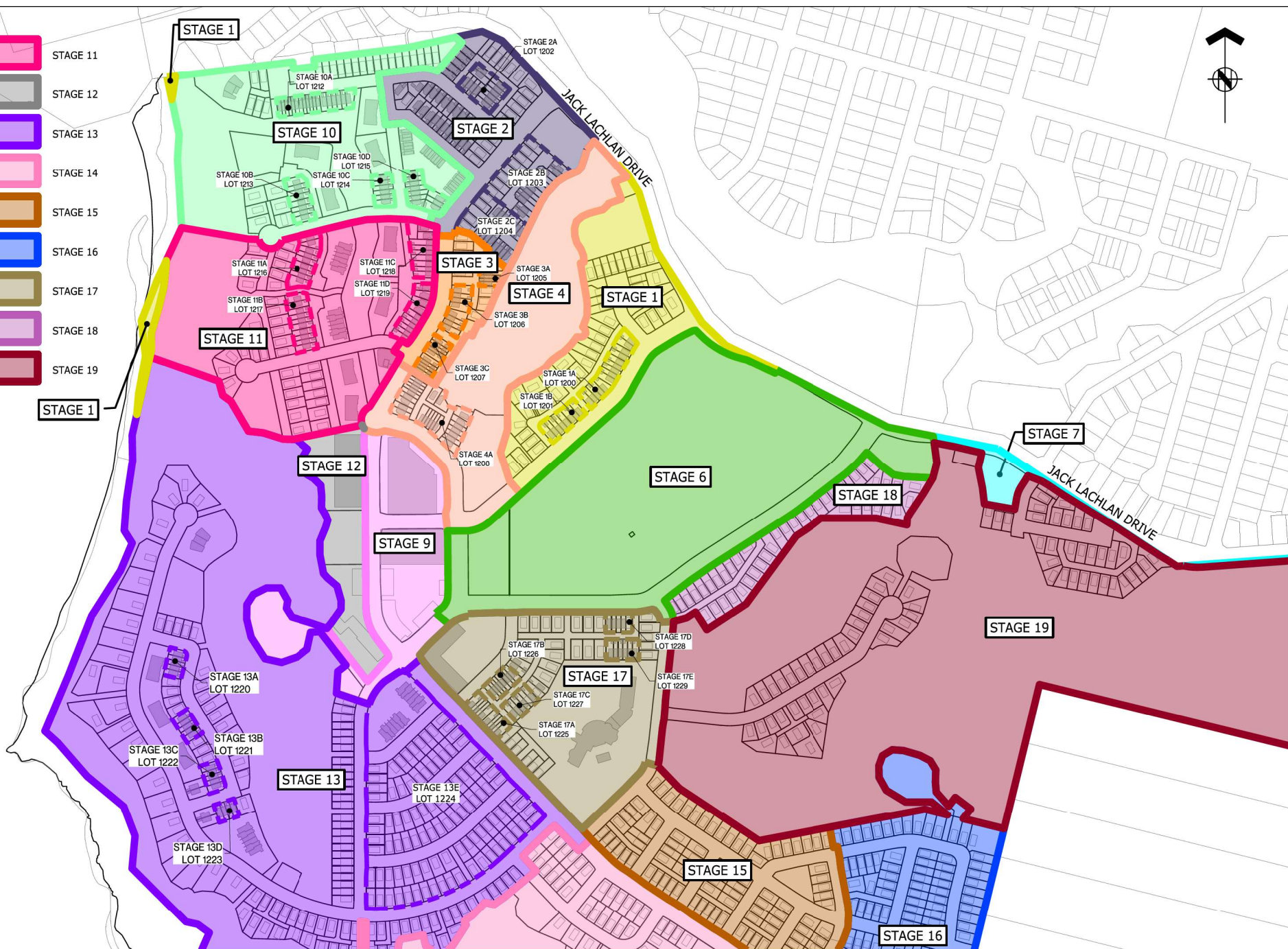


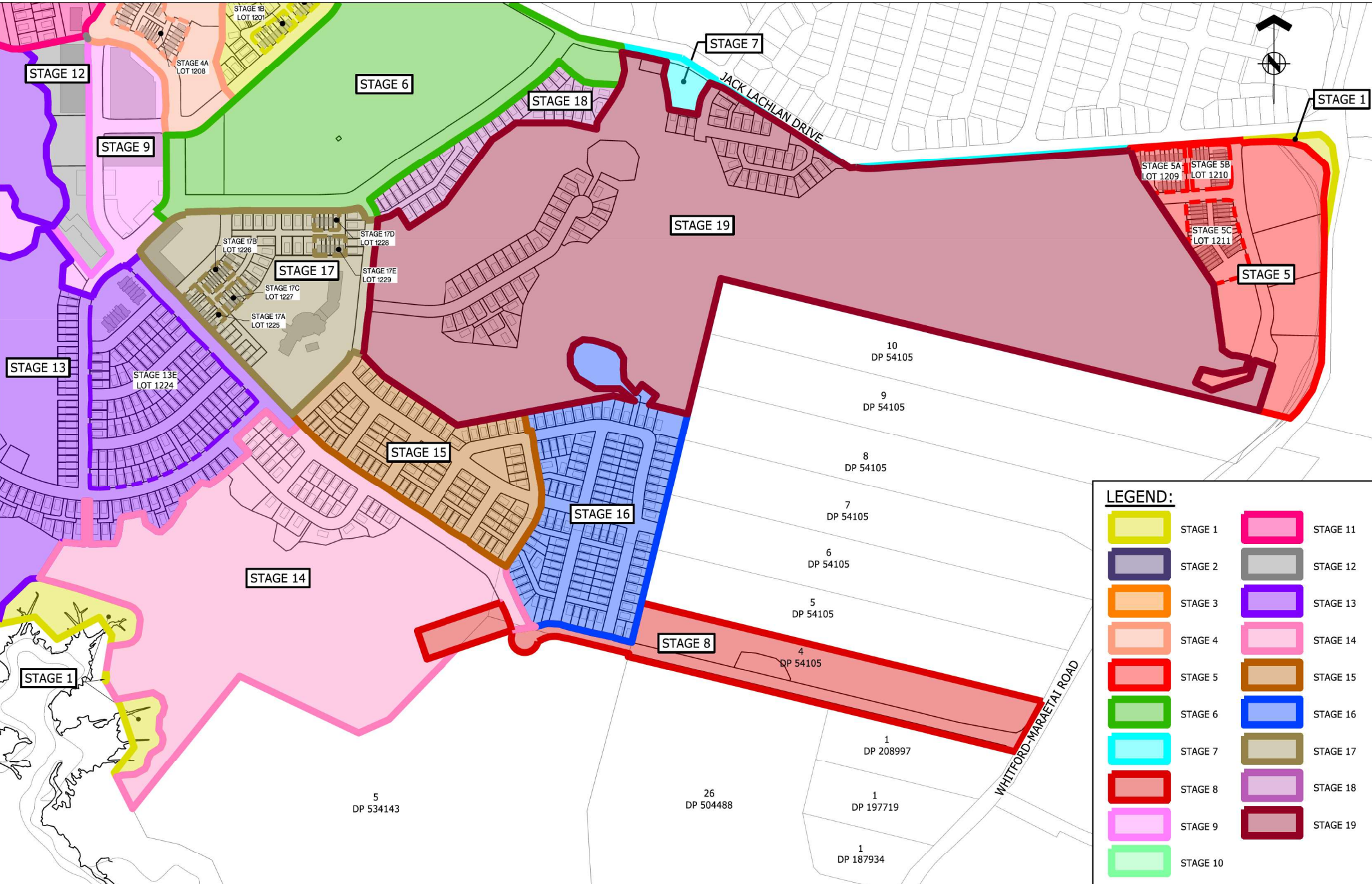
LEGEND:

	STAGE 1		STAGE 11
	STAGE 2		STAGE 12
	STAGE 3		STAGE 13
	STAGE 4		STAGE 14
	STAGE 5		STAGE 15
	STAGE 6		STAGE 16
	STAGE 7		STAGE 17
	STAGE 8		STAGE 18
	STAGE 9		STAGE 19
	STAGE 10		



		ORIGINATOR: DATE: SIGNED:		PLOT BY: CEA		 ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND		ISO 9001 QUALITY ASSURED		PROJECT:		TITLE:		ISSUE STATUS: FOR INFORMATION			
		DRAWN: CEA DATE: 05.2026 SIGNED:		PLOT DATE: 12.08.26						AUCKLAND OFFICE Level 4, 96 St. Georges Bay Road Parnell, Auckland 1052 T +64 9 917 5000 W www.harrisongrierson.com		BEACHLANDS FAST TRACK CONSENT APPLICATION BEACHLANDS SOUTH, AUCKLAND		PROPOSED STAGING PLAN		PROJECT NO: A2515591.00 SCALES: 1:2500-A1 1:5000-A3 REV A1	
B STAGE 16 LOT BOUNDARIES UPDATED DTJM 11.08.26		CHECKED: DTJM DATE: 11.08.26 SIGNED:		SURVEY BY: -		THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED OR ALTERED, WITHOUT THE WRITTEN PERMISSION OF HARRISON GRIERSON CONSULTANTS LIMITED. NO LIABILITY SHALL BE ACCEPTED FOR UNAUTHORISED USE OF THIS DRAWING.								DRAWING NO: A2515591.00-1000 REV B			
A FOR INFORMATION DTJM 29.05.26		APPROVED: DTJM DATE: 11.08.26 SIGNED:		SURVEY DATE:													
REF REVISIONS BY DATE CJM																	

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES. FILE: NEWMARKET C:\AUTODESK\ACCDOS\ACCDOS\HARRISON GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT PROJECT



LEGEND:			
	STAGE 1		STAGE 11
	STAGE 2		STAGE 12
	STAGE 3		STAGE 13
	STAGE 4		STAGE 14
	STAGE 5		STAGE 15
	STAGE 6		STAGE 16
	STAGE 7		STAGE 17
	STAGE 8		STAGE 18
	STAGE 9		STAGE 19
	STAGE 10		

ORIGINATOR: CJM/DTJM		DATE: 05.2026		SIGNED:		PLOT BY: CEA		PLOT DATE: 12.08.26		ISO 9001 QUALITY ASSURED	
DRAWN: CEA		DATE: 05.2026		SIGNED:		SURVEY BY: -		SURVEY DATE:		THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED OR ALTERED, WITHOUT THE WRITTEN PERMISSION OF HARRISON GRIERSON CONSULTANTS LIMITED. NO LIABILITY SHALL BE ACCEPTED FOR UNAUTHORISED USE OF THIS DRAWING.	
CHECKED: DTJM		DATE: 11.08.26		SIGNED:		APPROVED: CJM		DATE: 11.08.26		SIGNED:	
BY DATE		DATE		DATE		DATE		DATE		DATE	
B STAGE 16 LOT BOUNDARIES UPDATED		DTJM 11.08.26		DTJM 26.05.26		DTJM 26.05.26		DTJM 26.05.26		DTJM 26.05.26	
A FOR INFORMATION		DTJM 26.05.26		DTJM 26.05.26		DTJM 26.05.26		DTJM 26.05.26		DTJM 26.05.26	
REF REVISIONS		BY DATE		DATE		DATE		DATE		DATE	



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PROJECT: BEACHLANDS FAST TRACK CONSENT APPLICATION BEACHLANDS SOUTH, AUCKLAND		TITLE: PROPOSED STAGING PLAN		ISSUE STATUS: FOR INFORMATION	
PROJECT No: A2515591.00		SCALES: 1:2500-A1 1:5000-A3		A1	
DRAWING No: A2515591.00-1001		REV		B	

2500
BALANCE LOT
163.9ha



ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

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3. BOUNDARY DISTANCES AND AREAS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NEW ZEALAND.
4. ARC BOUNDARIES MAY BE STRAIGHT LINED AT THE TIME OF LAND TRANSFER SURVEY, AREAS MAY DIFFER SLIGHTLY WHERE APPLIED.
5. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND HAVE NOT BEEN VERIFIED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT POSITIONS ON SITE.
6. 20m ESPALANDE RESERVE OFFSETS HAVE BEEN CALCULATED FROM THE MEAN HIGH WATER SPRINGS AS SURVEYED MARCH 2026
7. WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT S223 APPLICATION.
8. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOLL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION. DEFINITION BASED OFF BUILDING CONSENT DESIGN.
9. UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.
10. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
11. ALL ROADS, LOCAL PURPOSE RESERVES AND ESPALANDE RESERVES TO VEST IN AUCKLAND COUNCIL.
12. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.
13. LEGAL DESCRIPTION
LOT 2 DP 501271 AND LOT 100 DP 504488
COMPRISED IN RTs 748626 AND 759265
TOTAL AREA 250.4ha

 STAGE 1 BOUNDARY
 STAGE 1 SUPERLOT BOUNDARY
 BALANCE LOT
 BUILDING FOOTPRINT

A	FOR RESOURCE CONSENT	DTJM	28.05.2018
REF	REVISIONS	BY	DAT

AUCKLAND OFFICE
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Parnell, Auckland 1052
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W www.harrisonsgrinson.com

1. THAT ALL OWNERS OF LOTS 1-67 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

1. THAT ALL OWNERS OF LOTS 1-67 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

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1. THAT ALL OWNERS OF LOTS 1-67 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

1. THAT LOT 4000 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 23 - 31, 54-64 1200 AND 1201, ALL OWNERS OF LOTS 23 - 31, 54-64 1200 AND 1201 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

1. THAT LOT 4000 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 23 - 31, 54-64 1200 AND 1201, ALL OWNERS OF LOTS 23 - 31, 54-64 1200 AND 1201 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

1. THAT LOT 1100 (LEGAL ACCESS) TO BE HELD AS 5 UNDIVIDED 1/5 SHARES BY THE OWNERS OF LOTS 1-4 AND 10
2. THAT LOT 1101 (LEGAL ACCESS) TO BE HELD AS 5 UNDIVIDED 1/5 SHARES BY THE OWNERS OF LOTS 9 AND 11-14
3. THAT LOT 1102 (LEGAL ACCESS) TO BE HELD AS 2 UNDIVIDED 1/2 SHARES BY THE OWNERS OF LOTS 18-19

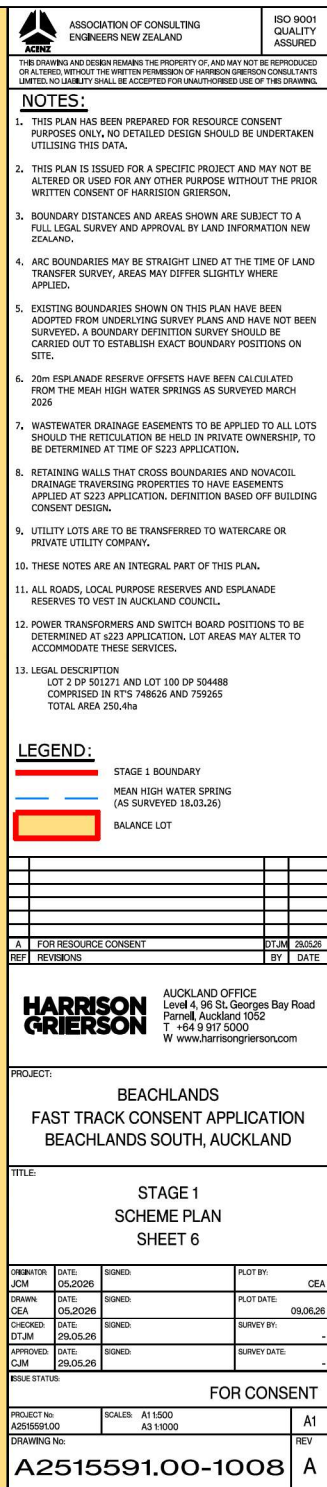
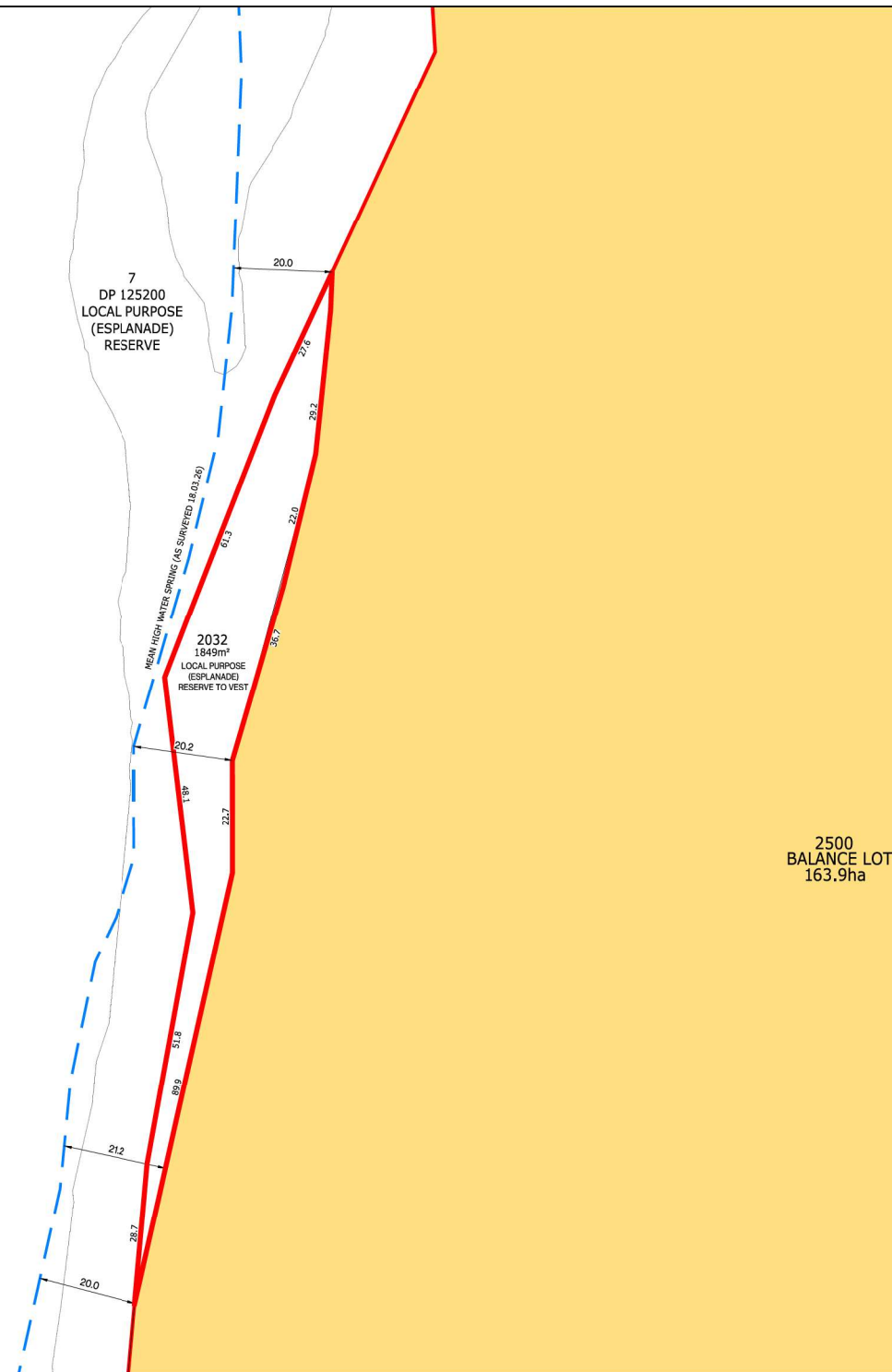
1. THAT LOT 1100 (LEGAL ACCESS) TO BE HELD AS 5 UNDIVIDED 1/5 SHARES BY THE OWNERS OF LOTS 1-4 AND 10
2. THAT LOT 1101 (LEGAL ACCESS) TO BE HELD AS 5 UNDIVIDED 1/5 SHARES BY THE OWNERS OF LOTS 9 AND 11-14
3. THAT LOT 1102 (LEGAL ACCESS) TO BE HELD AS 2 UNDIVIDED 1/2 SHARES BY THE OWNERS OF LOTS 18-19

