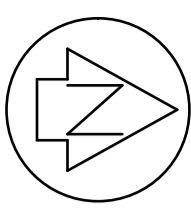




**APPENDIX F**

**Scheme Plan**



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

Number of Lots:	242
Area of Sections:	122,821 m <sup>2</sup>
Area of Commercial:	3,294 m <sup>2</sup>
Area of High Density:	3,873 m <sup>2</sup>
Area of Future Dev.:	19,870 m <sup>2</sup>
Area of Retirement:	85,976 m <sup>2</sup>
Area of School:	39,907 m <sup>2</sup>
Area of ROW's:	1,879 m <sup>2</sup>
Area of Reserve:	52,280 m <sup>2</sup>
Area of Road:	78,458 m <sup>2</sup>
Avg. Lot Size:	508 m <sup>2</sup>
Max. Lot Size:	843 m <sup>2</sup>
Min. Lot Size:	284 m <sup>2</sup>
Yield / Ha:	13.6 households
<i>(Yield excludes Commercial &amp; School Site)</i>	

### Stage 1

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; Right to convey Gas; Right to convey Water; Right to drain Water; Right to drain Sewage.	Lot 400	Lot 400	Lots 56 – 60
	Lot 403	Lot 403	Lots 102 – 105
	Lot 404	Lot 404	Lots 122 – 125

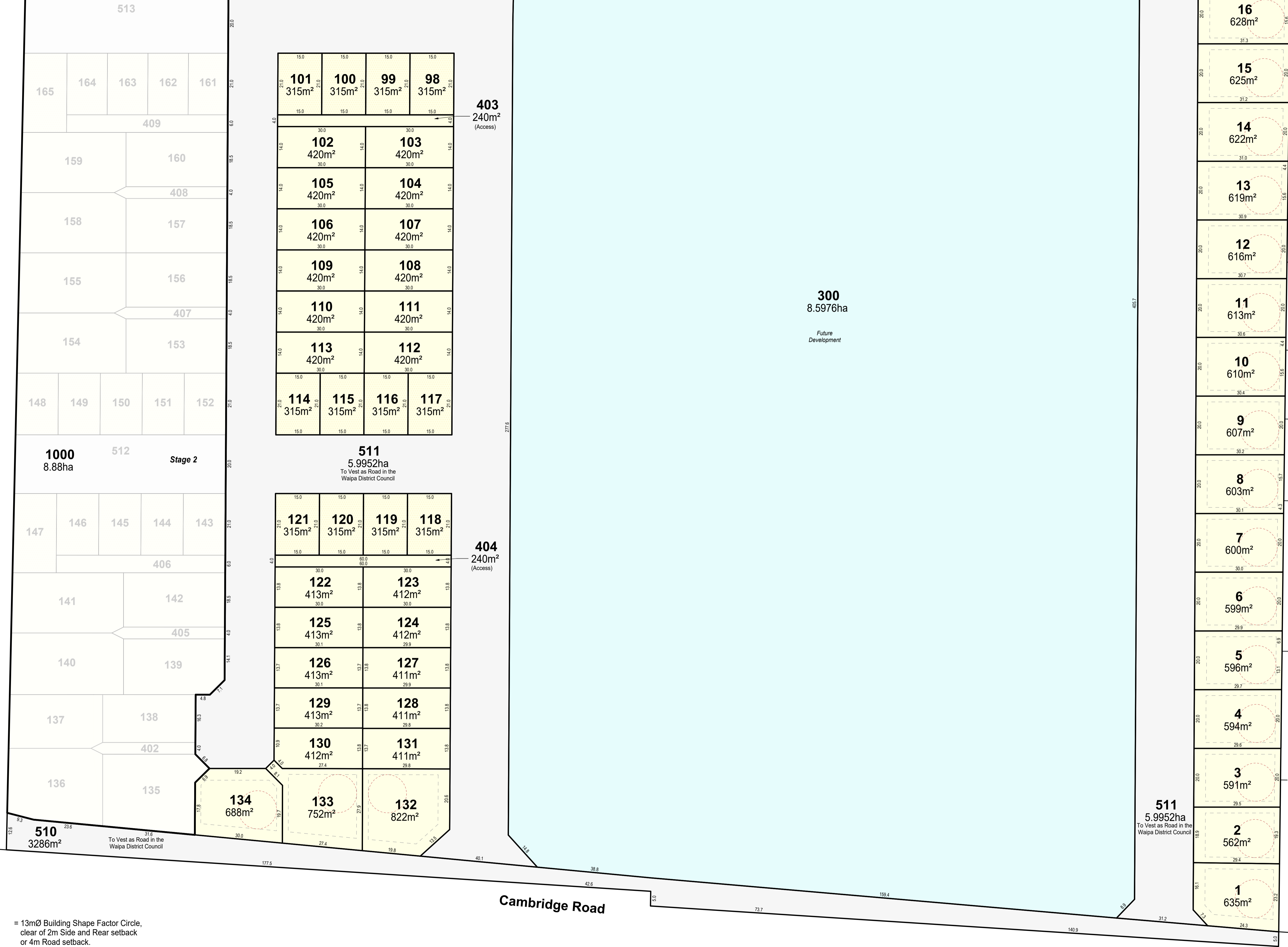
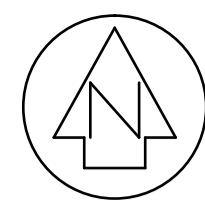
**AMALGAMATION CONDITIONS:**  
 That Lot 400 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 56, 57, 58, 59 and 60 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 403 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 102, 103, 104 and 105 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 404 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 122, 123, 124 and 125 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

