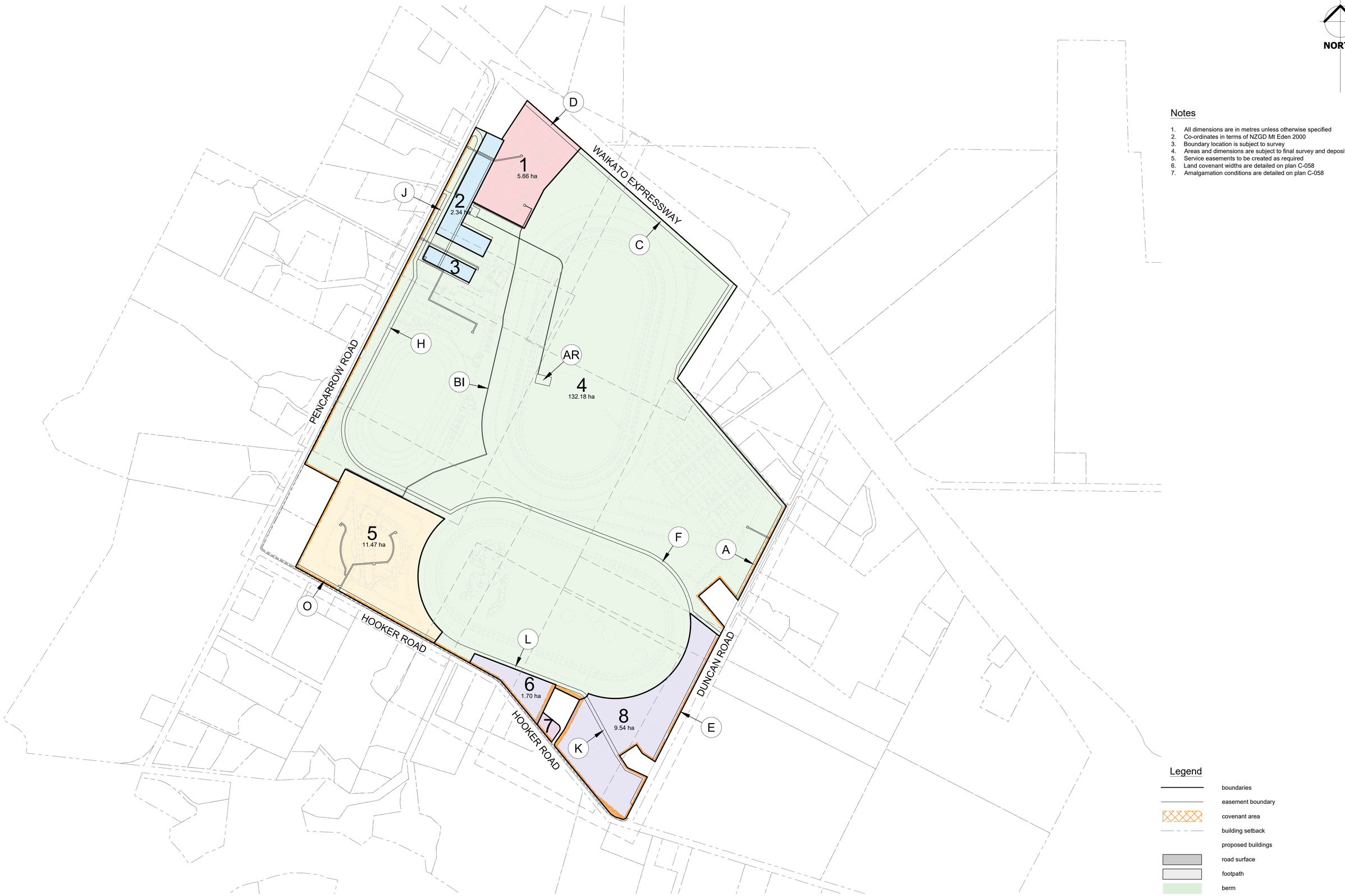


Notes

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5. Service easements to be created as required
6. Land covenant widths are detailed on plan C-058
7. Amalgamation conditions are detailed on plan C-058

Legend

- boundaries
- easement boundary
- covenant area
- building setback
- proposed buildings
- road surface
- footpath
- berm

LOTS 1 - 8 BEING A SUBDIVISION OF LOTS 1 & 2 DP 471383, LOT 2 DP 16925, SECTION 49 SO 457609 AND SECTION 2 SO 547526

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - STAGE 1 - SHEET 1**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
2	28-08-2026	SD	FOR DISCUSSION
1	14-08-2026	SD	PRELIMINARY

Drawn: SD | Scale: 1:5000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-050 | Revision: 3

all dimensions to be verified on site before making any shop drawings or commencing any work.

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Lot 10 DPS 65399
Lot 3 DP 389202
Lot 1 DP 389202
Lot 2 DP 389202
Lot 1 DP 362237
Lot 2 DP 362237
Lot 1 DP 333797
Section 41 SO 457609

PENCARROW ROAD

CF CE CD J CC CB CA

H AH U I P AF

43.1 327.81 35.55

AA V W AG R Q S AB AM AO AJ AI

2
2.34 ha

47.65

AC 74.1 200.93 7.17 135.32

3
6,561m²

AN X AP T

152.24 152.24 153.70

AK 98.94

AL AS

168.74

1
5.66 ha

D

208.15

WAIKATO EXPRESSWAY

Section 46 SO 457609

AU AQ AT 126.17 161.99

4
132.18 ha

AV

88.29

C

Section 26 SO 457609

AR

Lot 6 DPS 74030

NORTH

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Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - STAGE 1 - SHEET 2**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
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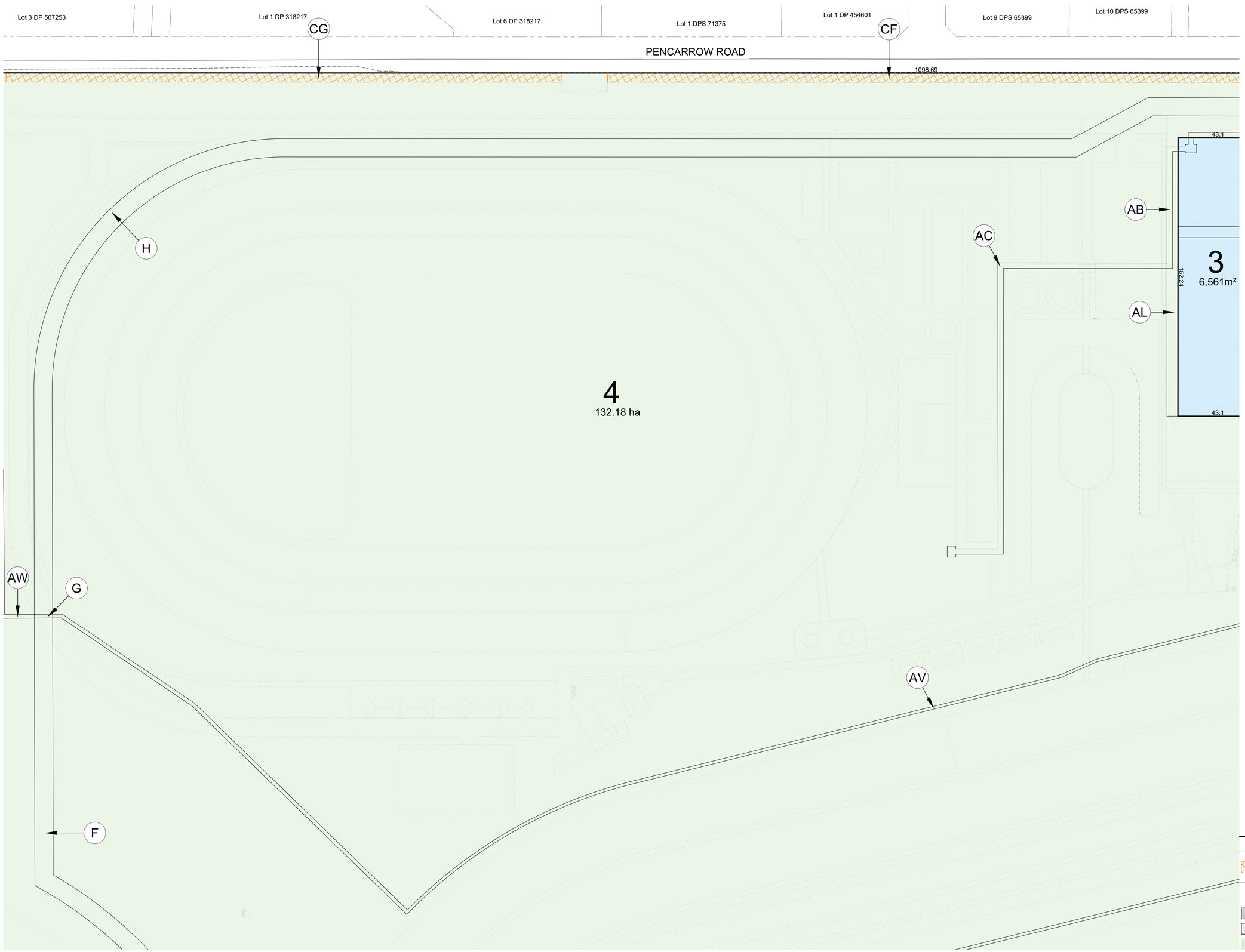
Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-051 | Revision: 3

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Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor: BCD GROUP

Sheet: **SCHEME PLAN - STAGE 1 - SHEET 3**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
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1	14-08-2026	SD	PRELIMINARY

