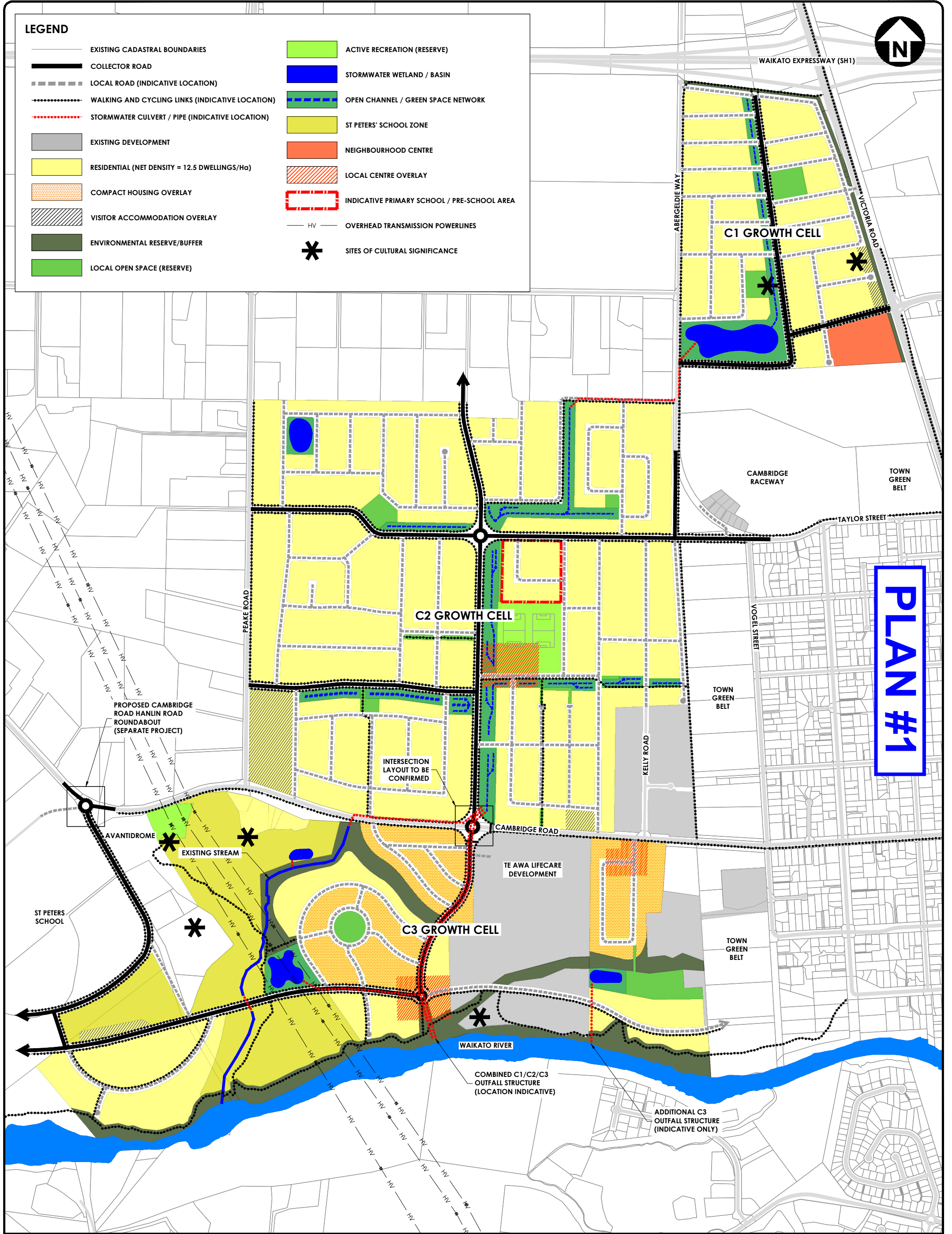




**LEGEND**

- EXISTING CADASTRAL BOUNDARIES
- COLLECTOR ROAD
- LOCAL ROAD (INDICATIVE LOCATION)
- WALKING AND CYCLING LINKS (INDICATIVE LOCATION)
- STORMWATER CULVERT / PIPE (INDICATIVE LOCATION)
- EXISTING DEVELOPMENT
- RESIDENTIAL (NET DENSITY = 12.5 DWELLINGS/Ha)
- COMPACT HOUSING OVERLAY
- VISITOR ACCOMMODATION OVERLAY
- ENVIRONMENTAL RESERVE/BUFFER
- LOCAL OPEN SPACE (RESERVE)
- ACTIVE RECREATION (RESERVE)
- STORMWATER WETLAND / BASIN
- OPEN CHANNEL / GREEN SPACE NETWORK
- ST PETERS' SCHOOL ZONE
- NEIGHBOURHOOD CENTRE
- LOCAL CENTRE OVERLAY
- INDICATIVE PRIMARY SCHOOL / PRE-SCHOOL AREA
- OVERHEAD TRANSMISSION POWERLINES
- SITES OF CULTURAL SIGNIFICANCE



**3MS** 3MS RESIDENTIAL DEVELOPMENT

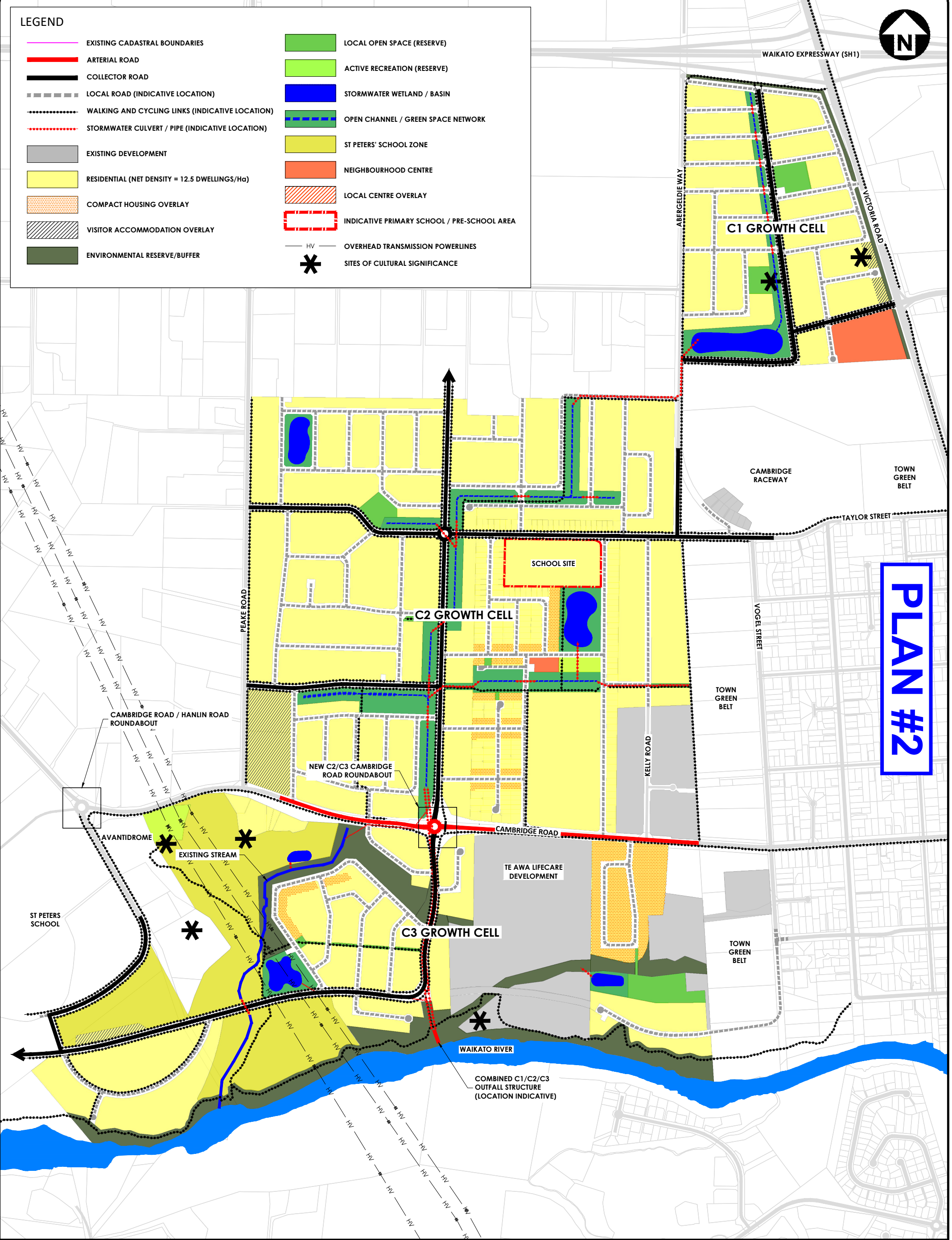
# CURRENT STRUCTURE PLAN WAIPA OPERATIVE DISTRICT PLAN





**LEGEND**

	EXISTING CADASTRAL BOUNDARIES		LOCAL OPEN SPACE (RESERVE)
	ARTERIAL ROAD		ACTIVE RECREATION (RESERVE)
	COLLECTOR ROAD		STORMWATER WETLAND / BASIN
	LOCAL ROAD (INDICATIVE LOCATION)		OPEN CHANNEL / GREEN SPACE NETWORK
	WALKING AND CYCLING LINKS (INDICATIVE LOCATION)		ST PETERS' SCHOOL ZONE
	STORMWATER CULVERT / PIPE (INDICATIVE LOCATION)		NEIGHBOURHOOD CENTRE
	EXISTING DEVELOPMENT		LOCAL CENTRE OVERLAY
	RESIDENTIAL (NET DENSITY = 12.5 DWELLINGS/Ha)		INDICATIVE PRIMARY SCHOOL / PRE-SCHOOL AREA
	COMPACT HOUSING OVERLAY		OVERHEAD TRANSMISSION POWERLINES
	VISITOR ACCOMMODATION OVERLAY		SITES OF CULTURAL SIGNIFICANCE
	ENVIRONMENTAL RESERVE/BUFFER		