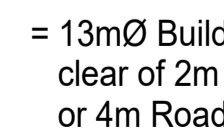
### Stage 2

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; Right to convey Gas; Right to convey Water; Right to drain Water; Right to drain Sewage.	Lot 402	Lot 402	Lots 140 – 142
	Lot 405	Lot 405	Lots 144 – 146
	Lot 406	Lot 406	Lots 147 – 151
	Lot 407	Lot 407	Lots 158 – 160
	Lot 408	Lot 408	Lots 162 – 164
	Lot 409	Lot 409	Lots 165 – 169
Lot 410	Lot 410	Lots 176 – 178	

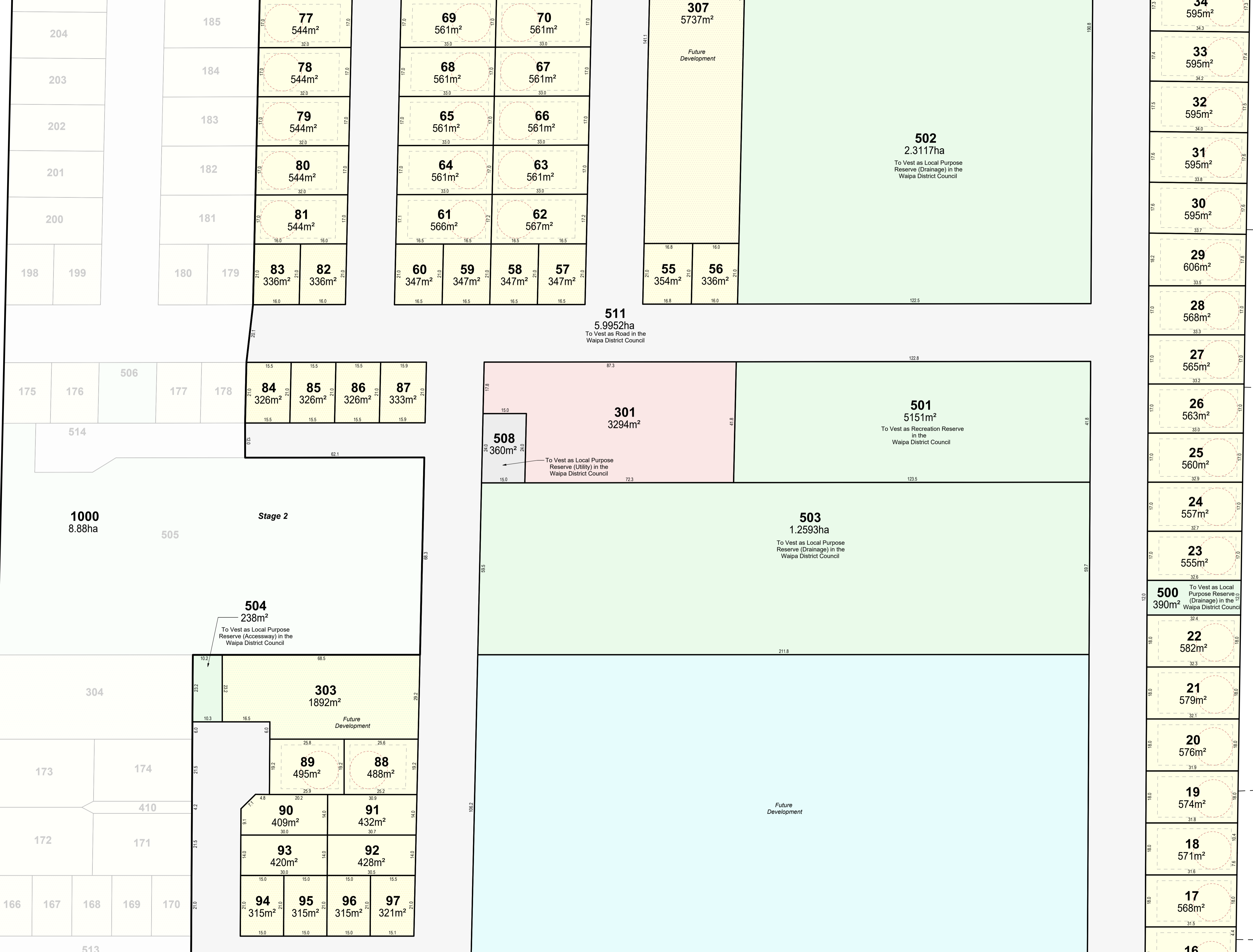
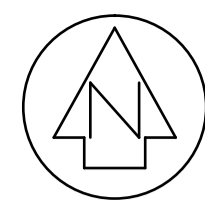
**AMALGAMATION CONDITIONS:**  
 That Lot 402 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 140, 141 and 142 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 405 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 144, 145 and 146 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 406 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 147, 148, 149, 150 and 151 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 three undivided one-third shares by the owners of Lots 158, 159 and 160 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 three undivided one-third shares by the owners of Lots 162, 163 and 164 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 five undivided one-fifth shares by the owners of Lots 165, 166, 167, 168 and 169 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 three undivided one-third shares by the owners of Lots 176, 177 and 178 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

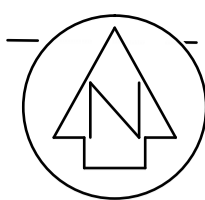




 = 13mØ Building Shape Factor Circle, clear of 2m Side and Rear setback or 4m Road setback.



