

Appendix 1

Subdivision Scheme Plans

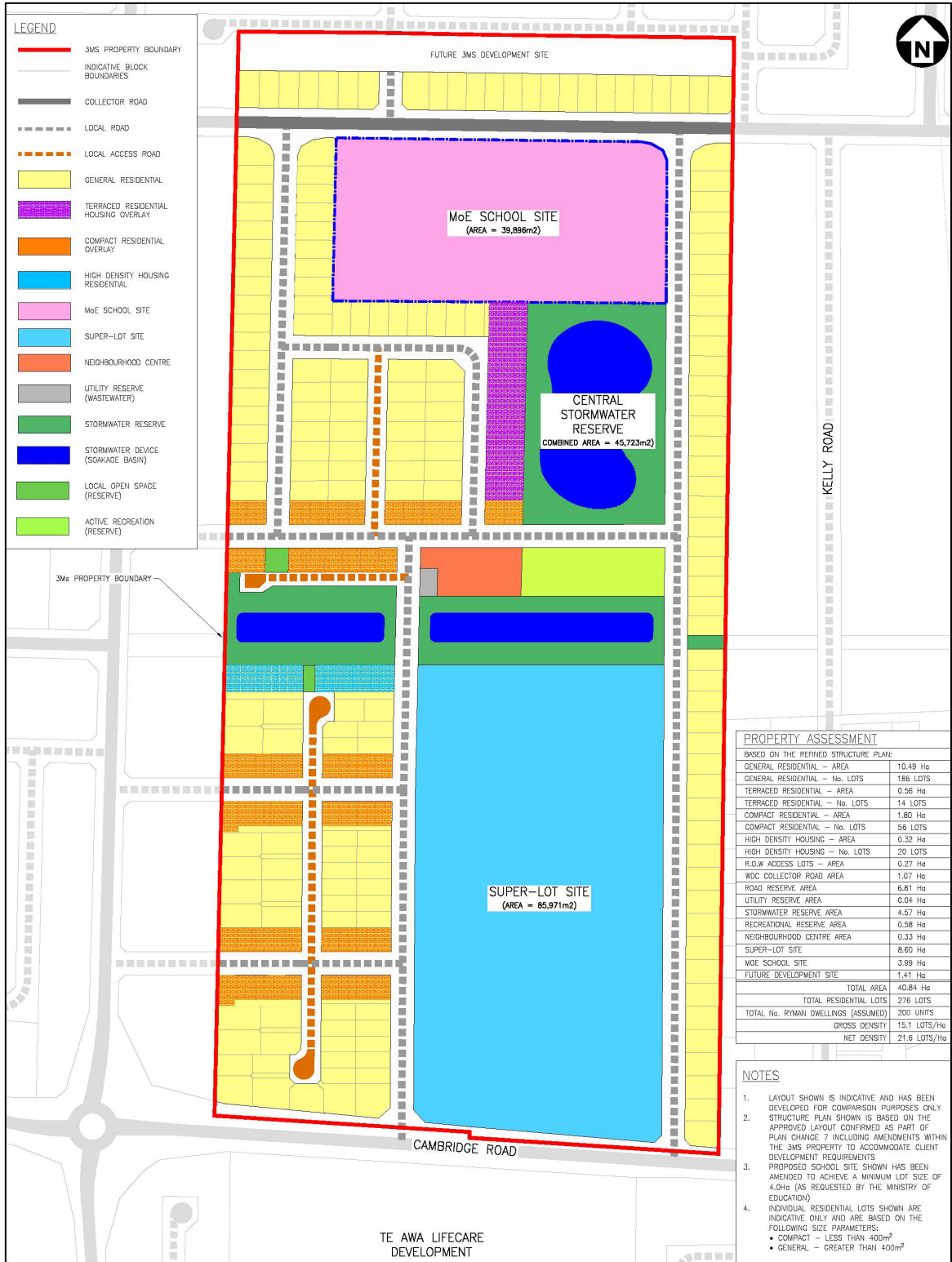


Figure 1. Proposed 3Ms Development

3.3 PROPOSED SUBDIVISION

The applicant is applying for resource consent approval to subdivide their existing property (an area of approximately 40 hectares) to create 242 residential lot (and lots to be vested in Waipa District Council) for the Cambridge C2 Structure Plan area. Table 3 below provides a summary of the proposed new lots, including their intended use and respective areas.

A copy of the Scheme Plan for the proposed subdivision is included as **Appendix F**, and shown in Figure 8 to Figure 14 of this report.