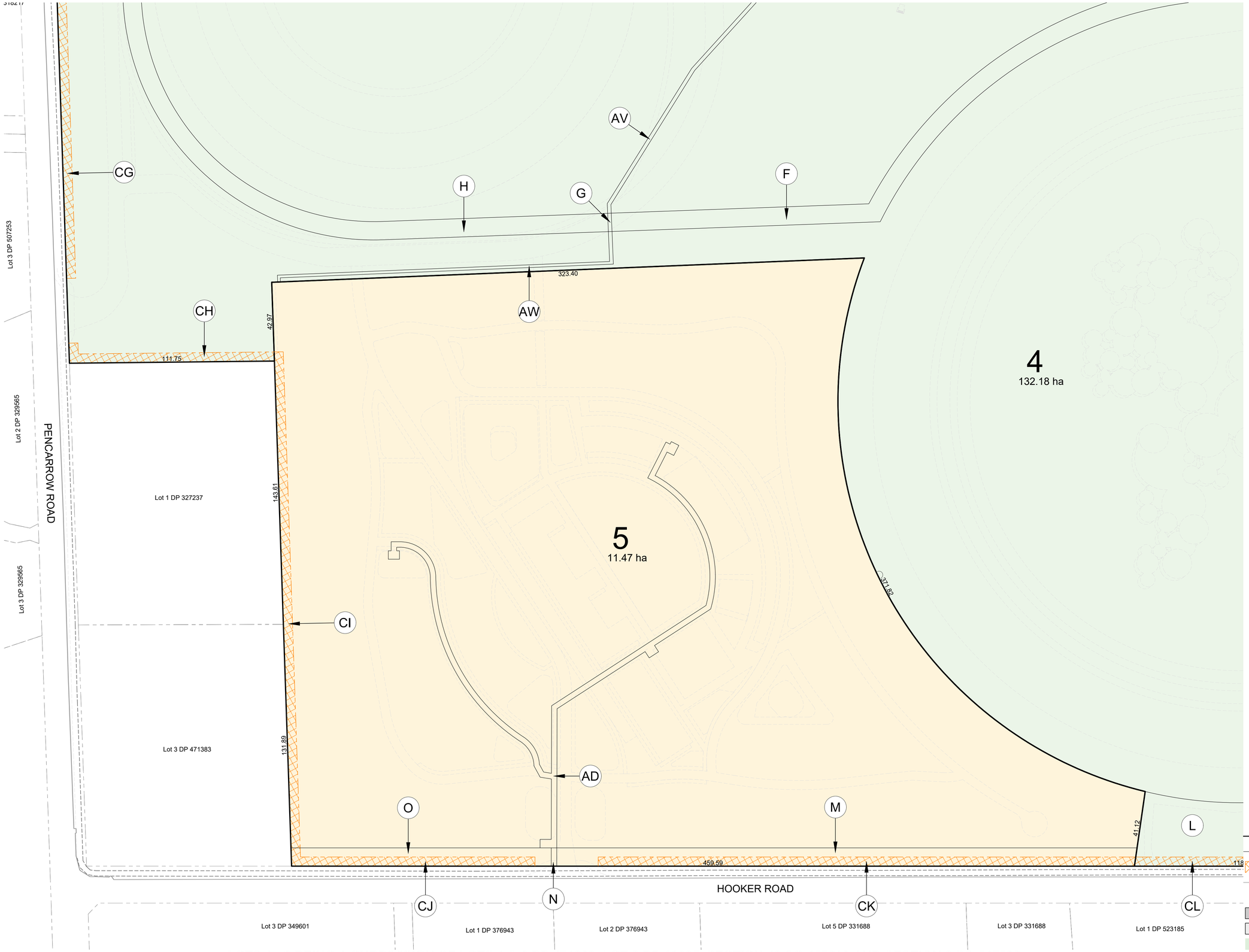
Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-052 | Revision: 3

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Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - STAGE 1 - SHEET 4**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
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1	14-08-2026	SD	PRELIMINARY

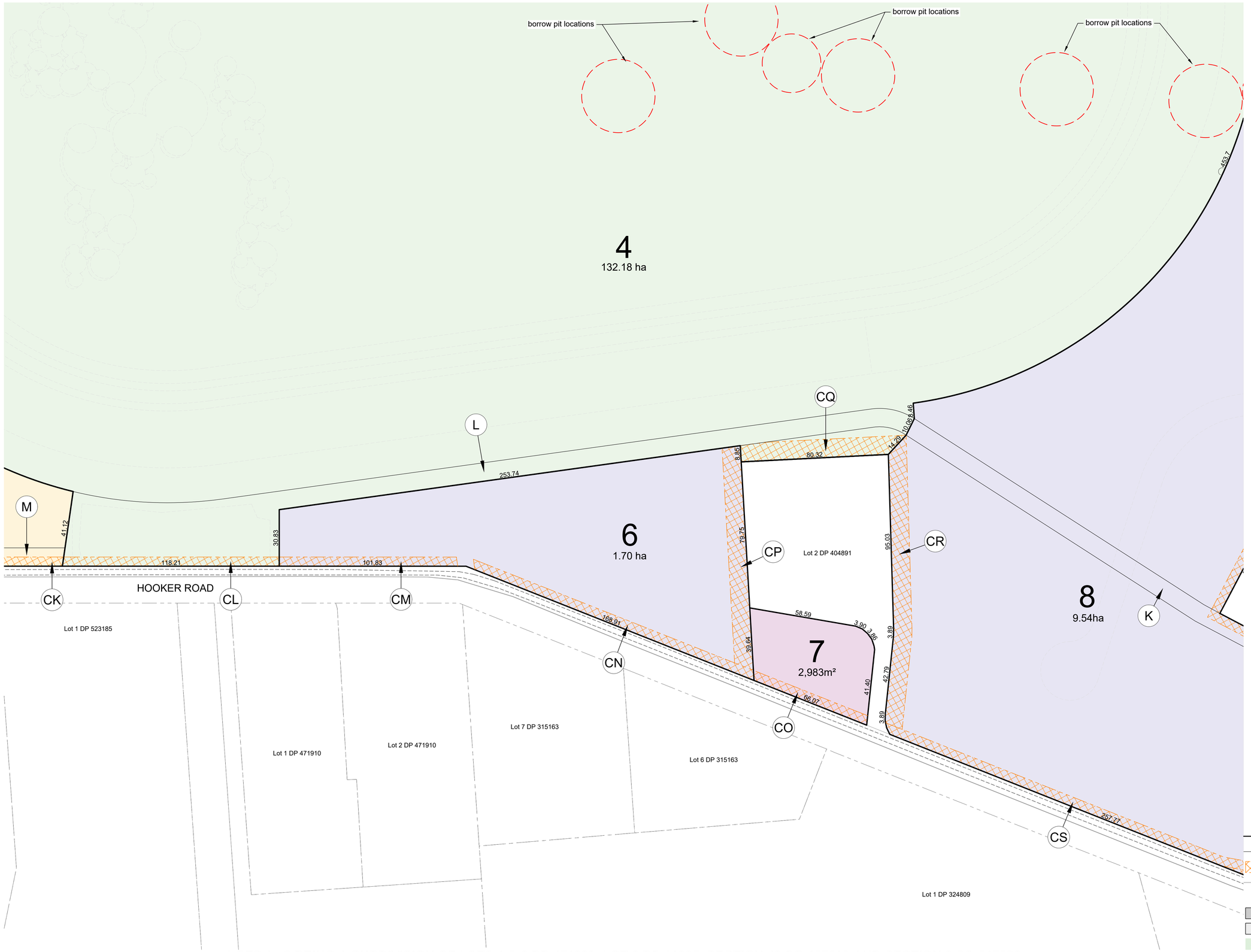
Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-053 | Revision: 3

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LOTS 1 - 8 BEING A SUBDIVISION OF LOTS 1 & 2 DP 471383, LOT 2 DP 16925, SECTION 49 SO 457609 AND SECTION 2 SO 547526

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - STAGE 1 - SHEET 5**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
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1	14-08-2026	SD	PRELIMINARY

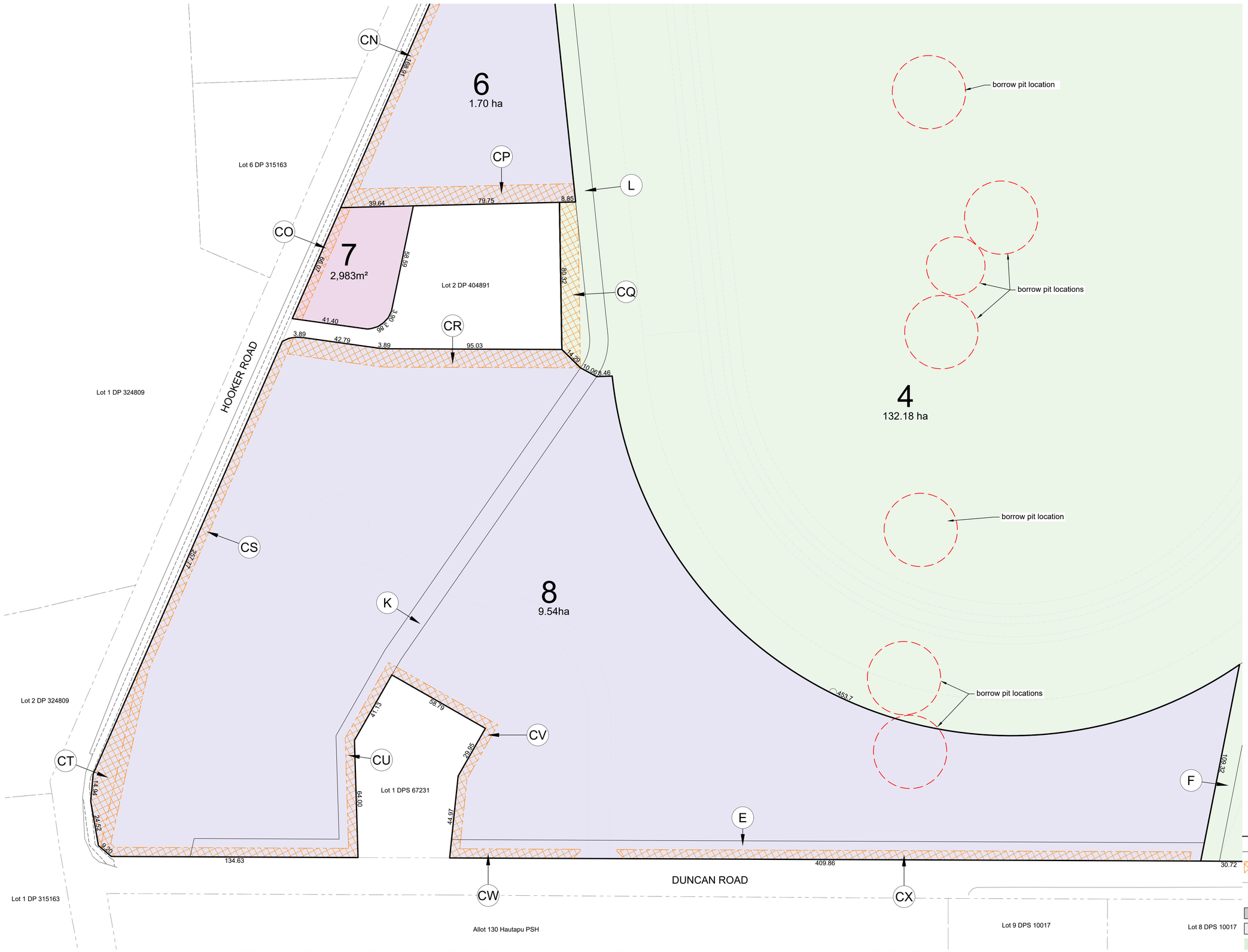
Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-054 | Revision: 3