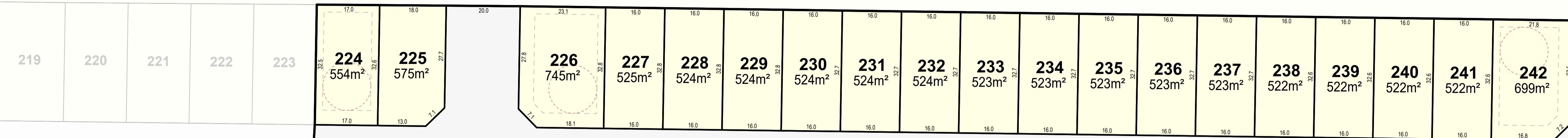




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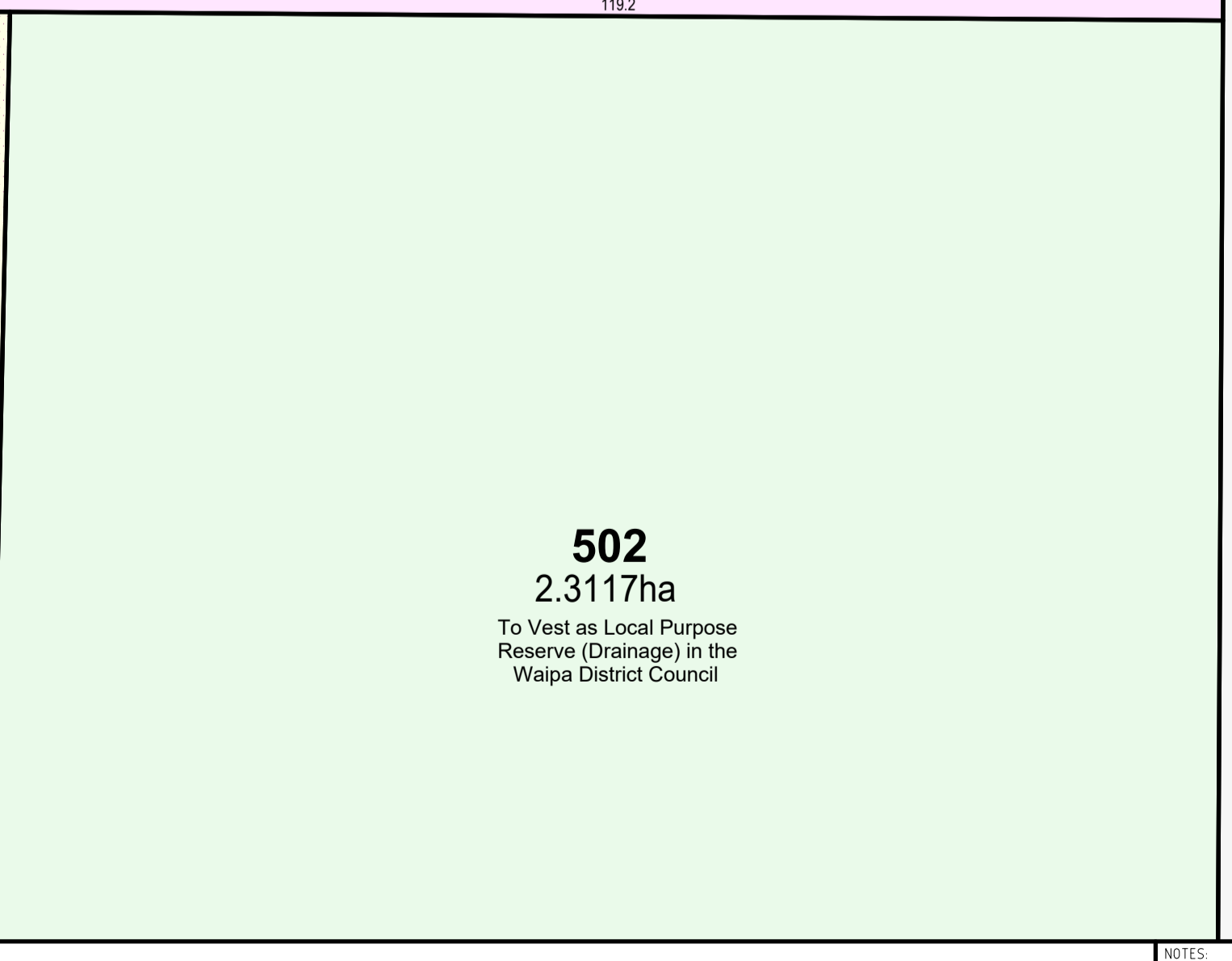