Table 3. The Proposed Lots

Proposed Lot Number	Area	Stage	Purpose
1 - 46	562 m ² – 787 m ²	Stage 1	General Residential
47 - 54	490 m ² – 494 m ²	Stage 1	General Residential
54 - 60	336 m ² – 354 m ²	Stage 1	Residential – Compact Housing.
61 - 81	561 m ² – 642 m ²	Stage 1	General Residential
82 - 87	326 m ² – 336 m ²	Stage 1	Residential – Compact Housing.
88 - 93	409 m ² – 495 m ²	Stage 1	General Residential
94 - 101	315 m ² – 321 m ²	Stage 1	Residential – Compact Housing.
102 - 113	420 m ² each	Stage 1	General Residential
114 - 121	315 m ² each	Stage 1	Residential – Compact Housing
122 - 134	411 m ² - 822 m ²	Stage 1	General Residential
135 - 142	516 m ² – 843 m ²	Stage 2	General Residential
143 - 152	300 m ² – 396 m ²	Stage 2	Residential – Compact Housing.
153 - 160	634 m ² – 754 m ²	Stage 2	General Residential
161 - 170	284 m ² – 402 m ²	Stage 2	Residential – Compact Housing.
171 - 174	732 m ² – 809 m ²	Stage 2	General Residential
175 – 180	326 m ² – 354 m ²	Stage 2	Residential – Compact Housing.

Proposed Lot Number	Area	Stage	Purpose
181 - 197	528 m ² – 713 m ²	Stage 2	General Residential
198 & 199	345 m ² & 347 m ²	Stage 2	Residential – Compact Housing.
200 - 223	522 m ² - 718 m ²	Stage 2	General Residential
224 - 242	522 m ² - 745 m ²	Stage 1	General Residential
300	8.5976 ha	Stage 1	Super Lot – Third party future development likely to be a retirement village.
301	3,294 m ²	Stage 1	Lot for a future Local Centre
303	1892 m ²	Stage 1	Super Lot – Likely to provide for future high-density residential development.
304	1,980 m ²	Stage 2	Super Lot – Likely to provide for future high-density residential development.
306	1.4133 ha	Stage 2	Balance Lot – Future residential development.
307	5,737 m ²	Stage 1	Super lot – Likely to provide for future high-density residential development.
310	3.9907 ha	Stage 1	Proposed School Site - to be sold to the Ministry of Education and designated via a separate application.
402	134 m ²	Stage 2	Access Lot – Access lot for Lots 136 - 138.
403	240 m ²	Stage 1	Access Lot – Access lot for Lots 98 – 101.
404	240 m ²	Stage 1	Access Lot – Access lot for Lots 118 - 121
405	146 m ²	Stage 2	Access Lot – Access lot for Lots 140 – 142.
406	346 m ²	Stage 2	Access Lot – Access lot for Lots 143 – 147.
407	145 m ²	Stage 2	Access Lot – Access lot for Lots 154 – 156.
408	146 m ²	Stage 2	Access Lot – Access lot for Lots 158 - 160.
409	330 m ²	Stage 2	Access Lot – Access lot for Lots 161 – 165.
410	152 m ²	Stage 2	Access Lot – Access lot for Lots 172 – 174.

Proposed Lot Number	Area	Stage	Purpose
500	390 m ²	Stage 1	Local Purpose Reserve (Drainage) to Vest – to provide public reserve / stormwater land within the C2 Growth Cell.
501	5,151 m ²	Stage 1	Recreation Reserve to Vest
502	2.3117 ha	Stage 1	Local Purpose Reserve (Drainage) to Vest – to provide public reserve / stormwater land within the C2 Growth Cell.
503	1.2593 ha	Stage 1	Local Purpose Reserve (Drainage) to Vest – to provide public reserve / stormwater land within the C2 Growth Cell.
504	238 m ²	Stage 1	Local Purpose Reserve (Accessway) to Vest
505	1.0010 ha	Stage 2	Local Purpose Reserve (Drainage) to Vest – to provide public reserve / stormwater land within the C2 Growth Cell.
506	420 m ²	Stage 2	Local Purpose Reserve (Drainage) to Vest – to provide public reserve / stormwater land within the C2 Growth Cell.
508	360 m ²	Stage 1	Local Purpose Reserve (Utility) to Vest – wastewater pump station location.
510	3,286 m ²	Stage 1	Road to Vest
511	5.9952 ha	Stage 1	Road to Vest
512	1,438 m ²	Stage 2	Road to Vest
513	1,387 m ²	Stage 2	Road to Vest
514	992 m ²	Stage 2	Road to Vest
515	1.1433 ha	Stage 2	Road to Vest
Total Area:	40.8398 ha		