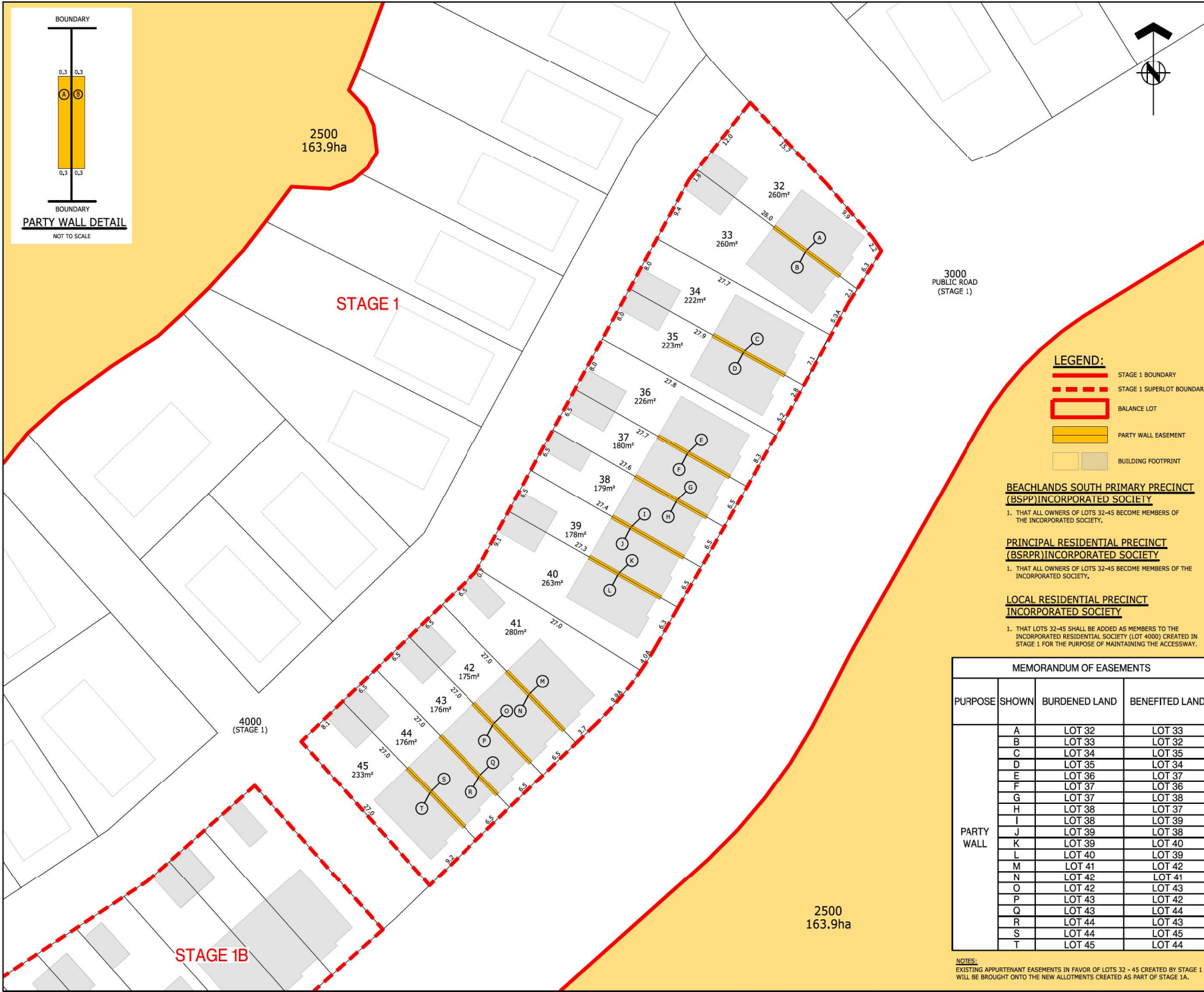
MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY, RIGHT TO DRAIN WATER, RIGHT TO DRAIN SEWAGE, RIGHT TO CONVEY TELECOMMUNICATIONS, RIGHT TO CONVEY ELECTRICITY AND RIGHT TO CONVEY WATER	A	LOT 1100	LOTS 1-4 AND 10
	B	LOT 1101	LOTS 9 & 11-14
	C	LOT 1102	LOTS 16-19
	D	LOT 4000	LOTS 23-30 & 1200
	E	LOT 4000	LOTS 23-31, 54-64, 1200 & 1201
	F	LOT 4000	LOTS 54-56, 58-64 & 1201
	G	LOT 57	LOT 58
	H	LOT 58	LOT 57

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
PEDESTRIAN RIGHT OF WAY	B	LOT 1101	AUCKLAND COUNCIL
RIGHT TO CONVEY WATER AND RIGHT TO DRAIN WATER	E	LOT 4000	
	C	LOT 1102	

PROJECT:			
BEACHLANDS FAST TRACK CONSENT APPLICATION BEACHLANDS SOUTH, AUCKLAND			
TITLE:			
STAGE 1 SCHEME PLAN SHEET 2			
ORIGINATOR JCM	DATE 05.2026	SIGNED:	PLOT BY:
REVIEWER CEA	DATE 05.2026	SIGNED:	PLOT DATE:
CHECKED DTJM	DATE 29.05.26	SIGNED:	SURVEY BY:
APPROVED:	DATE	SIGNED:	SURVEY DATE:

PROJECT No: A2515591.00	SCALES: A1 1:500 A3 1:1000	AT
DRAWING No: A2515591.00-1004		REV A







ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND



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QUALITY
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- 20m ESPLANADE RESERVE OFFSETS HAVE BEEN CALCULATED FROM THE MEAH HIGH WATER SPRINGS AS SURVEYED MARCH 2026
- WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.
- RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION. DEFINITION BASED OFF BUILDING CONSENT DESIGN.
- UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
- ALL ROADS, LOCAL PURPOSE RESERVES AND ESPLANADE RESERVES TO VEST IN AUCKLAND COUNCIL.
- POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.
- LEGAL DESCRIPTION:
LOT 2 DP 501271 AND LOT 100 DP 504488
COMPRISED IN RT'S 748626 AND 759265
TOTAL AREA 250.4ha

REF	REVISIONS	DTJM	26/05/26
A	FOR RESOURCE CONSENT	DTJM	26/05/26



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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 1A SUPERLOT 1200
SCHEME PLAN
SHEET 7

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.2026		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	29.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE:
CJM	29.05.26		-

ISSUE STATUS:

FOR CONSENT

PROJECT No:	SCALE:	A1
A2515591.00	A1 1:250 A3 1:500	

DRAWING No:

A2515591.00-1009 A

LEGEND:

- STAGE 1 BOUNDARY
- STAGE 1 SUPERLOT BOUNDARY
- BALANCE LOT
- PARTY WALL EASEMENT
- BUILDING FOOTPRINT

**BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY**

1. THAT ALL OWNERS OF LOTS 32-45 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

**PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY**

1. THAT ALL OWNERS OF LOTS 32-45 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

**LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY**

1. THAT LOTS 32-45 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED RESIDENTIAL SOCIETY (LOT 4000) CREATED IN STAGE 1 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY.

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 32	LOT 33
	B	LOT 33	LOT 32
	C	LOT 34	LOT 35
	D	LOT 35	LOT 34
	E	LOT 36	LOT 37
	F	LOT 37	LOT 36
	G	LOT 37	LOT 38
	H	LOT 38	LOT 37
	I	LOT 38	LOT 39
	J	LOT 39	LOT 38
	K	LOT 39	LOT 40
	L	LOT 40	LOT 39
	M	LOT 41	LOT 42
	N	LOT 42	LOT 41
	O	LOT 42	LOT 43
	P	LOT 43	LOT 42
	Q	LOT 43	LOT 44
	R	LOT 44	LOT 43
	S	LOT 44	LOT 45
	T	LOT 45	LOT 44

NOTES:
EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 32 - 45 CREATED BY STAGE 1
WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 1A.



NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT

- LEGEND:**
-  STAGE 2 DEVELOPMENT
-  BALANCE LOT
-   BUILDING FOOTPRINT

**HARRISON
GRIERSON**

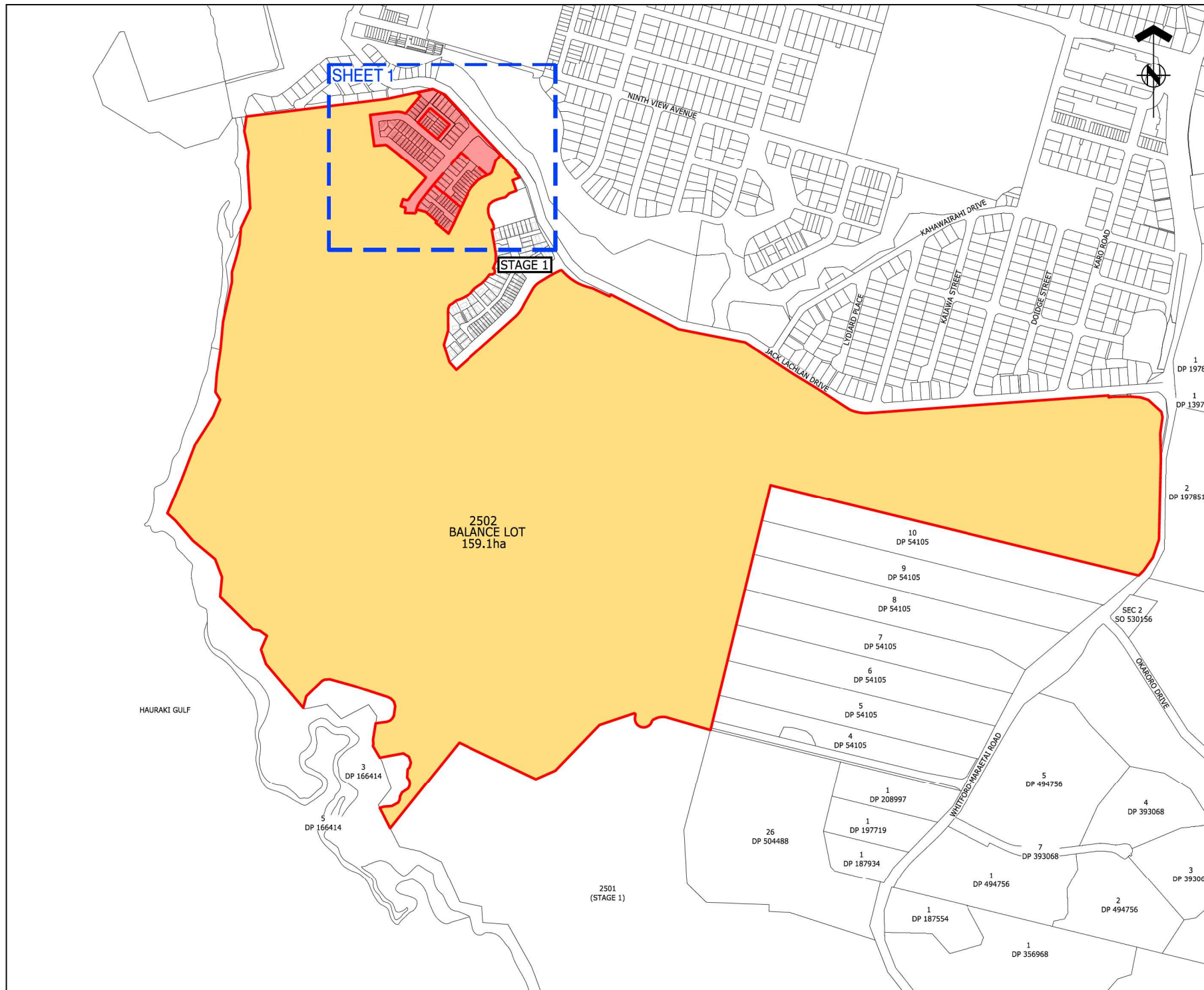
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W www.harrisongrierson.com

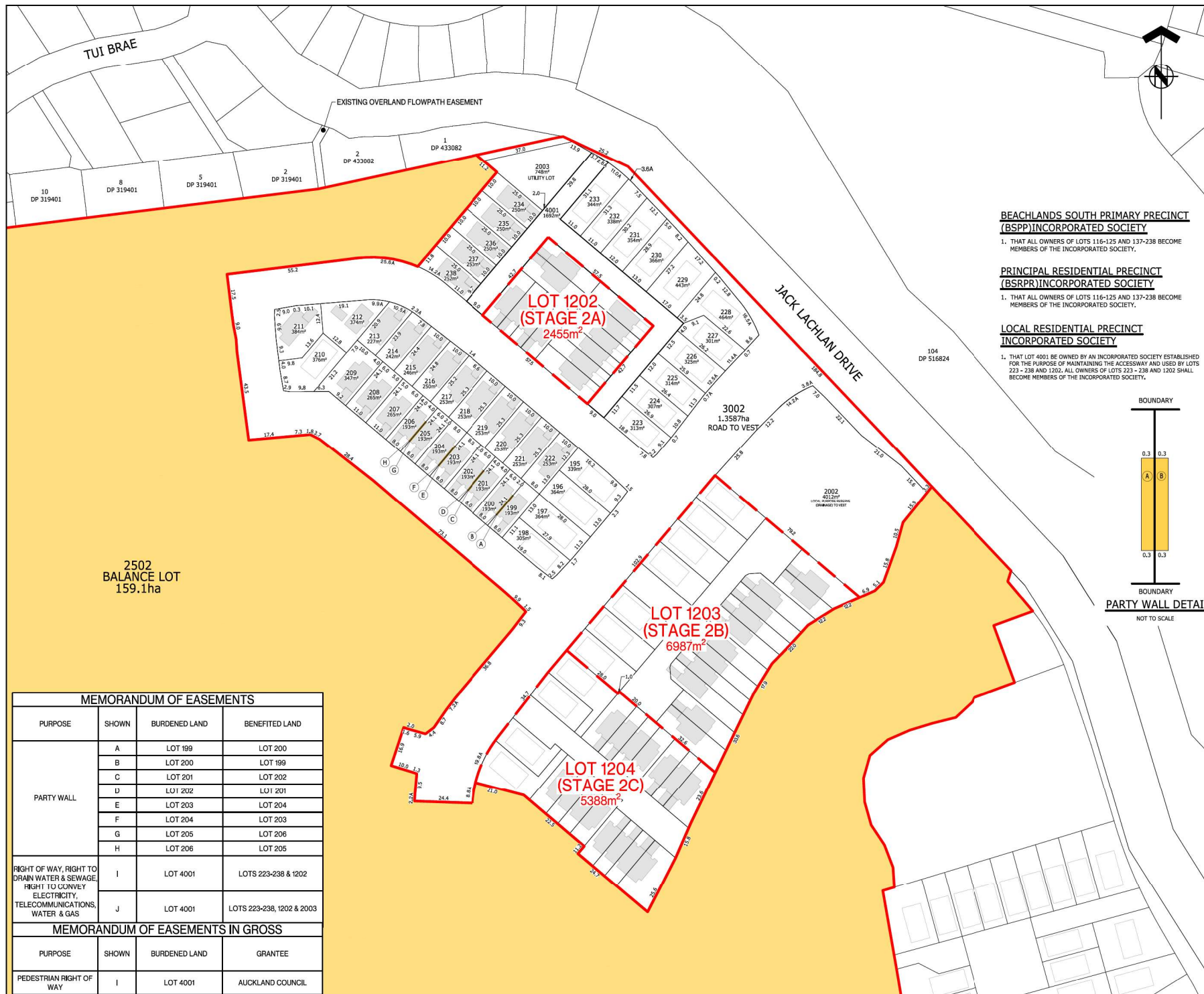
TITLE:

STAGE 2
OVERALL RESOURCE CONSENT
SCHEME PLAN

ISSUE STATUS: FOR CONSENT

PROJECT No: A2515591.00	SCALE: A1 1:4000 A3 1:8000	A1
DRAWING No: A2515591.00-1011		REV A





ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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6. WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.
7. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION, DEFINITION BASED OFF BUILDING CONSENT DESIGN.
8. UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.
9. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
10. ALL ROADS, LOCAL PURPOSE RESERVES AND ESPALNADE RESERVES TO VEST IN AUCKLAND COUNCIL.
11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION, LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

- STAGE 2 DEVELOPMENT
- STAGE 2 SUPERLOT DEVELOPMENT
- BALANCE LOT
- PARTY WALL EASEMENT
- BUILDING FOOTPRINT

REF	REVISIONS	DATE
A	FOR RESOURCE CONSENT	DTJM 26/05/26

HARRISON GRIERSON

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PROJECT: BEACHLANDS SOUTH, AUCKLAND
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE: STAGE 2 SCHEME PLAN SHEET 1

ORIGINATOR	DATE	SIGNED	PLotted BY
JCM	05.20.26		CEA

DRAWN	DATE	SIGNED	PLotted DATE
CEA	05.20.26		19.06.26

CHECKED	DATE	SIGNED	SURVEY BY
DTJM	26.05.26		

APPROVED	DATE	SIGNED	SURVEY DATE
CJM	26.05.26		

ISSUE STATUS: FOR CONSENT

PROJECT No.	SCALE	REV
A2515591.00	A1 1:750 A3 1:1500	A1

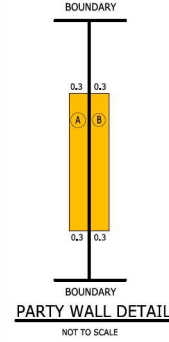
DRAWING No: A2515591.00-1012

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 199	LOT 200
	B	LOT 200	LOT 199
	C	LOT 201	LOT 202
	D	LOT 202	LOT 201
	E	LOT 203	LOT 204
	F	LOT 204	LOT 203
	G	LOT 205	LOT 206
	H	LOT 206	LOT 205
RIGHT OF WAY, RIGHT TO DRAIN WATER & SEWAGE, RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS, WATER & GAS	I	LOT 4001	LOTS 223-238 & 1202
	J	LOT 4001	LOTS 223-238, 1202 & 2003
MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
PEDESTRIAN RIGHT OF WAY	I	LOT 4001	AUCKLAND COUNCIL