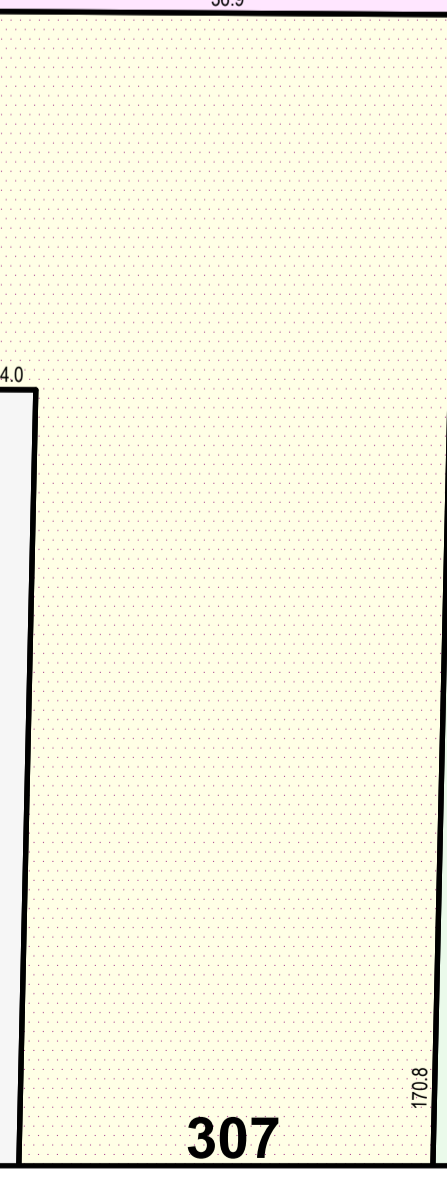
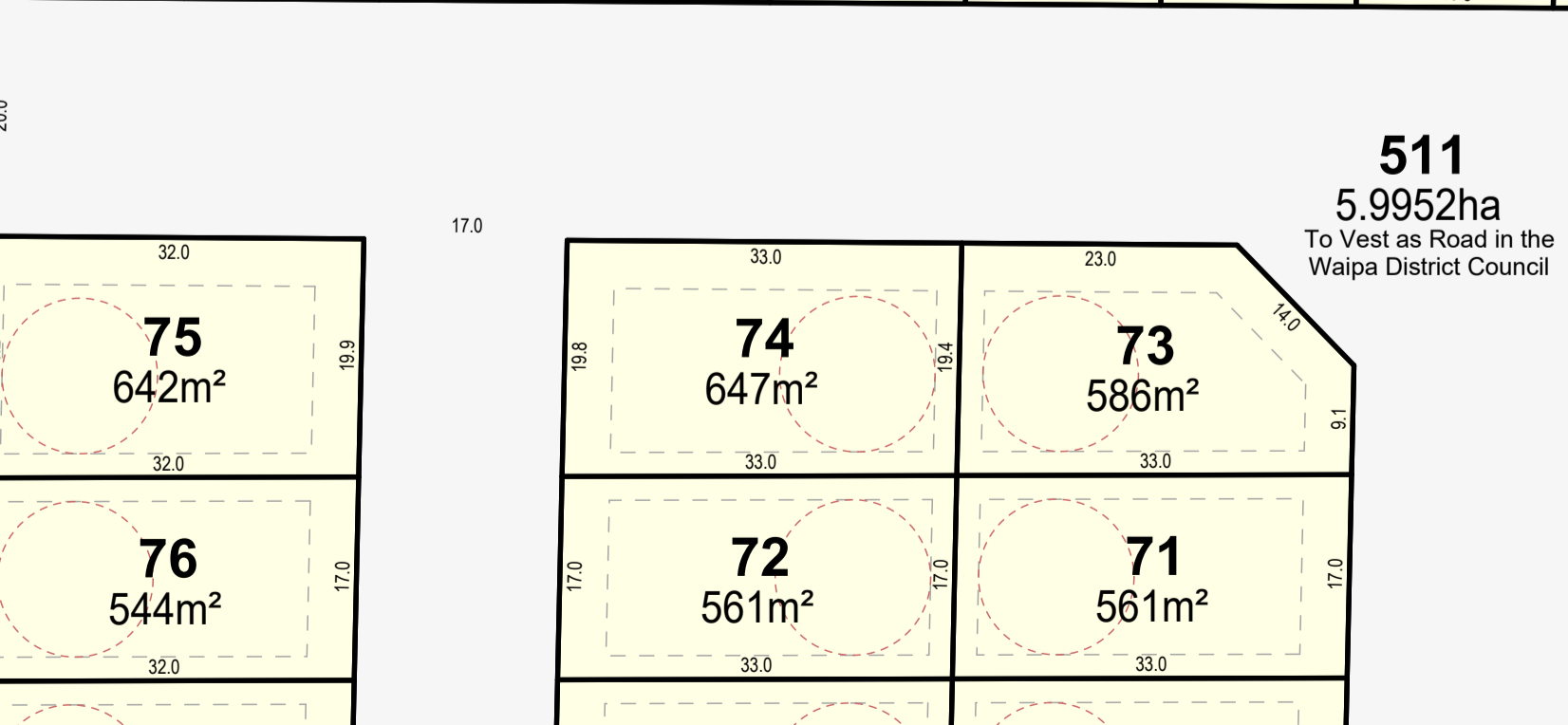
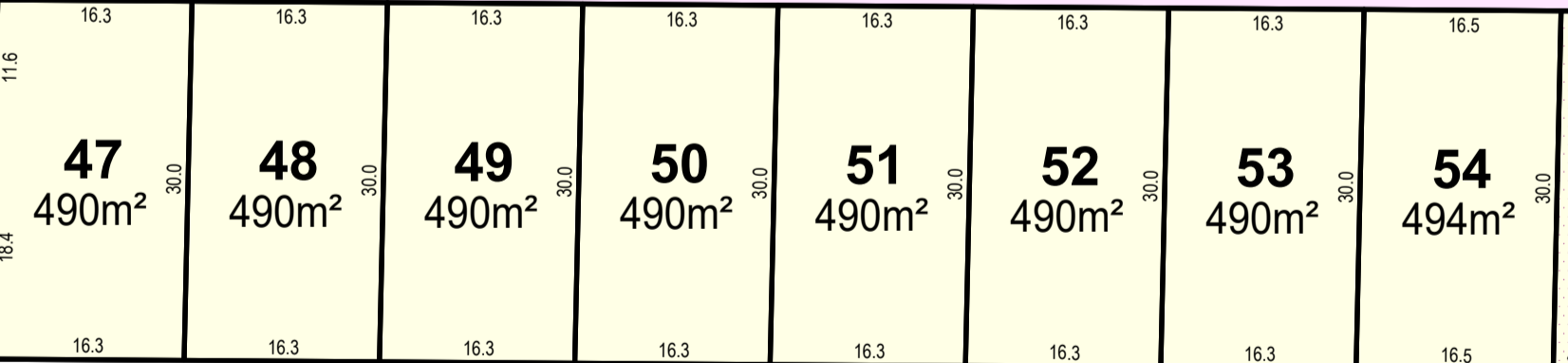