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NORTH

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- road surface
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Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - STAGE 1 - SHEET 6**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
2	28-08-2026	SD	FOR DISCUSSION
1	14-08-2026	SD	PRELIMINARY

Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-055 | Revision: 3

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NORTH

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4
132.18 ha

Lot 3 DP 408897
Lot 1 DP 408897
488.22
Lot 1 DP 400223
Lot 2 DP 400223
Lot 3 DP 400223
Lot 1 DPS 12087
Lot 2 DP 517150
80.07
116.84
89.03
100.32
30.72
307.34
DUNCAN ROAD
F
C
CY
E
A
B
AE
CX
CZ
DA
DB
Lot 8 DPS 10017
Lot 2 DP 332224
Lot 2 DP 413521
Lot 6 DPS 10017
Lot 1 DP 391434
Lot 2 DP 391434
Lot 3 DP 391434

Legend

- boundaries
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- covenant area
- building setback
- proposed buildings
- road surface
- footpath
- berm

LOTS 1 - 8 BEING A SUBDIVISION OF LOTS 1 & 2 DP 471383, LOT 2 DP 16925, SECTION 49 SO 457609 AND SECTION 2 SO 547526

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - STAGE 1 - SHEET 7**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
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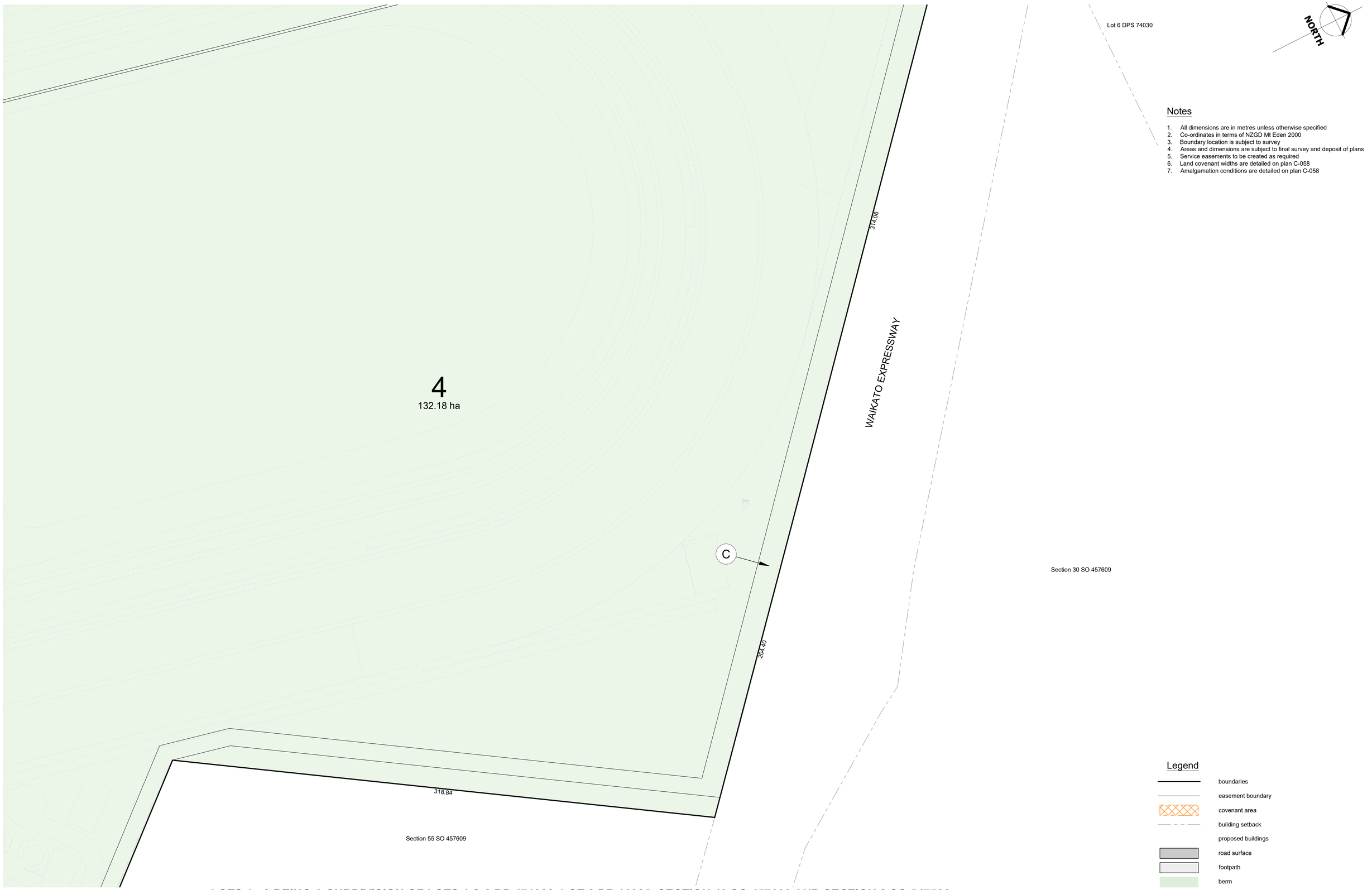
Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No:	Sheet No:	Revision
23-1883	C-056	3

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Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - STAGE 1 - SHEET 8**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
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1	14-08-2026	SD	PRELIMINARY

Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No:	Sheet No:	Revision
23-1883	C-057	3

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Proposed Memorandum of Easements (In Gross)

Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to drain water	A	Lot 4	IAWAI - Flowing Waters Limited
	B	Lot 4	
	C	Lot 4	
	D	Lot 1	
	E	Lot 8	
	F	Lot 4	
	G	Lot 4	
	H	Lot 4	
	I	Lot 4	
	J	Lot 4	
	K	Lot 8	
	L	Lot 4	
	M	Lot 5	
	N	Lot 5	
	O	Lot 5	
	CJ	Lot 5	
	CK	Lot 5	
	CL	Lot 4	
	CU	Lot 8	
	CW	Lot 8	
	CX	Lot 8	
	CZ	Lot 4	
	DA	Lot 4	
	DB	Lot 4	
Right to convey electricity and telecommunications	CB	Lot 4	Waipa Networks Limited
	P	Lot 4	
	Q	Lot 4	
	R	Lot 2	
	S	Lot 2	
	T	Lot 1	
	CE	Lot 4	
	U	Lot 4	
	I	Lot 4	
	V	Lot 4	
	W	Lot 4	
	X	Lot 4	
	Y	Lot 4	
	AA	Lot 3	
	AB	Lot 4	
	AC	Lot 4	
	N	Lot 5	
	AD	Lot 5	
	DA	Lot 4	
	B	Lot 4	
	AE	Lot 4	
Right to convey water	AS	Lot 1	[Future Entity to be confirmed]
	AT	Lot 4	
	AU	Lot 4	
	AQ	Lot 4	
	AV	Lot 4	
	G	Lot 4	
	AW	Lot 4	
	AM	Lot 3	
	AO	Lot 4	
	AN	Lot 4	
	X	Lot 4	
	AJ	Lot 2	

Proposed Schedule of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of Way	AF	Lot 4	Lots 1 - 3
	Q	Lot 4	Lots 1 - 3
	AG	Lot 4	Lots 1 - 3
	V	Lot 4	Lots 1 - 3
	AH	Lot 4	Lots 1 - 3
	S	Lot 2	Lot 1
	AI	Lot 2	Lot 1
	AJ	Lot 2	Lot 1
	AK	Lot 4	Lot 2
	AL	Lot 4	Lot 3
	AB	Lot 4	Lot 3
Right to drain sewage	AM	Lot 3	Lot 4
	AN	Lot 4	Lot 3
	X	Lot 4	Lot 3
	AO	Lot 4	Lot 3
	AJ	Lot 2	Lots 3 & 4
	AP	Lot 4	Lots 1 - 3
	AQ	Lot 4	Lots 1 - 3
	AR	Lot 4	Lots 1 - 3
	AT	Lot 4	Lot 1

Existing Land Covenant Areas

Shown	Burdened Land	Instrument Number
CT	Lot 8	8700791.1

Proposed Land Covenant Areas

Shown	Burdened Land	Width (m)
CA	Lot 4	5
CB	Lot 4	5
CC	Lot 4	5
CD	Lot 4	5
CE	Lot 4	5
CF	Lot 4	5
CG	Lot 4	5
CH	Lot 4	5
CI	Lot 5	5
CJ	Lot 5	5
CK	Lot 5	5
CL	Lot 4	5
CM	Lot 6	5
CN	Lot 6	5
CO	Lot 7	5
CP	Lot 6	10
CQ	Lot 4	10
CR	Lot 8	10
CS	Lot 8	5
CU	Lot 8	5
CV	Lot 8	5
CW	Lot 8	5
CX	Lot 8	5
CY	Lot 4	5
CZ	Lot 4	5
DA	Lot 4	5
DB	Lot 4	5

Amalgamation Conditions

That Lots 2 and 3 hereon be held in the same Record of Title.

