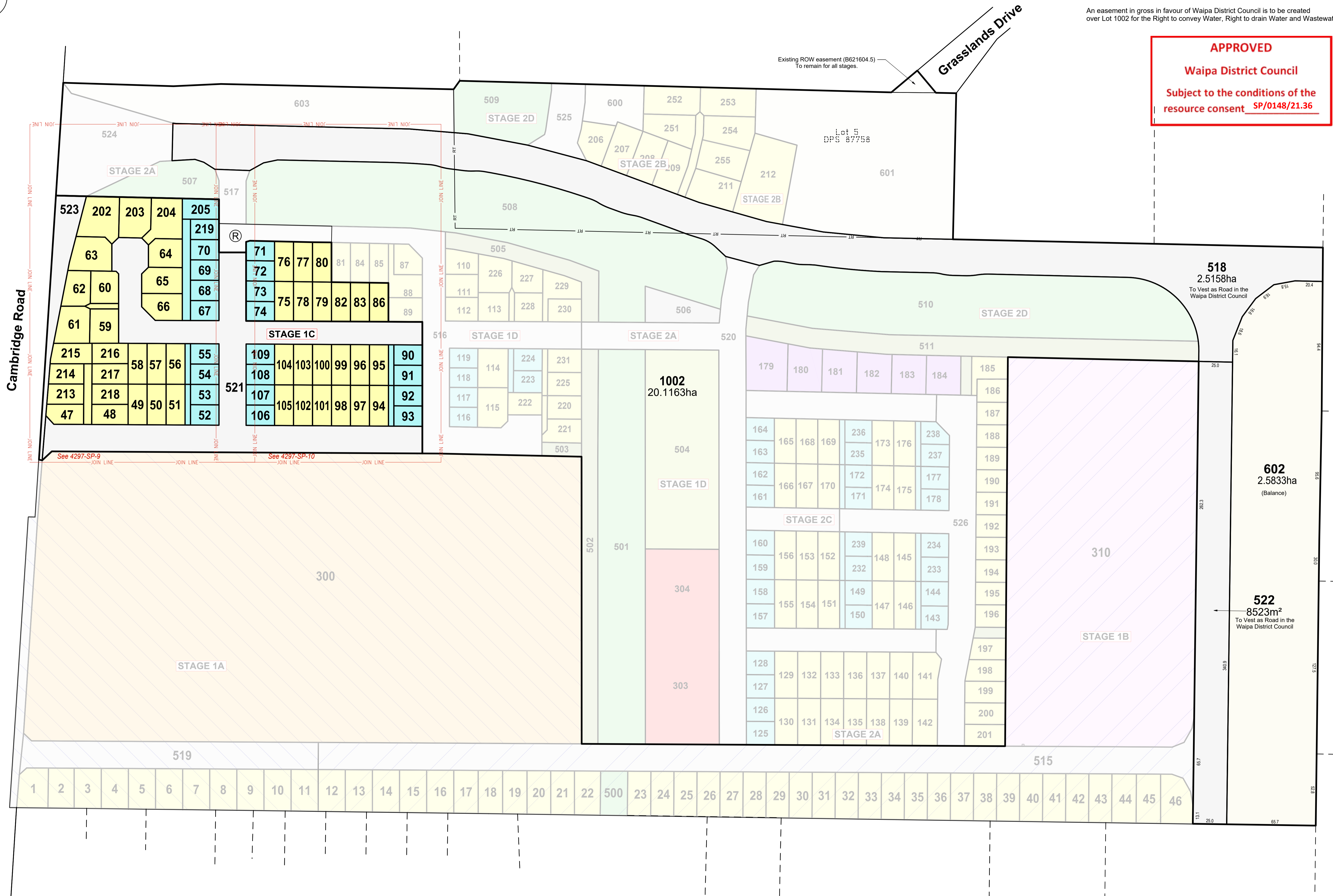
Existing Easement in Gross (Instrument 12627358.11) is to be surrendered.

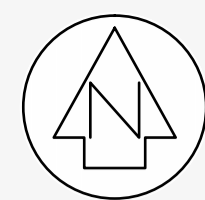
An easement in gross in favour of Waipa District Council is to be created over Lot 1002 for the Right to convey Water, Right to drain Water and Wastewater.