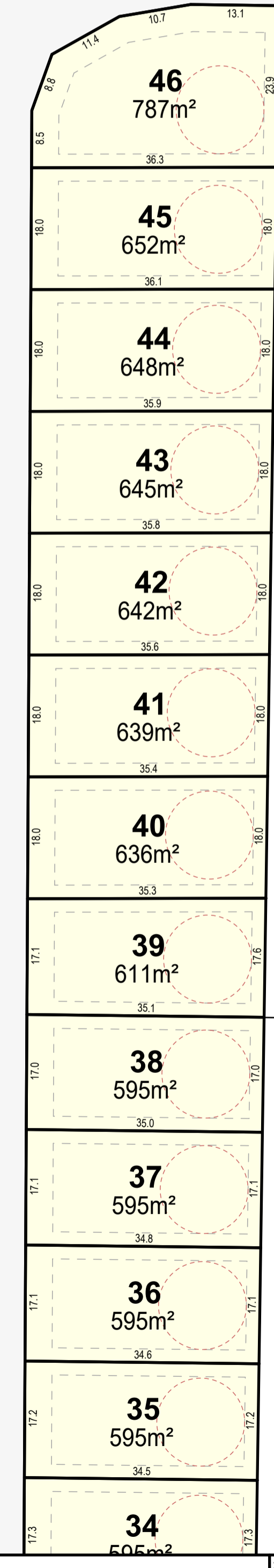
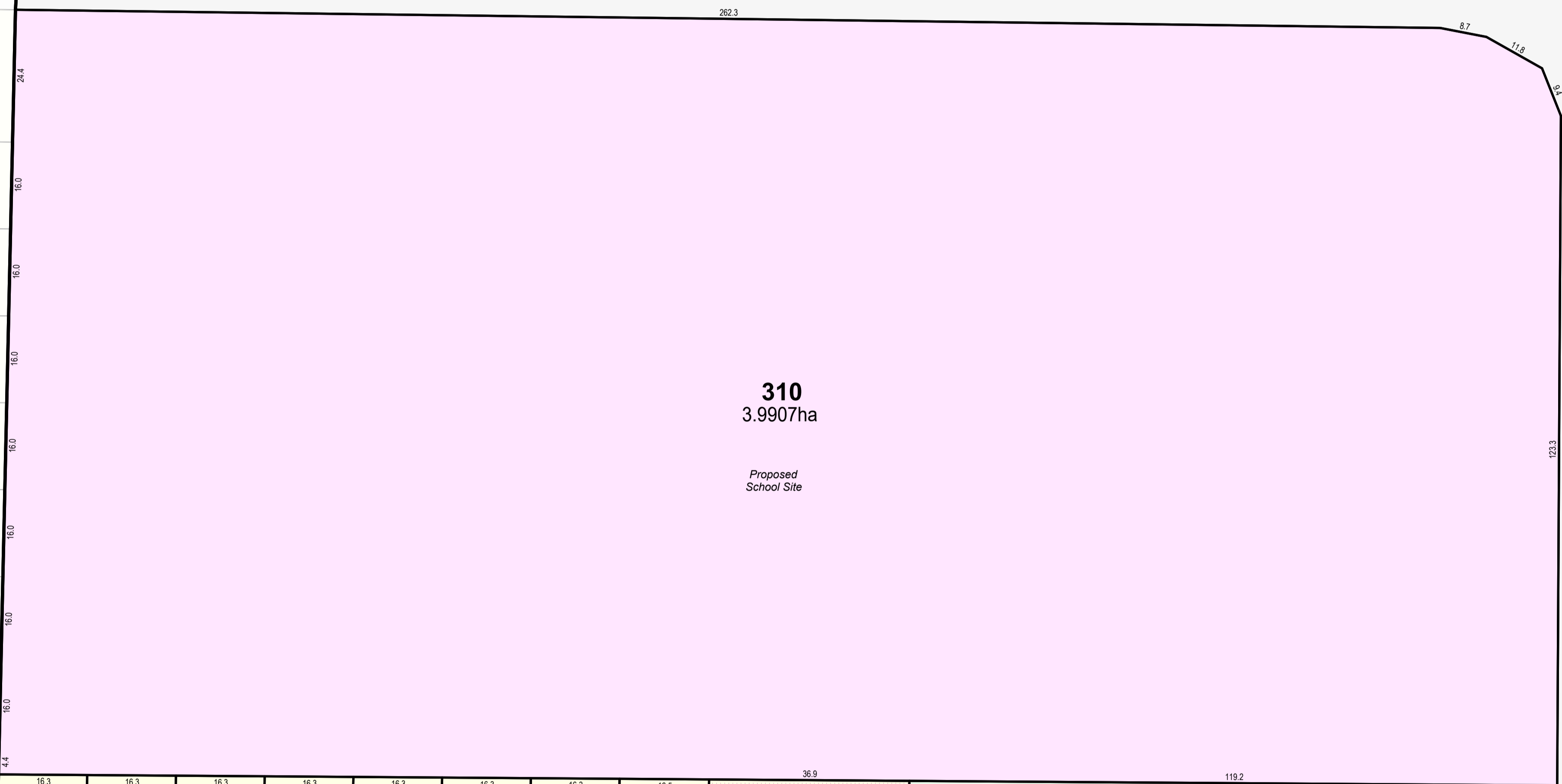
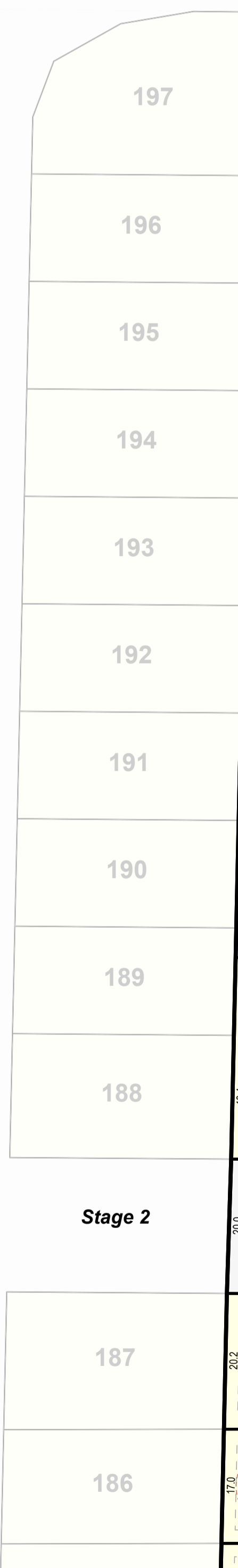
Future Development