That Lots 6 and 8 hereon be held in the same Record of Title.

That Lot 7 hereon be transferred to the owner of Lot 2 DP 404891 and that one Record of Title be issued to include both parcels.

Client

WTR WAIKATO THOROUGHBRED RACING
TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet
SCHEME PLAN - STAGE 1 - EASEMENTS

Project Title
WAIKATO THOROUGHBRED RACING
PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
1	1-10-2026	SD	FOR CONSENT

Drawn: SD | Scale: at A1
Engineer:
Job No: 23-1883 | Sheet No: C-058 | Revision: 1

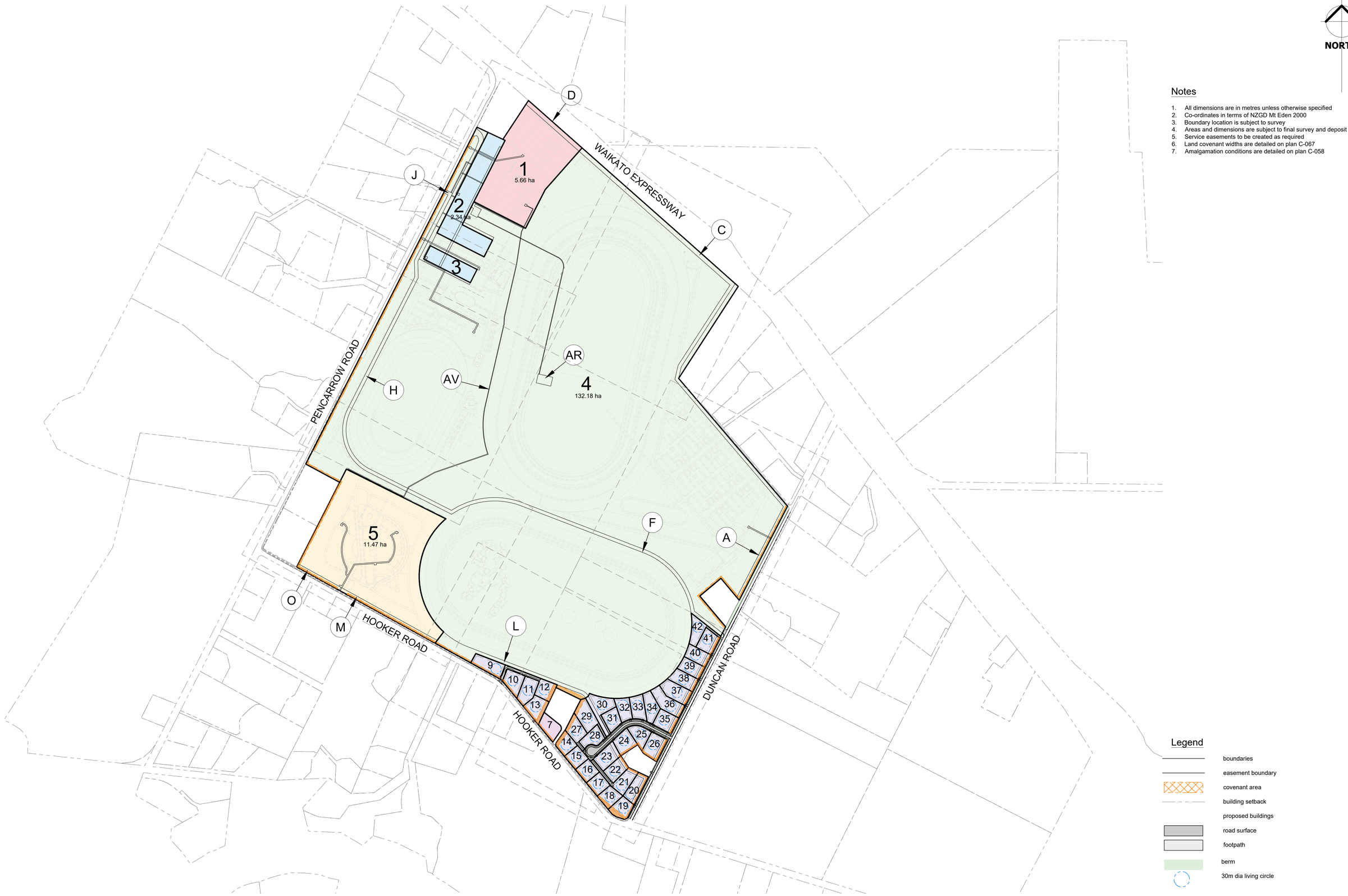
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NORTH

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Legend

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- covenant area
- building setback
- proposed buildings
- road surface
- footpath
- berm
- 30m dia living circle

LOTS 1 - 5, 7, 9 - 42 BEING A SUBDIVISION OF LOTS 1 & 2 DP 471383, LOT 2 DP 16925, SECTION 49 SO 457609 AND SECTION 2 SO 547526

Client: WTR WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - FULL DEVELOPMENT - SHEET 1**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
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Drawn: SD | Scale: 1:5000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-059 | Revision: 3

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Lot 10 DPS 65399
Lot 3 DP 389202
Lot 1 DP 389202
Lot 2 DP 389202
Lot 1 DP 362237
Lot 2 DP 362237
Lot 1 DP 333797
Section 41 SO 457609
PENCARROW ROAD
Section 46 SO 457609
Section 26 SO 457609
Lot 6 DPS 74030
WAIKATO EXPRESSWAY
NORTH

CF CE CD J HA CC CB CA
H AH I U EY HB FJ EV EU ET P AF
AA V FB FA EZ EX EW R ES ER EQ EP EO S FH
AB AM W AO FK FF FI FC AI
AC AN X FG AP FE FD T
AL AS D
AK
Y
AU AQ AT
AV AR C

43.1 327.81 35.55 47.65 7.17 135.32 74.09 200.93 152.24 152.24 153.7 98.94 43.1 54.45 168.74 208.15 126.17 161.99 88.29

1
5.66 ha

2
2.34 ha

3
6,561m²

4
132.18 ha

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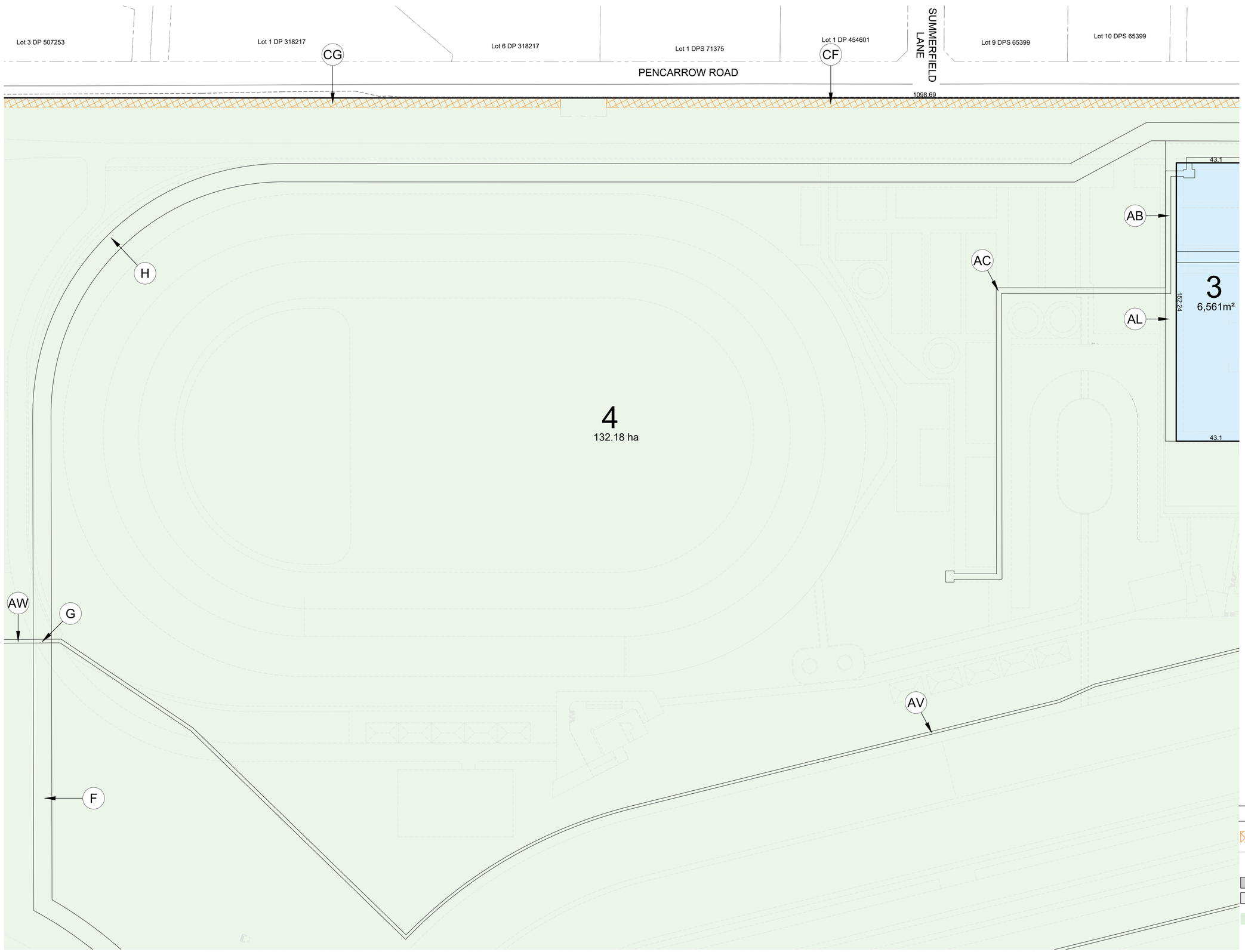
Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA
Contractor
BCD GROUP