APPROVED

Waipa District Council

Subject to the conditions of the
resource consent **SP/0148/21.36**





APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent SP/0148/21.36

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

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

517

516

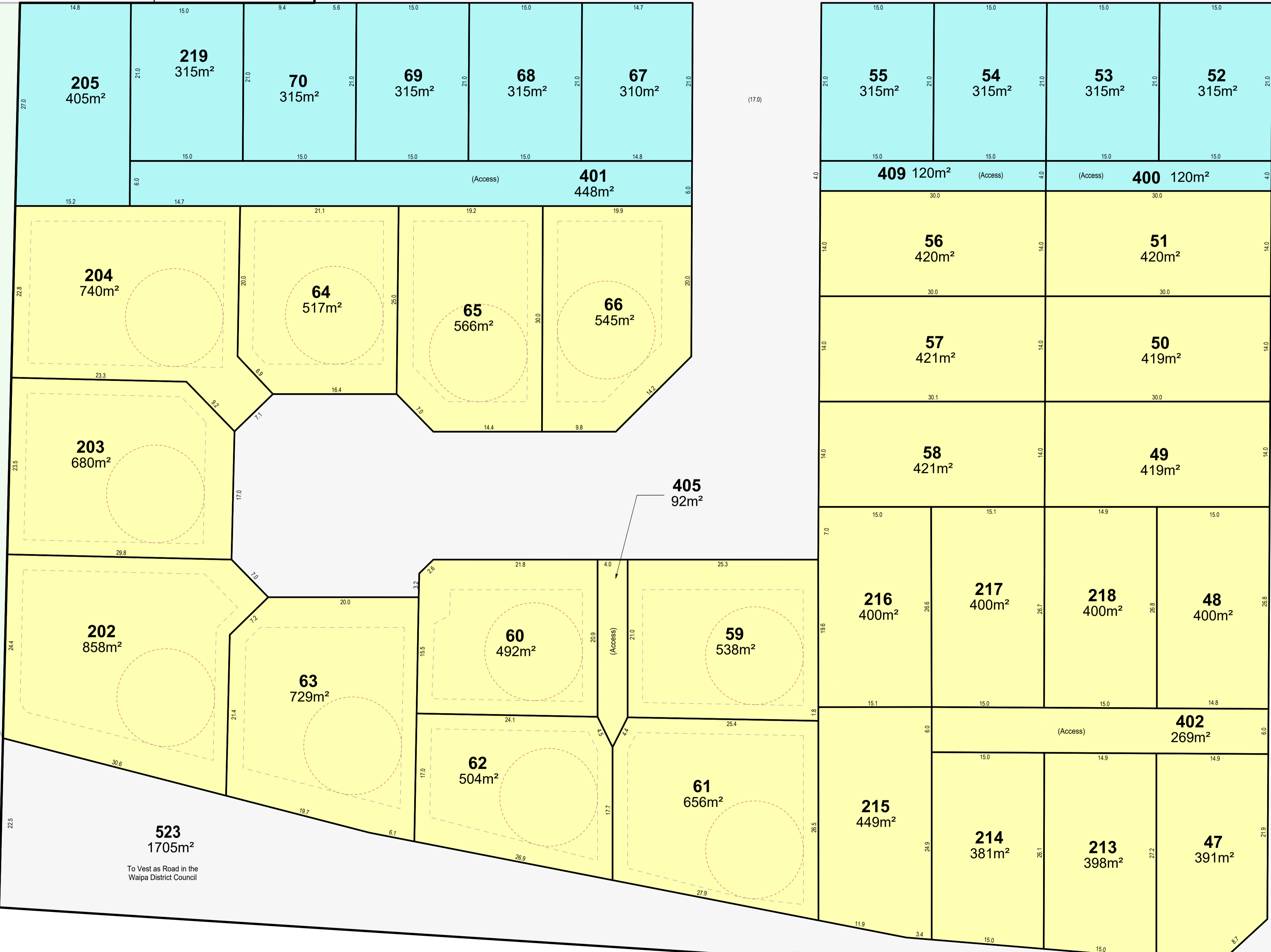
507

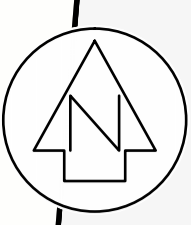
1002
 20.1163ha
 (Balance)