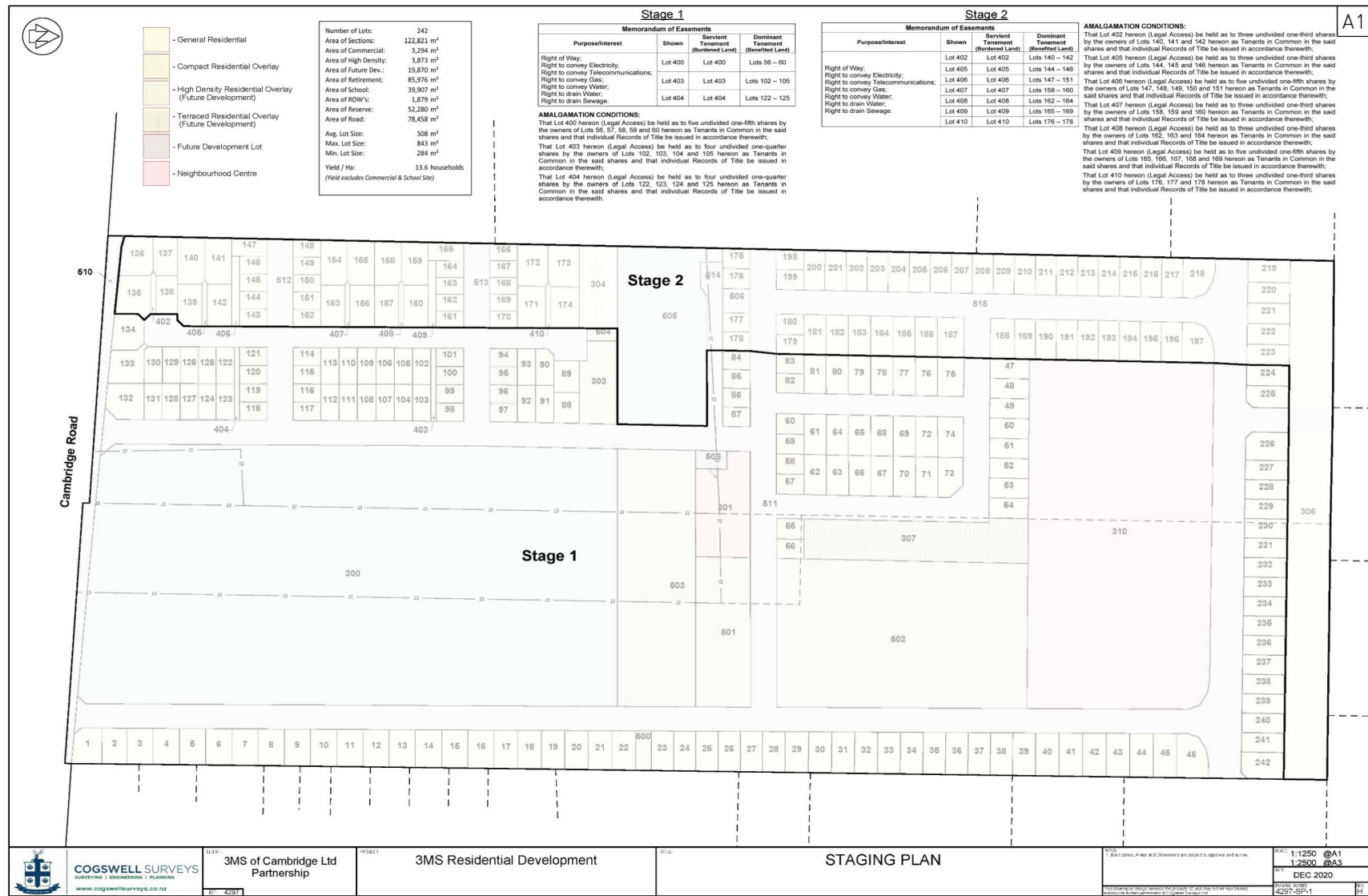


Figure 8. Staging Plan



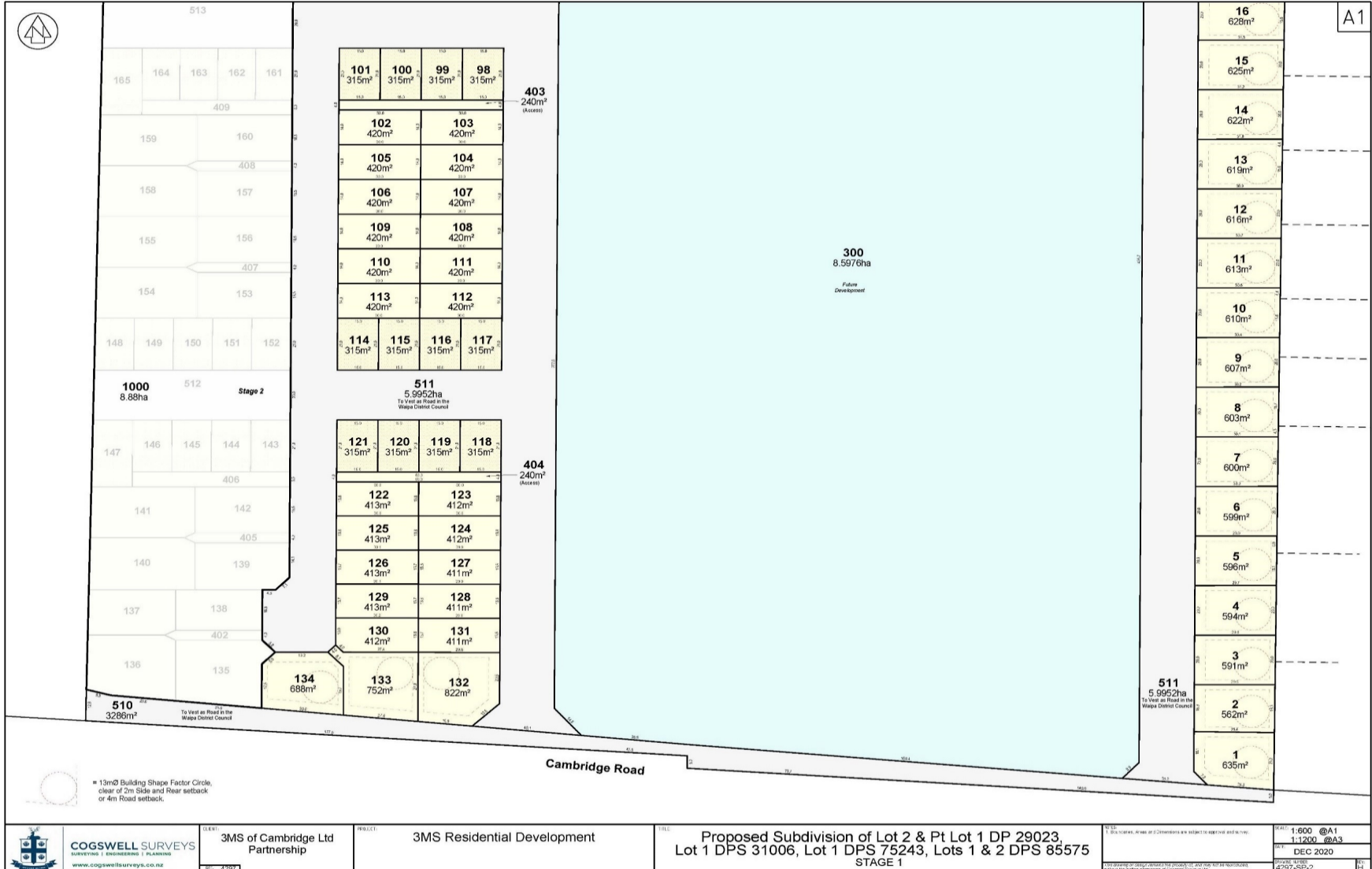


Figure 9. Scheme Plan - Sheet 2