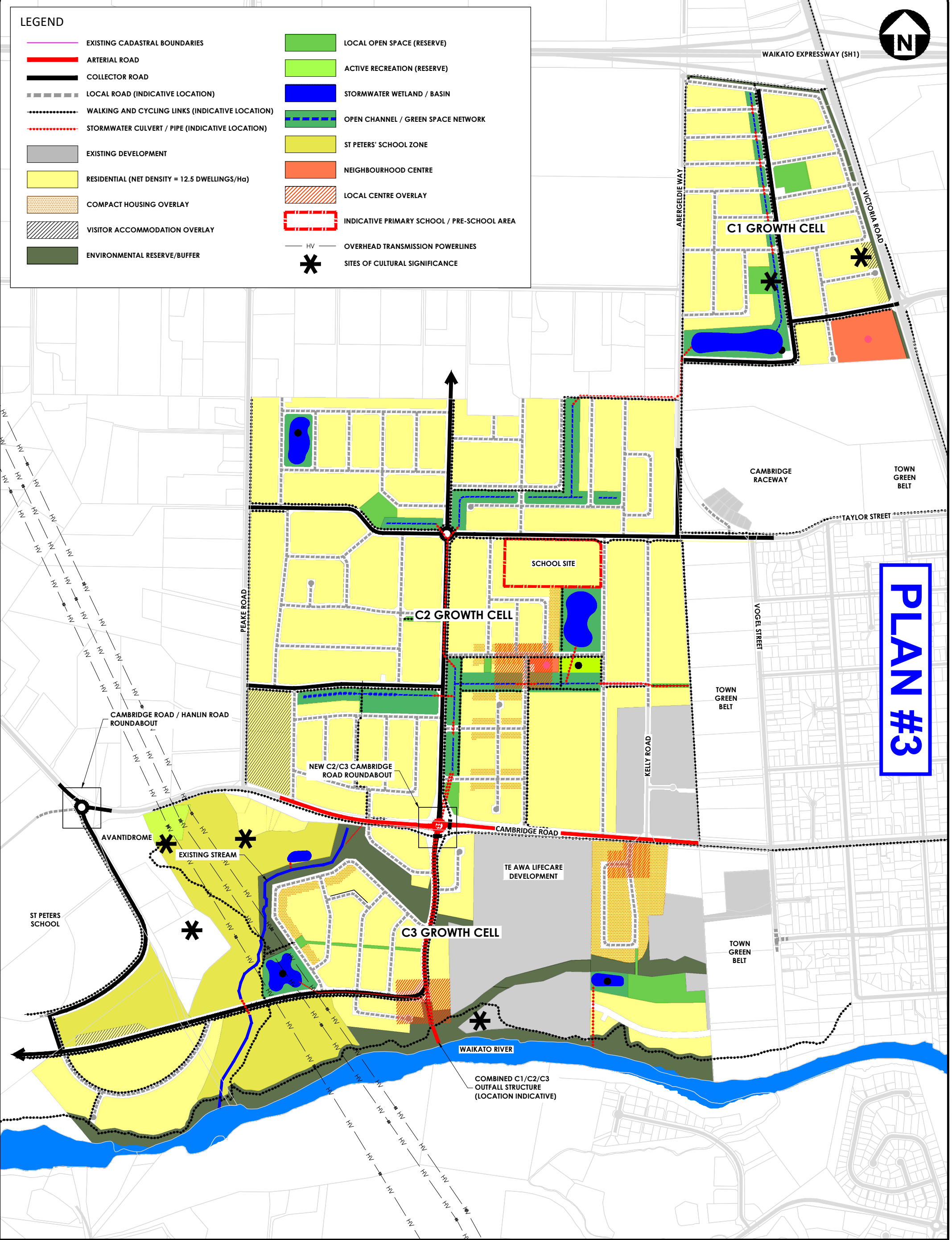
**PLAN #2**





**LEGEND**

	EXISTING CADASTRAL BOUNDARIES		LOCAL OPEN SPACE (RESERVE)
	ARTERIAL ROAD		ACTIVE RECREATION (RESERVE)
	COLLECTOR ROAD		STORMWATER WETLAND / BASIN
	LOCAL ROAD (INDICATIVE LOCATION)		OPEN CHANNEL / GREEN SPACE NETWORK
	WALKING AND CYCLING LINKS (INDICATIVE LOCATION)		ST PETERS' SCHOOL ZONE
	STORMWATER CULVERT / PIPE (INDICATIVE LOCATION)		NEIGHBOURHOOD CENTRE
	EXISTING DEVELOPMENT		LOCAL CENTRE OVERLAY
	RESIDENTIAL (NET DENSITY = 12.5 DWELLINGS/Ha)		INDICATIVE PRIMARY SCHOOL / PRE-SCHOOL AREA
	COMPACT HOUSING OVERLAY		OVERHEAD TRANSMISSION POWERLINES
	VISITOR ACCOMMODATION OVERLAY		SITES OF CULTURAL SIGNIFICANCE
	ENVIRONMENTAL RESERVE/BUFFER		