524

523
 1705m²
 To Vest as Road in the
 Waipa District Council

Cambridge Road



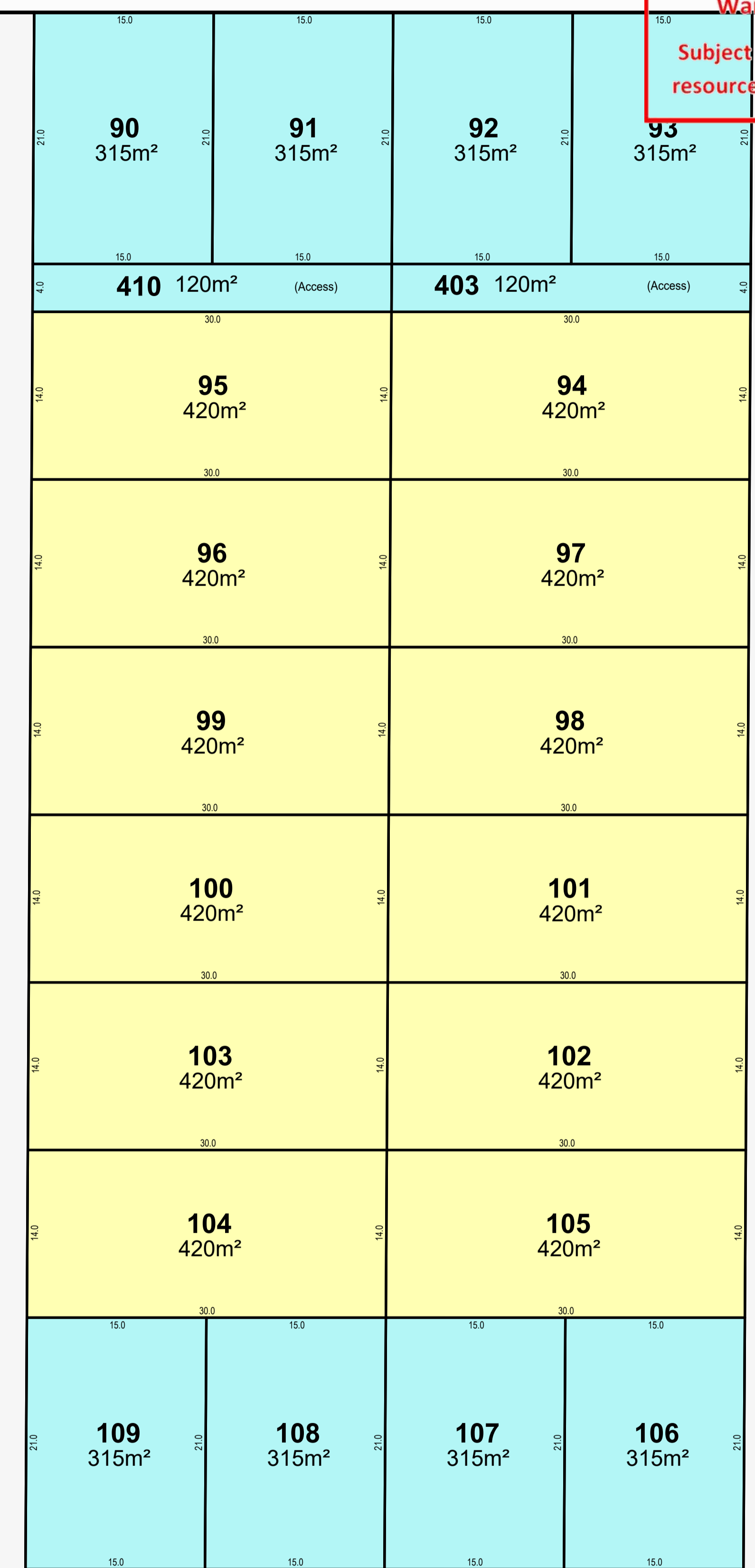
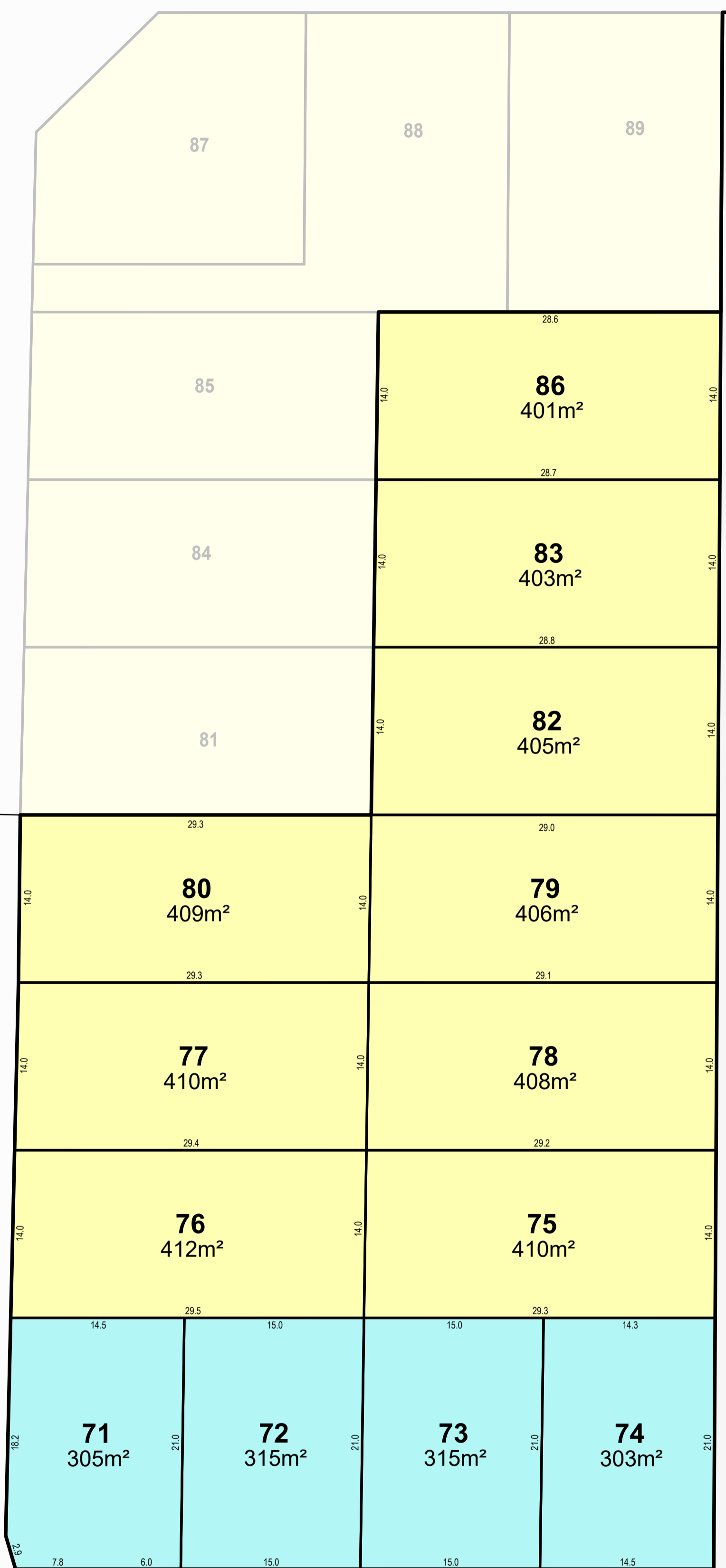


APPROVED
 Waipa District Council
 Subject to the conditions of the
 resource consent SP/0148/21.36

508

516

1002
 20.1163ha
 (Balance)



®

517

516

518
 2.5158ha

To Vest as Road in the
 Waipa District Council

521
 1.2950ha

To Vest as Road in the
 Waipa District Council

300

STAGE 1A



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CLIENT: 3MS of Cambridge Ltd Partnership

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.