Sheet: SCHEME PLAN - FULL DEVELOPMENT - SHEET 2
Project Title: WAIKATO THOROUGHBRED RACING
PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
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1	14-08-2026	SD	PRELIMINARY

Drawn: SD | Scale: 1:1000 | at A1
Engineer:
Job No: 23-1883 | Sheet No: C-060 | Revision: 3

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Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - FULL DEVELOPMENT - SHEET 3**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
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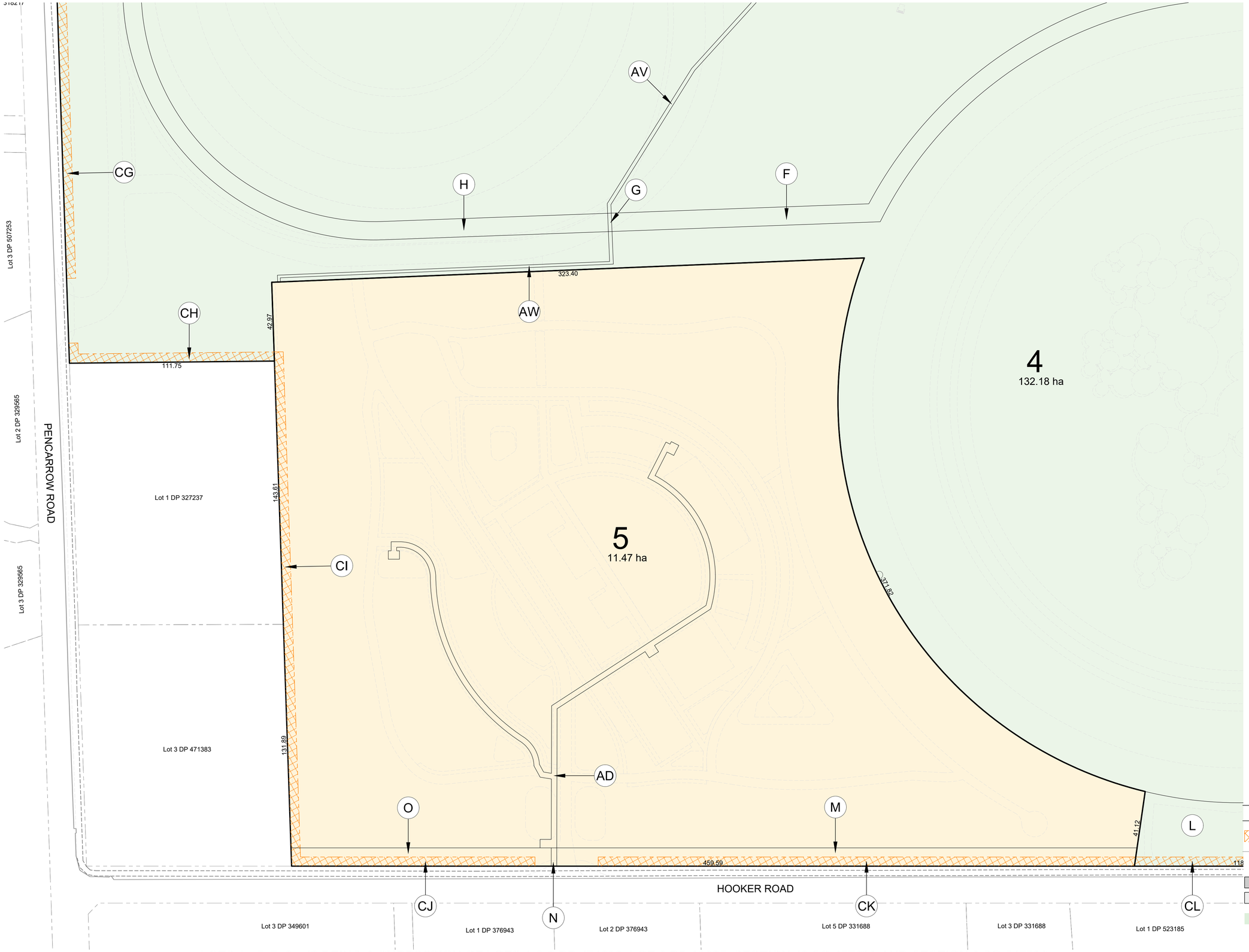
Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-061 | Revision: 3

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- berm
- 30m dia living circle

LOTS 1 - 5, 7, 9 - 42 BEING A SUBDIVISION OF LOTS 1 & 2 DP 471383, LOT 2 DP 16925, SECTION 49 SO 457609 AND SECTION 2 SO 547526

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - FULL DEVELOPMENT - SHEET 4**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
2	28-08-2026	SD	FOR DISCUSSION
1	14-08-2026	SD	PRELIMINARY

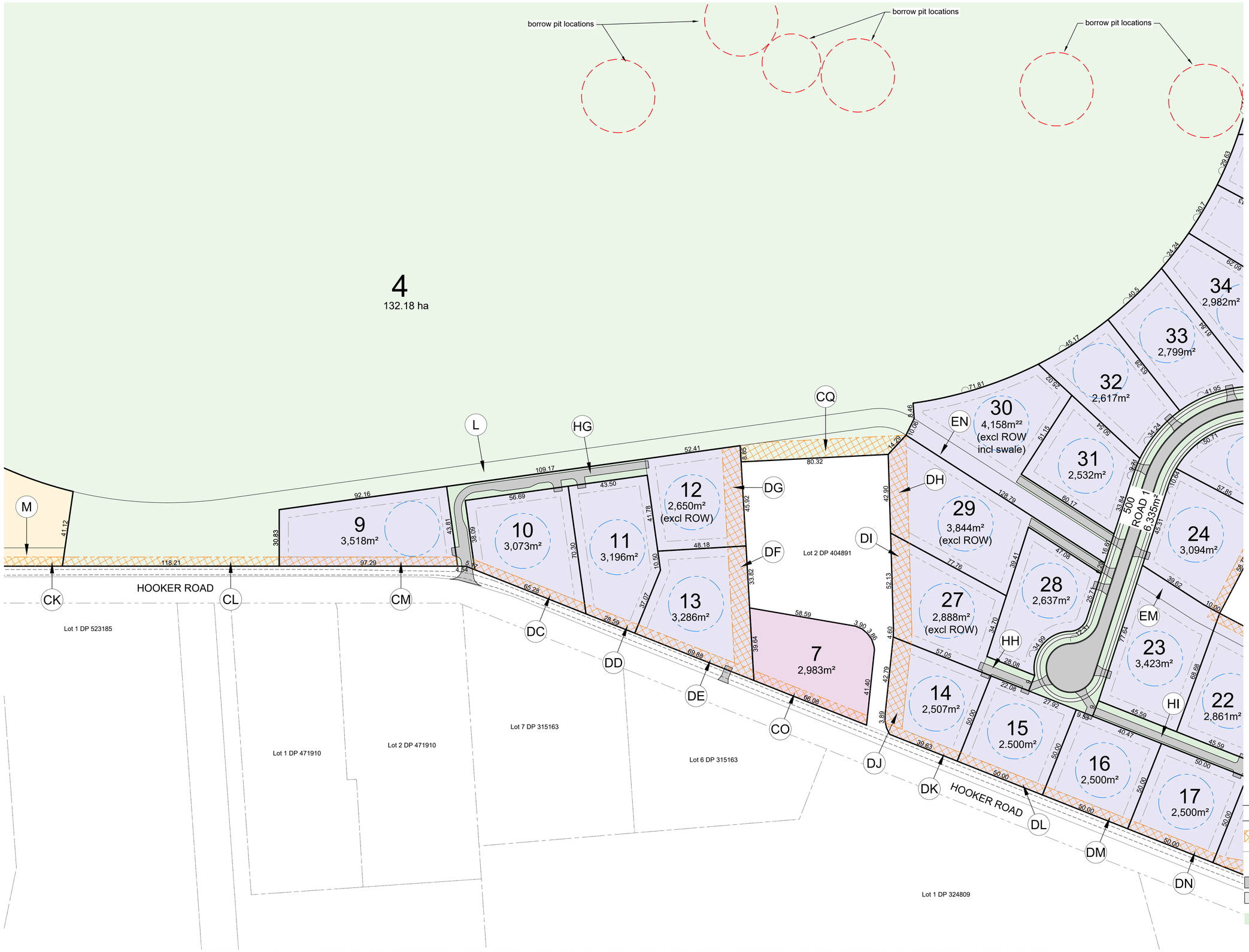
Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-062 | Revision: 3

all dimensions to be verified on site before making any shop drawings or commencing any work.

the copyright of this drawing remains with BCD Group



Notes

1. All dimensions are in metres unless otherwise specified
2. Co-ordinates in terms of NZGD Mt Eden 2000
3. Boundary location is subject to survey
4. Areas and dimensions are subject to final survey and deposit of plans
5. Service easements to be created as required
6. Land covenant widths are detailed on plan C-067
7. Amalgamation conditions are detailed on plan C-067

Legend

- boundaries
- easement boundary
- covenant area
- building setback
- proposed buildings
- road surface
- footpath
- berm
- 30m dia living circle