Future Development



1000  
8.88ha

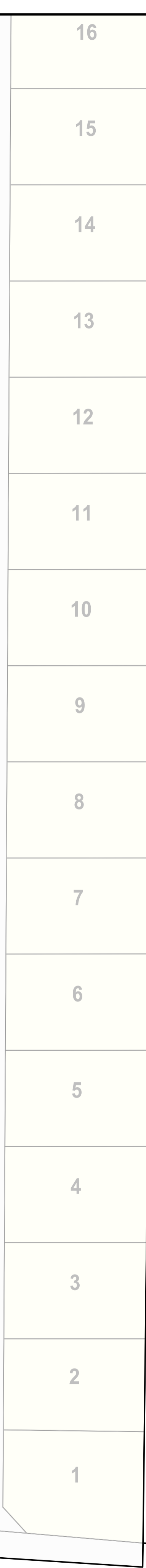
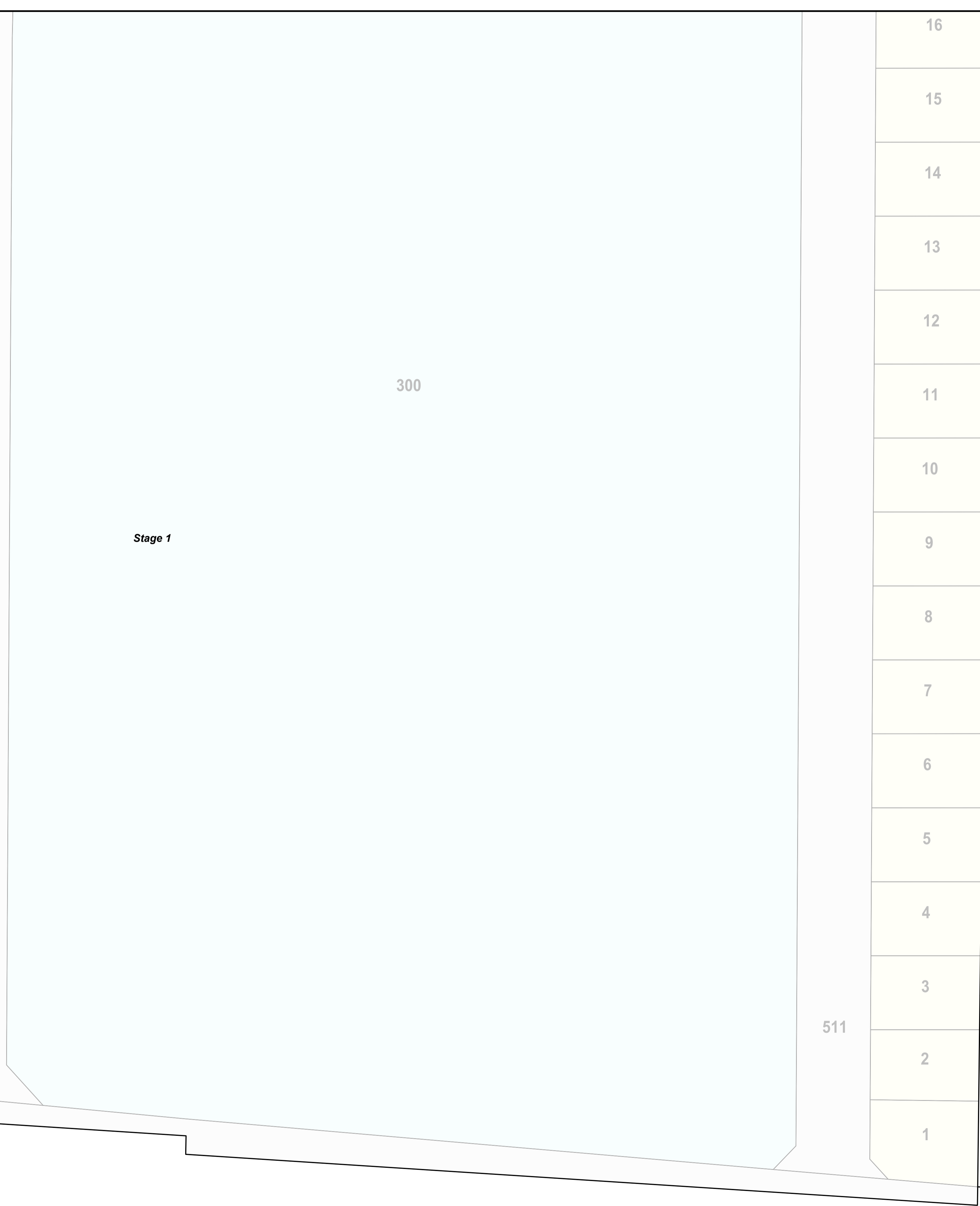
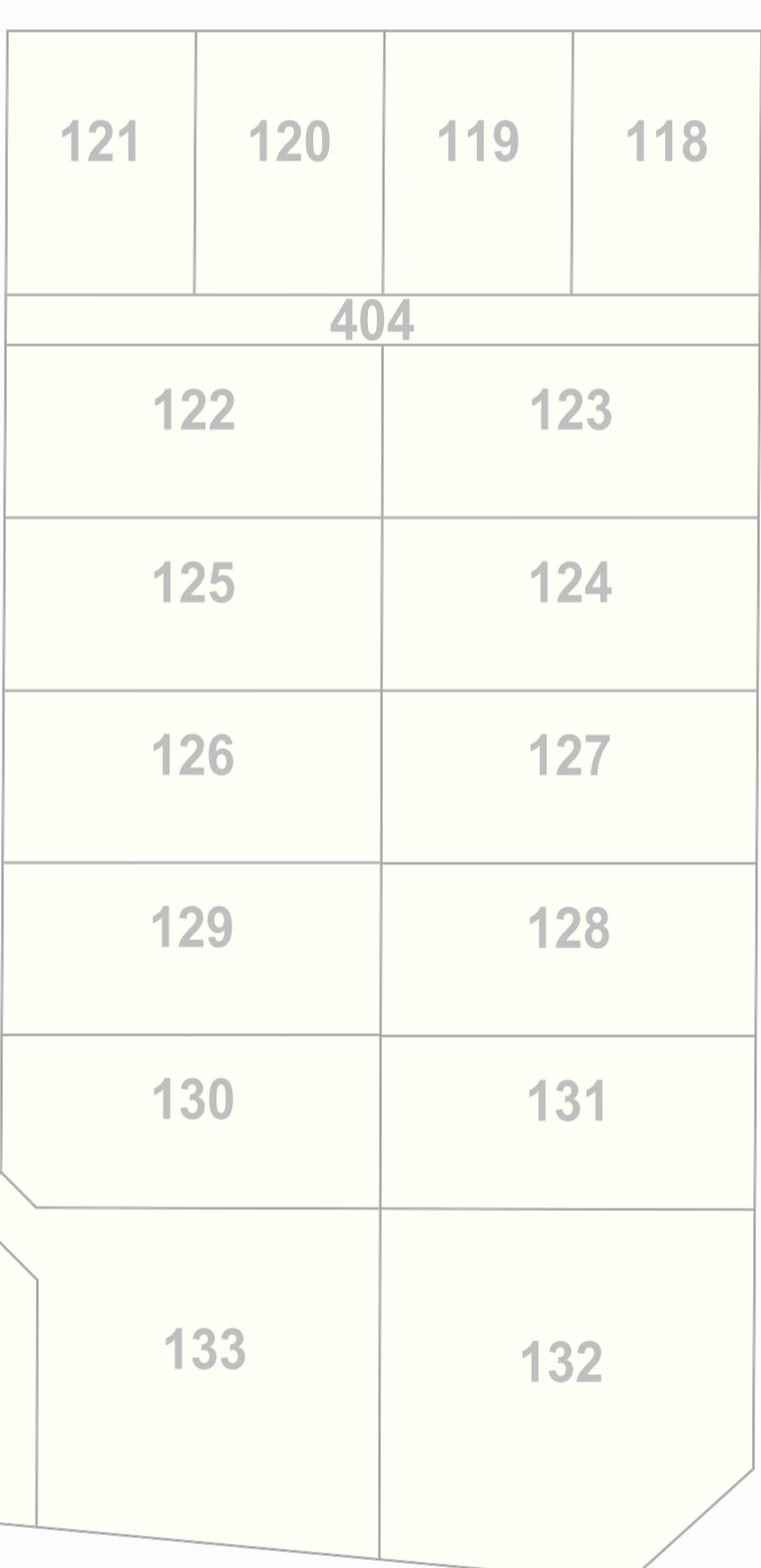