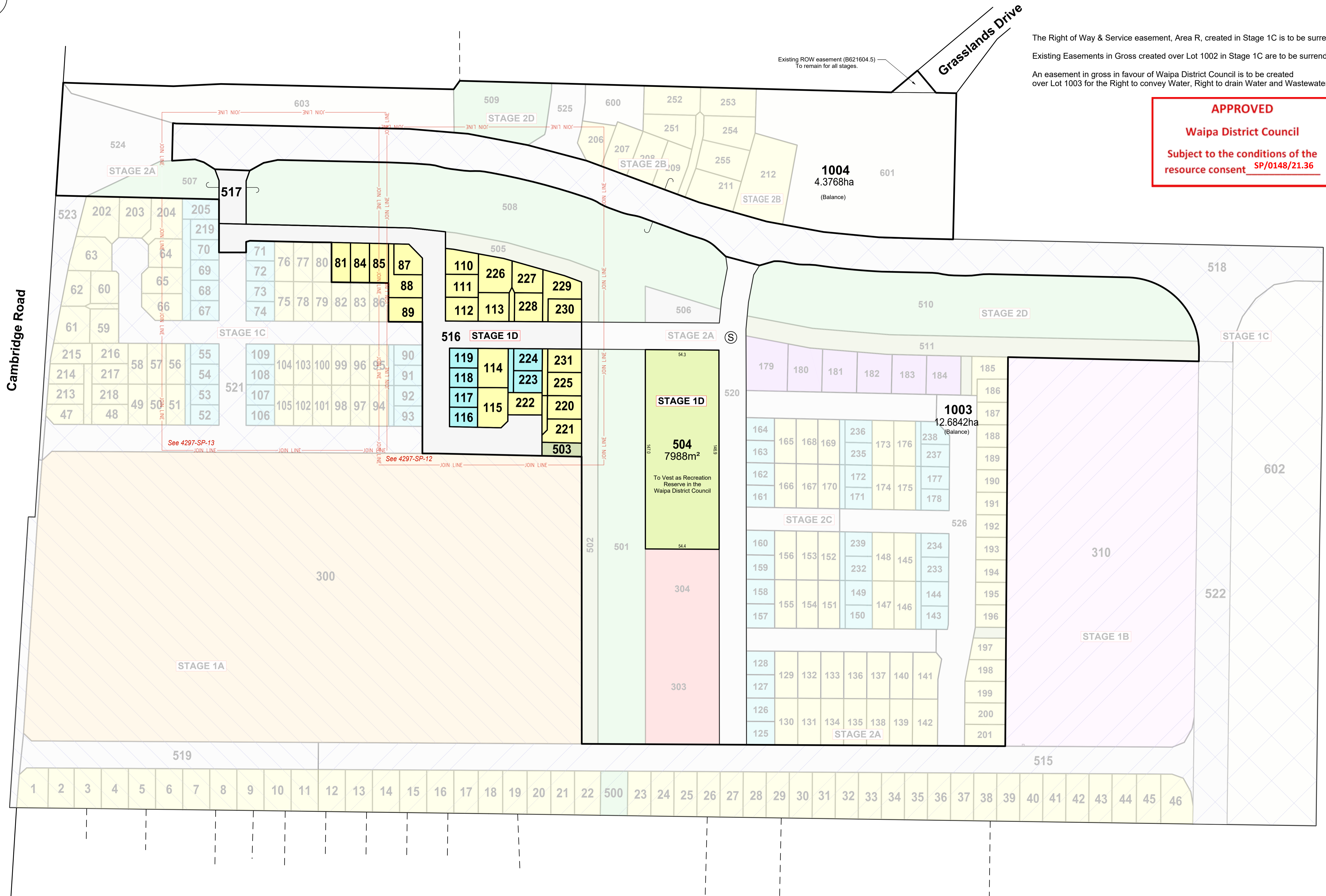
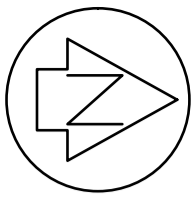
SCALE: 1:300 @A1
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DATE: OCT 2025

REF: 4297

DRAWING NUMBER: 4297-SP-10

PLOTTED: Wed Oct 29 12:04:38 2025



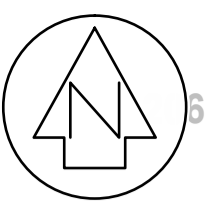
The Right of Way & Service easement, Area R, created in Stage 1C is to be surrendered.
 Existing Easements in Gross created over Lot 1002 in Stage 1C are to be surrendered.
 An easement in gross in favour of Waipa District Council is to be created over Lot 1003 for the Right to convey Water, Right to drain Water and Wastewater.

APPROVED
Waipa District Council
 Subject to the conditions of the resource consent SP/0148/21.36

See 4297-SP-13
 See 4297-SP-12

Cambridge Road

Grasslands Drive



APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent SP/0148/21.36

A1

1004
4.3768ha
(Balance)

509

505

508

1003
12.6842ha
(Balance)

520

Ⓢ

503
292m²

To Vest as Local Purpose Reserve (Accessway) in the Waipa District Council

229
565m²
497m² Net

230
417m²

231
432m²

225
432m²

220
434m²

221
471m²

227
461m²

228
441m²

224
342m²

223
342m²

222
412m²

(Access) **406** 93m²

(Access) **408** 131m²

(Access) **407** 138m²

(Access) **411** 107m²

226
648m²

113
482m²

114
645m²

115
646m²

110
421m²

111
410m²

112
424m²

119
304m²

118
301m²

117
303m²

116
301m²

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

87
422m²

88
516m²
425m² Net

89
445m²

90

91

92

93

85
406m²

86

410

403

95

94

STAGE 1C

STAGE 1A



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CLIENT: 3MS of Cambridge Ltd Partnership
REF: 4297

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.
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SCALE: 1:1250 @A1
1:2500 @A3
DATE: OCT 2025
DRAWING NUMBER: 4297-SP-12
REV: W

Plotted: Wed Oct 29 13:21:54 2025



STAGE 1C

A1

APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent SP/0148/21.36

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



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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.