LOTS 1 - 5, 7, 9 - 42 BEING A SUBDIVISION OF LOTS 1 & 2 DP 471383, LOT 2 DP 16925, SECTION 49 SO 457609 AND SECTION 2 SO 547526

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - FULL DEVELOPMENT - SHEET 5**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
2	28-08-2026	SD	FOR DISCUSSION
1	14-08-2026	SD	PRELIMINARY

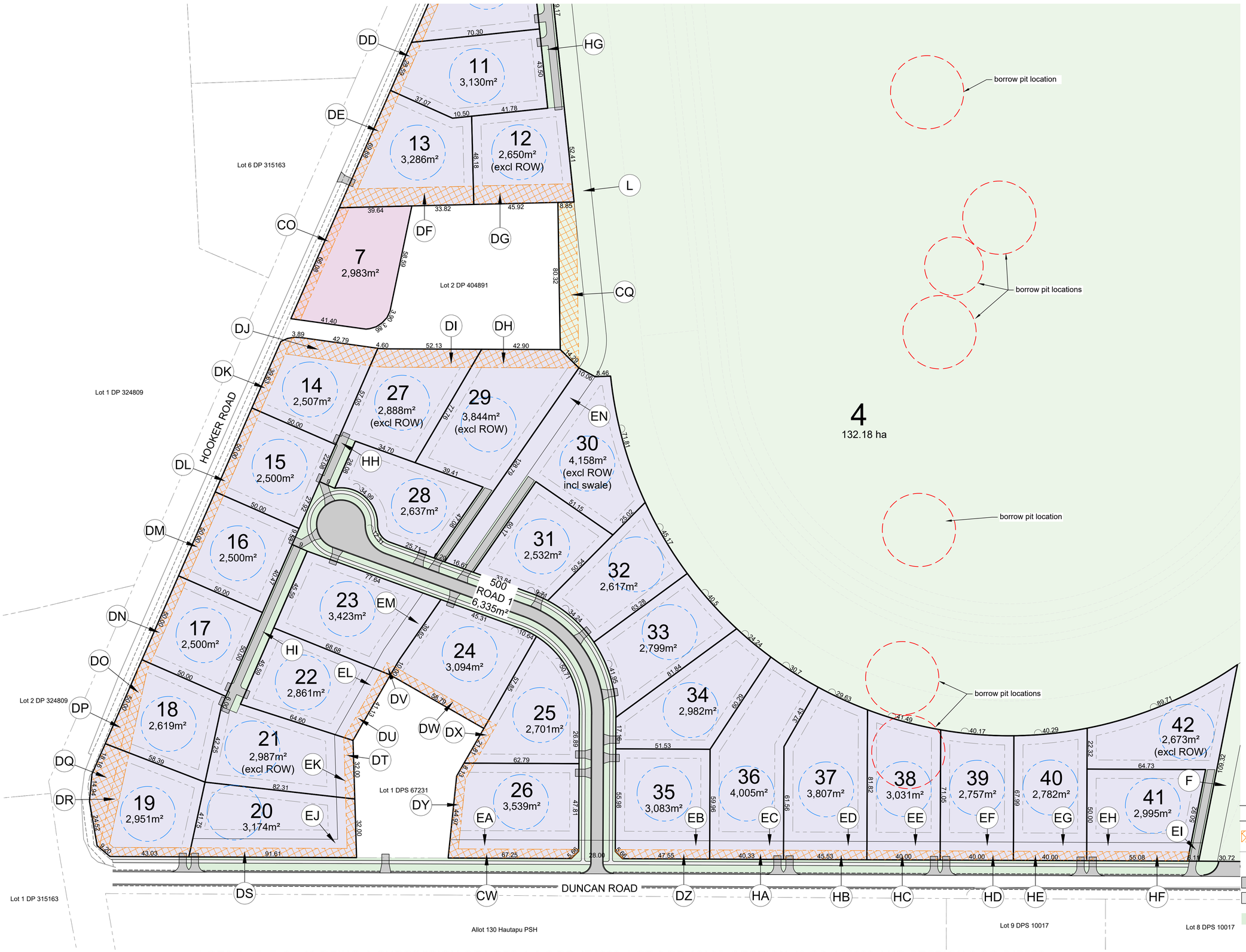
Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-063 | Revision: 3

all dimensions to be verified on site before making any shop drawings or commencing any work.

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LOTS 1 - 5, 7, 9 - 42 BEING A SUBDIVISION OF LOTS 1 & 2 DP 471383, LOT 2 DP 16925, SECTION 49 SO 457609 AND SECTION 2 SO 547526

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: SCHEME PLAN - FULL DEVELOPMENT - SHEET 6

Project Title: WAIKATO THOROUGHBRED RACING

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
2	28-08-2026	SD	FOR DISCUSSION
1	14-08-2026	SD	PRELIMINARY

Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-064 | Revision: 3

all dimensions to be verified on site before making any shop drawings or commencing any work.

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Notes

1. All dimensions are in metres unless otherwise specified
2. Co-ordinates in terms of NZGD Mt Eden 2000
3. Boundary location is subject to survey
4. Areas and dimensions are subject to final survey and deposit of plans
5. Service easements to be created as required
6. Land covenant widths are detailed on plan C-067
7. Amalgamation conditions are detailed on plan C-067

LOTS 1 - 5, 7, 9 - 42 BEING A SUBDIVISION OF LOTS 1 & 2 DP 471383, LOT 2 DP 16925, SECTION 49 SO 457609 AND SECTION 2 SO 547526

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor: BCD GROUP

Sheet: SCHEME PLAN - FULL DEVELOPMENT - SHEET 7

Project Title: WAIKATO THOROUGHBRED RACING

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
2	28-08-2026	SD	FOR DISCUSSION
1	14-08-2026	SD	PRELIMINARY

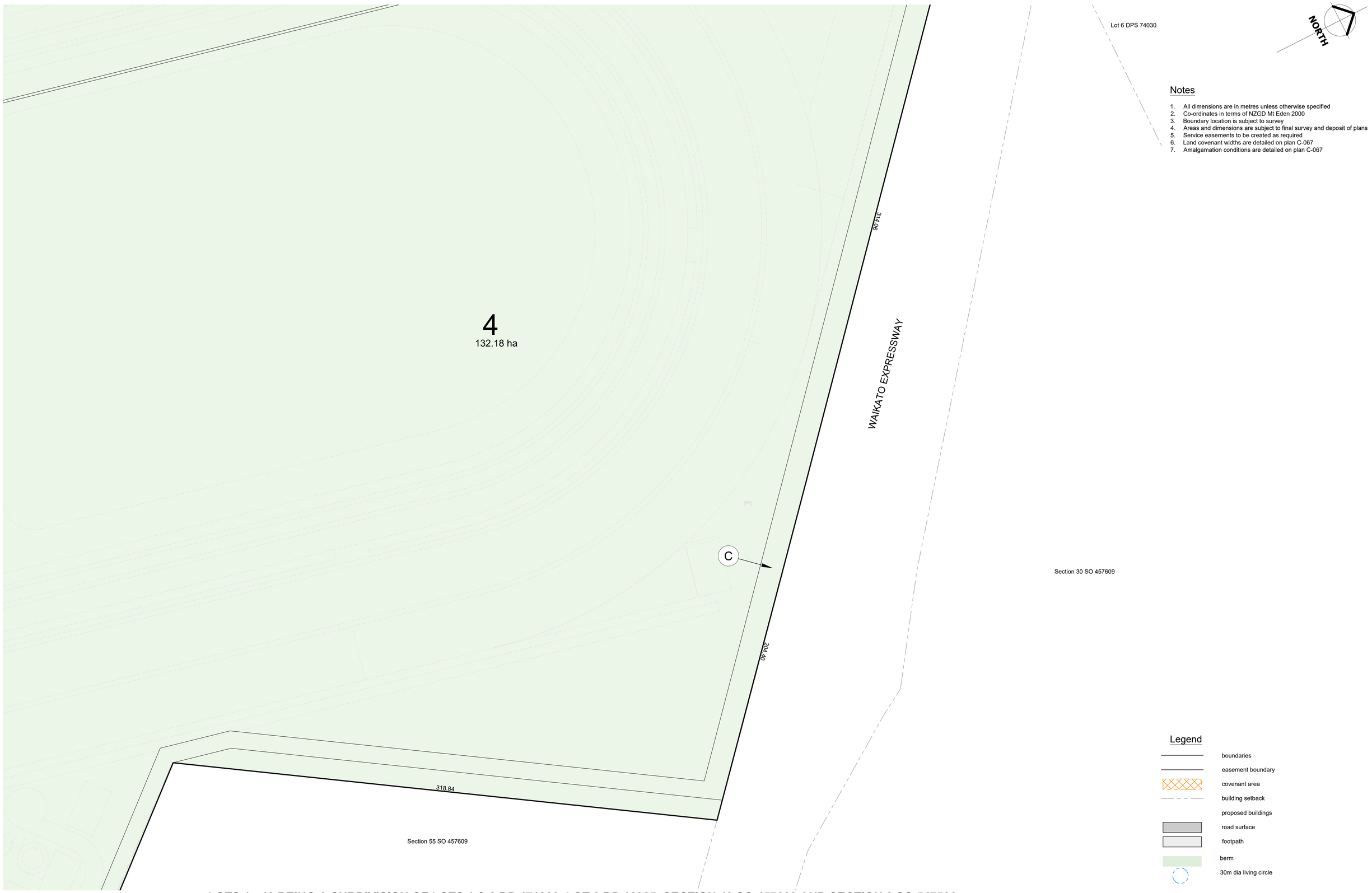
Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No:	Sheet No:	Revision
23-1883	C-065	3

all dimensions to be verified on site before making any shop drawings or commencing any work.