**PLAN #3**



**3MS RESIDENTIAL DEVELOPMENT**

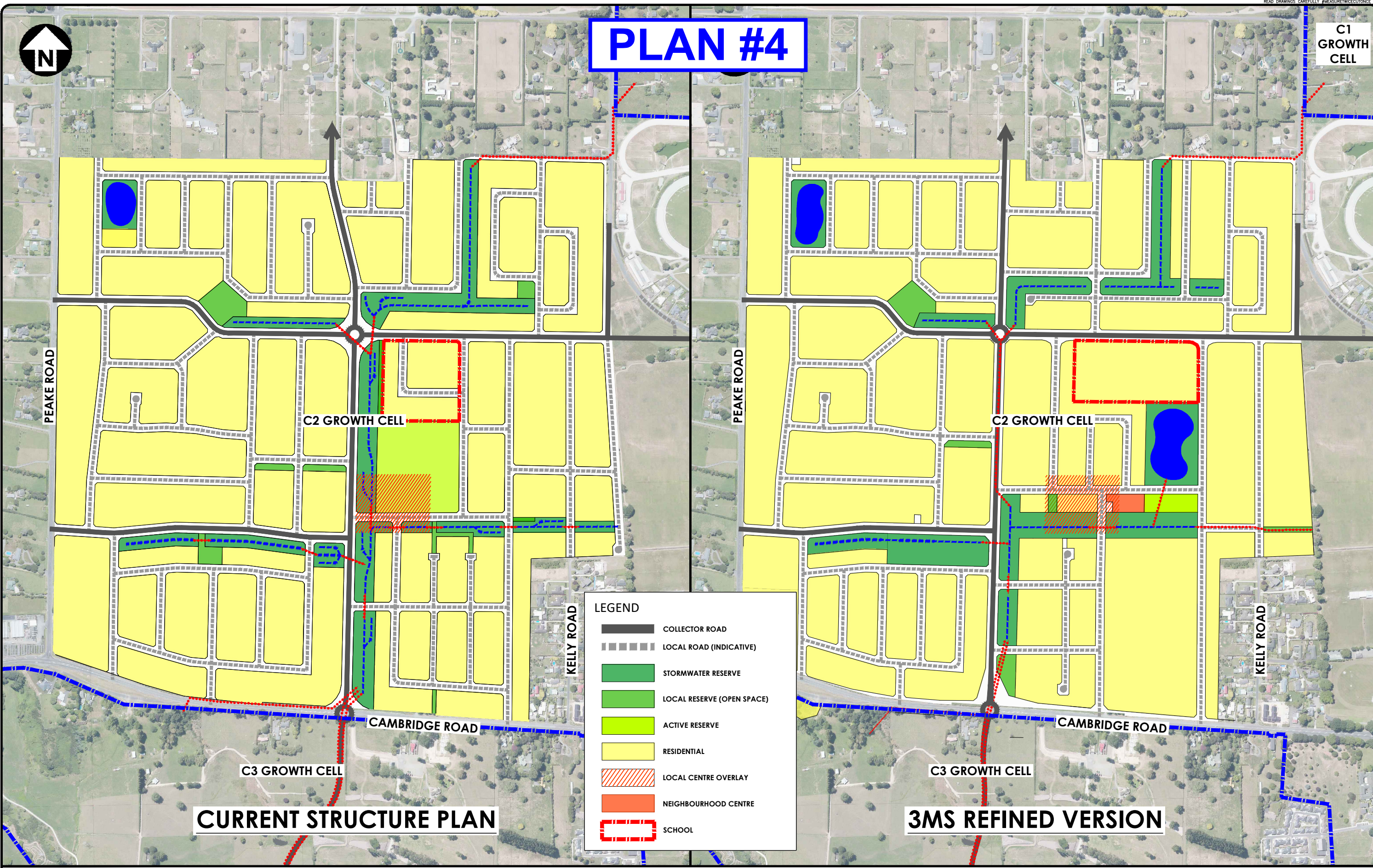
# STRUCTURE PLAN INTEGRATION 3MS REFINED VERSION





# PLAN #4

C1 GROWTH CELL



C2 GROWTH CELL

C2 GROWTH CELL

C3 GROWTH CELL

C3 GROWTH CELL

CURRENT STRUCTURE PLAN

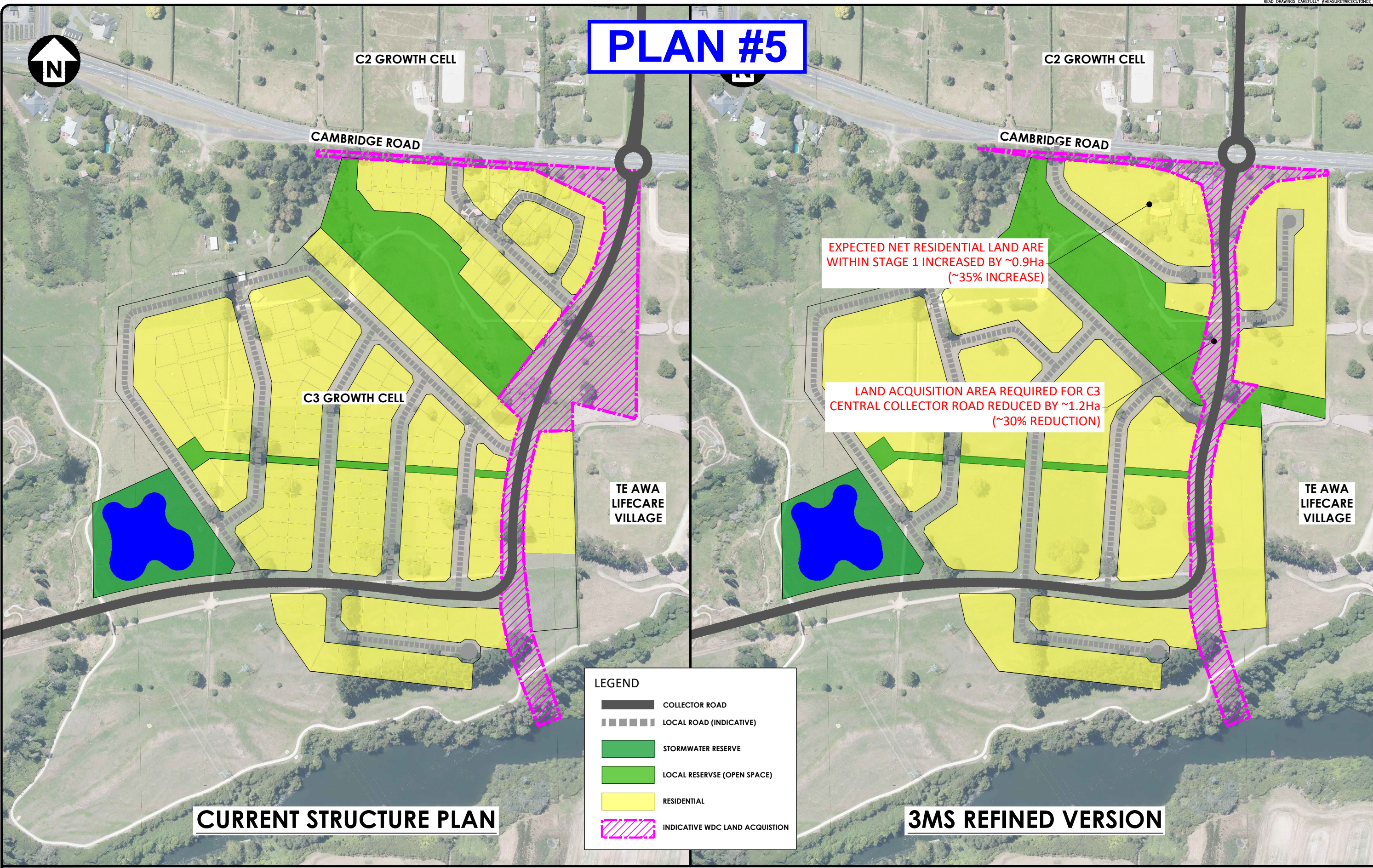
3MS REFINED VERSION

**LEGEND**

- COLLECTOR ROAD
- LOCAL ROAD (INDICATIVE)
- STORMWATER RESERVE
- LOCAL RESERVE (OPEN SPACE)
- ACTIVE RESERVE
- RESIDENTIAL
- LOCAL CENTRE OVERLAY
- NEIGHBOURHOOD CENTRE
- SCHOOL



# PLAN #5



**CURRENT STRUCTURE PLAN**

**3MS REFINED VERSION**

**LEGEND**

- COLLECTOR ROAD
- LOCAL ROAD (INDICATIVE)
- STORMWATER RESERVE
- LOCAL RESERVE (OPEN SPACE)
- RESIDENTIAL
- INDICATIVE WDC LAND ACQUISITION







EXPECTED NET RESIDENTIAL LAND ARE WITHIN STAGE 1 INCREASED BY ~0.9Ha (~35% INCREASE)

LAND ACQUISITION AREA REQUIRED FOR C3 CENTRAL COLLECTOR ROAD REDUCED BY ~1.2Ha (~30% REDUCTION)

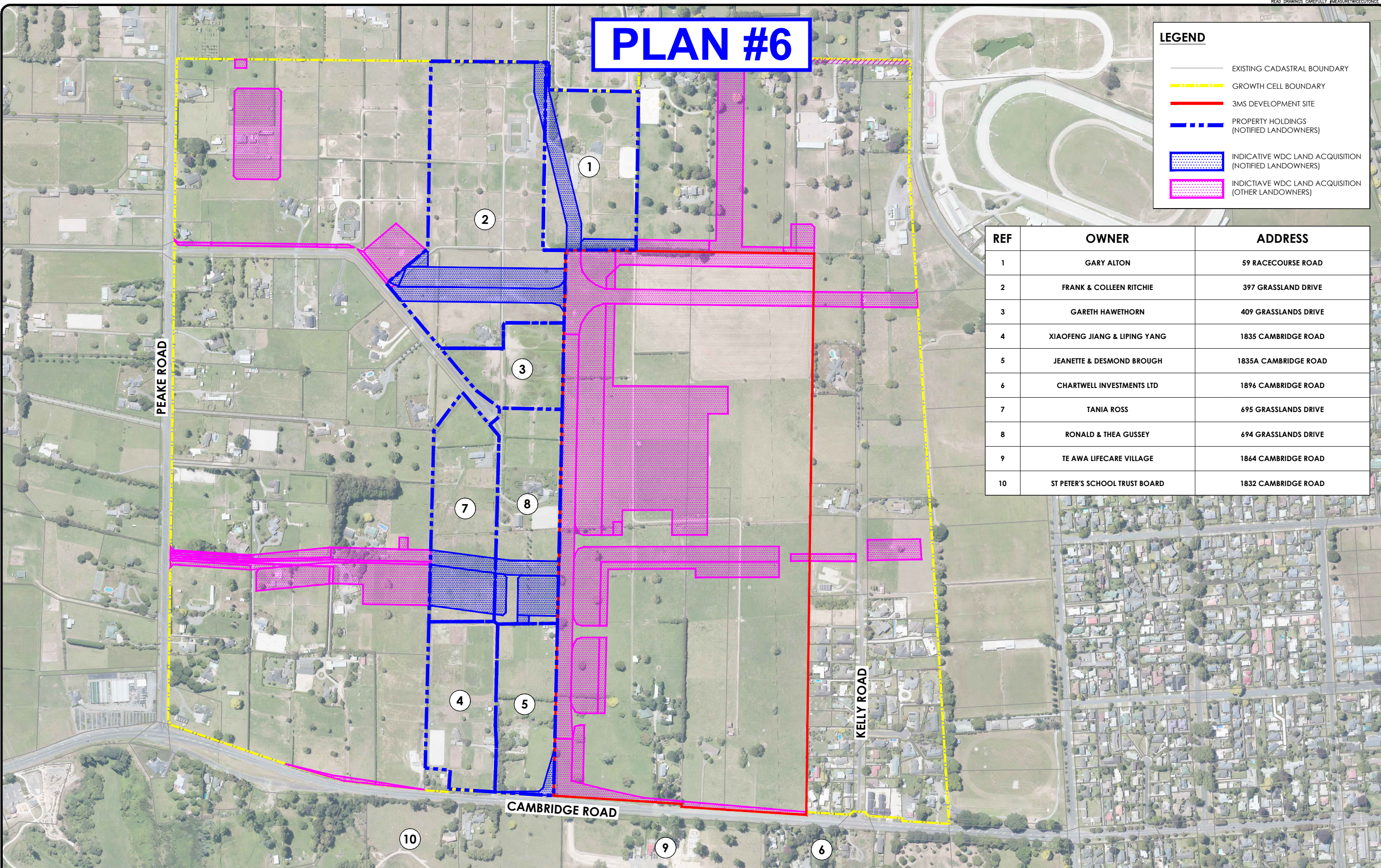




# PLAN #6

LEGEND	
	EXISTING CADASTRAL BOUNDARY
	GROWTH CELL BOUNDARY
	3MS DEVELOPMENT SITE
	PROPERTY HOLDINGS (NOTIFIED LANDOWNERS)
	INDICATIVE WDC LAND ACQUISITION (NOTIFIED LANDOWNERS)
	INDICATIVE WDC LAND ACQUISITION (OTHER LANDOWNERS)

REF	OWNER	ADDRESS
1	GARY ALTON	59 RACECOURSE ROAD
2	FRANK & COLLEEN RITCHIE	397 GRASSLAND DRIVE
3	GARETH HAWETHORN	409 GRASSLANDS DRIVE
4	XIAOFENG JIANG & LIPING YANG	1835 CAMBRIDGE ROAD
5	JEANETTE & DESMOND BROUGH	1835A CAMBRIDGE ROAD
6	CHARTWELL INVESTMENTS LTD	1896 CAMBRIDGE ROAD
7	TANIA ROSS	695 GRASSLANDS DRIVE
8	RONALD & THEA GUSSEY	694 GRASSLANDS DRIVE
9	TE AWA LIFECARE VILLAGE	1864 CAMBRIDGE ROAD
10	ST PETER'S SCHOOL TRUST BOARD	1832 CAMBRIDGE ROAD