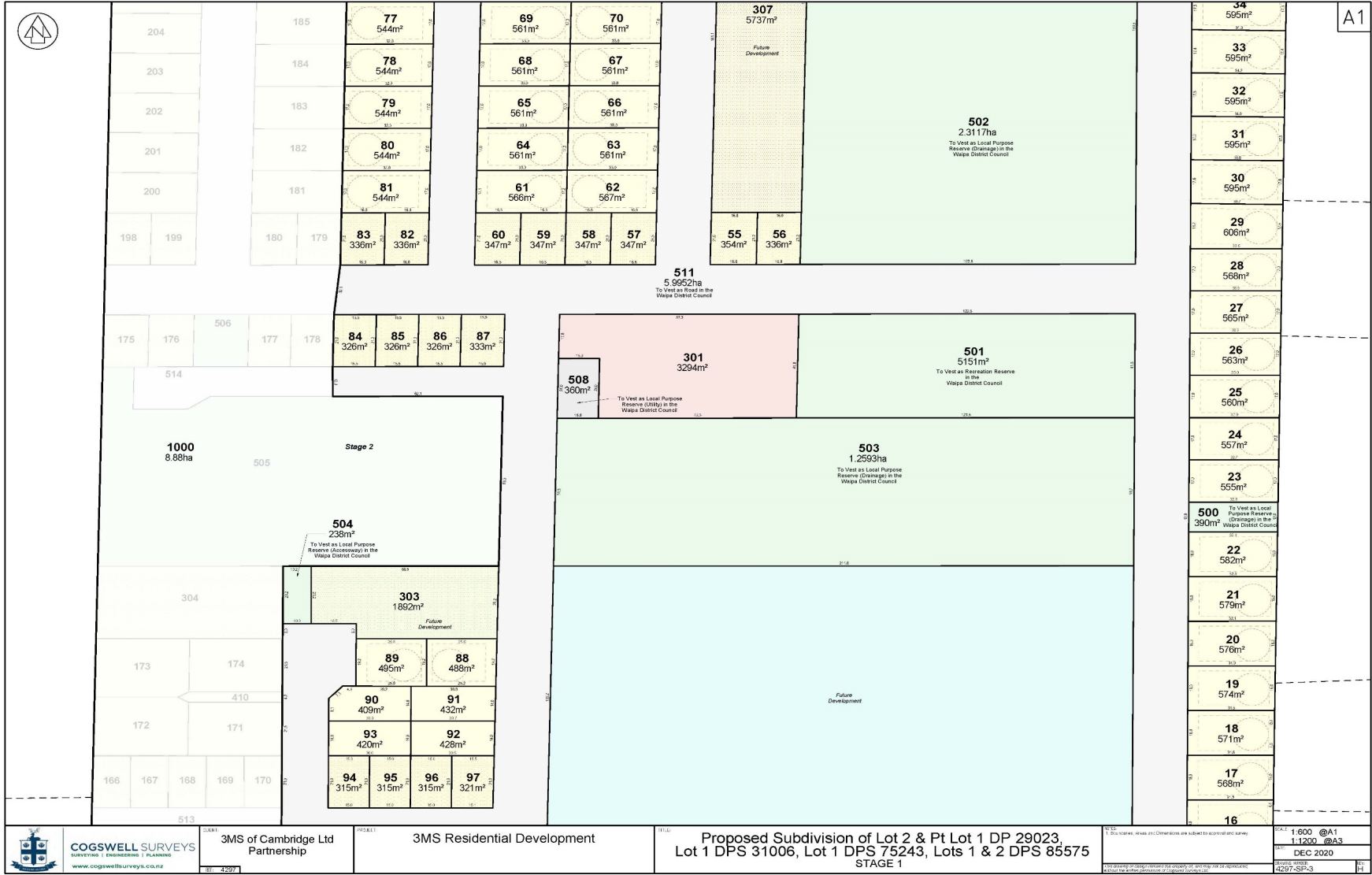


Figure 10. Scheme Plan - Sheet 3

Application for Subdivision Consent for 3MS of Cambridge GP Limited – Cambridge Road, Cambridge