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 239	LOT 240
	B	LOT 240	LOT 239
	C	LOT 240	LOT 241
	D	LOT 241	LOT 240
	E	LOT 241	LOT 242
	F	LOT 242	LOT 241
	G	LOT 243	LOT 244
	H	LOT 244	LOT 243
	I	LOT 244	LOT 245
	J	LOT 245	LOT 244
	K	LOT 245	LOT 246
	L	LOT 246	LOT 245
	M	LOT 246	LOT 247
	N	LOT 247	LOT 246
	O	LOT 247	LOT 248
	P	LOT 248	LOT 247
	Q	LOT 249	LOT 250
	R	LOT 250	LOT 249

NOTES:

1. EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 239-250 CREATED BY STAGE 2 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 2A



BEACHLANDS SOUTH PRIMARY PRECINCT (BSPPI) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 145-162 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 145-162 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

LOCAL RESIDENTIAL PRECINCT INCORPORATED SOCIETY

1. THAT THE OWNERS OF LOTS 243-250 BECOME MEMBERS OF THE INCORPORATED SOCIETY FOR LOT 4001 CREATED IN STAGE 2

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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- WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.
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LEGEND:

- STAGE 2 DEVELOPMENT
- STAGE 2 SUPERLOT DEVELOPMENT
- BALANCE LOT
- PARTY WALL EASEMENT
- BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26

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PROJECT: **BEACHLANDS FAST TRACK CONSENT APPLICATION BEACHLANDS SOUTH, AUCKLAND**

TITLE: **STAGE 2A SUPERLOT 1202 SCHEME PLAN SHEET 2**

ORIGINATOR	DATE	SIGNED	PLOT BY
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE
CEA	05.2026		19.06.26

CHECKED	DATE	SIGNED	SURVEY BY
DTJM	26.05.26		-

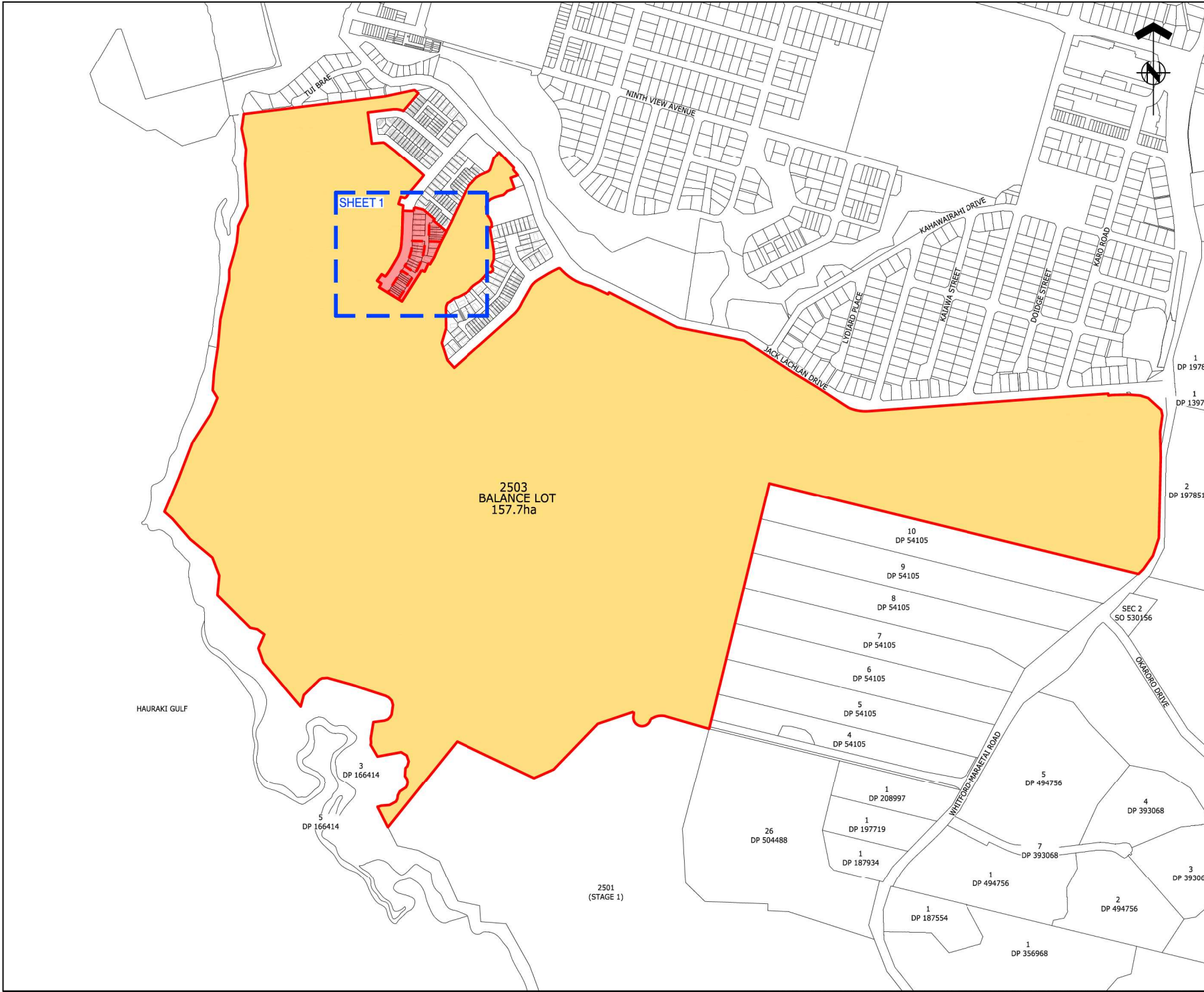
APPROVED	DATE	SIGNED	SURVEY DATE
CJM	26.05.26		-

ISSUE STATUS

FOR CONSENT

PROJECT No:	SCALE:	A1
A2515591.00	A1 1:50 A3 1:300	

DRAWING No: **A2515591.00-1013** REV **A**





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ENGINEERS NEW ZEALAND

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3. BOUNDARY DISTANCES AND AREAS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NEW ZEALAND.
4. ARC BOUNDARIES MAY BE STRAIGHT LINED AT THE TIME OF LAND TRANSFER SURVEY, AREAS MAY DIFFER SLIGHTLY WHERE APPLIED.
5. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND HAVE NOT BEEN SURVEYED, A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
6. WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.
7. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION, DEFINITION BASED OFF BUILDING CONSENT DESIGN.
8. UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.
9. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
10. ALL ROADS, LOCAL PURPOSE RESERVES AND ESPLANADE RESERVES TO VEST IN AUCKLAND COUNCIL.
11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION, LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

STAGE 3 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	25.05.26

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PROJECT:
BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:
STAGE 3
OVERALL RESOURCE CONSENT
SCHEME PLAN

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.20.26		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.20.26		19.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	29.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE:
JCM	29.05.26		-

ISSUE STATUS

FOR CONSENT

PROJECT No:	SCALE:	A1
A2515591.00	A1 1:4000 A3 1:8000	REV

DRAWING No: A2515591.00-1016 A

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 103	LOT 104
	B	LOT 104	LOT 103
	C	LOT 104	LOT 105
	D	LOT 105	LOT 104
	E	LOT 105	LOT 106
	F	LOT 106	LOT 105
	G	LOT 107	LOT 108
	H	LOT 108	LOT 107
	I	LOT 108	LOT 109
	J	LOT 109	LOT 108
	K	LOT 109	LOT 110
	L	LOT 110	LOT 109

- NOTES:**
- EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 103-110 CREATED BY STAGE 3 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 3B
 - EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 107 - 110 CREATED BY STAGE 3 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 3B.

BEACHLANDS SOUTH PRIMARY PRECINCT (BSPPI) INCORPORATED SOCIETY

- THAT ALL OWNERS OF LOTS 126-132 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

- THAT ALL OWNERS OF LOTS 126-132 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

LOCAL RESIDENTIAL PRECINCT INCORPORATED SOCIETY

- THAT LOTS 107-110 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED RESIDENTIAL SOCIETY (LOT 4004) CREATED IN STAGE 3 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY
- THAT LOTS 103-106 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED RESIDENTIAL SOCIETY (LOT 4005) CREATED IN STAGE 3 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY

2503
BALANCE LOT
157.7ha

3003
PUBLIC ROAD
(STAGE 3)

4004
(STAGE 3)

4005
(STAGE 3)

2503
BALANCE LOT
157.7ha

STAGE 3A



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- WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.
- RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION, DEFINITION BASED OFF BUILDING CONSENT DESIGN.
- UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
- ALL ROADS, LOCAL PURPOSE RESERVES AND ESPALNADE RESERVES TO VEST IN AUCKLAND COUNCIL.
- POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION, LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

- STAGE 3 DEVELOPMENT
- STAGE 3 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT
- PARTY WALL EASEMENT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26

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PROJECT:
**BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND**

TITLE:
**STAGE 3B SUPERLOT 1206
SCHEME PLAN
SHEET 3**

ORIGINATOR JCM	DATE 05.2026	SIGNED	PLOT BY: CEA
DRAWN CEA	DATE 05.2026	SIGNED	PLOT DATE: 19.06.26
CHECKED DTJM	DATE 26.05.26	SIGNED	SURVEY BY: -
APPROVED CJM	DATE 26.05.26	SIGNED	SURVEY DATE: -

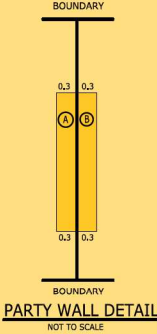
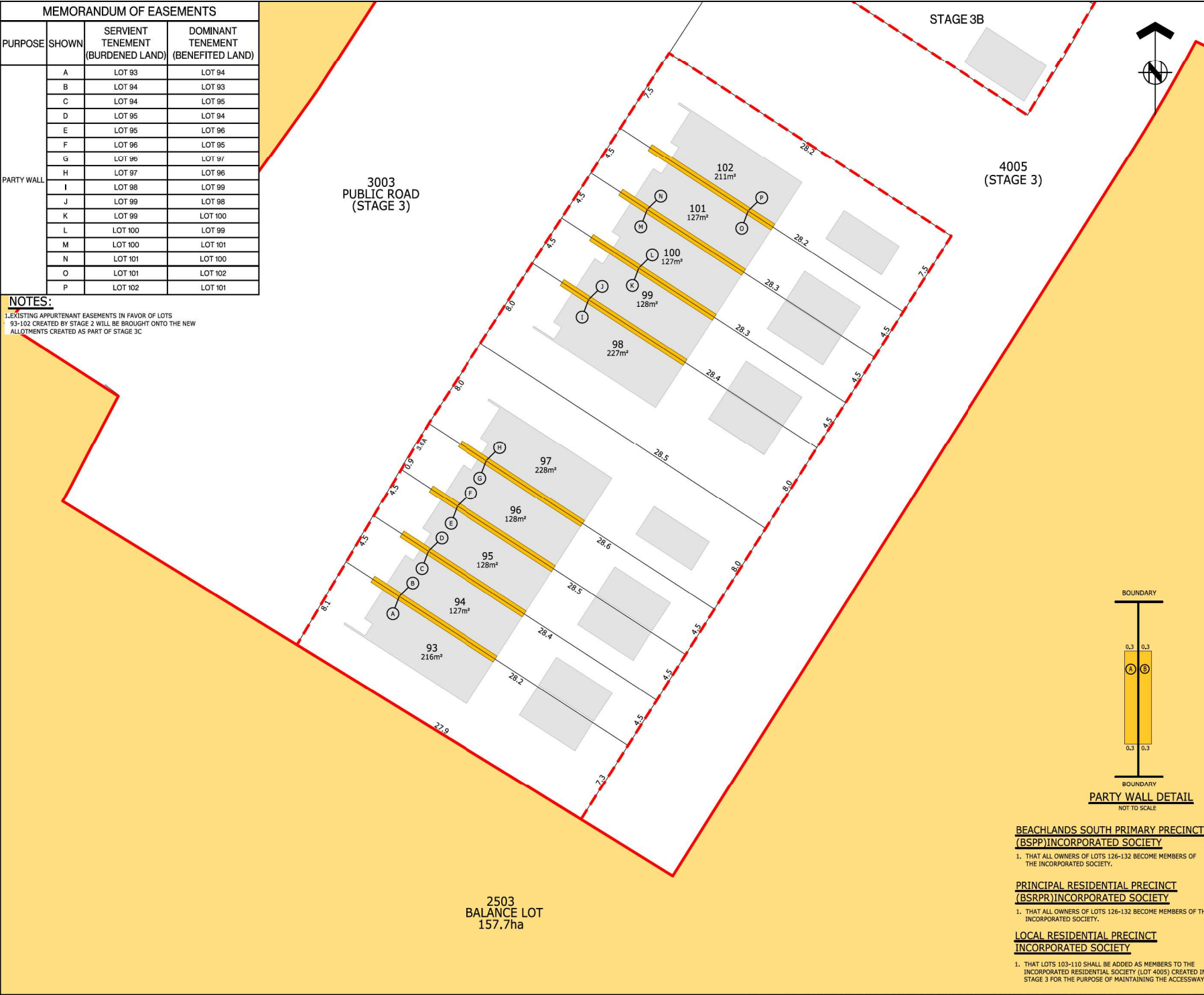
ISSUE STATUS

FOR CONSENT	
PROJECT No: A2515591.00	SCALE: A1 1:50 A3 1:300
DRAWING No:	REV

A2515591.00-1019 A

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
PARTY WALL	A	LOT 93	LOT 94
	B	LOT 94	LOT 93
	C	LOT 94	LOT 95
	D	LOT 95	LOT 94
	E	LOT 95	LOT 96
	F	LOT 96	LOT 95
	G	LOT 96	LOT 97
	H	LOT 97	LOT 96
	I	LOT 98	LOT 99
	J	LOT 99	LOT 98
	K	LOT 99	LOT 100
	L	LOT 100	LOT 99
	M	LOT 100	LOT 101
	N	LOT 101	LOT 100
	O	LOT 101	LOT 102
	P	LOT 102	LOT 101

NOTES:
1. EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS
93-102 CREATED BY STAGE 2 WILL BE BROUGHT ONTO THE NEW
ALLOTMENTS CREATED AS PART OF STAGE 3C



BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY
1. THAT ALL OWNERS OF LOTS 126-132 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY
1. THAT ALL OWNERS OF LOTS 126-132 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY
1. THAT LOTS 103-110 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED RESIDENTIAL SOCIETY (LOT 4005) CREATED IN STAGE 3 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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- WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.
- RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION. DEFINITION BASED OFF BUILDING CONSENT DESIGN.
- UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.
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- POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

- STAGE 3 DEVELOPMENT
- STAGE 3 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT
- PARTY WALL EASEMENT

A	FOR RESOURCE CONSENT	DTJM	26/05/26
REF	REVISIONS	BY	DATE

HARRISON GRIERSON

AUCKLAND OFFICE
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Parnell, Auckland 1052
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W www.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

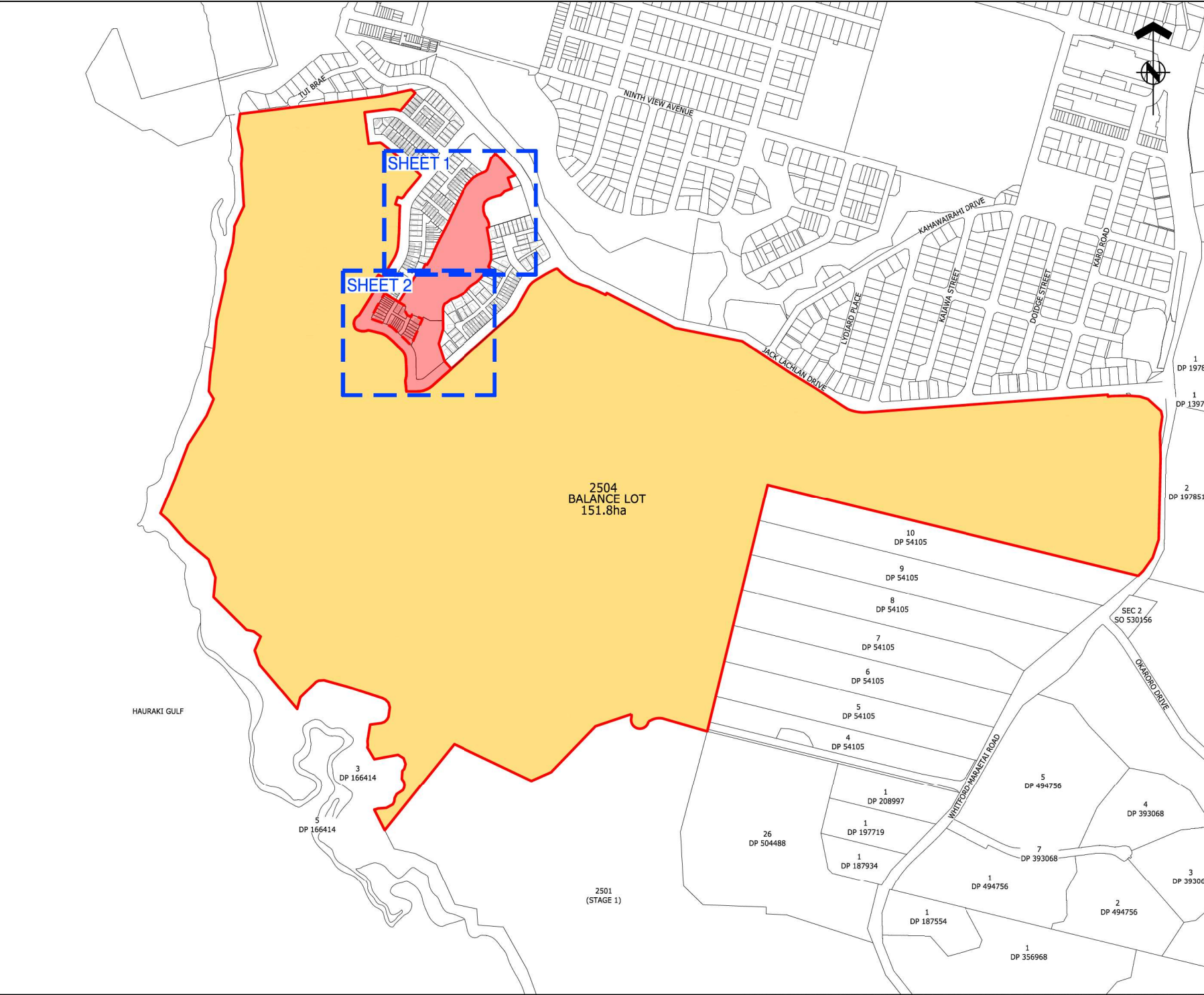
STAGE 3C SUPERLOT 1207
SCHEME PLAN
SHEET 4