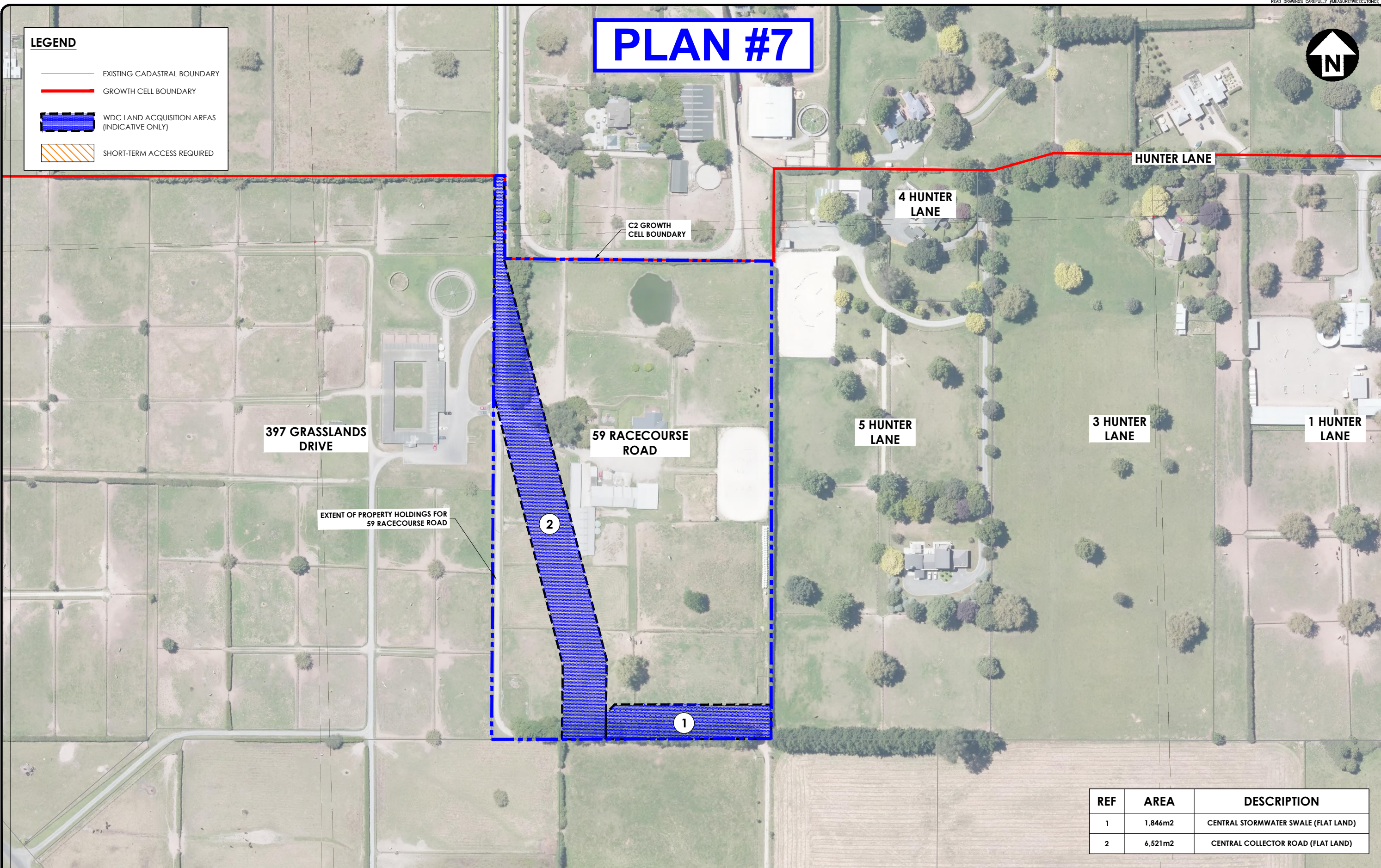


# PLAN #7



**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED







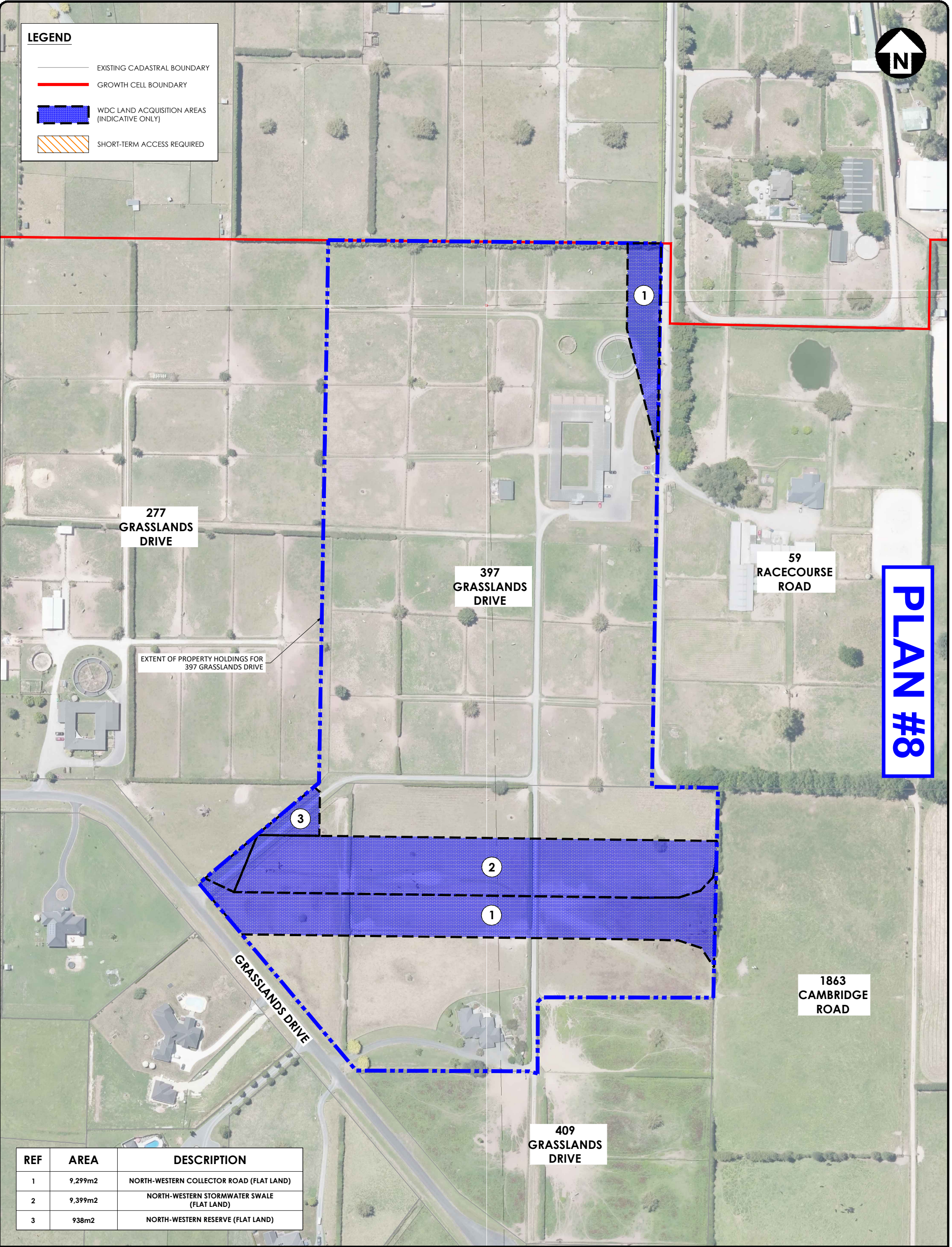
EXTENT OF PROPERTY HOLDINGS FOR 59 RACECOURSE ROAD

REF	AREA	DESCRIPTION
1	1,846m <sup>2</sup>	CENTRAL STORMWATER SWALE (FLAT LAND)
2	6,521m <sup>2</sup>	CENTRAL COLLECTOR ROAD (FLAT LAND)



**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED



**PLAN #8**

REF	AREA	DESCRIPTION
1	9,299m <sup>2</sup>	NORTH-WESTERN COLLECTOR ROAD (FLAT LAND)
2	9,399m <sup>2</sup>	NORTH-WESTERN STORMWATER SWALE (FLAT LAND)
3	938m <sup>2</sup>	NORTH-WESTERN RESERVE (FLAT LAND)



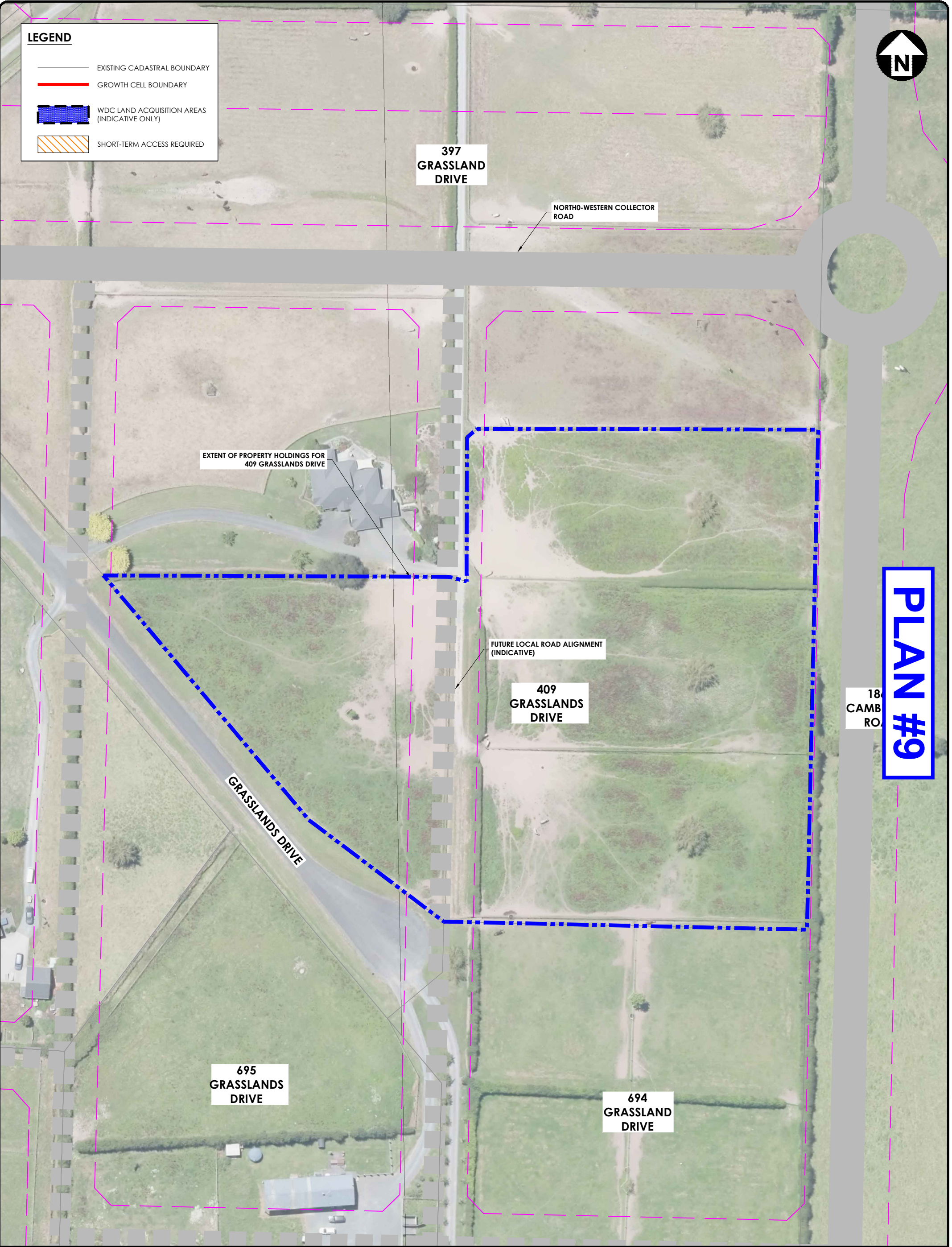
**3MS RESIDENTIAL DEVELOPMENT**

# CURRENT STRUCTURE PLAN POTENTIAL LAND REQUIREMENT PLAN: 397 GRASSLANDS DRIVE



**LEGEND**

- EXISTING CADASTRAL BOUNDARY
- GROWTH CELL BOUNDARY
- WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
- SHORT-TERM ACCESS REQUIRED







# PLAN #9

18  
CAMB  
RO



**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED



EXTENT OF PROPERTY HOLDINGS FOR 1835 CAMBRIDGE ROAD

FUTURE LOCAL ROAD ALIGNMENT (INDICATIVE)

1829 CAMBRIDGE ROAD

1835 CAMBRIDGE ROAD

1835A CAMBRIDGE ROAD

**PLAN #10**

FUTURE LOCAL ROAD ALIGNMENT (INDICATIVE)