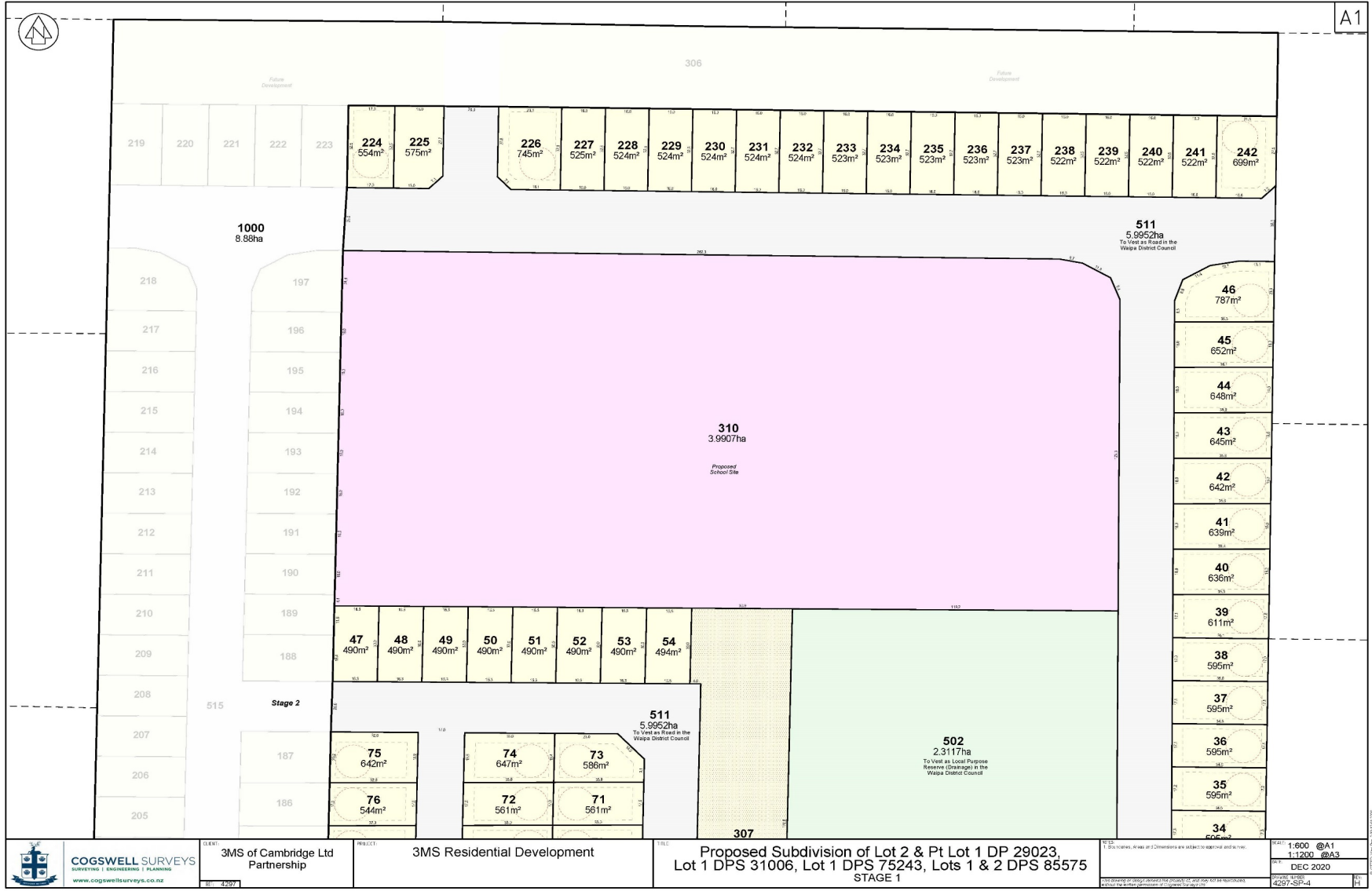


Figure 11. Scheme Plan - Sheet 4

Application for Subdivision Consent for 3MS of Cambridge GP Limited – Cambridge Road, Cambridge