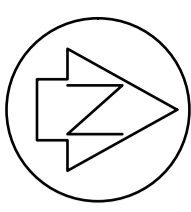
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 1:2500 @A3
 DATE: OCT 2025

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DRAWING NUMBER: 4297-SP-13

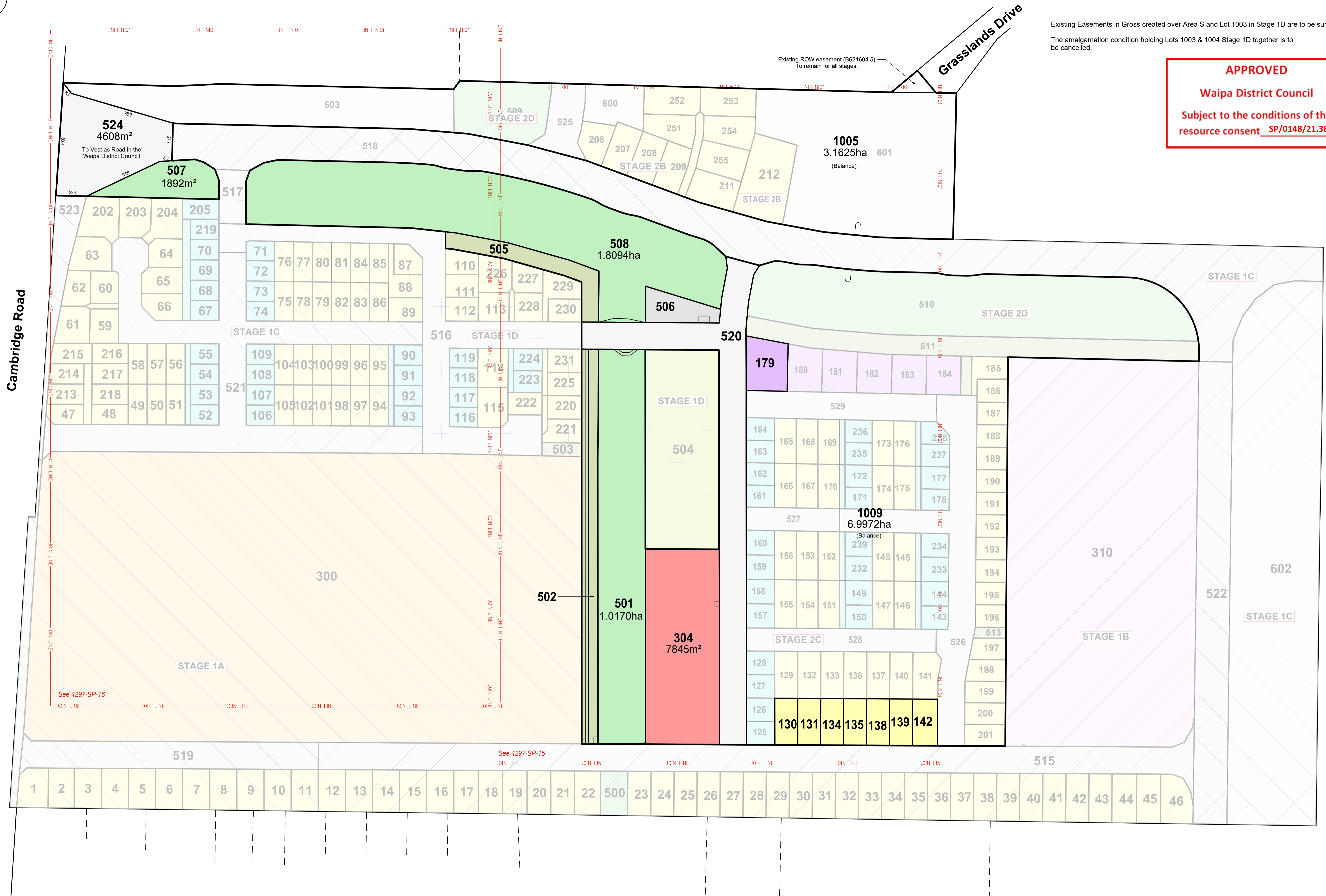
REV W

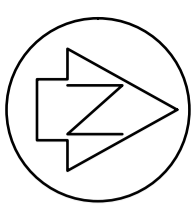
PLOTTED: Wed Oct 29 13:25:05 2025



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.