1829 CAMBRIDGE ROAD

1

C2 GROWTH CELL BOUNDARY

CAMBRIDGE ROAD

C3 GROWTH CELL BOUNDARY



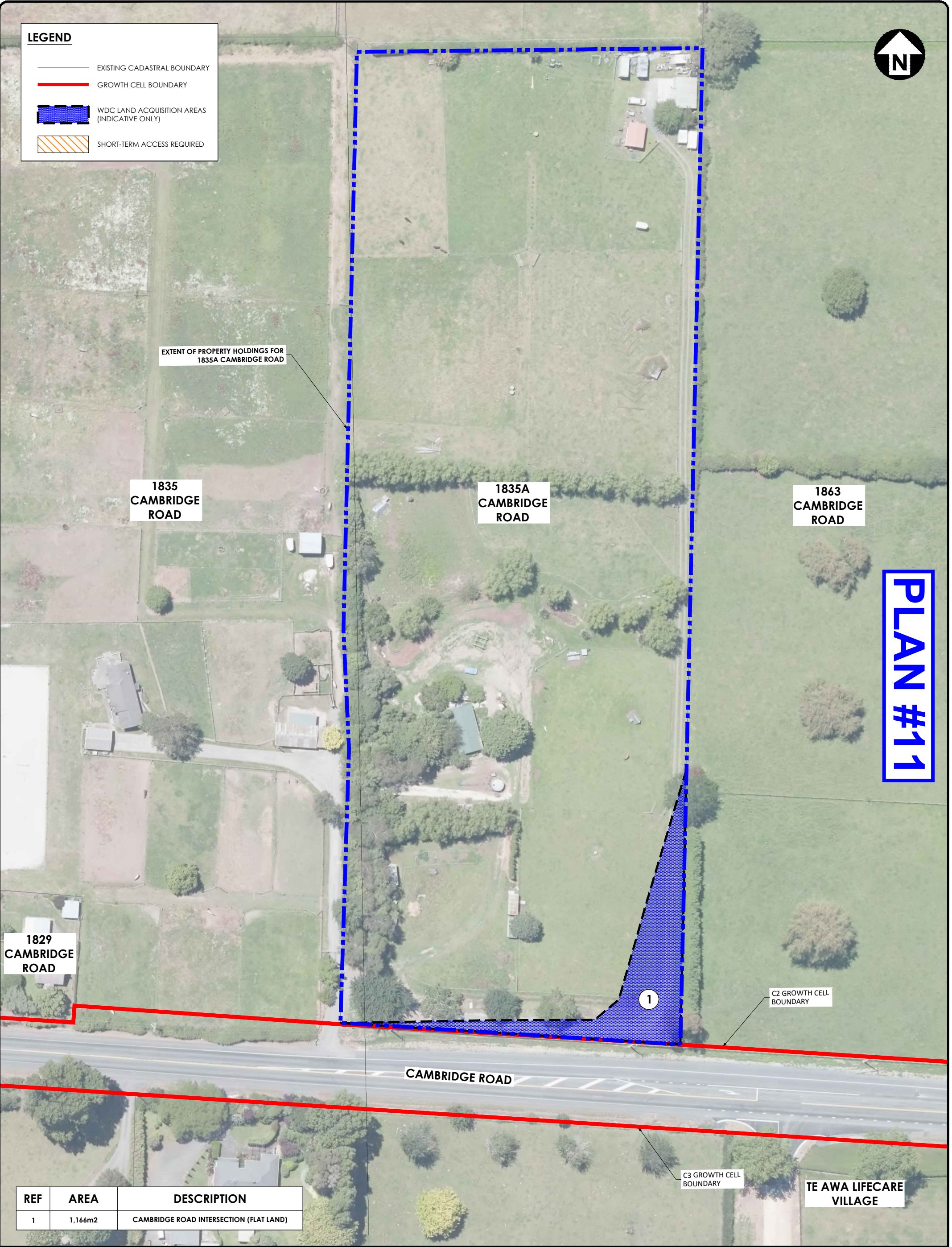
**3MS** 3MS RESIDENTIAL DEVELOPMENT

**CURRENT STRUCTURE PLAN  
POTENTIAL LAND REQUIREMENT PLAN:  
1835 CAMBRIDGE ROAD**



**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED



**PLAN #11**

REF	AREA	DESCRIPTION
1	1,166m <sup>2</sup>	CAMBRIDGE ROAD INTERSECTION (FLAT LAND)



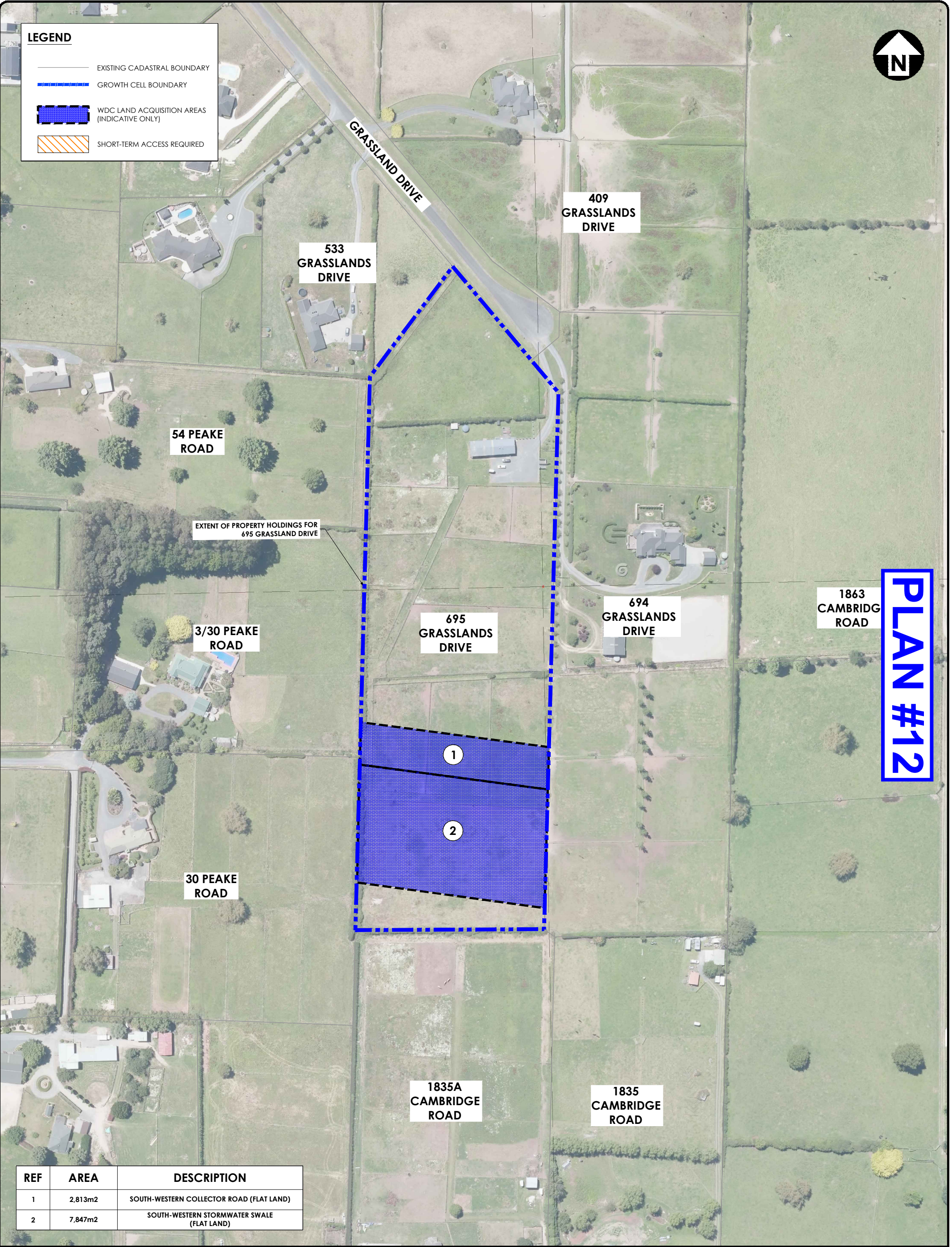
**CURRENT STRUCTURE PLAN  
POTENTIAL LAND REQUIREMENT PLAN:  
1835A CAMBRIDGE ROAD**





**LEGEND**

- EXISTING CADASTRAL BOUNDARY
- GROWTH CELL BOUNDARY
- WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
- SHORT-TERM ACCESS REQUIRED



**PLAN #12**

REF	AREA	DESCRIPTION
1	2,813m <sup>2</sup>	SOUTH-WESTERN COLLECTOR ROAD (FLAT LAND)
2	7,847m <sup>2</sup>	SOUTH-WESTERN STORMWATER SWALE (FLAT LAND)