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.2026		CEA
CEA	05.2026		
DRAWN	DATE	SIGNED	PLOT DATE:
DTJM	26/05/26		19/06/26
CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	26/05/26		-
APPROVED	DATE	SIGNED	SURVEY DATE:
JCM	26/05/26		-

ISSUE STATUS

FOR CONSENT

PROJECT No:	SCALE:	A1
A2515591.00	A1 1:50 A3 1:300	
DRAWING No:	REV	
A2515591.00-1020	A	





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11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

STAGE 4 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	25.05.26



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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 4
OVERALL RESOURCE CONSENT
SCHEME PLAN

ORIGINATOR	DATE	SIGNED	PLOT BY
JCM	05.20.26		CEA

DRAWN	DATE	SIGNED	PLOT DATE
CEA	05.20.26		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY
DTJM	29.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE
CJM	29.05.26		-

ISSUE STATUS

FOR CONSENT

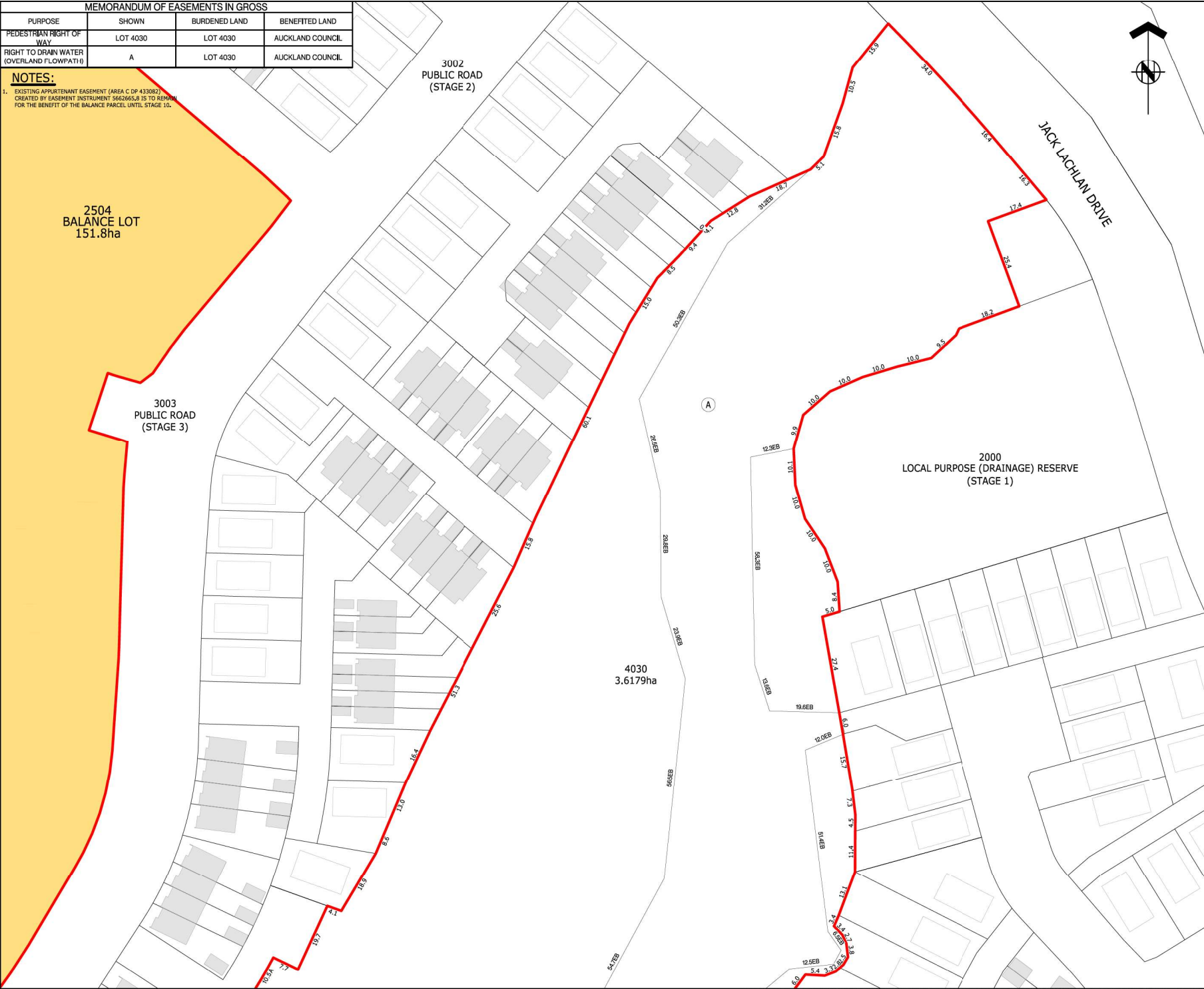
PROJECT No:	SCALE:	REV
A2515591.00	A1 1:4000 A3 1:8000	A1

DRAWING No:	REV
A2515591.00-1021	A

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PEDESTRIAN RIGHT OF WAY	LOT 4030	LOT 4030	AUCKLAND COUNCIL
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	A	LOT 4030	AUCKLAND COUNCIL

NOTES:

1. EXISTING APPURTENANT EASEMENT (AREA C DP 433082) CREATED BY EASEMENT INSTRUMENT 5662665,8 IS TO REMAIN FOR THE BENEFIT OF THE BALANCE PARCEL UNTIL STAGE 1G.





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BEACHLANDS SOUTH PRIMARY PRECINCT (BSPP) INCORPORATED SOCIETY

1. THAT LOT 4030 BE OWNED BY AN INCORPORATED SOCIETY.

LEGEND:

- STAGE 4 DEVELOPMENT
- STAGE 4 SUPERLOT DEVELOPMENT
- BUILDING FOOTPRINT
- BALANCE LOT

REF	REVISIONS	DTJM	29/05/26
A	FOR RESOURCE CONSENT	DTJM	29/05/26



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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 4
SCHEME PLAN
SHEET 1

ORIGINATOR	DATE	SIGNED	PLOT BY:
DTJM	05.20.26		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.20.26		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	29.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE:
CJM	29.05.26		-

ISSUE STATUS:

FOR CONSENT

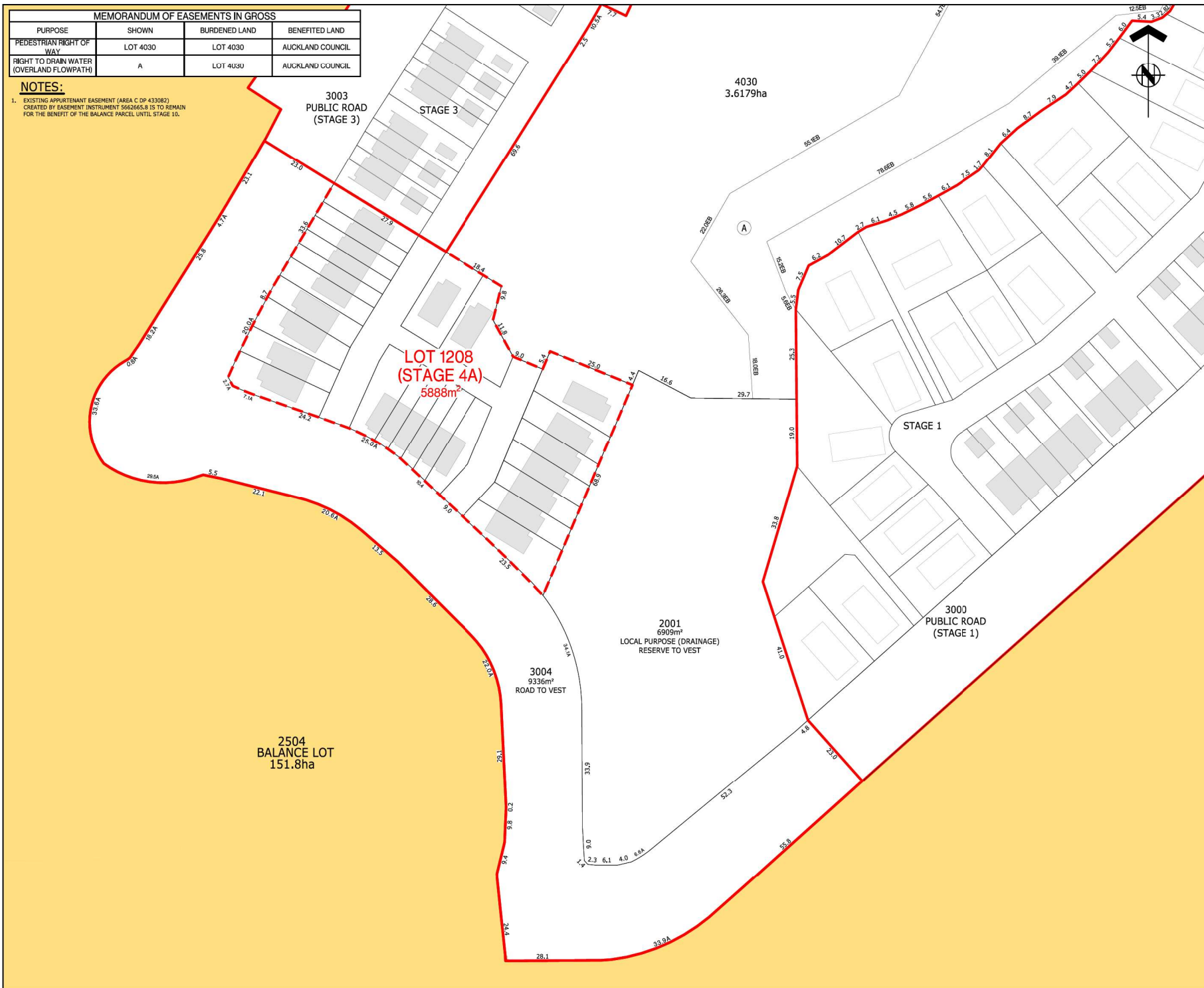
PROJECT No:	SCALE:	A1
A2515591.00	A1 1:500 A3 1:1000	

DRAWING No:	REV
A2515591.00-1022	A

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PEDESTRIAN RIGHT OF WAY	LOT 4030	LOT 4030	AUCKLAND COUNCIL
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	A	LOT 4030	AUCKLAND COUNCIL

NOTES:

- EXISTING APPURTENANT EASEMENT (AREA C DP 433082) CREATED BY EASEMENT INSTRUMENT 5562605.8 IS TO REMAIN FOR THE BENEFIT OF THE BALANCE PARCEL UNTIL STAGE 10.



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BEACHLANDS SOUTH PRIMARY PRECINCT (BSPP) INCORPORATED SOCIETY

- THAT LOT 4030 BE OWNED BY AN INCORPORATED SOCIETY.

LEGEND:

- STAGE 4 DEVELOPMENT
- STAGE 4 SUPERLOT DEVELOPMENT
- BUILDING FOOTPRINT
- BALANCE LOT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26

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PROJECT:
BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:
STAGE 4
SCHEME PLAN
SHEET 2

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.2026		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	26.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE:
CJM	26.05.26		-

ISSUE STATUS:
FOR CONSENT

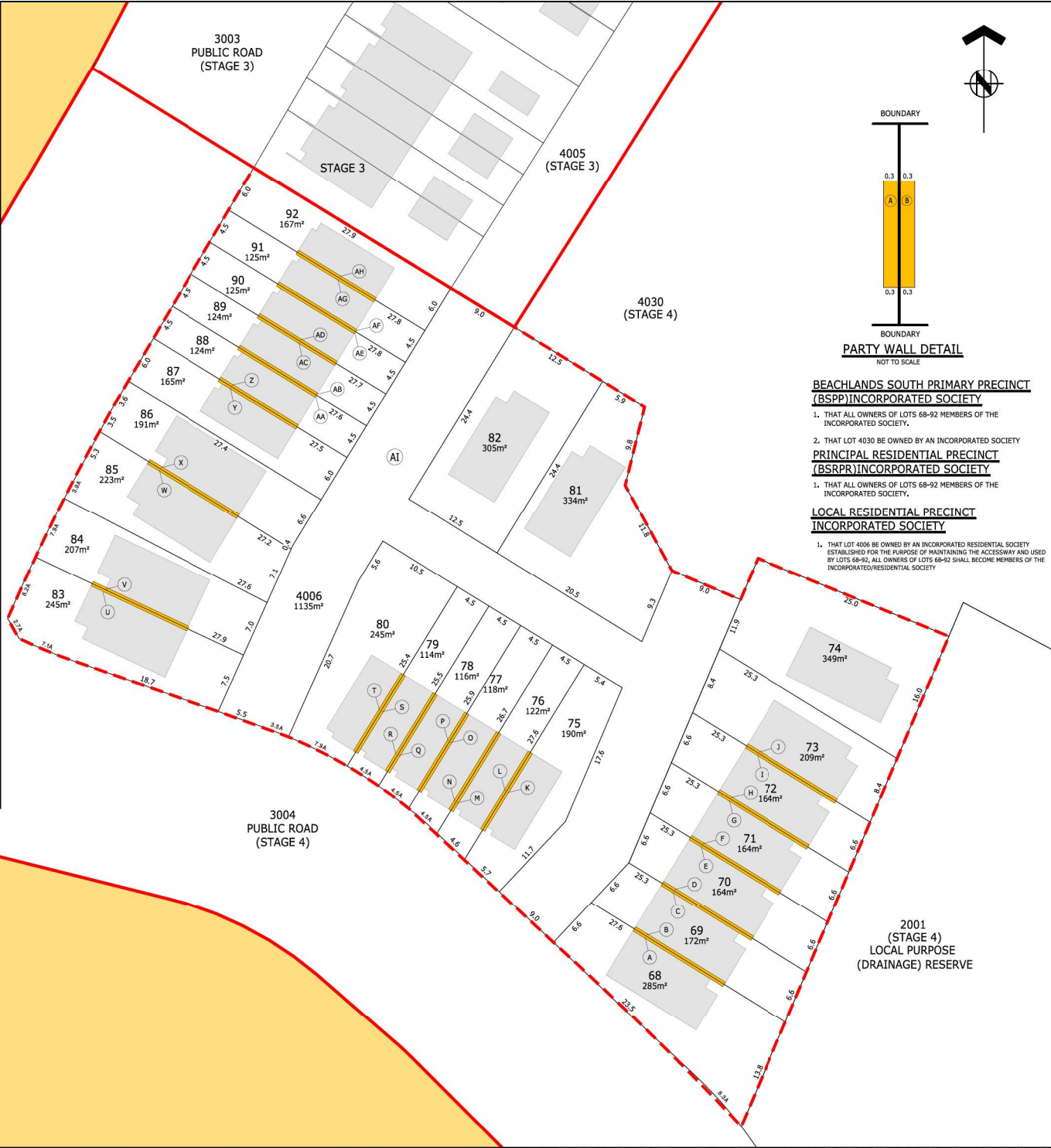
PROJECT No:	SCALE:	REV
A2515591.00	A1 1:500 A3 1:1000	A1

DRAWING No:
A2515591.00-1023

REV
A

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES FILE: NEWMARKET C:\AUTODESK\ACCDGCS\ACCDGCS\HARRISON GRIERSON\US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\01_SURVEY\CAD\A2515591.00-102.DWG

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 68	LOT 69
	B	LOT 69	LOT 68
	C	LOT 69	LOT 70
	D	LOT 70	LOT 69
	E	LOT 70	LOT 71
	F	LOT 71	LOT 70
	G	LOT 71	LOT 72
	H	LOT 72	LOT 71
	I	LOT 72	LOT 73
	J	LOT 73	LOT 72
	K	LOT 75	LOT 76
	L	LOT 76	LOT 75
	M	LOT 76	LOT 77
	N	LOT 77	LOT 76
	O	LOT 77	LOT 78
	P	LOT 78	LOT 77
	Q	LOT 78	LOT 79
	R	LOT 79	LOT 78
	S	LOT 79	LOT 80
	T	LOT 80	LOT 79
	U	LOT 83	LOT 84
	V	LOT 84	LOT 83
	W	LOT 85	LOT 86
	X	LOT 86	LOT 85
	Y	LOT 87	LOT 88
	Z	LOT 88	LOT 87
	AA	LOT 88	LOT 89
	AB	LOT 89	LOT 88
	AC	LOT 89	LOT 90
	AD	LOT 90	LOT 89
	AE	LOT 90	LOT 91
	AF	LOT 91	LOT 90
	AG	LOT 91	LOT 92
	AH	LOT 92	LOT 91
RIGHT OF WAY, RIGHT TO DRAIN WATER & SEWAGE, RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS & WATER	AI	LOT 4006	LOTS 68-92
RIGHT OF WAY	AI	LOT 4006	LOT 93-106 (STAGE 3B AND 3C)
MEMORANDUM OF APPURTENANT EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY	LOT 4005 (STAGE 3)	LOT 4005 (STAGE 3)	LOT 68-92





ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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4. ARC BOUNDARIES MAY BE STRAIGHT LINED AT THE TIME OF LAND TRANSFER SURVEY, AREAS MAY DIFFER SLIGHTLY WHERE APPLIED.

5. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.

6. WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.

7. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION. DEFINITION BASED OFF BUILDING CONSENT DESIGN.

8. UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.

9. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

10. ALL ROADS, LOCAL PURPOSE RESERVES AND ESPLANADE RESERVES TO VEST IN AUCKLAND COUNCIL.

11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

STAGE 4 DEVELOPMENT

STAGE 4 SUPERLOT DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

PARTY WALL EASEMENT

A	FOR RESOURCE CONSENT	DTJM	29/05/26
REF	REVISIONS	BY	DATE

HARRISON GRIERSON

AUCKLAND OFFICE
Level 4, 96 St. Georges Bay Road
Parnell, Auckland 1052
T +64 9 917 5000
W www.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

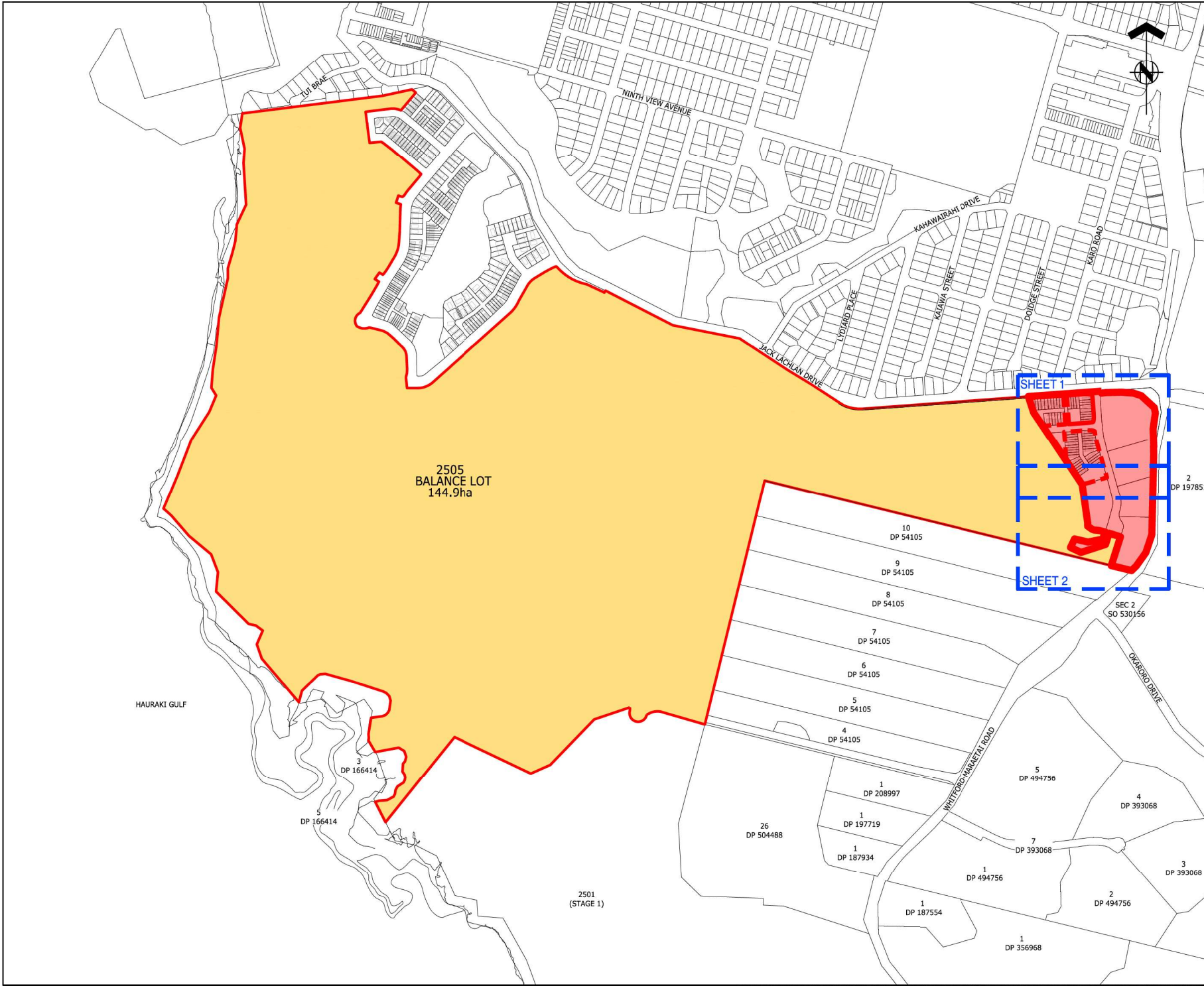
STAGE 4 SUPERLOT 1208
SCHEME PLAN
SHEET 3

ORIGINATOR	JCM	DATE	05.2026	SIGNED		PLOT BY:	CEA
DRAWN	CEA	DATE	05.2026	SIGNED		PLOT DATE:	09.06.26
CHECKED	DTJM	DATE	29.05.26	SIGNED		SURVEY BY:	-
APPROVED	CJM	DATE	29.05.26	SIGNED		SURVEY DATE:	-

ISSUE STATUS

FOR CONSENT

PROJECT No:	A2515591.00	SCALE:	A1 1:250 A3 1:500	REV	A1
DRAWING No:	A2515591.00-1024	REV	A		





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ENGINEERS NEW ZEALAND

ISO 9001
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LEGEND:

- STAGE 5 DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	25.05.26

**HARRISON
GRIERSON**

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PROJECT:
**BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND**

TITLE:
**STAGE 5
OVERALL RESOURCE CONSENT
SCHEME PLAN**

ORIGINATOR	DATE	SIGNED	PLOT BY
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE
CEA	05.2026		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY
DTJM	29.05.26		

APPROVED	DATE	SIGNED	SURVEY DATE
CJM	29.05.26		

ISSUE STATUS

FOR CONSENT

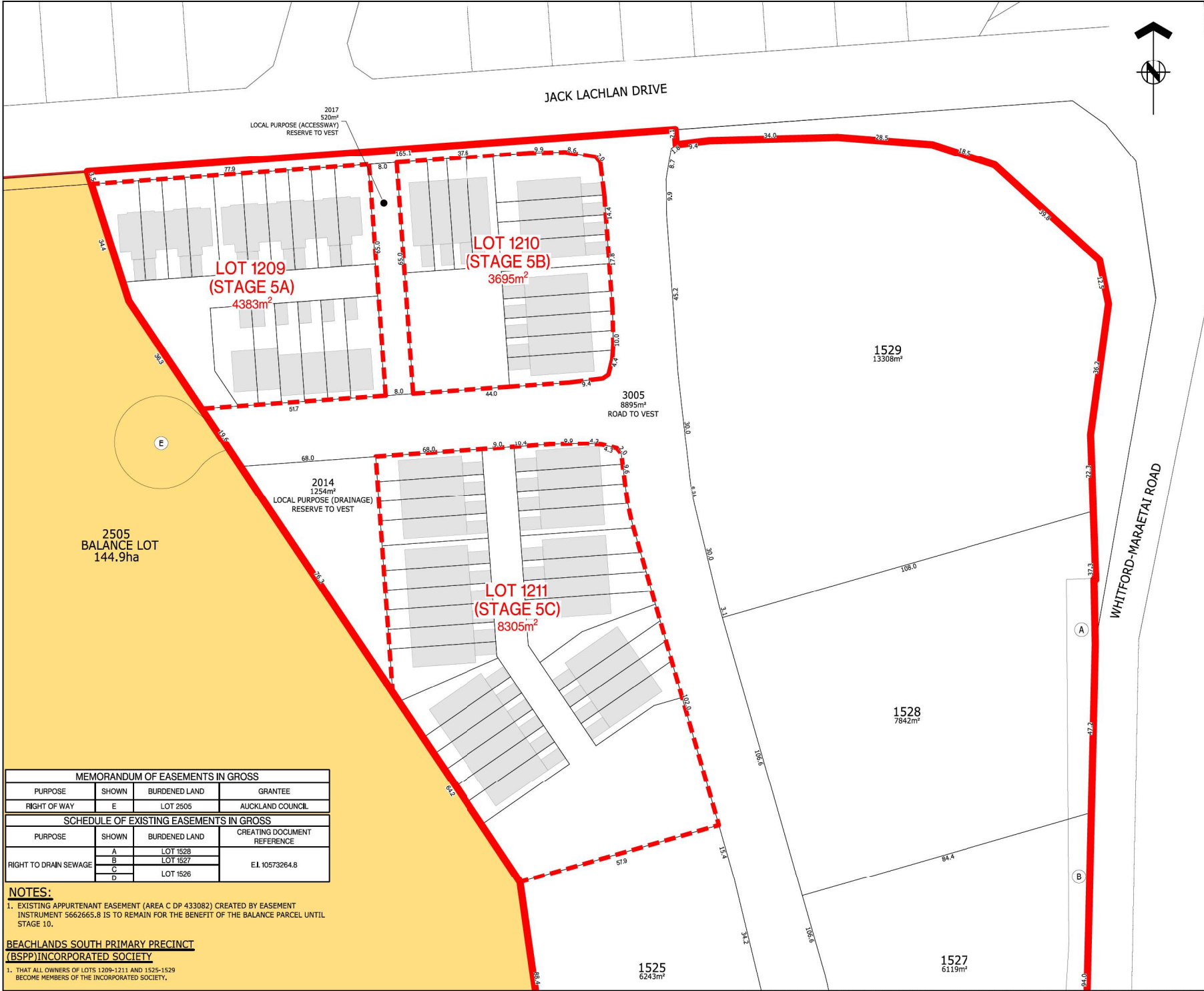
PROJECT No:	SCALE:	REV
A2515591.00	A1 1:4000 A3 1:8000	A1

DRAWING No:

A2515591.00-1025

A

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES FILE: \\NEWMARKET\CA\AUTODESK\ACCD\DCS\ACCD\DCS\HARRISON GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\01_SURVEY\CAD\A2515591.00-1025.DWG



MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT OF WAY	E	LOT 2505	AUCKLAND COUNCIL.
SCHEDULE OF EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT REFERENCE
RIGHT TO DRAIN SEWAGE	A	LOT 1528	E.L 10573264.8
	B	LOT 1527	
	C	LOT 1526	
	D		

NOTES:

1. EXISTING APPURTENANT EASEMENT (AREA C DP 433082) CREATED BY EASEMENT INSTRUMENT 5662665.8 IS TO REMAIN FOR THE BENEFIT OF THE BALANCE PARCEL UNTIL STAGE 10.

**BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY**

1. THAT ALL OWNERS OF LOTS 1209-1211 AND 1525-1529
BECOME MEMBERS OF THE INCORPORATED SOCIETY.



ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

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LEGEND:

STAGE 5 DEVELOPMENT

STAGE 5 SUPERLOT DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

A	FOR RESOURCE CONSENT	DTJM	29/05/26
REF	REVISIONS	BY	DATE

HARRISON GRIERSON

AUCKLAND OFFICE
Level 4, 96 St. Georges Bay Road
Parnell, Auckland 1052
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W www.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 5
SCHEME PLAN
SHEET 1

ORIGINATOR JCM	DATE 05.2026	SIGNED	PLOT BY: CEA
DRAWN CEA	DATE 05.2026	SIGNED	PLOT DATE: 09.06.26
CHECKED DTJM	DATE 29.05.26	SIGNED	SURVEY BY: -
APPROVED CJM	DATE 29.05.26	SIGNED	SURVEY DATE: -

ISSUE STATUS

FOR CONSENT

PROJECT No: A2515591.00	SCALE: A1 1:500 A3 1:1000	REV A1
DRAWING No: A2515591.00-1026		REV A

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES FILE: NEWMARKET C:\AUTODESK\ACCDGCS\ACCDGCS\HARRISON GRIERSON_LUS\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\01_SURVEY\CAD\A2515591.00-1026.DWG

BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 1045-1057 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL COMMERCIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 1045-1057 BECOME MEMBERS OF THE INCORPORATED SOCIETY.
2. THAT LOT 4025 BE OWNED BY AN COMMERCIAL INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 1045-1057, AND SHALL BECOME MEMBERS OF THE COMMERCIAL INCORPORATED SOCIETY.

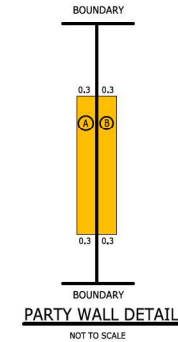
NOTES:

1. EXISTING APPURTENANT EASEMENTS IN FAVOUR OF LOTS 1045 - 1057 CREATED BY STAGE 5 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 5B

JACK LACHLAN DRIVE

2017
LOCAL
PURPOSE
(ACCESSWAY)
RESERVE
STAGE 5

STAGE 5



3005
PUBLIC ROAD
(STAGE 5)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 1045	LOT 1046
	B	LOT 1046	LOT 1045
	C	LOT 1046	LOT 1047
	D	LOT 1047	LOT 1046
	E	LOT 1047	LOT 1048
	F	LOT 1048	LOT 1047
	G	LOT 1049	LOT 1050
	H	LOT 1050	LOT 1049
	I	LOT 1050	LOT 1051
	J	LOT 1051	LOT 1050
	K	LOT 1051	LOT 1052
	L	LOT 1052	LOT 1051
	M	LOT 1053	LOT 1054
	N	LOT 1054	LOT 1053
	O	LOT 1054	LOT 1055
	P	LOT 1055	LOT 1054
	Q	LOT 1055	LOT 1056
	R	LOT 1056	LOT 1055
	S	LOT 1056	LOT 1057
	T	LOT 1057	LOT 1056
RIGHT OF WAY	U	LOT 4025	LOTS 1045 - 1057

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LEGEND:

- STAGE 5 DEVELOPMENT
- STAGE 5 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT
- PARTY WALL EASEMENT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26

HARRISON GRIERSON AUCKLAND OFFICE Level 4, 96 St. Georges Bay Road Parnell, Auckland 1052 T +64 9 917 5000 W www.harrisongrierson.com

PROJECT: BEACHLANDS FAST TRACK CONSENT APPLICATION BEACHLANDS SOUTH, AUCKLAND

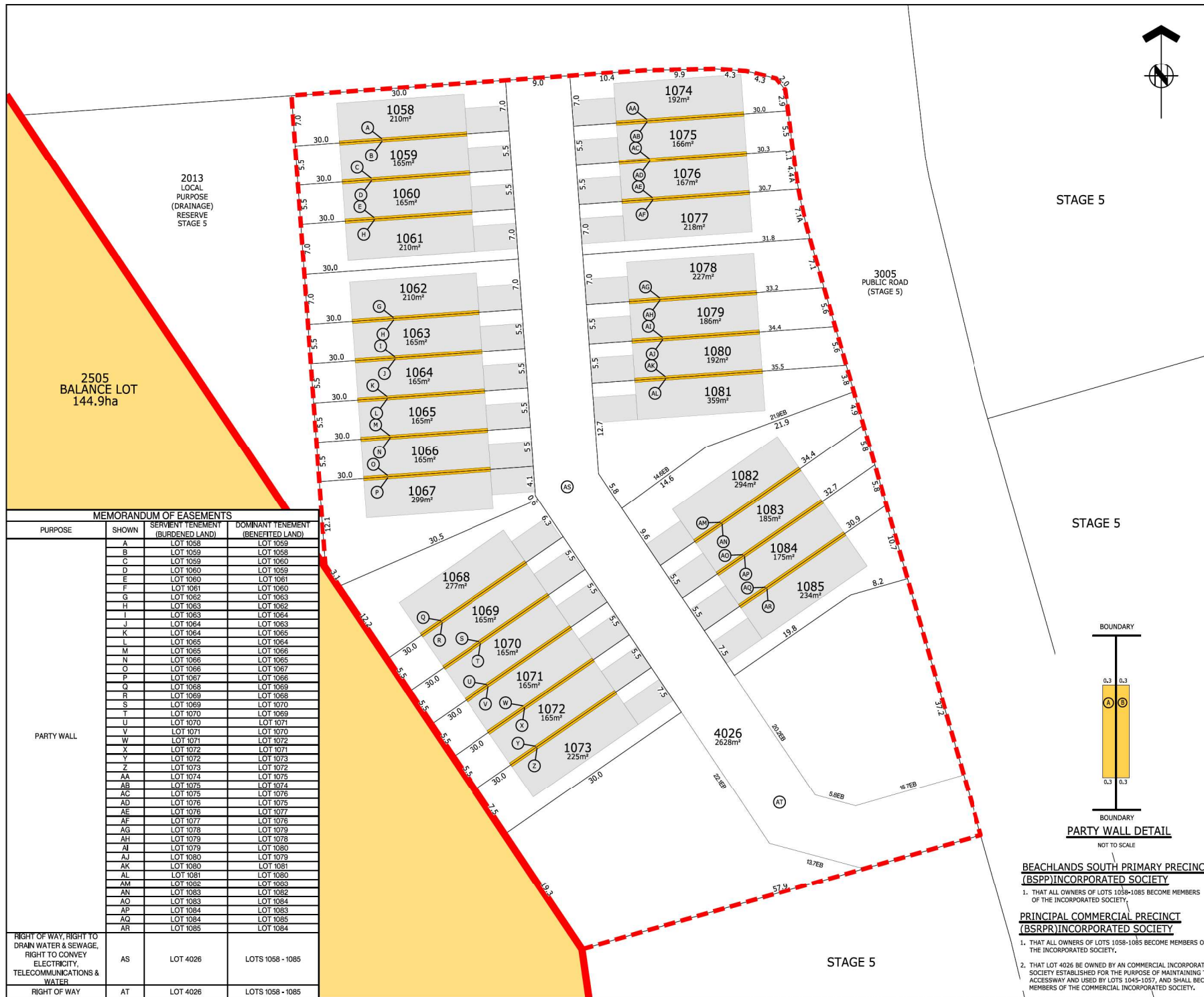
TITLE: STAGE 5 SUPERLOT 1210 SCHEME PLAN SHEET 4

ORIGINATOR: JCM	DATE: 05.2026	SIGNED:	PLOT BY: CEA
DRAWN: CEA	DATE: 05.2026	SIGNED:	PLOT DATE: 09.06.26
CHECKED: DTJM	DATE: 29.05.26	SIGNED:	SURVEY BY: -
APPROVED: CJM	DATE: 29.05.26	SIGNED:	SURVEY DATE: -

FOR CONSENT

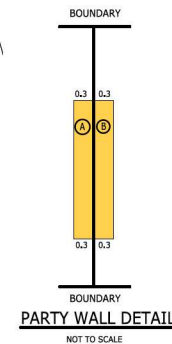
PROJECT No: A2515591.00 SCALES: A1 1:200 A3 1:400

DRAWING No: A2515591.00-1029 A



STAGE 5

STAGE 5



**BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY**

1. THAT ALL OWNERS OF LOTS 1058-1085 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

**PRINCIPAL COMMERCIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY**

2. THAT LOT 4026 BE OWNED BY AN COMMERCIAL INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 1045-1057, AND SHALL BECOME MEMBERS OF THE COMMERCIAL INCORPORATED SOCIETY.