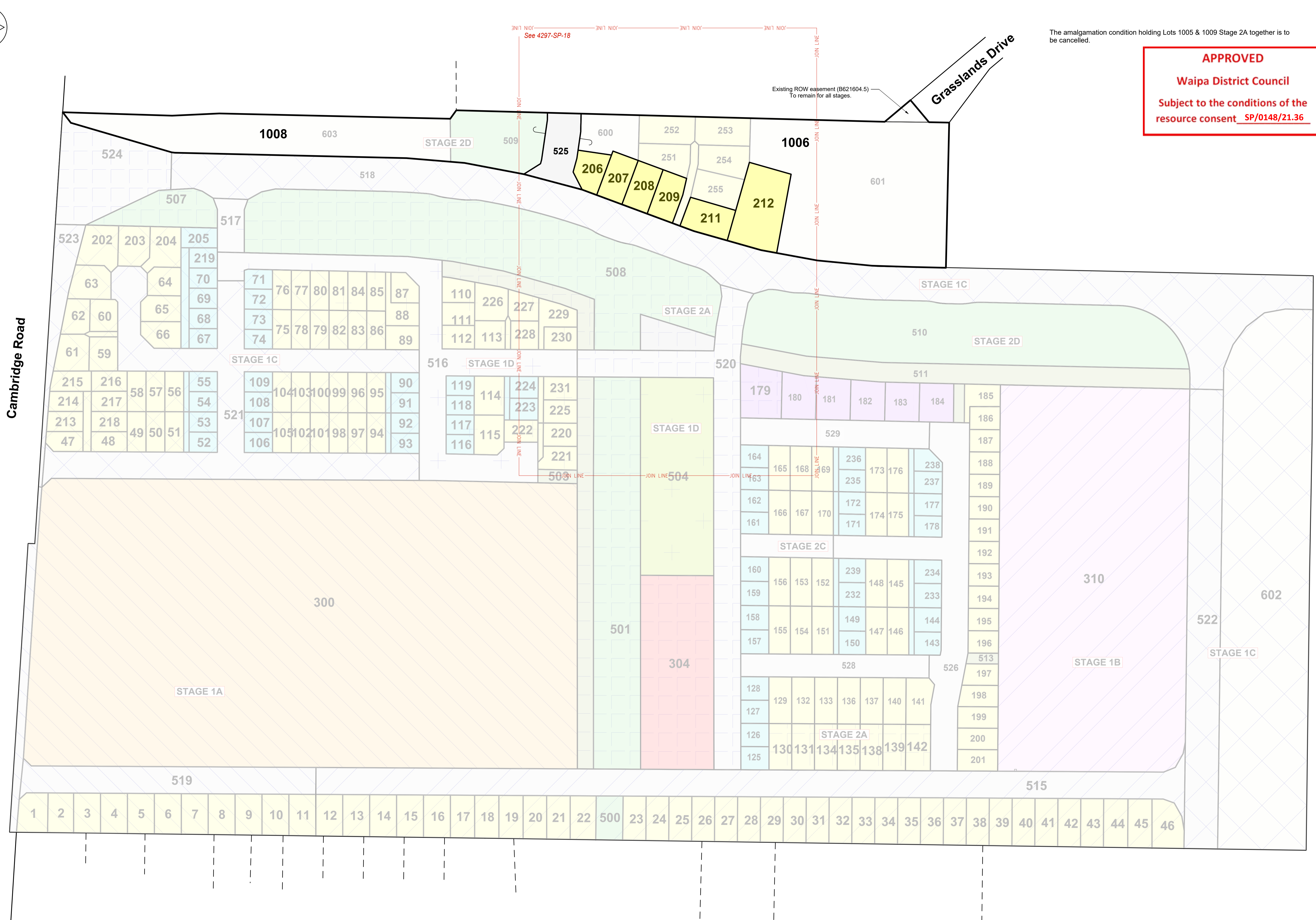
APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent SP/0148/21.36

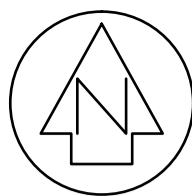




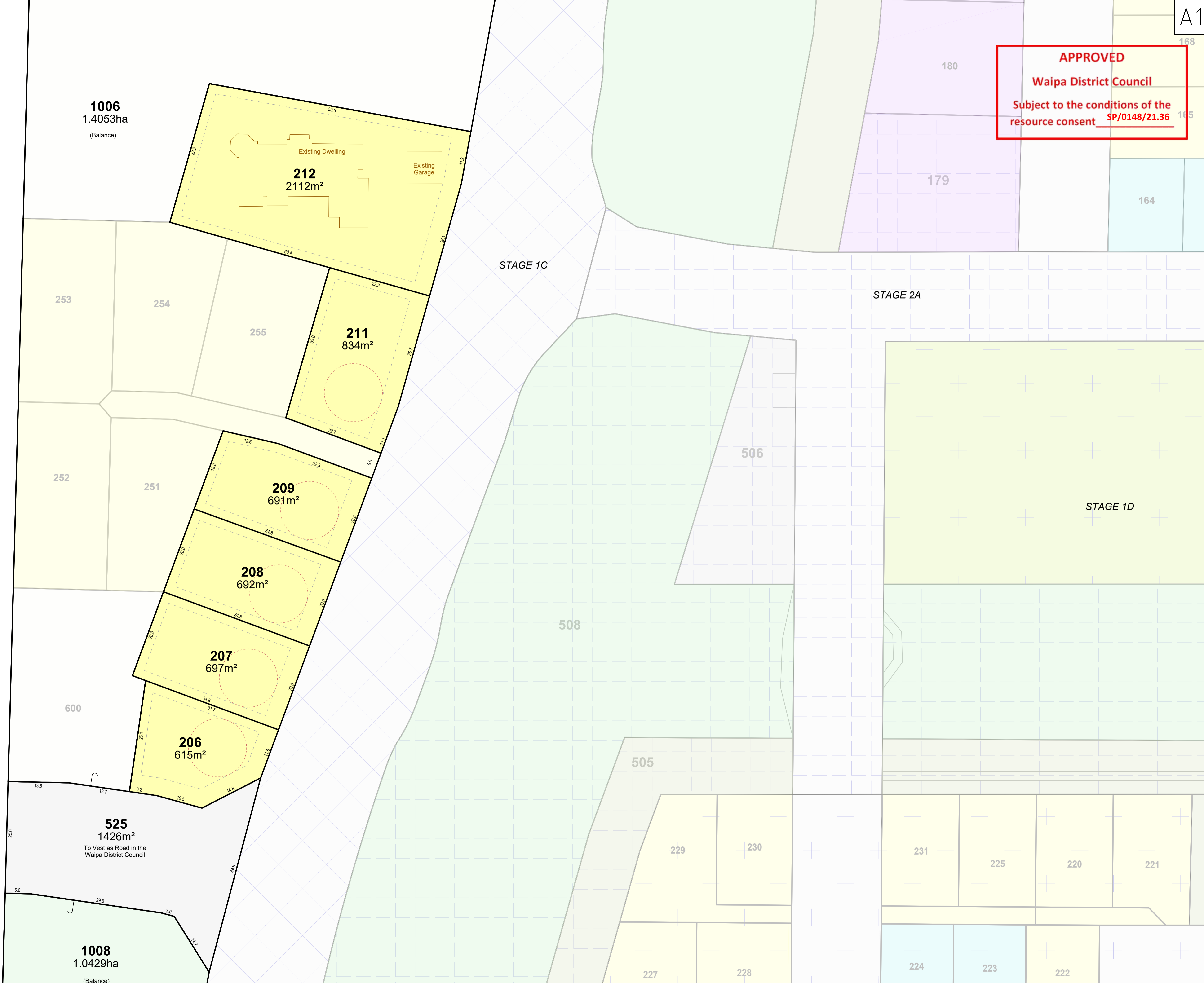
The amalgamation condition holding Lots 1005 & 1009 Stage 2A together is to be cancelled.