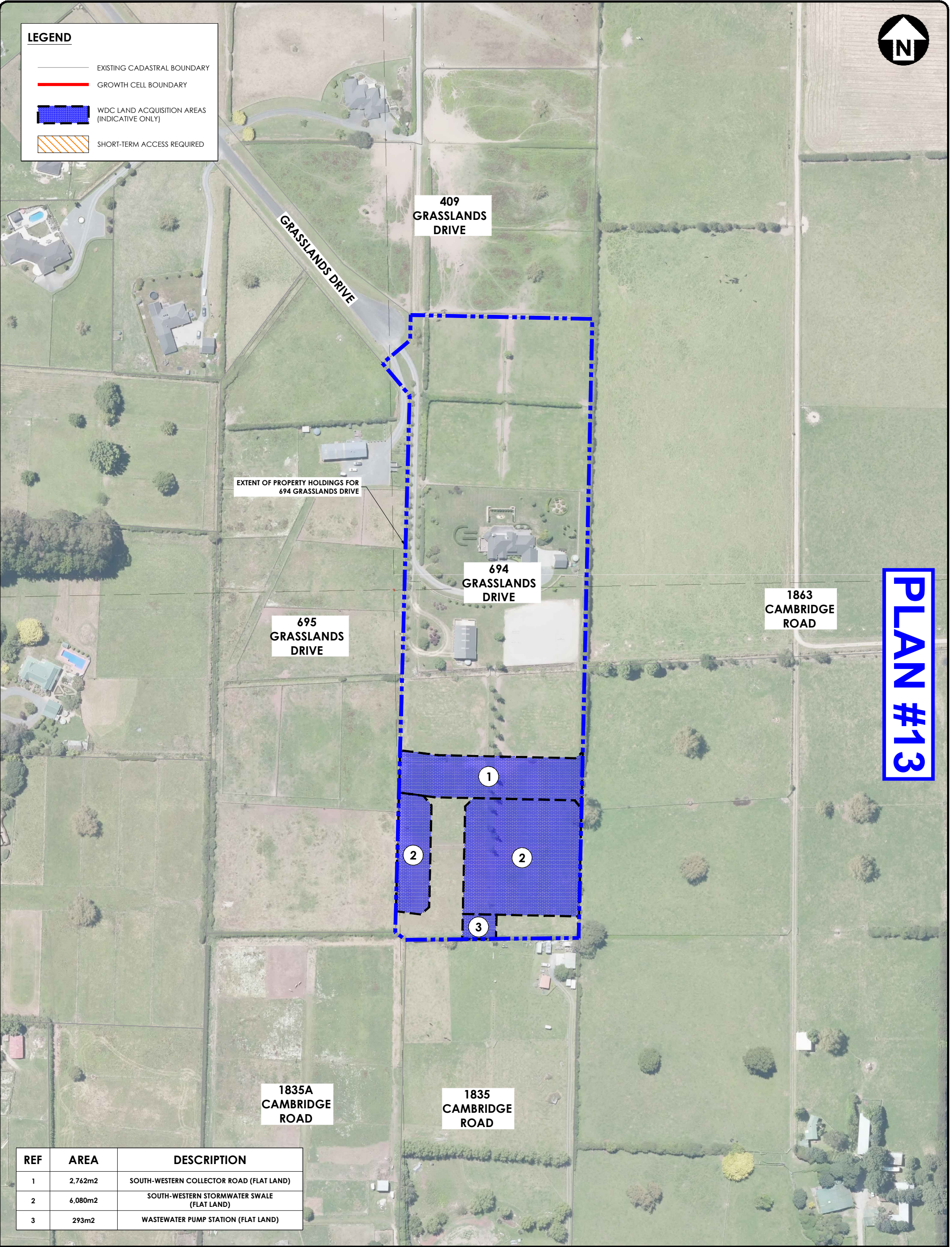
**CURRENT STRUCTURE PLAN  
POTENTIAL LAND REQUIREMENT PLAN:  
695 GRASSLANDS DRIVE**





**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED



**PLAN #13**

REF	AREA	DESCRIPTION
1	2,762m <sup>2</sup>	SOUTH-WESTERN COLLECTOR ROAD (FLAT LAND)
2	6,080m <sup>2</sup>	SOUTH-WESTERN STORMWATER SWALE (FLAT LAND)
3	293m <sup>2</sup>	WASTEWATER PUMP STATION (FLAT LAND)









**CURRENT STRUCTURE PLAN  
POTENTIAL LAND REQUIREMENT PLAN:  
694 GRASSLANDS DRIVE**

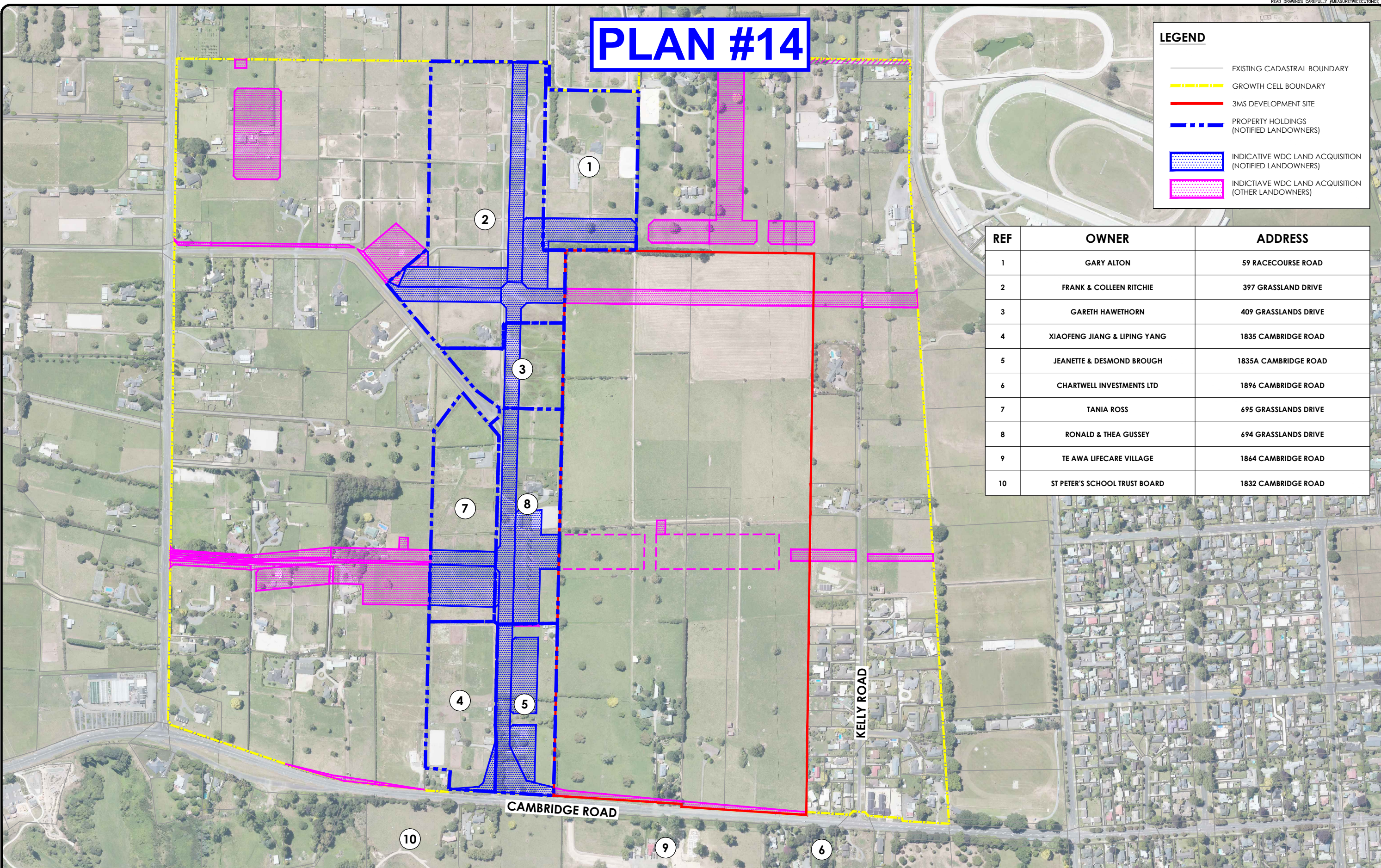


# PLAN #14

**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  3MS DEVELOPMENT SITE
-  PROPERTY HOLDINGS (NOTIFIED LANDOWNERS)
-  INDICATIVE WDC LAND ACQUISITION (NOTIFIED LANDOWNERS)
-  INDICATIVE WDC LAND ACQUISITION (OTHER LANDOWNERS)

REF	OWNER	ADDRESS
1	GARY ALTON	59 RACECOURSE ROAD
2	FRANK & COLLEEN RITCHIE	397 GRASSLAND DRIVE
3	GARETH HAWETHORN	409 GRASSLANDS DRIVE
4	XIAOFENG JIANG & LIPING YANG	1835 CAMBRIDGE ROAD
5	JEANETTE & DESMOND BROUGH	1835A CAMBRIDGE ROAD
6	CHARTWELL INVESTMENTS LTD	1896 CAMBRIDGE ROAD
7	TANIA ROSS	695 GRASSLANDS DRIVE
8	RONALD & THEA GUSSEY	694 GRASSLANDS DRIVE
9	TE AWA LIFECARE VILLAGE	1864 CAMBRIDGE ROAD
10	ST PETER'S SCHOOL TRUST BOARD	1832 CAMBRIDGE ROAD









# PLAN #15



## LEGEND

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED



397 GRASSLANDS DRIVE

59 RACECOURSE ROAD

4 HUNTER LANE

5 HUNTER LANE

3 HUNTER LANE

1 HUNTER LANE

1

EXTENT OF PROPERTY HOLDINGS FOR 59 RACECOURSE ROAD



C2 GROWTH CELL BOUNDARY

HUNTER LANE

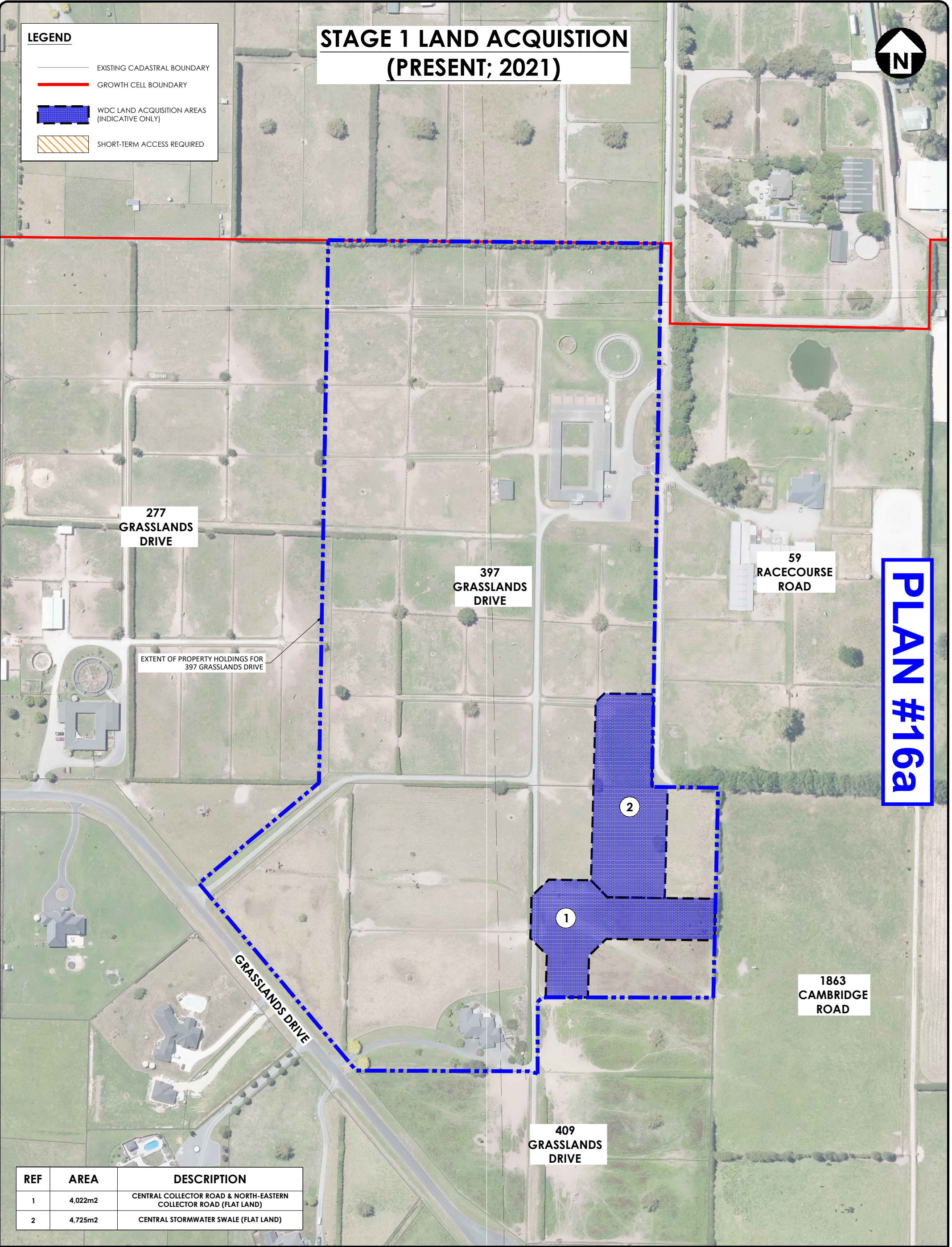
REF	AREA	DESCRIPTION
1	6,485m <sup>2</sup>	CENTRAL STORMWATER SWALE (FLAT LAND)