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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LEGEND:

- STAGE 5 DEVELOPMENT
- STAGE 5 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT
- PARTY WALL EASEMENT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26

HARRISON GRIERSON

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PROJECT: **BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND**

TITLE: **STAGE 5C SUPERLOT 1211
SCHEME PLAN
SHEET 6**

ORIGINATOR	DATE	SIGNED	PLotted BY
JCM	05.20.26		CEA

DRAWN	DATE	SIGNED	PLotted DATE
CEA	05.20.26		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY
DTJM	29.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE
CJM	29.05.26		-

ISSUE STATUS

FOR CONSENT

PROJECT No.	SCALE	REV
A2515591.00	A1 1:250 A3 1:500	A1

DRAWING No: **A2515591.00-1030**

REV **A**

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LEGEND:

- STAGE 6 DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	25.05.26

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PROJECT: BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE: STAGE 6
OVERALL RESOURCE CONSENT
SCHEME PLAN

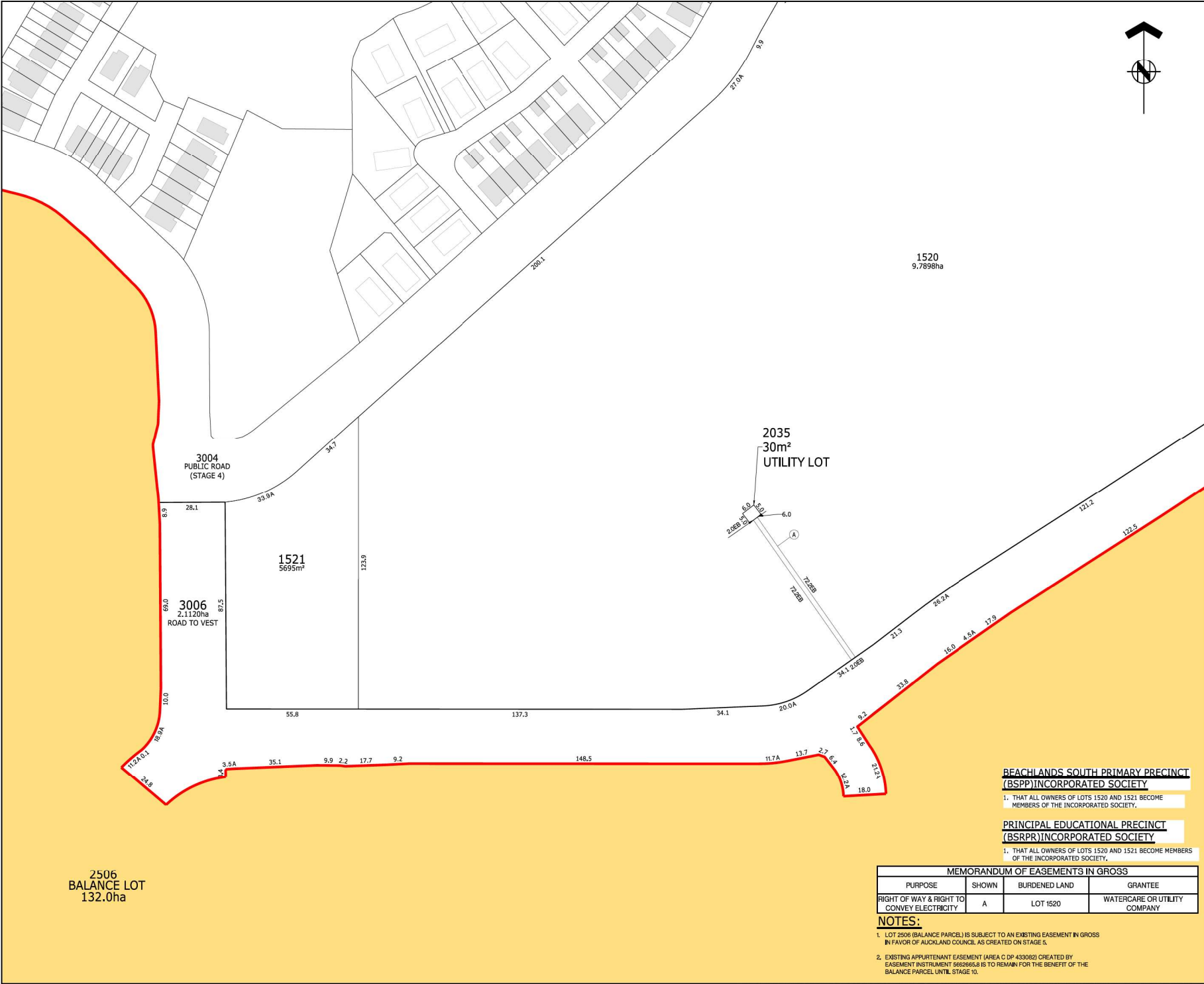
ORIGINATOR	JCM	DATE	05.20.26	SIGNED		PLOT BY:	CEA
DRAWN	CEA	DATE	05.20.26	SIGNED		PLOT DATE:	09.06.26
CHECKED	DTJM	DATE	29.05.26	SIGNED		SURVEY BY:	-
APPROVED	CJM	DATE	29.05.26	SIGNED		SURVEY DATE:	-

ISSUE STATUS

FOR CONSENT

PROJECT No: A2515591.00 SCALES: A1 1:4000 A3 1:8000 A1

DRAWING No: A2515591.00-1031 A





ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

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3. BOUNDARY DISTANCES AND AREAS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NEW ZEALAND.

4. ARC BOUNDARIES MAY BE STRAIGHT LINED AT THE TIME OF LAND TRANSFER SURVEY, AREAS MAY DIFFER SLIGHTLY WHERE APPLIED.

5. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND HAVE NOT BEEN SURVEYED, A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.

6. WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.

7. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION, DEFINITION BASED OFF BUILDING CONSENT DESIGN.

8. UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.

9. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

10. ALL ROADS, LOCAL PURPOSE RESERVES AND ESPLANADE RESERVES TO VEST IN AUCKLAND COUNCIL.

11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION, LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

STAGE 6 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26

HARRISON
GRIERSON

AUCKLAND OFFICE
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W www.harrisingrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 6
SCHEME PLAN
SHEET 1

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.2026		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	26.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE:
JCM	26.05.26		-

ISSUE STATUS:

FOR CONSENT

PROJECT No:
A2515591.00

SCALE:
A1 1:750
A3 1:1500

A1

DRAWING No:

REV

A2515591.00-1032 A

2506
BALANCE LOT
132.0ha

3004
PUBLIC ROAD
(STAGE 4)

3006
2.1120ha
ROAD TO VEST

1521
5695m²

2035
30m²
UTILITY LOT

1520
9.7898ha

BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 1520 AND 1521 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL EDUCATIONAL PRECINCT
(BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 1520 AND 1521 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

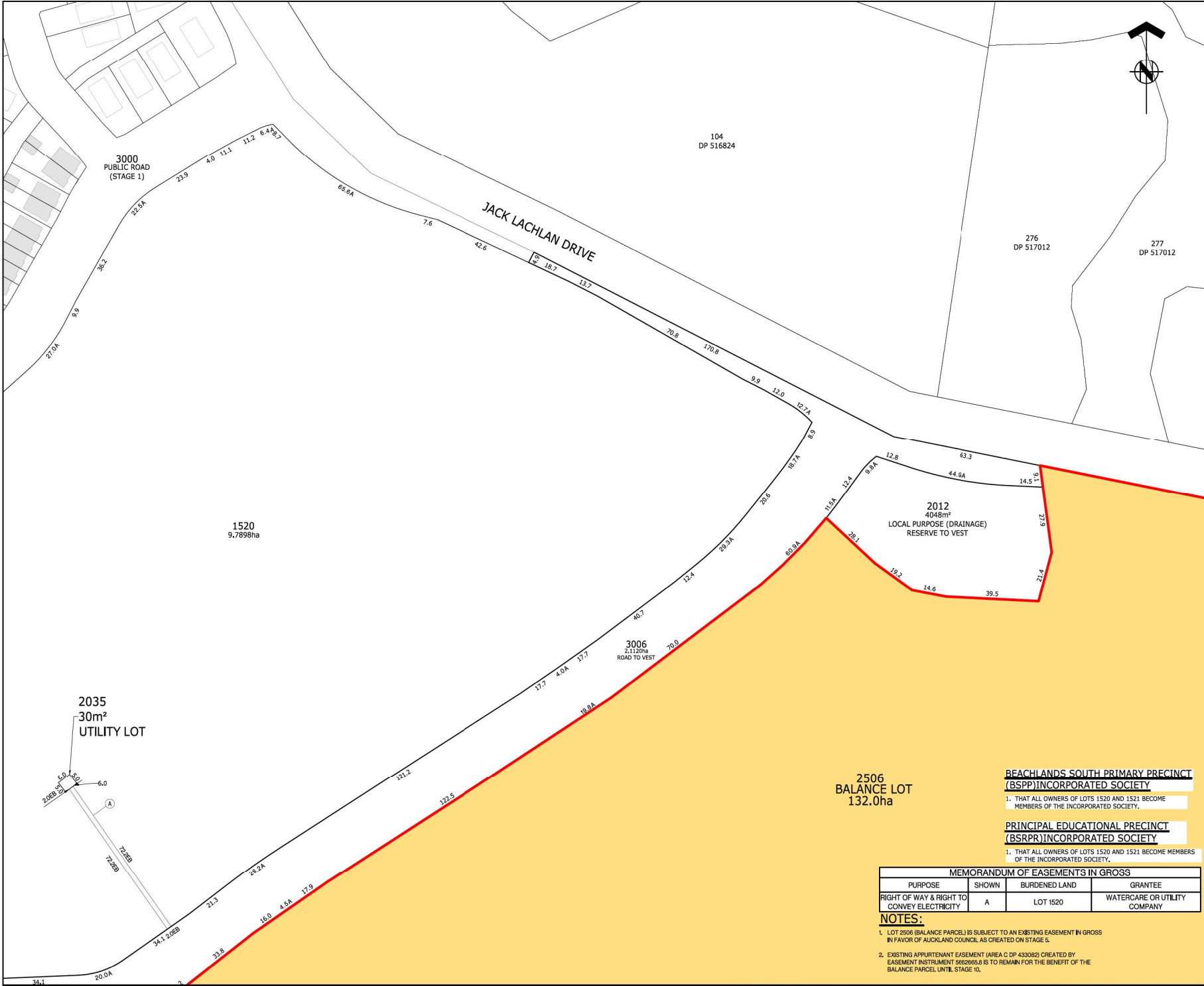
MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT OF WAY & RIGHT TO CONVEY ELECTRICITY	A	LOT 1520	WATERCARE OR UTILITY COMPANY

NOTES:

1. LOT 2506 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.

2. EXISTING APPURTENANT EASEMENT (AREA C DP 433082) CREATED BY EASEMENT INSTRUMENT 662665/8 IS TO REMAIN FOR THE BENEFIT OF THE BALANCE PARCEL UNTIL STAGE 10.





ASSOCIATION OF CONSULTING
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ASSURED

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LEGEND:

STAGE 6 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

HARRISON GRIERSON

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 6
SCHEME PLAN
SHEET 2

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.2026		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	26.05.26		-

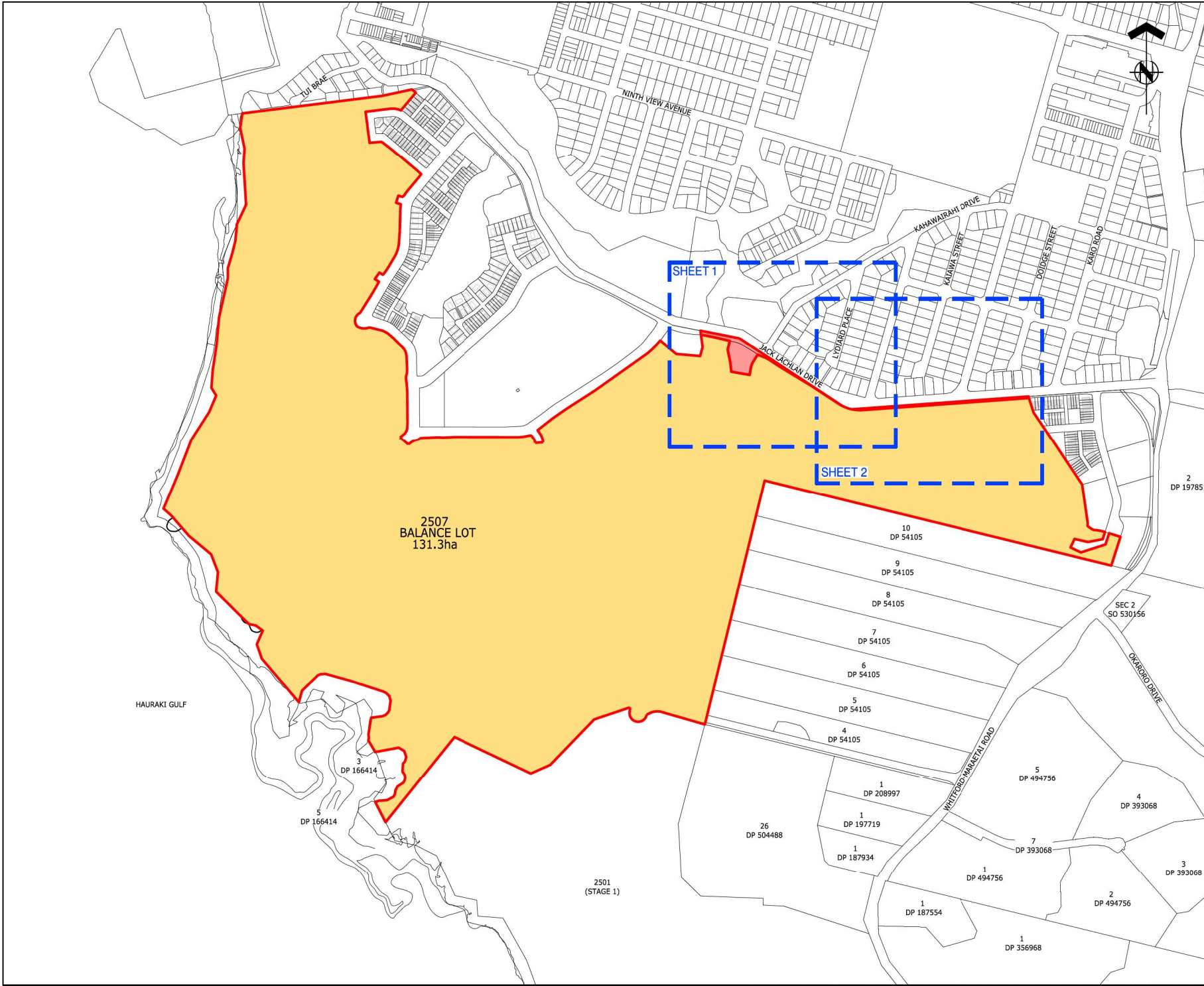
APPROVED	DATE	SIGNED	SURVEY DATE:
CJM	26.05.26		-

ISSUE STATUS:

FOR CONSENT

PROJECT No:	SCALE:	REV
A2515591.00	A1 1:750 A3 1:500	A1

DRAWING No: A2515591.00-1033 REV





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11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

STAGE 7 DEVELOPMENT

STAGE 7 SUPERLOT DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	25.05.26

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PROJECT:
BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:
STAGE 7
OVERALL RESOURCE CONSENT
SCHEME PLAN

ORIGINATOR	DATE	SIGNED	PLOT BY
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE
CEA	05.2026		19.06.26

CHECKED	DATE	SIGNED	SURVEY BY
DTJM	29.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE
CJM	29.05.26		-

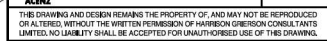
ISSUE STATUS

FOR CONSENT

PROJECT No:	SCALE:	A1
A2515591.00	A1 1:4000 A3 1:8000	REV

DRAWING No: A2515591.00-1034 A

1. LOT 2507 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.
2. EXISTING APPURTENANT EASEMENT (AREA C DP 433082) CREATED BY EASEMENT INSTRUMENT 5662665.8 IS TO REMAIN FOR THE BENEFIT OF THE BALANCE PARCEL UNTIL STAGE 10.



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 STAGE 7 DEVELOPMENT
 STAGE 7 SUPERLOT DEVELOPMENT
 BALANCE LOT
 BUILDING FOOTPRINT

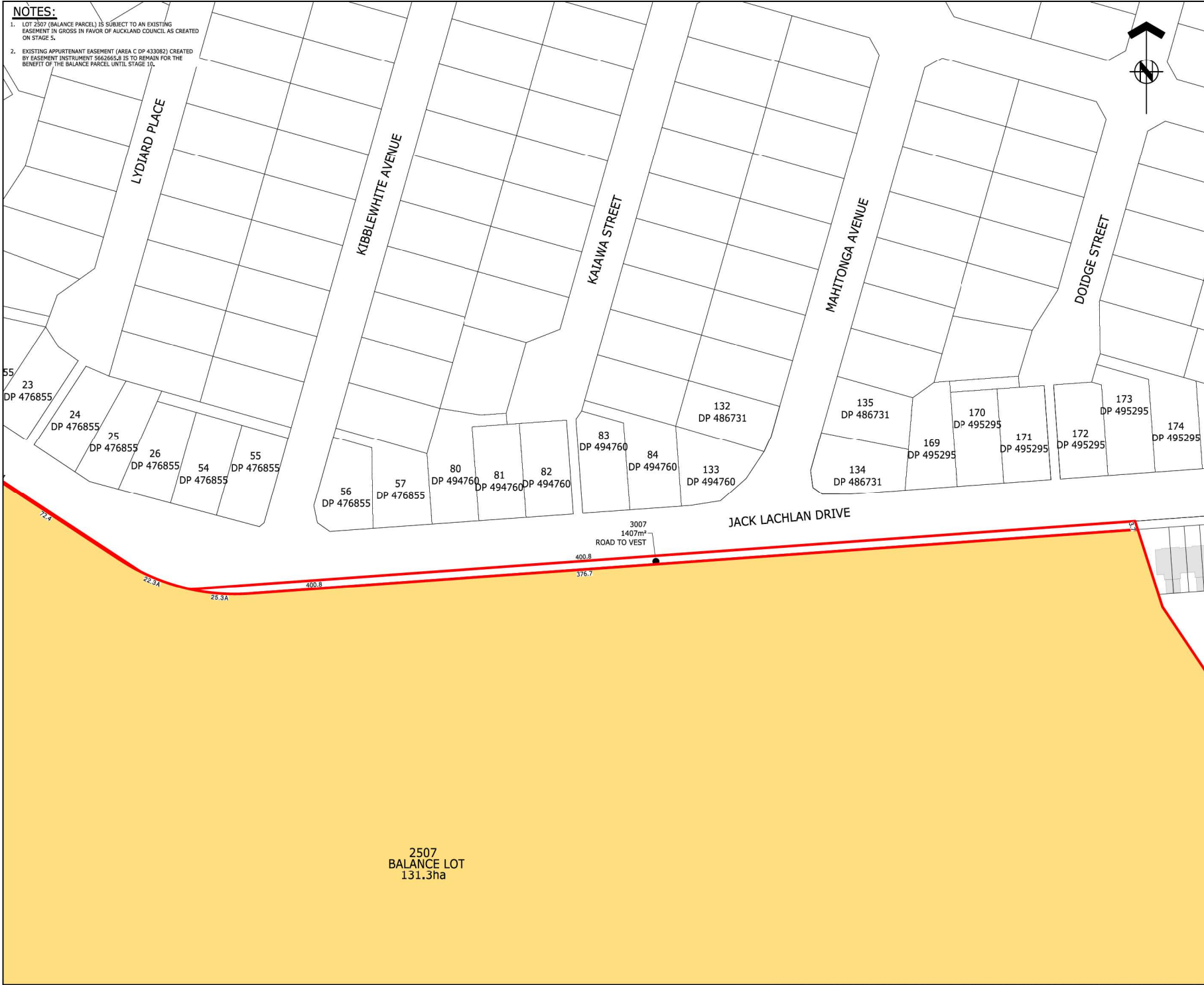
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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