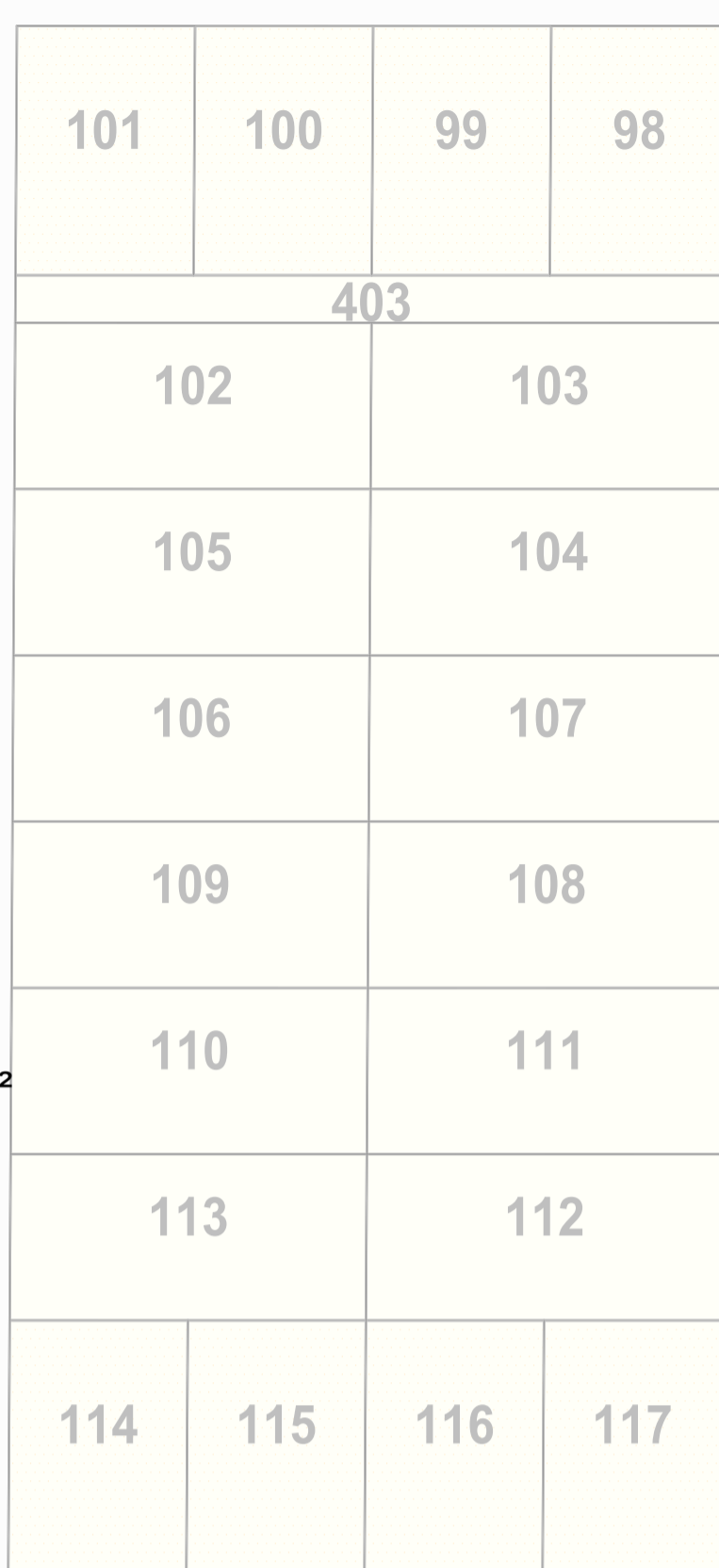
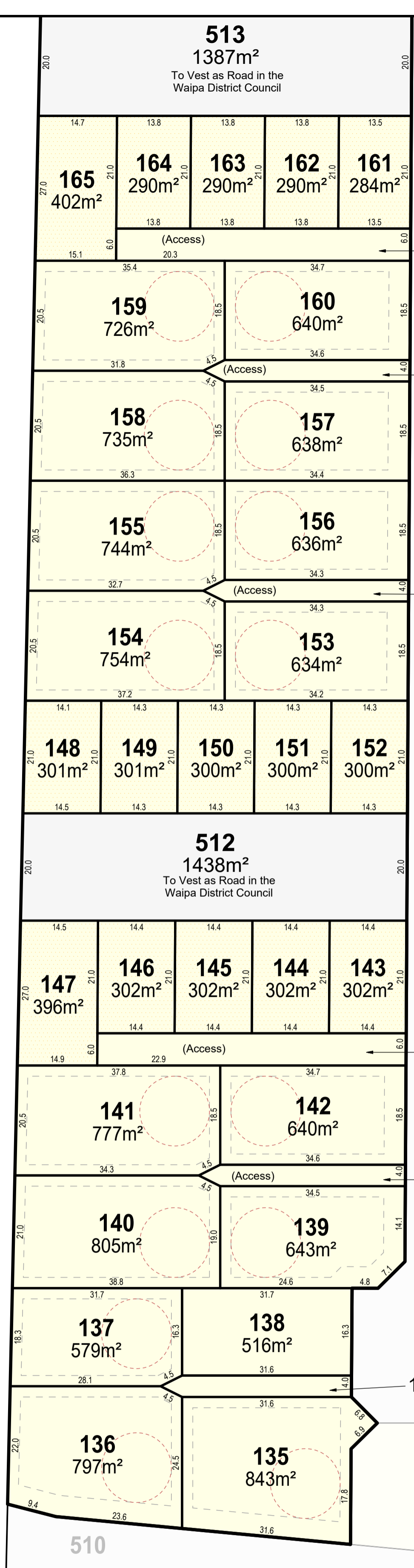
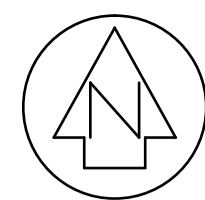
511  
5.9952ha  
To Vest as Road in the  
Waipa District Council



515

Stage 2

511  
5.9952ha  
To Vest as Road in the  
Waipa District Council



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