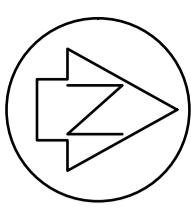
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Waipa District Council
Subject to the conditions of the resource consent SP/0148/21.36





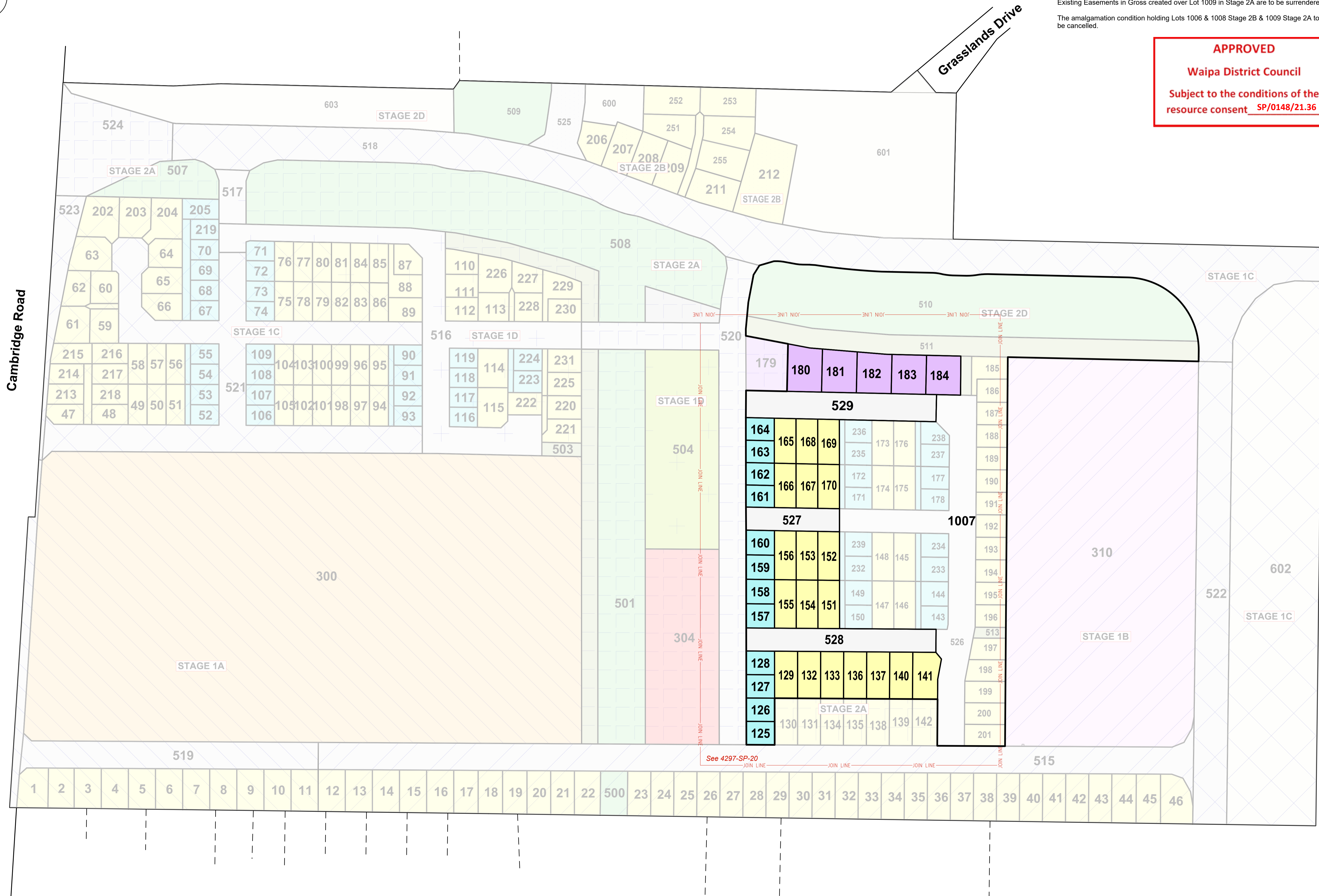
APPROVED
 Waipa District Council
 Subject to the conditions of the
 resource consent SP/0148/21.36