**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED

**STAGE 1 LAND ACQUISITION  
(PRESENT; 2021)**



**PLAN #16a**

REF	AREA	DESCRIPTION
1	4,022m <sup>2</sup>	CENTRAL COLLECTOR ROAD & NORTH-EASTERN COLLECTOR ROAD (FLAT LAND)
2	4,725m <sup>2</sup>	CENTRAL STORMWATER SWALE (FLAT LAND)







**3MS RESIDENTIAL DEVELOPMENT**

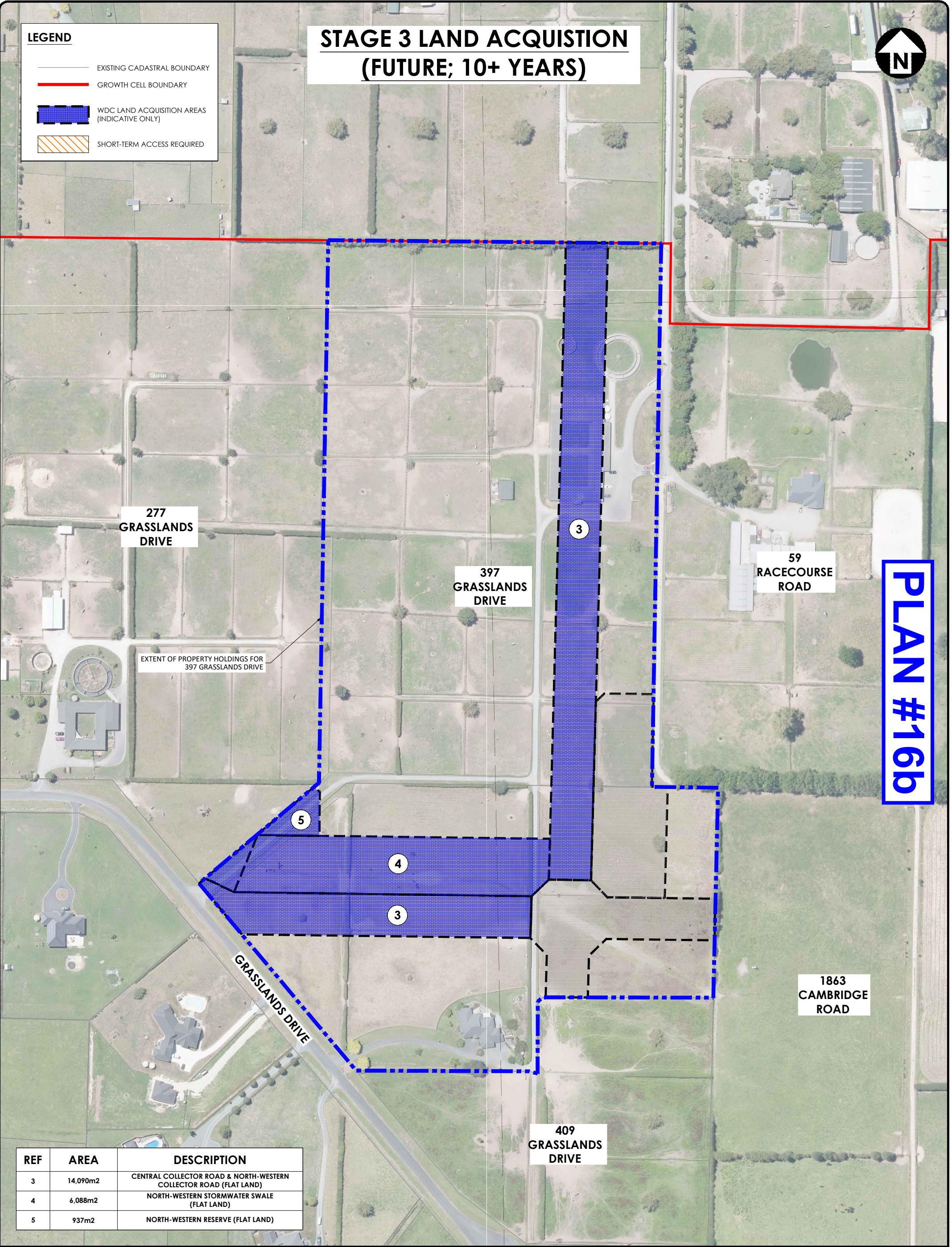
**3MS REFINED VERSION  
POTENTIAL LAND REQUIREMENT PLAN:  
397 GRASSLANDS DRIVE**



**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED

**STAGE 3 LAND ACQUISITION  
(FUTURE; 10+ YEARS)**



**PLAN #16b**

REF	AREA	DESCRIPTION
3	14,090m <sup>2</sup>	CENTRAL COLLECTOR ROAD & NORTH-WESTERN COLLECTOR ROAD (FLAT LAND)
4	6,088m <sup>2</sup>	NORTH-WESTERN STORMWATER SWALE (FLAT LAND)
5	937m <sup>2</sup>	NORTH-WESTERN RESERVE (FLAT LAND)





**3MS RESIDENTIAL DEVELOPMENT**

**3MS REFINED VERSION  
POTENTIAL LAND REQUIREMENT PLAN:  
397 GRASSLANDS DRIVE**





**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED



**PLAN #17**

18  
CAMB  
RO

EXTENT OF PROPERTY HOLDINGS FOR  
409 GRASSLANDS DRIVE

397  
GRASSLAND  
DRIVE

409  
GRASSLANDS  
DRIVE

695  
GRASSLANDS  
DRIVE

694  
GRASSLAND  
DRIVE

GRASSLANDS DRIVE

REF	AREA	DESCRIPTION
1	3,666m <sup>2</sup>	CENTRAL COLLECTOR ROAD (FLAT LAND)







**3MS** 3MS RESIDENTIAL DEVELOPMENT

**3MS REFINED VERSION  
POTENTIAL LAND REQUIREMENT PLAN:  
409 GRASSLANDS DRIVE**





**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED

EXTENT OF PROPERTY HOLDINGS FOR 1835 CAMBRIDGE ROAD

1829 CAMBRIDGE ROAD

1835 CAMBRIDGE ROAD

1835A CAMBRIDGE ROAD

**PLAN #18**

1829 CAMBRIDGE ROAD

1

C2 GROWTH CELL BOUNDARY

CAMBRIDGE ROAD

C3 GROWTH CELL BOUNDARY





REF	AREA	DESCRIPTION
1	1,407m <sup>2</sup>	CAMBRIDGE ROAD INTERSECTION (FLAT LAND)