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Notes

1. All dimensions are in metres unless otherwise specified
2. Co-ordinates in terms of NZGD Mt Eden 2000
3. Boundary location is subject to survey
4. Areas and dimensions are subject to final survey and deposit of plans
5. Service easements to be created as required
6. Land covenant widths are detailed on plan C-067
7. Amalgamation conditions are detailed on plan C-067

Legend

- boundaries
- easement boundary
- covenant area
- building setback
- proposed buildings
- road surface
- footpath
- berm
- 30m dia living circle

LOTS 1 - 42 BEING A SUBDIVISION OF LOTS 1 & 2 DP 471383, LOT 2 DP 16925, SECTION 49 SO 457609 AND SECTION 2 SO 547526

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor: BCD GROUP

Sheet: **SCHEME PLAN - FULL DEVELOPMENT - SHEET 8**

Project Title: **WAIKATO THOROUGHBRED RACING**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
3	1-10-2026	SD	FOR CONSENT
2	28-08-2026	SD	FOR DISCUSSION
1	14-08-2026	SD	PRELIMINARY

Drawn: SD | Scale: 1:1000 | at A1

Engineer:

Job No: 23-1883 | Sheet No: C-066 | Revision: 2

all dimensions to be verified on site before making any shop drawings or commencing any work.

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Proposed Memorandum of Easements (In Gross)

Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to drain water	A	Lot 4	IAWAI - Flowing Waters Limited
	B	Lot 4	
	C	Lot 4	
	D	Lot 1	
	EA	Lot 26	
	EB	Lot 35	
	EC	Lot 36	
	ED	Lot 37	
	EE	Lot 38	
	EF	Lot 39	
	EG	Lot 40	
	EH	Lot 41	
	EI	Lot 42	
	F	Lot 4	
	G	Lot 4	
	H	Lot 4	
	I	Lot 4	
	J	Lot 4	
	EJ	Lot 20	
	EK	Lot 21	
	EL	Lot 22	
	EM	Lot 23	
	EN	Lot 30	
	L	Lot 4	
	M	Lot 5	
	N	Lot 5	
	O	Lot 5	
	CJ	Lot 5	
	CK	Lot 5	
	CL	Lot 4	
	DS	Lot 20	
	DT	Lot 21	
	DU	Lot 22	
	DV	Lot 23	
	CW	Lot 26	
	DZ	Lot 35	
	HA	Lot 36	
	HB	Lot 37	
	HC	Lot 38	
	HD	Lot 39	
	HE	Lot 40	
	HF	Lot 41	
	CZ	Lot 4	
	DA	Lot 4	
	DB	Lot 4	
Right to convey electricity and telecommunications	CB	Lot 4	Waipa Networks Limited
	P	Lot 4	
	EO	Lot 4	
	EP	Lot 4	
	EQ	Lot 4	
	ER	Lot 4	
	ES	Lot 4	
	R	Lot 2	
	S	Lot 2	
	T	Lot 1	
	CE	Lot 4	
	U	Lot 4	
	I	Lot 4	
	V	Lot 4	
	W	Lot 4	
	X	Lot 4	
	Y	Lot 4	
	AA	Lot 3	
	AB	Lot 4	
	AC	Lot 4	
	N	Lot 5	
	AD	Lot 5	
	DA	Lot 4	
	B	Lot 4	
	AE	Lot 4	
Right to convey water	AS	Lot 1	[Future Entity to be confirmed]
	AT	Lot 4	
	AU	Lot 4	
	AQ	Lot 4	
	AV	Lot 4	
	G	Lot 4	
	AW	Lot 4	
	FE	Lot 2	
	FF	Lot 2	
	FG	Lot 2	
	AO	Lot 4	
	X	Lot 4	
	AN	Lot 4	
	AM	Lot 3	

Proposed Schedule of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of Way	AF	Lot 4	Lots 1 - 3
	ET	Lot 4	Lots 1 - 3
	EU	Lot 4	Lots 1 - 3
	EV	Lot 4	Lots 1 - 3
	EW	Lot 4	Lots 1 - 3
	HA	Lot 4	Lots 1 - 3
	HB	Lot 4	Lots 1 - 3
	EX	Lot 4	Lots 1 - 3
	EY	Lot 4	Lots 1 - 3
	EZ	Lot 4	Lots 1 - 3
	FA	Lot 4	Lots 1 - 3
	FB	Lot 4	Lots 1 - 3
	EO	Lot 4	Lots 1 - 3
	EP	Lot 4	Lots 1 - 3
	EQ	Lot 4	Lots 1 - 3
	ER	Lot 4	Lots 1 - 3
	ES	Lot 4	Lots 1 - 3
	V	Lot 4	Lots 1 - 3
	AH	Lot 4	Lots 1 - 3
	S	Lot 2	Lot 1
	AI	Lot 2	Lot 1
	FC	Lot 2	Lot 1
	FD	Lot 2	Lot 1
	FE	Lot 2	Lot 1
	FF	Lot 2	Lot 1
	FG	Lot 2	Lot 1
	AK	Lot 4	Lot 2
	AL	Lot 4	Lot 3
	AB	Lot 4	Lot 3
Right of Way, Right to drain water, Right to convey electricity and telecommunications	HG	Lot 12	Lots 9 - 11
	HH	Lot 27	Lots 14 & 15
	HI	Lot 21	Lots 16 - 18 & 22
Right to drain sewage	AM	Lot 3	Lot 4
	AN	Lot 4	Lot 3
	X	Lot 4	Lot 3
	AO	Lot 4	Lot 3
	FG	Lot 2	Lots 3 & 4
	FF	Lot 2	Lots 3 & 4
	FE	Lot 2	Lots 1, 3 & 4
	FD	Lot 2	Lot 1
	FC	Lot 2	Lot 1
	S	Lot 2	Lot 1
	AI	Lot 2	Lot 1
	FH	Lot 2	Lot 1
	AP	Lot 4	Lots 1 - 3
	AQ	Lot 4	Lots 1 - 3
	AR	Lot 4	Lots 1 - 3
Right to drain water	FD	Lot 2	Lot 1
	FI	Lot 2	Lot 1
	ER	Lot 4	Lots 1 & 2
	EV	Lot 4	Lots 1 & 2
	FJ	Lot 4	Lots 1 & 2
	EP	Lot 4	Lot 2
	EU	Lot 4	Lot 2
	EW	Lot 4	Lot 2
	AK	Lot 4	Lot 2
	FF	Lot 2	Lot 4
	FK	Lot 2	Lot 4
	EY	Lot 4	Lot 2
	FA	Lot 4	Lot 2
	Y	Lot 4	Lot 3
	X	Lot 4	Lot 3
	W	Lot 4	Lot 3
	V	Lot 4	Lot 3

Existing Land Covenant Areas

Shown	Burdened Land	Instrument Number
DP	Lot 18	8700791.1
DQ	Lot 19	

Proposed Land Covenant Areas

Shown	Burdened Land	Width (m)
CA	Lot 4	5
CB	Lot 4	5
CC	Lot 4	5
CD	Lot 4	5
CE	Lot 4	5
CF	Lot 4	5
CG	Lot 4	5
CH	Lot 4	5
CI	Lot 5	5
CJ	Lot 5	5
CK	Lot 5	5
CL	Lot 4	5
CM	Lot 9	5
CO	Lot 7	5
DC	Lot 10	5
DD	Lot 11	5
DE	Lot 13	5
DF	Lot 13	10
DG	Lot 12	10
DH	Lot 29	10
CQ	Lot 4	10
DI	Lot 27	10
DJ	Lot 14	10
DK	Lot 14	5
DL	Lot 15	5
DM	Lot 16	5
DN	Lot 17	5
DO	Lot 18	5
DR	Lot 19	5
DS	Lot 20	5
DT	Lot 21	5
DU	Lot 22	5
DV	Lot 23	5
DW	Lot 24	5
DX	Lot 25	5
DY	Lot 26	5
CW	Lot 26	5
DZ	Lot 35	5
HA	Lot 36	5
HB	Lot 37	5
HC	Lot 38	5
HD	Lot 39	5
HE	Lot 40	5
HF	Lot 41	5

Amalgamation Conditions

That Lots 2 and 3 hereon be held in the same Record of Title.

That Lot 7 hereon be transferred to the owner of Lot 2 DP 404891 and that one Record of Title be issued to include both parcels.

Roads to Vest

Lot 500 to vest in Waikato District Council as road

Client: WTR WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - FULL DEVELOPMENT - EASEMENTS**