ORIGINATOR: JCM	DATE: 05.2026	SIGNED:	PLOT BY: CEA
DRAWN: CEA	DATE: 05.2026	SIGNED:	PLOT DATE: 19.06.26
CHECKED: DTJM	DATE: 29.05.26	SIGNED:	SURVEY BY: -
APPROVED: CJM	DATE: 29.05.26	SIGNED:	SURVEY DATE:

ISSUE STATUS:		FOR CONSENT	
PROJECT No: A2515591.00	SCALES: A1 1:750 A3 1:1500		A1
DRAWING No: A2515591.00-1035			REV A





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LEGEND:

-  STAGE 7 DEVELOPMENT
-  STAGE 7 SUPERLOT DEVELOPMENT
-  BALANCE LOT
-  BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26



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Parnell, Auckland 1052
T +64 9 917 5000
W www.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 7
SCHEME PLAN
SHEET 2

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.2026		19.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	26.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE:
JCM	26.05.26		-

ISSUE STATUS:

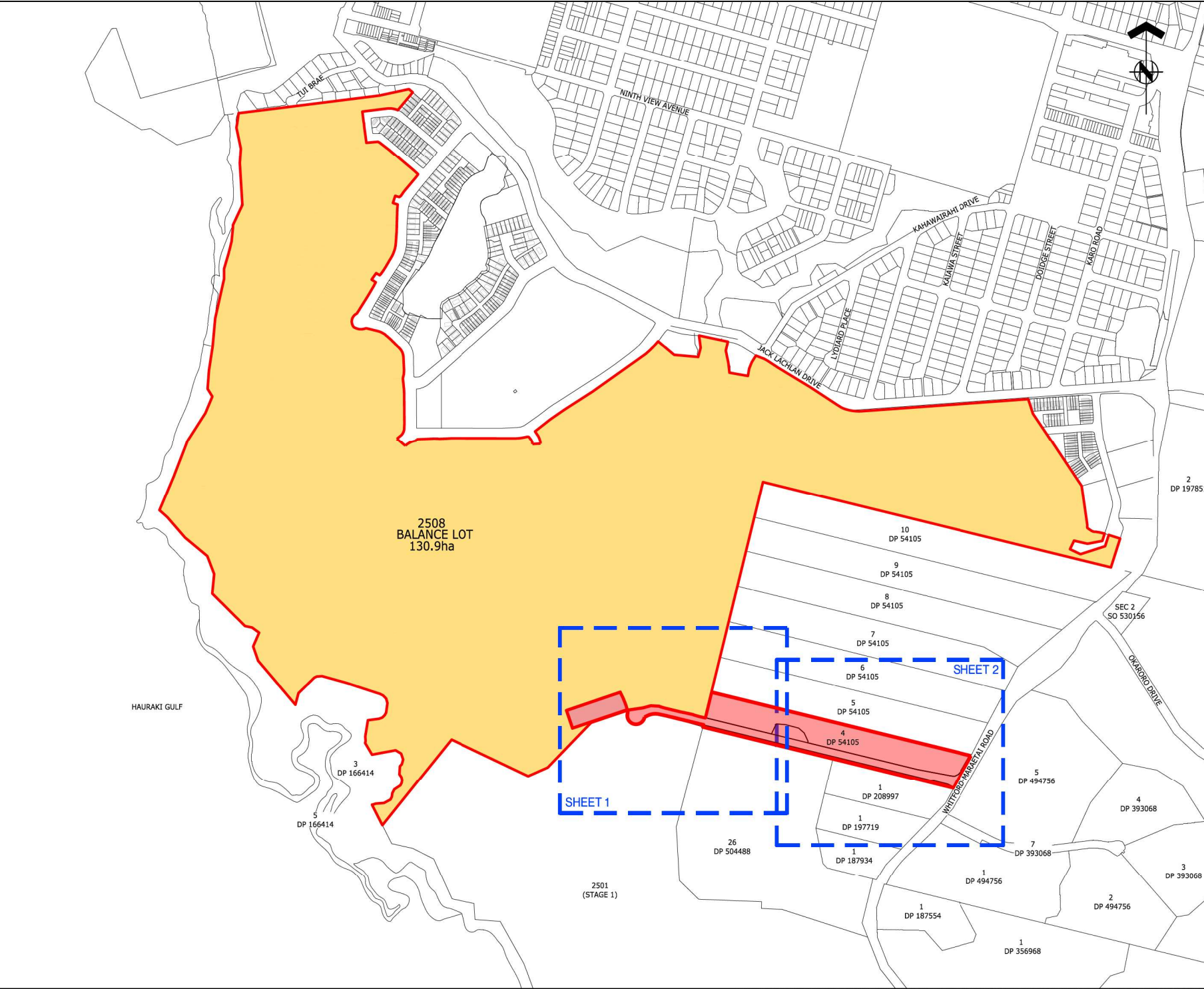
FOR CONSENT

PROJECT No:	SCALES:	REV
A2515591.00	A1 1:750 A3 1:1500	A1

DRAWING No:

A2515591.00-1036 A

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES FILE: \\NEWMARKET\CA\AUTODESK\ACCDGCS\ACCDGCS\HARRISON GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\01_SURVEY\CAD\A2515591.00-1034.DWG





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LEGEND:

STAGE 8 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	25.05.26



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Parnell, Auckland 1052
T +64 9 917 5000
W www.harrisongrierson.com

PROJECT:
BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:
STAGE 8
OVERALL RESOURCE CONSENT
SCHEME PLAN

ORIGINATOR	DATE	SIGNED	PLOT BY
JCM	05.20.26		CEA

DRAWN	DATE	SIGNED	PLOT DATE
CEA	05.20.26		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY
DTJM	29.05.26		-

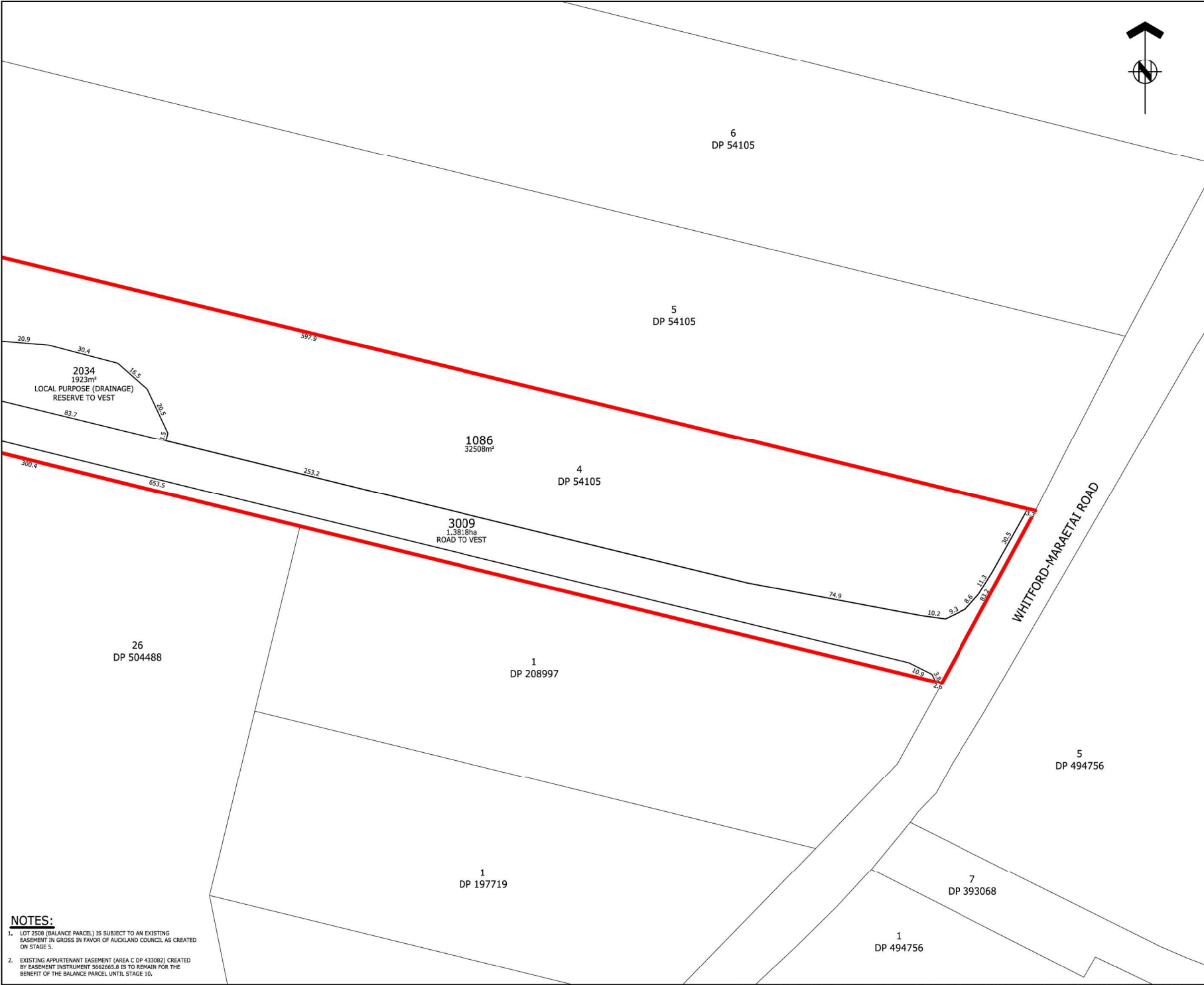
APPROVED	DATE	SIGNED	SURVEY DATE
JCM	29.05.26		-

ISSUE STATUS

FOR CONSENT

PROJECT No:	SCALE:	A1
A2515591.00	A1 1:4000 A3 1:8000	

DRAWING No:	REV
A2515591.00-1037	A



NOTES:

- LOT 2508 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.
- EXISTING APPURTENANT EASEMENT (AREA C DP 433082) CREATED BY EASEMENT INSTRUMENT 5662665.9 IS TO REMAIN FOR THE BENEFIT OF THE BALANCE PARCEL UNTIL STAGE 10.



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AMALGATION CONDITION:

- THAT LOTS 1091 AND 1532 ARE TO BE HELD IN ONE RECORD OF TITLE.

LEGEND:

STAGE 8 DEVELOPMENT

BALANCE LOT

REF	REVISIONS	DT/JM	DATE
A	FOR RESOURCE CONSENT	DT/JM	26/05/26



AUCKLAND OFFICE
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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 8
SCHEME PLAN
SHEET 2

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.2026		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	29.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE:
CJM	29.05.26		-

ISSUE STATUS

FOR CONSENT

PROJECT No:	SCALE:	A1
A2515591.00	A1 1:750 A3 1:500	

DRAWING No:	REV
A2515591.00-1039	A

2509
BALANCE LOT
126.3ha

2006
7238m²
LOCAL PURPOSE
(DRAINAGE) RESERVE
TO VEST

2023
1073m²
UTILITY LOT

1514
8648m²

1515
12034m²

3010
1.1933ha
ROAD TO VEST

3004
PUBLIC ROAD
(STAGE 4)

3006
PUBLIC ROAD
(STAGE 6)

**BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPPI) INCORPORATED SOCIETY**

1. THAT ALL OWNERS OF LOTS 1515 & 1516 BECOME MEMBERS OF THE INCORPORATED SOCIETY

**PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY**

1. THAT ALL OWNERS OF LOTS 1514 BECOME MEMBERS OF THE INCORPORATED SOCIETY

**PRINCIPAL VILLAGE PRECINCT
(BSVRP) INCORPORATED SOCIETY**

1. THAT THE OWNER OF LOT 1515 BECOME MEMBER OF THE INCORPORATED SOCIETY



ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

ISO 9001
QUALITY
ASSURED

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- EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.
- RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION. DEFINITION BASED OFF BUILDING CONSENT DESIGN.
- UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
- ALL ROADS, LOCAL PURPOSE RESERVES AND ESPALNADE RESERVES TO VEST IN AUCKLAND COUNCIL.
- POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

STAGE 9 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26

**HARRISON
GRIERSON**

AUCKLAND OFFICE
Level 4, 86 St. Georges Bay Road
Parnell, Auckland 1052
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W www.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 9
SCHEME PLAN
SHEET 1

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.2026		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	26.05.26		-

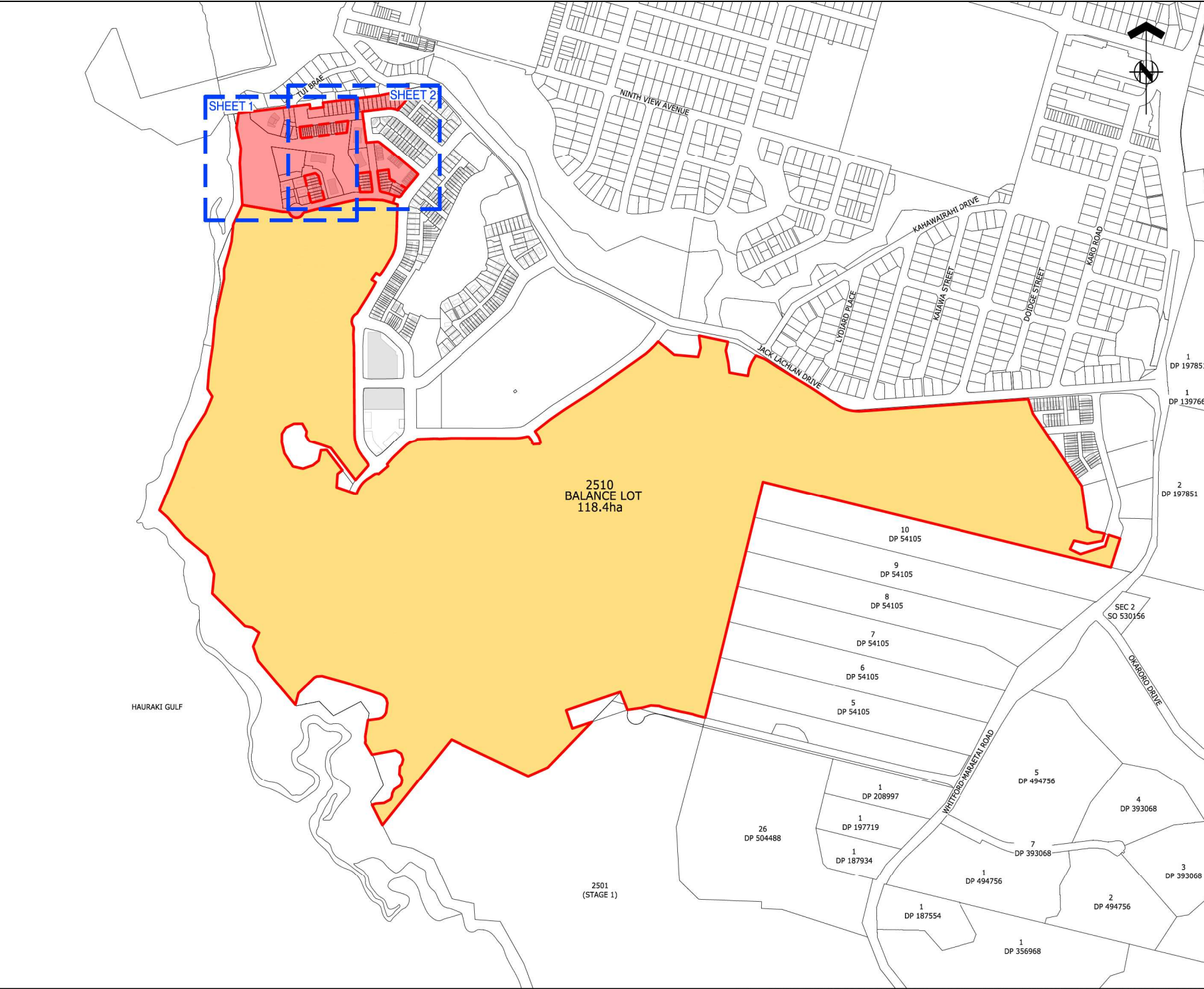
APPROVED	DATE	SIGNED	SURVEY DATE:
CJM	26.05.26		-

ISSUE STATUS

FOR CONSENT

PROJECT No:	SCALE:	REV
A2515591.00	A1 1:750 A3 1:500	A1

DRAWING No:	REV
A2515591.00-1041	A





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ENGINEERS NEW ZEALAND

ISO 9001
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3. BOUNDARY DISTANCES AND AREAS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NEW ZEALAND.

4. ARC BOUNDARIES MAY BE STRAIGHT LINED AT THE TIME OF LAND TRANSFER SURVEY, AREAS MAY DIFFER SLIGHTLY WHERE APPLIED.

5. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.

6. WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.

7. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION. DEFINITION BASED OFF BUILDING CONSENT DESIGN.

8. UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.

9. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

10. ALL ROADS, LOCAL PURPOSE RESERVES AND ESPLANADE RESERVES TO VEST IN AUCKLAND COUNCIL.

11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

STAGE 10 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	25.05.26



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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 10
OVERALL RESOURCE CONSENT
SCHEME PLAN

ORIGINATOR	DATE: 05.20.26	SIGNED:	PLOT BY:
JCM			CEA
DRAWN	DATE: 05.20.26	SIGNED:	PLOT DATE:
CEA			09.06.26
CHECKED	DATE: 29.05.26	SIGNED:	SURVEY BY:
DTJM			-
APPROVED	DATE: 29.05.26	SIGNED:	SURVEY DATE:
CJM			-

ISSUE STATUS

FOR CONSENT

PROJECT No:

A2515591.00

SCALE:

A1 1:4000
A3 1:8000

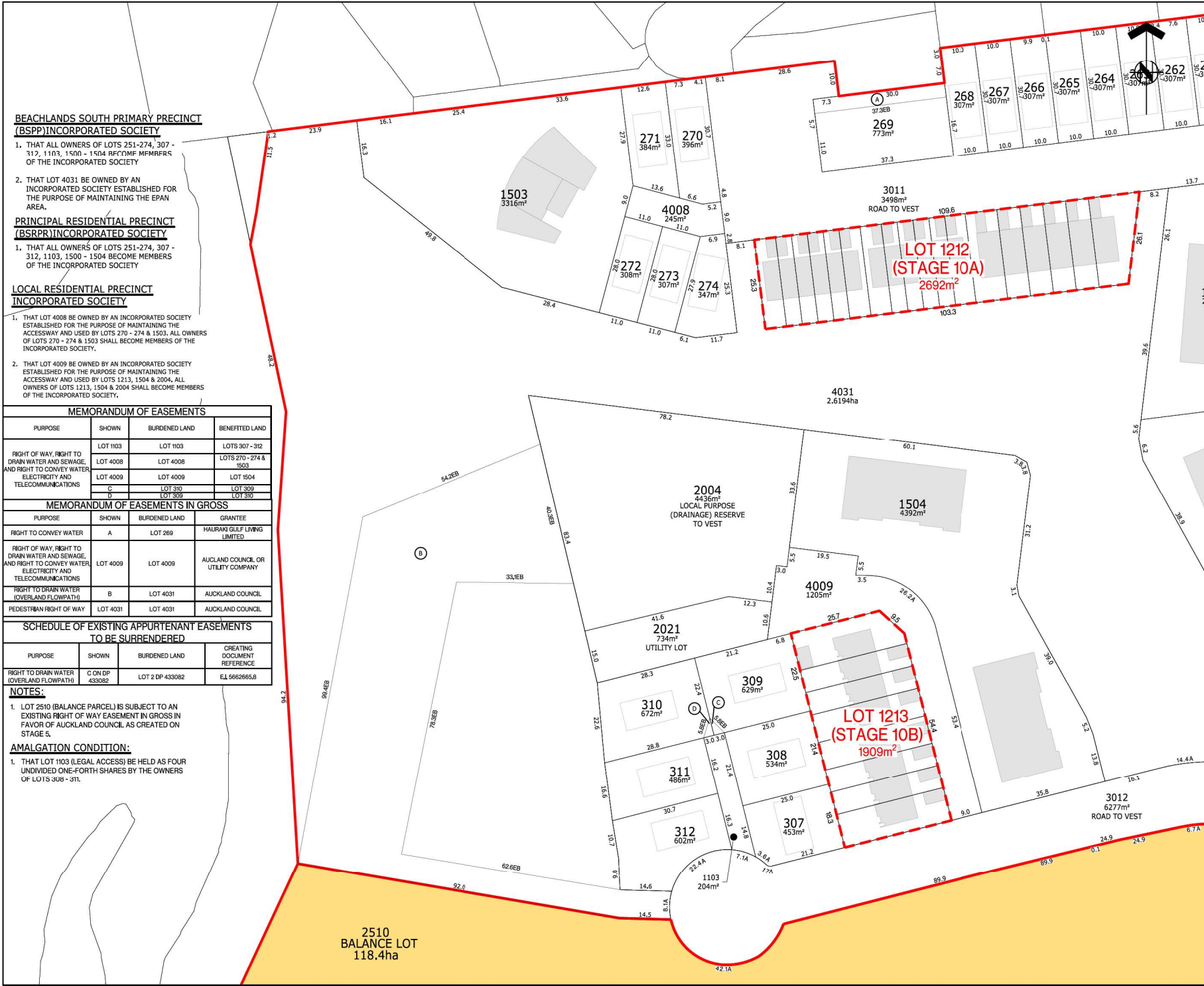
DRAWING No:

A2515591.00-1042

REV

A

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES FILE: \\NEWMARKET\CA\AUTODESK\ACCD\CS\ACCD\CS\HARRISON GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\01_SURVEY\CAD\A2515591.00-1042.DWG



**BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY**

1. THAT ALL OWNERS OF LOTS 251-274, 307 - 312, 1103, 1500 - 1504 RECONF MEMBERS OF THE INCORPORATED SOCIETY
2. THAT LOT 4031 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE EPAN AREA.

**PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY**

1. THAT ALL OWNERS OF LOTS 251-274, 307 - 312, 1103, 1500 - 1504 BECOME MEMBERS OF THE INCORPORATED SOCIETY

**LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY**

1. THAT LOT 4008 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 270 - 274 & 1503. ALL OWNERS OF LOTS 270 - 274 & 1503 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
2. THAT LOT 4009 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 1213, 1504 & 2004. ALL OWNERS OF LOTS 1213, 1504 & 2004 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE AND RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	LOT 1103	LOT 1103	LOTS 307 - 312
	LOT 4008	LOT 4008	LOTS 270 - 274 & 1503
	LOT 4009	LOT 4009	LOT 1504
	C	LOT 310	LOT 309
	D	LOT 309	LOT 310
MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO CONVEY WATER	A	LOT 269	HAURAKI GULF LIVING LIMITED
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE AND RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	LOT 4009	LOT 4009	AUCKLAND COUNCIL OR UTILITY COMPANY
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	B	LOT 4031	AUCKLAND COUNCIL
PEDESTRIAN RIGHT OF WAY	LOT 4031	LOT 4031	AUCKLAND COUNCIL

SCHEDULE OF EXISTING APPURTENANT EASEMENTS TO BE SURRENDERED			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT REFERENCE
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	C ON DP 433082	LOT 2 DP 433082	EL 50626658

- NOTES:**
1. LOT 2510 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.
- AMALGATION CONDITION:**
1. THAT LOT 1103 (LEGAL ACCESS) BE HELD AS FOUR UNDIVIDED ONE-FORTH SHARES BY THE OWNERS OF LOTS 308 - 311.

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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6. WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.
7. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRaversing PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION. DEFINITION DASHED OFF BUILDING CONSENT DESIGN.
8. UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.
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10. ALL ROADS, LOCAL PURPOSE RESERVES AND ESPALNADE RESERVES TO VEST IN AUCKLAND COUNCIL.
11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

- STAGE 10 DEVELOPMENT
- STAGE 10 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT

A	FOR RESOURCE CONSENT	DTJM	29/05/26
REF	REVISIONS	BY	DATE

HARRISON GRIERSON

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 10
SCHEME PLAN
SHEET 1

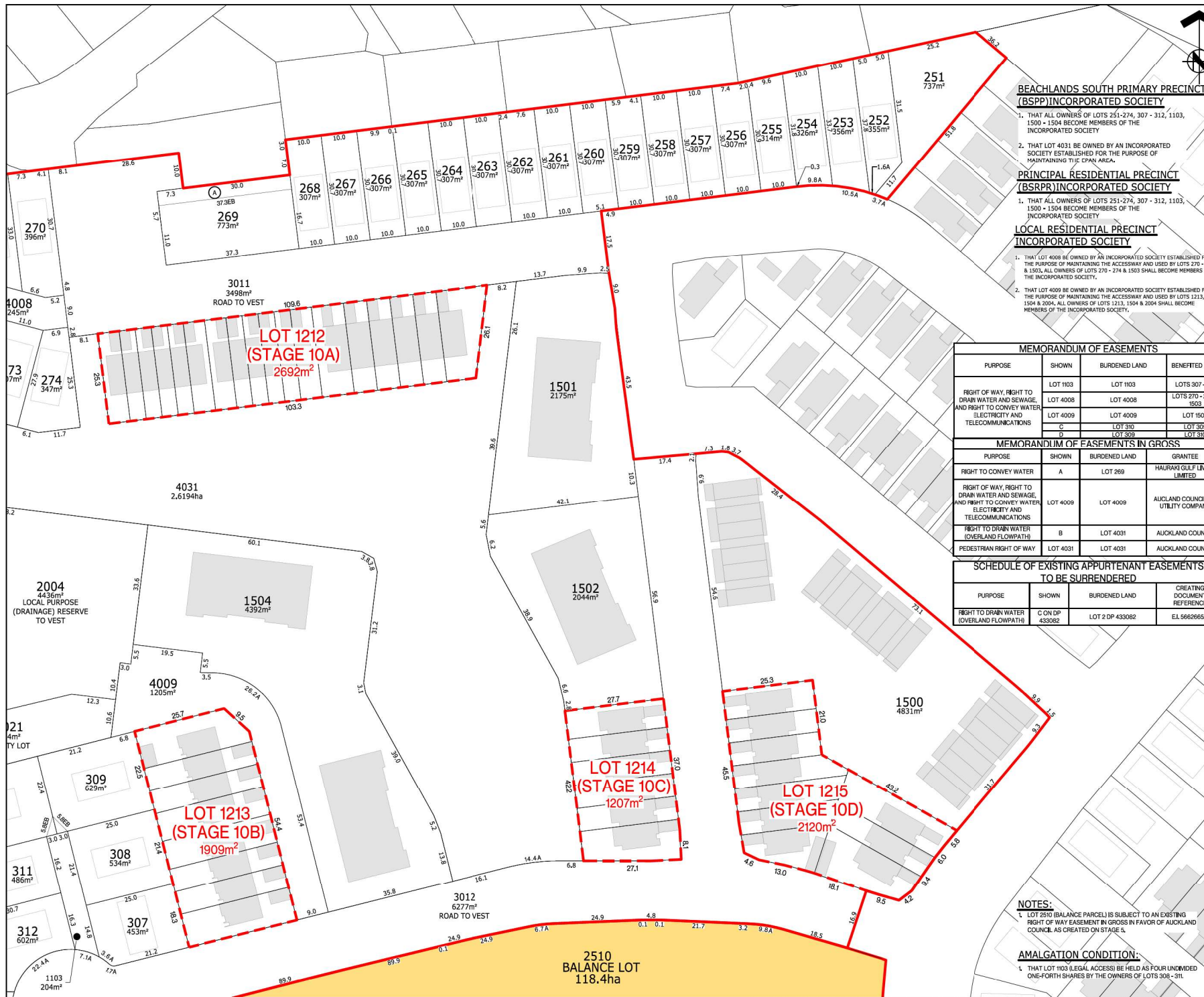
ORIGINATOR JCM	DATE 05.2026	SIGNED	PLOT BY: CEA
DRAWN CEA	DATE 05.2026	SIGNED	PLOT DATE: 09.06.26
CHECKED DTJM	DATE 29.05.26	SIGNED	SURVEY BY: -
APPROVED CJM	DATE 29.05.26	SIGNED	SURVEY DATE: -

ISSUE STATUS

FOR CONSENT

PROJECT No: A2515591.00 SCALES: A1 1:500 A3 1:1000 A1

DRAWING No: A2515591.00-1043 A





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LEGEND:

STAGE 10 DEVELOPMENT

STAGE 10 SUPERLOT DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, AND RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	LOT 1103	LOT 1103	LOTS 307 - 312
	LOT 4008	LOT 4008	LOTS 270 - 274 & 1503
	LOT 4009	LOT 4009	LOT 1504
	C	LOT 310	LOT 309
	D	LOT 309	LOT 310

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO CONVEY WATER	A	LOT 269	HAURAKI GULF LIVING LIMITED
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, AND RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	LOT 4009	LOT 4009	AUCKLAND COUNCIL OR UTILITY COMPANY
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	B	LOT 4031	AUCKLAND COUNCIL
PEDESTRIAN RIGHT OF WAY	LOT 4031	LOT 4031	AUCKLAND COUNCIL

SCHEDULE OF EXISTING APPURTENANT EASEMENTS TO BE SURRENDERED

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT REFERENCE
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	C ON DP 433082	LOT 2 DP 433082	EL 5662665.8

NOTES:

- LOT 2510 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.

AMALGATION CONDITION:

- THAT LOT 1103 (LEGAL ACCESS) BE HELD AS FOUR UNDIVIDED ONE-FORTH SHARES BY THE OWNERS OF LOTS 308 - 311.

FOR RESOURCE CONSENT

PROJECT NO:	A2515591.00	SCALE:	A1 1:500 A3 1:1000	REV	A1
DRAWING NO:	A2515591.00-1044				A

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 10
SCHEME PLAN
SHEET 2

ORIGINATOR: JCM
DATE: 05.2026
DRAWN: CEA
DATE: 05.2026
CHECKED: DTJM
DATE: 29.05.26
APPROVED: CJM
DATE: 29.05.26

DATE: 05.2026
SIGNED: [Signature]
DATE: 05.2026
SIGNED: [Signature]
DATE: 29.05.26
SIGNED: [Signature]
DATE: 29.05.26
SIGNED: [Signature]

PLOT BY: CEA
PLOT DATE: 09.06.26
SURVEY BY: [Signature]
SURVEY DATE: [Signature]

PROJECT NO: A2515591.00
SCALE: A1 1:500
A3 1:1000
DRAWING NO: A2515591.00-1044
REV: A1

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES FILE: NEWMARKET C:\AUTOCAD\ACCCDOCS\ACCCDOCS\HARRISON GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01\DESIGN\01_SURVEY\CAD\A2515591.00-1042.DWG



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LEGEND:

- STAGE 10 DEVELOPMENT
- STAGE 10 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT
- PARTY WALL EASEMENT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26

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Parnell, Auckland 1052
T +64 9 917 5000
W www.harrisongrierson.com

PROJECT: BEACHLANDS FAST TRACK CONSENT APPLICATION BEACHLANDS SOUTH, AUCKLAND

TITLE: STAGE 10A SUPERLOT 1212 SCHEME PLAN SHEET 3

ORIGINATOR	DATE	SIGNED	PLotted BY
JCM	05.2026		CEA

DRAWN	DATE	SIGNED	PLotted DATE
CEA	05.2026		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY
DTJM	26.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE
JCM	26.05.26		-

ISSUE STATUS:

FOR CONSENT

PROJECT No.	SCALE	A1
A2515591.00	A1 1200 A3 1400	REV

DRAWING No. A2515591.00-1045 A

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 275	LOT 276
	B	LOT 276	LOT 277
	C	LOT 277	LOT 278
	D	LOT 278	LOT 279
	E	LOT 279	LOT 280
	F	LOT 280	LOT 281
	G	LOT 281	LOT 282
	H	LOT 282	LOT 283
	I	LOT 283	LOT 284
	J	LOT 284	LOT 285
	K	LOT 285	LOT 286
	L	LOT 286	LOT 287
	M	LOT 287	LOT 288
	N	LOT 288	LOT 289
	O	LOT 289	LOT 290
	P	LOT 290	LOT 291
	Q	LOT 291	LOT 292
	R	LOT 292	LOT 293
	S	LOT 293	LOT 294

NOTES:

- EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 289-306 CREATED BY STAGE 10 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 10A

BEACHLANDS SOUTH PRIMARY PRECINCT (BSPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 275-292 MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 275-292 MEMBERS OF THE INCORPORATED SOCIETY.

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES FILE: NEWMARKET C:\AUTODESK\ACCORDS\ACCORDS\HARRISON GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\01_SURVEY\CAD\A2515591.00-1042.DWG



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LEGEND:

STAGE 10 DEVELOPMENT

STAGE 10 SUPERLOT DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

PARTY WALL EASEMENT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	26/05/26



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Parnell, Auckland 1052
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PROJECT: **BEACHLANDS SOUTH PRIMARY PRECINCT (BSPP) INCORPORATED SOCIETY**

FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE: **STAGE 10B SUPERLOT 1213 SCHEME PLAN SHEET 4**

PREPARED BY: JCM	DATE: 05.20.26	SIGNED: [Signature]	PLotted BY: CEA
DRAWN BY: CEA	DATE: 05.20.26	SIGNED: [Signature]	PLotted DATE: 09.06.26
CHECKED BY: DTJM	DATE: 26.05.26	SIGNED: [Signature]	SURVEY BY: -
APPROVED BY: JCM	DATE: 26.05.26	SIGNED: [Signature]	SURVEY DATE: -

FOR CONSENT

PROJECT No: A2515591.00

SCALES: A1 1:50, A3 1:300

DRAWING No: A2515591.00-1046

REV: A

BEACHLANDS SOUTH PRIMARY PRECINCT (BSPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 299-306 MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 299-306 MEMBERS OF THE INCORPORATED SOCIETY.

LOCAL RESIDENTIAL PRECINCT INCORPORATED SOCIETY

1. THAT THE OWNERS OF LOTS 299 - 306 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED SOCIETY (LOT 4009) CREATED IN STAGE 10 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY.

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 299	LOT 300
	B	LOT 300	LOT 299
	C	LOT 300	LOT 301
	D	LOT 301	LOT 300
	E	LOT 301	LOT 302
	F	LOT 302	LOT 301
	G	LOT 303	LOT 304
	H	LOT 304	LOT 303
	I	LOT 304	LOT 305
	J	LOT 305	LOT 304
	K	LOT 305	LOT 306
	L	LOT 306	LOT 305

NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIERSON.
3. BOUNDARY DISTANCES AND AREAS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NEW ZEALAND.
4. ARC BOUNDARIES MAY BE STRAIGHT LINED AT THE TIME OF LAND TRANSFER SURVEY, AREAS MAY DIFFER SLIGHTLY WHERE APPLIED.
5. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
6. WASTEWATER DRAINAGE EASEMENTS TO BE APPLIED TO ALL LOTS SHOULD THE RETICULATION BE HELD IN PRIVATE OWNERSHIP, TO BE DETERMINED AT TIME OF S223 APPLICATION.
7. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVERSING PROPERTIES TO HAVE EASEMENTS APPLIED AT S223 APPLICATION. DEFINITION BASED OFF BUILDING CONSENT DESIGN.
8. UTILITY LOTS ARE TO BE TRANSFERRED TO WATERCARE OR PRIVATE UTILITY COMPANY.
9. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
10. ALL ROADS, LOCAL PURPOSE RESERVES AND ESPLANADE RESERVES TO VEST IN AUCKLAND COUNCIL.
11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

LEGEND:

- STAGE 10 DEVELOPMENT
- STAGE 10 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT
- PARTY WALL EASEMENT

A	FOR RESOURCE CONSENT	DTJM	26/05/26
REF	REVISIONS	BY	DATE

HARRISON GRIERSON AUCKLAND OFFICE
Level 4, 96 St. Georges Bay Road
Parnell, Auckland 1052
T +64 9 917 5000
W www.harrisingrierson.com

PROJECT: BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE: STAGE 10C SUPERLOT 1214
SCHEME PLAN
SHEET 5

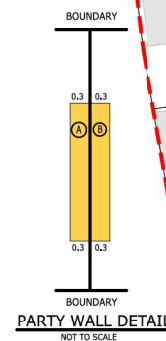
ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.2026		CEA
DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.2026		09.06.26
CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	26.05.26		
APPROVED	DATE	SIGNED	SURVEY DATE:
CJM	26.05.26		

FOR CONSENT			
PROJECT No:	SCALE:	A1	
A2515591.00	A1 1:50 A3 1:300		
DRAWING No:	REV		
A2515591.00-1047	A		

STAGE 10

3012
PUBLIC ROAD
(STAGE 10)

STAGE 10D



BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 292-298 MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 292-298 MEMBERS OF THE INCORPORATED SOCIETY.

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PARTY WALL	A	LOT 293	LOT 294
	B	LOT 294	LOT 293
	C	LOT 294	LOT 295
	D	LOT 295	LOT 294
	E	LOT 295	LOT 296
	F	LOT 296	LOT 295
	G	LOT 296	LOT 297
	H	LOT 297	LOT 296
	I	LOT 297	LOT 298
	J	LOT 298	LOT 297

2510
BALANCE LOT
118.4ha