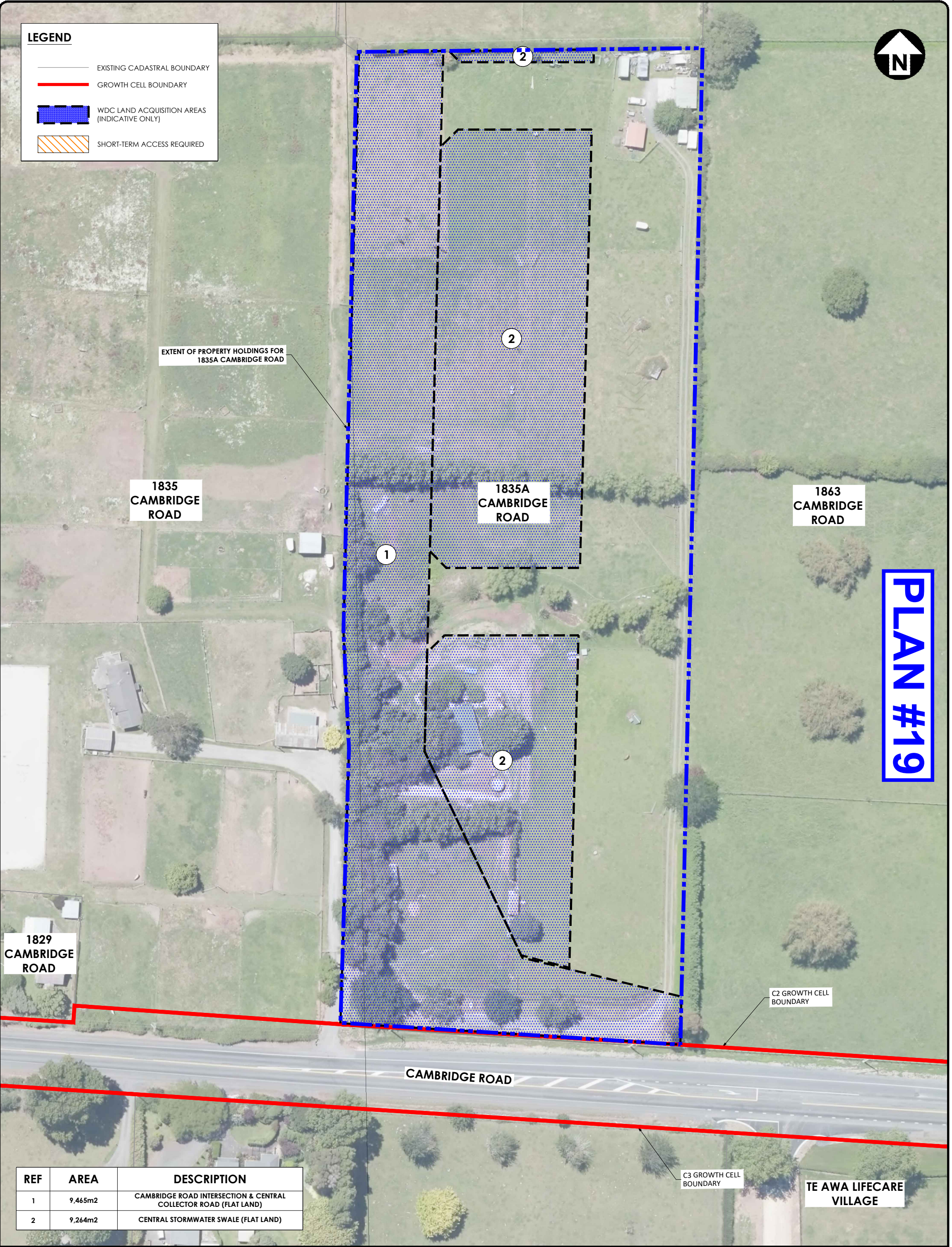


# 3MS REFINED VERSION POTENTIAL LAND REQUIREMENT PLAN: 1835 CAMBRIDGE ROAD



**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED



EXTENT OF PROPERTY HOLDINGS FOR 1835A CAMBRIDGE ROAD

1835 CAMBRIDGE ROAD

1835A CAMBRIDGE ROAD

1863 CAMBRIDGE ROAD

1829 CAMBRIDGE ROAD

CAMBRIDGE ROAD

C2 GROWTH CELL BOUNDARY

C3 GROWTH CELL BOUNDARY

TE AWA LIFECARE VILLAGE

**PLAN #19**

REF	AREA	DESCRIPTION
1	9,465m <sup>2</sup>	CAMBRIDGE ROAD INTERSECTION & CENTRAL COLLECTOR ROAD (FLAT LAND)
2	9,264m <sup>2</sup>	CENTRAL STORMWATER SWALE (FLAT LAND)





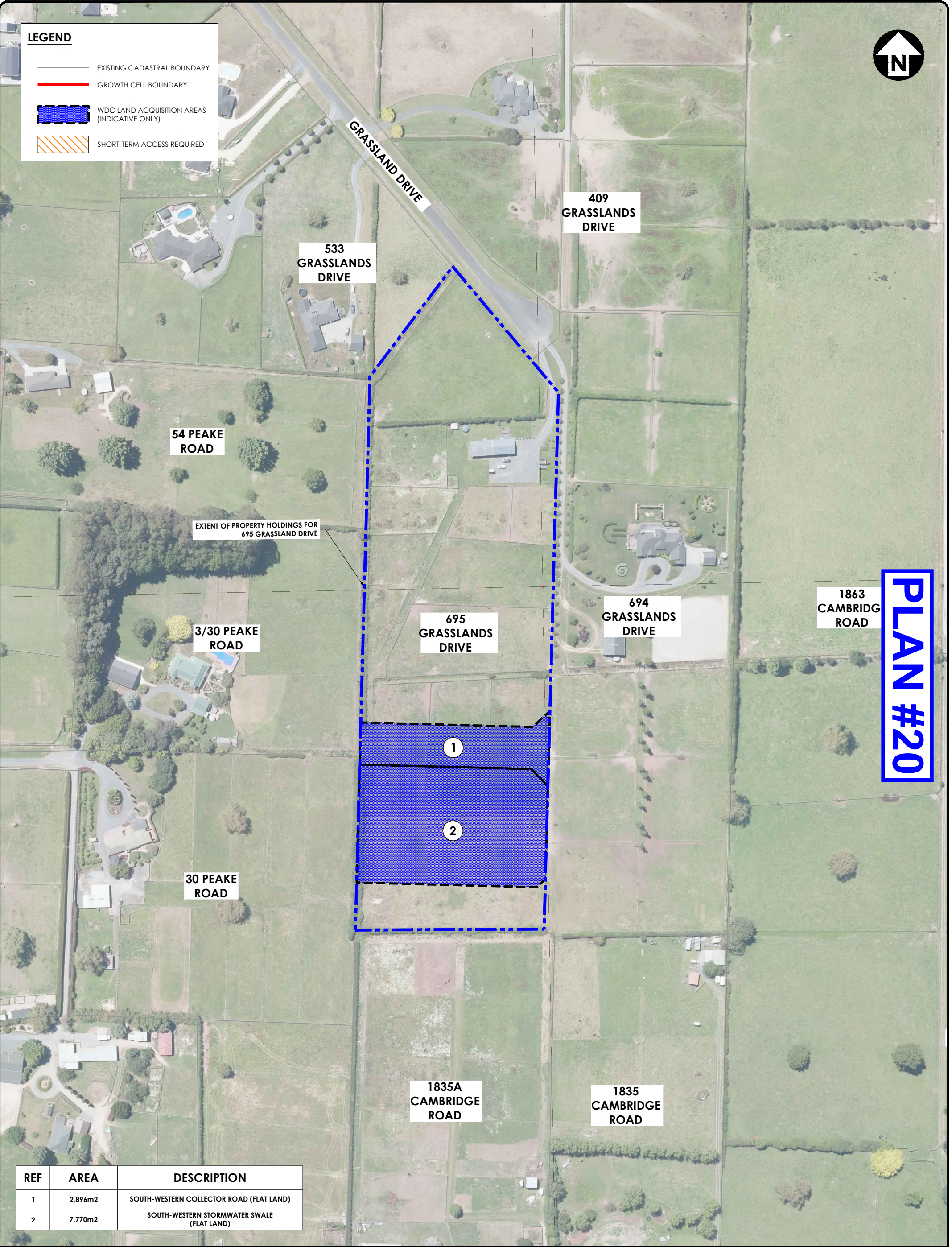
**3MS REFINED VERSION  
POTENTIAL LAND REQUIREMENT PLAN:  
1835A CAMBRIDGE ROAD**





**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED



**PLAN #20**

REF	AREA	DESCRIPTION
1	2,896m <sup>2</sup>	SOUTH-WESTERN COLLECTOR ROAD (FLAT LAND)
2	7,770m <sup>2</sup>	SOUTH-WESTERN STORMWATER SWALE (FLAT LAND)





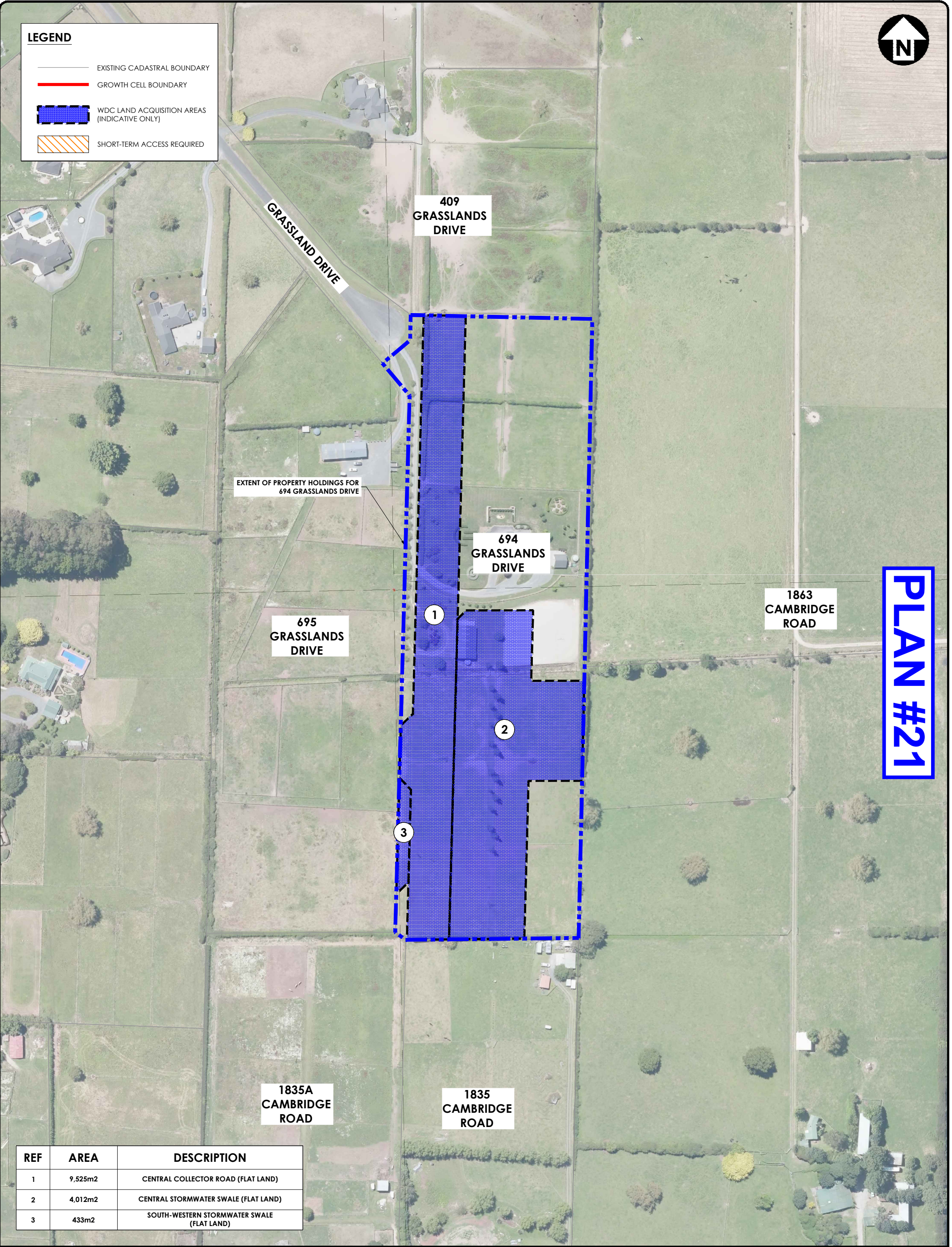
**3MS REFINED VERSION  
POTENTIAL LAND REQUIREMENT PLAN:  
695 GRASSLANDS DRIVE**





**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  GROWTH CELL BOUNDARY
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)
-  SHORT-TERM ACCESS REQUIRED



**PLAN #21**

REF	AREA	DESCRIPTION
1	9,525m <sup>2</sup>	CENTRAL COLLECTOR ROAD (FLAT LAND)
2	4,012m <sup>2</sup>	CENTRAL STORMWATER SWALE (FLAT LAND)
3	433m <sup>2</sup>	SOUTH-WESTERN STORMWATER SWALE (FLAT LAND)



**3MS REFINED VERSION  
POTENTIAL LAND REQUIREMENT PLAN:  
694 GRASSLANDS DRIVE**