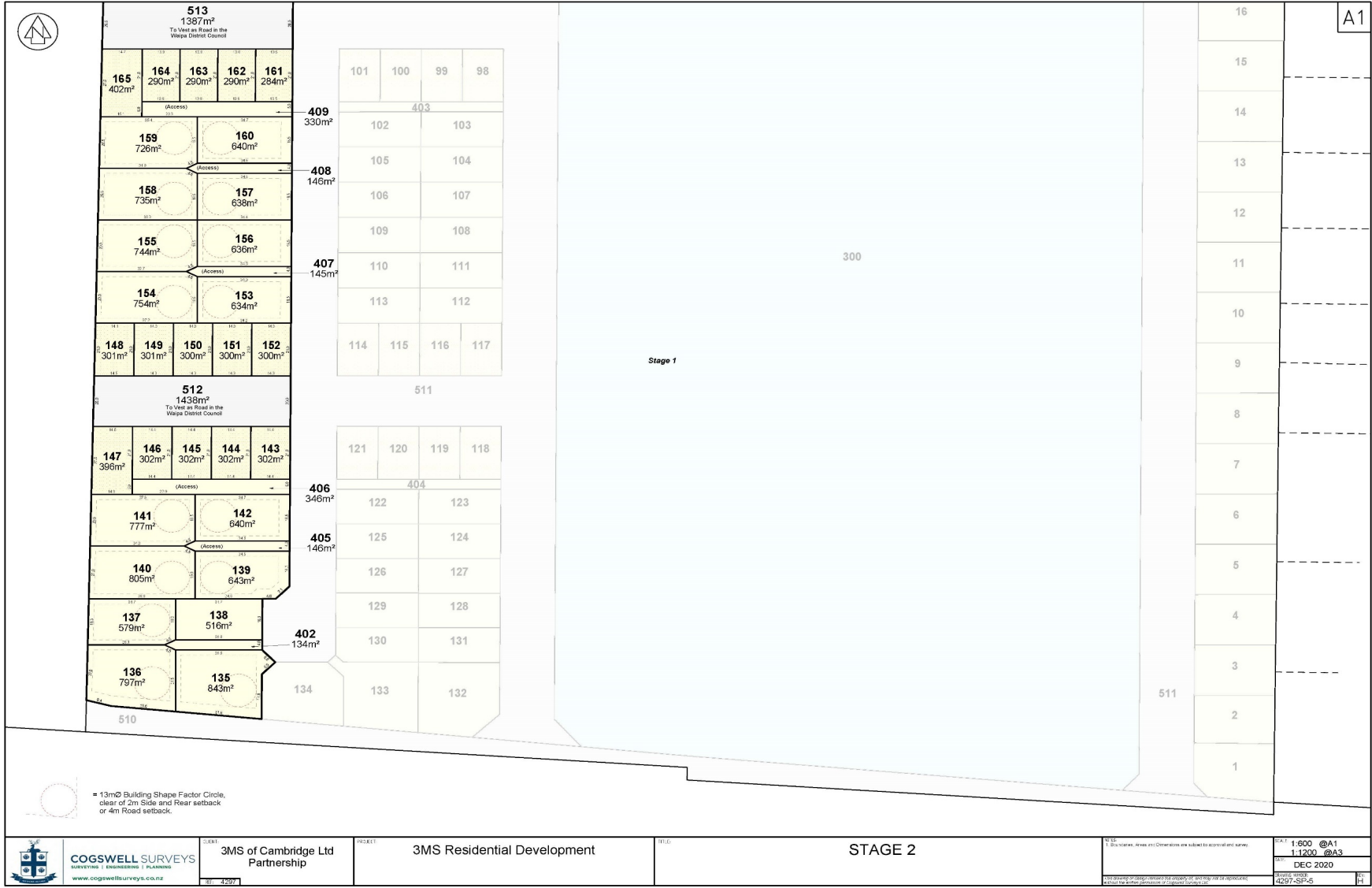


Figure 12. Scheme Plan - Sheet 5

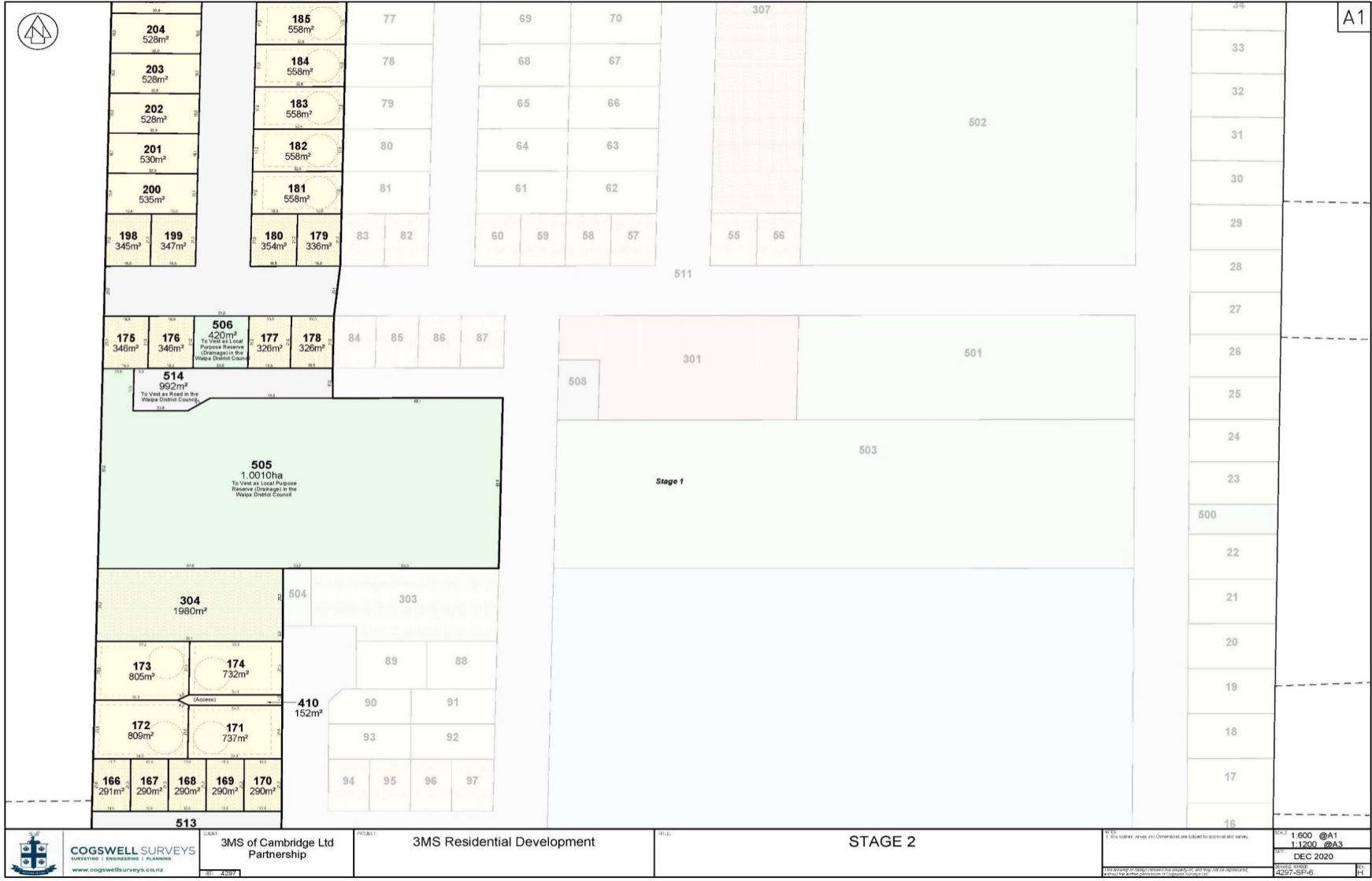


Figure 13. Scheme Plan - Sheet 6

Application for Subdivision Consent for 3MS of Cambridge GP Limited – Cambridge Road, Cambridge