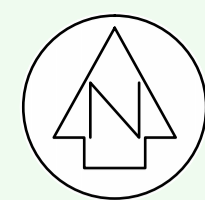




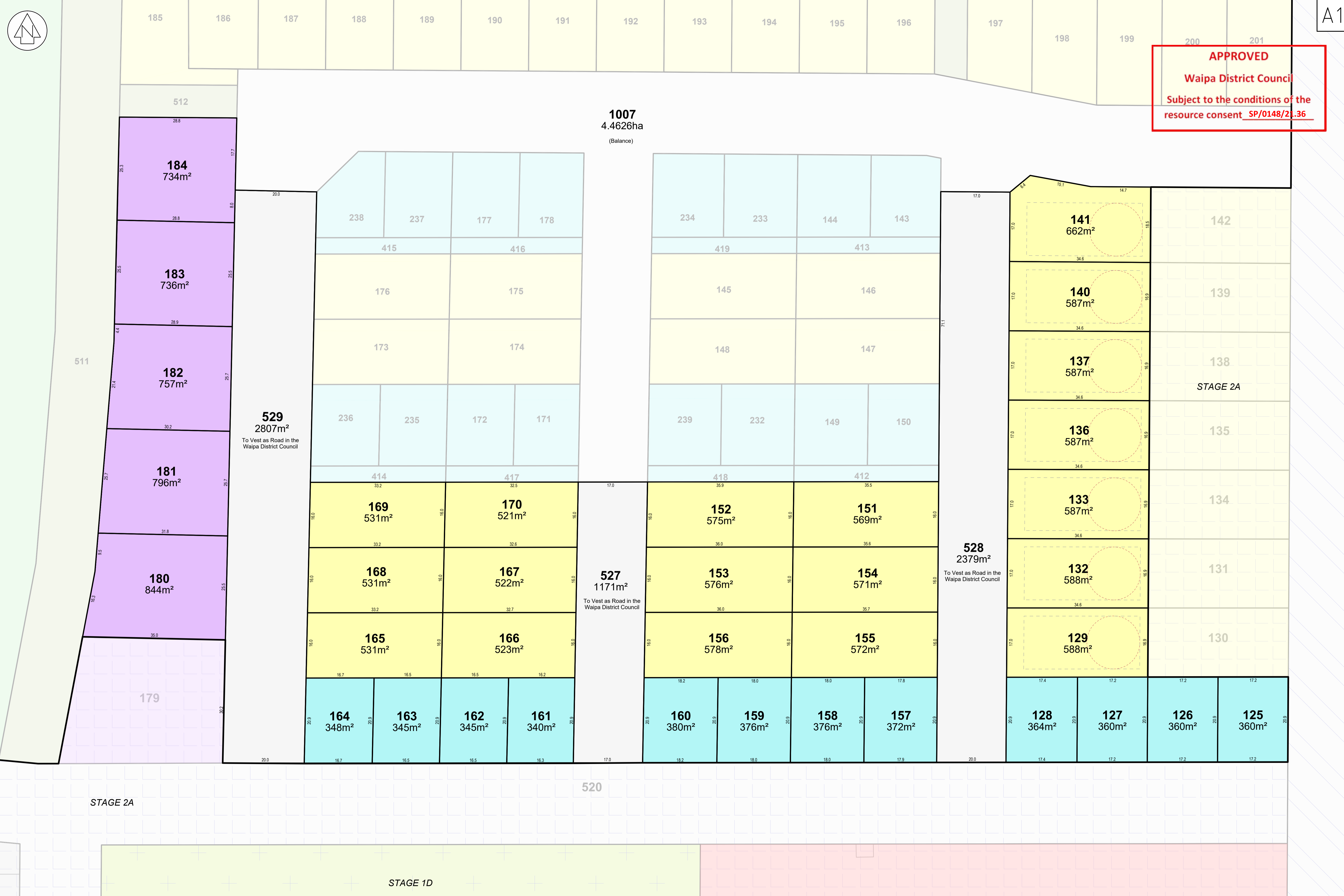
Existing Easements in Gross created over Lot 1009 in Stage 2A are to be surrendered.
The amalgamation condition holding Lots 1006 & 1008 Stage 2B & 1009 Stage 2A together is to be cancelled.

APPROVED
Waipa District Council
Subject to the conditions of the resource consent SP/0148/21.36

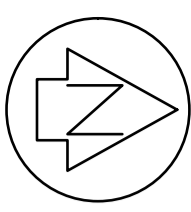




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 resource consent SP/0148/21.36



Plotted: Wed Oct 29 13:51:47 2025



Existing Easements in Gross created over Lot 1006 in Stage 2B & Lot 1007 in Stage 2C are to be surrendered.

The amalgamation condition holding Lots 1006 & 1008 Stage 2B & 1007 Stage 2C together is to be cancelled.

APPROVED

Waipa District Council

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