Project Title: **WAIKATO THOROUGHBRED RACING**

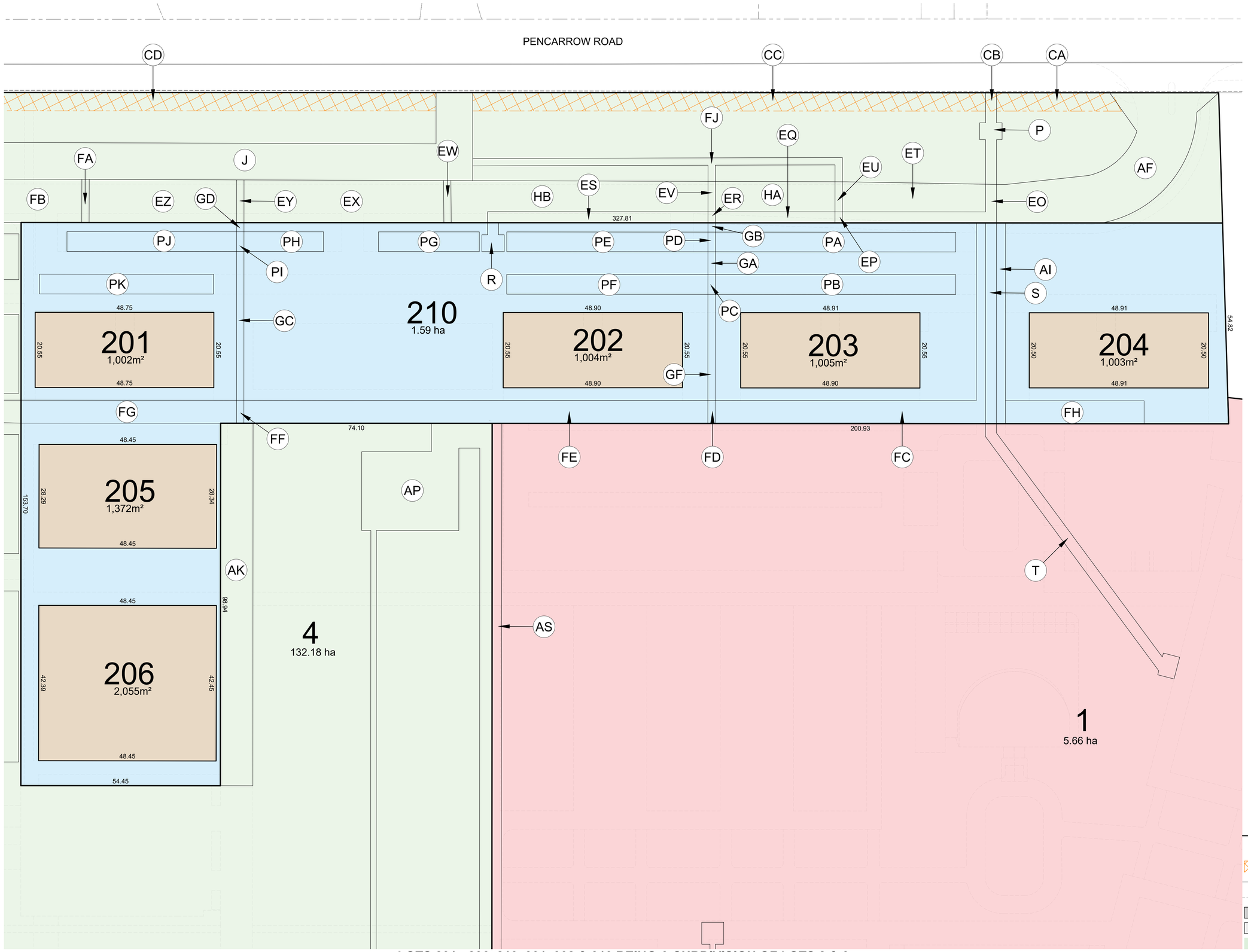
PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
1	1-10-2026	SD	FOR CONSENT

Drawn: SD | Scale: at A1 | Engineer: | Job No: 23-1883 | Sheet No: C-067 | Revision: 1

all dimensions to be verified on site before making any shop drawings or commencing any work.

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Notes

1. All dimensions are in metres unless otherwise specified
2. Co-ordinates in terms of NZGD Mt Eden 2000
3. Boundary location is subject to survey
4. Areas and dimensions are subject to final survey and deposit of plans
5. Service easements to be created as required
6. Land covenant widths are detailed on plan C-072
7. Amalgamation conditions are detailed on plan C-072

Legend

- boundaries
- easement boundary
- covenant area
- building setback
- proposed buildings
- road surface
- footpath
- berm

LOTS 201 - 206, 210, 301, 302 & 310 BEING A SUBDIVISION OF LOTS 2 & 3

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - COMMERCIAL SUBDIVISION - SHEET 1**

Project Title: **WAIKATO GREENFIELD RACING HUB**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
1	30-09-2026	SD	FOR CONSENT

Drawn: SD | Scale: 1:500 | at A1

Engineer:

Job No:	Sheet No:	Revision
23-1883	C-070	1

all dimensions to be verified on site before making any shop drawings or commencing any work.

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PENCARROW ROAD

NORTH

Notes

1. All dimensions are in metres unless otherwise specified
2. Co-ordinates in terms of NZGD Mt Eden 2000
3. Boundary location is subject to survey
4. Areas and dimensions are subject to final survey and deposit of plans
5. Service easements to be created as required
6. Land covenant widths are detailed on plan C-072
7. Amalgamation conditions are detailed on plan C-072

310
3,324m²

301
632m²

302
2,666m²

201
1,002m²

205
1,372m²

206
2,055m²

210
1.59 ha

4
132.18 ha

Legend

- boundaries
- easement boundary
- covenant area
- building setback
- proposed buildings
- road surface
- footpath
- berm

LOTS 201 - 206, 210, 301, 302 & 310 BEING A SUBDIVISION OF LOTS 2 & 3

Client: WAIKATO THOROUGHBRED RACING — TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet: **SCHEME PLAN - COMMERCIAL SUBDIVISION - SHEET 2**

Project Title: **WAIKATO GREENFIELD RACING HUB**

PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
1	30-09-2026	SD	FOR CONSENT

Drawn: SD | Scale: 1:400 | at A1

Engineer:

Job No:	Sheet No:	Revision
23-1883	C-071	1

all dimensions to be verified on site before making any shop drawings or commencing any work.

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Proposed Memorandum of Easements (In Gross)

Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to drain water	H	Lot 4	IAWAI - Flowing Waters Limited
	I	Lot 4	
	J	Lot 4	
Right to convey electricity and telecommunications	CB	Lot 4	Waipa Networks Limited
	P	Lot 4	
	EO	Lot 4	
	EP	Lot 4	
	EQ	Lot 4	
	ER	Lot 4	
	ES	Lot 4	
	R	Lot 210	
	S	Lot 210	
	T	Lot 1	
	CE	Lot 4	
	U	Lot 4	
	I	Lot 4	
	V	Lot 4	
	W	Lot 4	
	X	Lot 4	
	Y	Lot 4	
	AA	Lot 310	
	AB	Lot 4	
	AC	Lot 4	
Right to convey water	AS	Lot 1	[Future Entity to be confirmed]
	FE	Lot 210	
	FF	Lot 210	
	FG	Lot 210	
	AO	Lot 4	
	X	Lot 4	
	PQ	Lot 4	
	GE	Lot 4	
	AM	Lot 310	

Proposed Schedule of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of way	AF	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	ET	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	EU	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	EV	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	HA	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	HB	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	EW	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	EX	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	EY	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	EZ	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	FA	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	FB	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	EO	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	EP	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	EQ	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	ER	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	ES	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	V	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	AH	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
	S	Lot 210	Lot 1
	AI	Lot 210	Lot 1
	FC	Lot 210	Lot 1
	FD	Lot 210	Lot 1
	FE	Lot 210	Lot 1
	FF	Lot 210	Lot 1
	FG	Lot 210	Lot 1
	AK	Lot 4	Lots 201, 205, 206 & 210
	AL	Lot 4	Lots 301, 302 & 310
	AB	Lot 4	Lots 301, 302 & 310
Right to drain sewage	AM	Lot 310	Lot 4
	GE	Lot 4	Lots 301, 302 & 310
	PQ	Lot 4	Lots 301, 302 & 310
	X	Lot 4	Lots 301, 302 & 310
	AO	Lot 4	Lots 301, 302 & 310
	FG	Lot 210	Lots 4, 301, 302 & 310
	FF	Lot 210	Lots 4, 301, 302 & 310
	FE	Lot 210	Lots 1, 4, 301, 302 & 310
	FD	Lot 210	Lot 1
	FC	Lot 210	Lot 1
	S	Lot 210	Lot 1
	AI	Lot 210	Lot 1
	FH	Lot 210	Lot 1
	AP	Lot 4	Lots 1, 201 - 206, 301, 302 & 310
Right to drain water	FD	Lot 210	Lot 1
	GF	Lot 210	Lot 1
	PC	Lot 210	Lot 1
	GA	Lot 210	Lot 1
	PD	Lot 210	Lot 1
	GB	Lot 210	Lot 1
	ER	Lot 4	Lots 1, 201 - 204 & 210
	EV	Lot 4	Lots 1, 201 - 204 & 210
	FJ	Lot 4	Lots 1, 201 - 204 & 210
	EP	Lot 4	Lots 201 - 204 & 210
	EU	Lot 4	Lots 201 - 204 & 210
	EW	Lot 4	Lots 201 - 204 & 210
	AK	Lot 4	Lots 201 - 204 & 210
	FF	Lot 210	Lot 4
	GC	Lot 210	Lot 4
	PI	Lot 210	Lot 4
	GD	Lot 210	Lot 4
	EY	Lot 4	Lots 201 - 204 & 210
	FA	Lot 4	Lots 201 - 204 & 210
	Y	Lot 4	Lots 301, 302 & 310
	X	Lot 4	Lots 301, 302 & 310
	W	Lot 4	Lots 301, 302 & 310
	V	Lot 4	Lots 301, 302 & 310

Proposed Land Covenant Areas

Shown	Burdened Land	Width (m)
CA	Lot 4	5
CB	Lot 4	5
CC	Lot 4	5
CD	Lot 4	5
CE	Lot 4	5
CF	Lot 4	5

Amalgamation Conditions

That Lot 210 hereon be held as to six undivided one-sixth shares by the owners of Lots 201 - 206 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith

That Lot 310 hereon be held as to 2 undivided one-half shares by the owners of Lots 301 & 302 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith

Client

WAIKATO THOROUGHBRED RACING
TE RAPA · CAMBRIDGE · WAIPA

Contractor

BCD GROUP

Sheet
SCHEME PLAN - COMMERCIAL SUBDIVISION - EASEMENTS

Project Title
WAIKATO GREENFIELD RACING HUB
PENCARROW ROAD, TAMAHERE

Rev	Date	By	Reason
1	30-09-2026	SD	FOR CONSENT

Drawn: SD | Scale: 1:400 | at A1
Engineer:
Job No: 23-1883 | Sheet No: C-072 | Revision: 1

all dimensions to be verified on site before making any shop drawings or commencing any work.

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