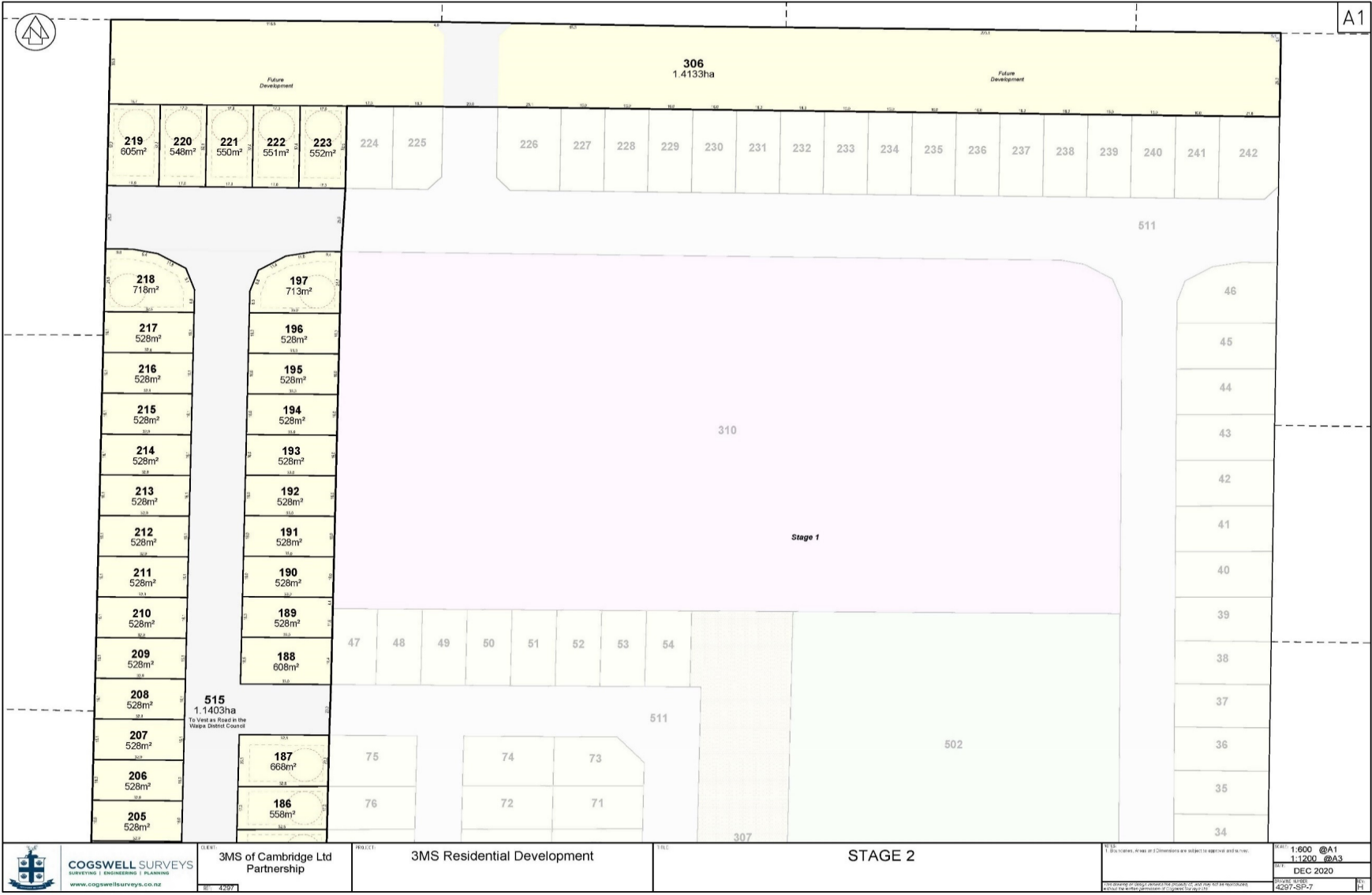


Figure 14. Scheme Plan - Sheet 8

Application for Subdivision Consent for 3MS of Cambridge GP Limited – Cambridge Road, Cambridge

The key metrics for the subdivision are presented in the table below.

Table 4. Subdivision Metrics

Metric	3Ms Development
Number of Residential Lots	242
Area of sections	122,821 m ²
Area of commercial	3,294 m ²
Area of high density	3,873 m ²
Area of future development	19,870 m ²
Area of retirement village (super lot)	85,976 m ²
Area of school	39,907 m ²
Area of Right of Ways	1,879 m ²
Area of reserve	52,280 m ²
Area of road	78,458 m ²
Average Residential Lot Size	508 m ²
Maximum Residential Lot Size	843 m ²
Minimum Lot Size	284 m ²
Yield / hectare	13.6 households per hectare
Note: the yield excludes commercial and school site.	

3.4 EASEMENTS

The memorandum of easements is detailed on the Scheme Plan, and also in the following table:

Table 5. Memorandum of Easements

Purpose / Interest	Shown s	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Stage 1			
Right of way	Lot 400	Lot 400	Lots 56 - 60
Right to convey electricity			
Right to convey telecommunications	Lot 403	Lot 403	Lots 102 - 105
Right to convey gas			
Right to convey water			
Right to drain water	Lot 404	Lot 404	Lots 122 - 125
Right to drain sewage			
Stage 2			
Right of way	Lot 402	Lot 402	Lots 140 – 142
Right to convey electricity	Lot 405	Lot 405	Lots 144 – 146
Right to convey telecommunications	Lot 406	Lot 406	Lots 147 – 151
Right to convey gas	Lot 407	Lot 407	Lots 158 – 160
Right to convey water	Lot 408	Lot 408	Lots 162 – 164
Right to drain water	Lot 409	Lot 409	Lots 165 – 169
Right to drain sewage	Lot 410	Lot 410	Lots 176 - 178