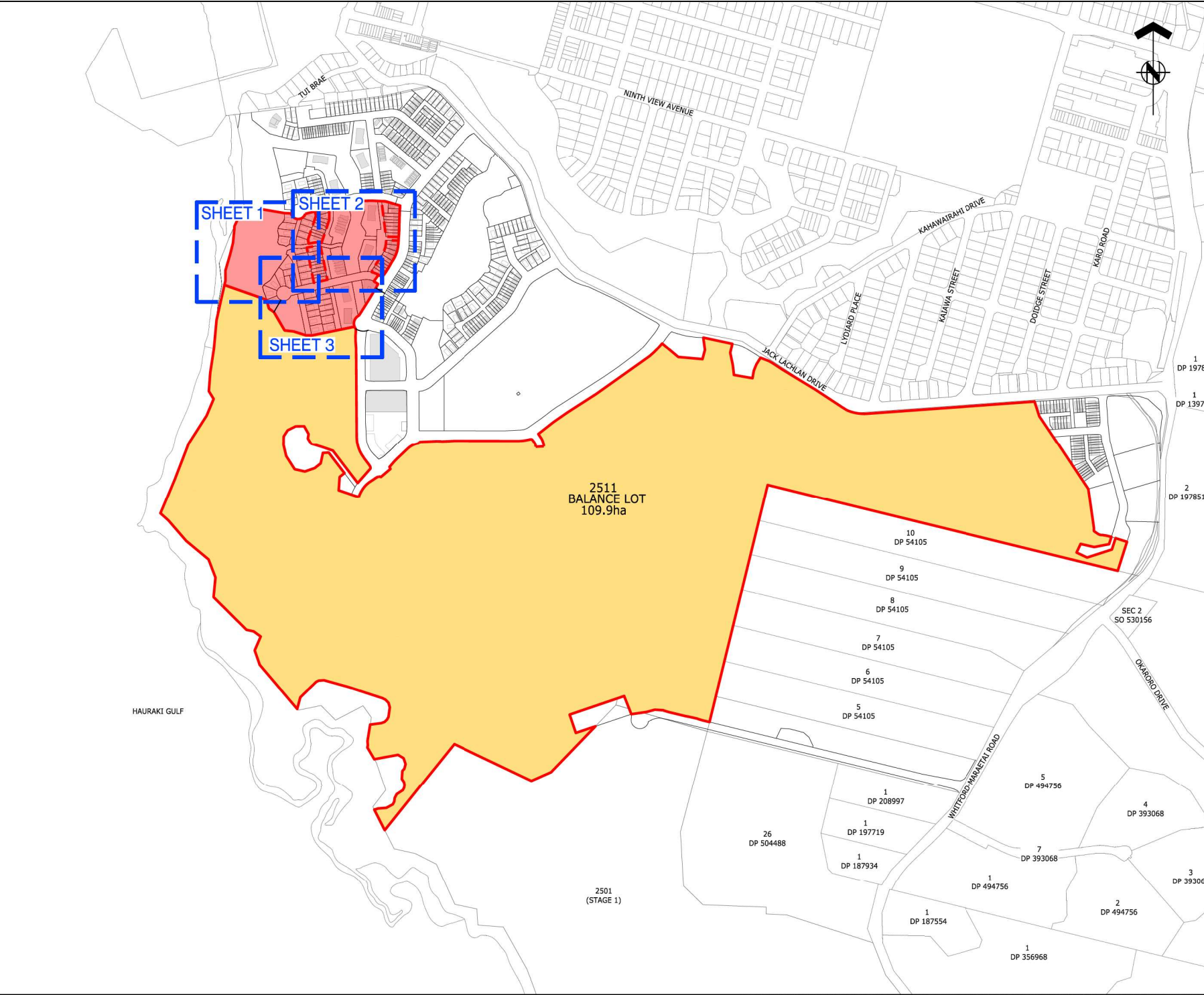






ASSOCIATION OF CONSULTING
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NOTES:

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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 11 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	DTJM	25.05.26	BY	DATE
A	FOR RESOURCE CONSENT				

HARRISON GRIERSON

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PROJECT: BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE: STAGE 11
OVERALL RESOURCE CONSENT
SCHEME PLAN

ORIGINATOR	DATE	SIGNED	PLOT BY
JCM	05.20.26		CEA

DRAWN	DATE	SIGNED	PLOT DATE
CEA	05.20.26		18.06.26

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	

DRAWING No:	REV
A2515591.00-1049	A

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

1. THAT ALL OWNERS OF LOTS 313-321, 341-349, 355-367, 1216-1219, 1505-1510 AND 2022 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

2. THAT LOT 4032, 4033 & 4034 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE EPPAN AREA.

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

1. THAT ALL OWNERS OF LOTS 313-321, 341-349, 355-367, 1216-1219, 1505-1510 AND 2022 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

**LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY**

1. THAT LOT 4010 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 313 - 321. ALL OWNERS OF LOTS 313 - 321 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

2. THAT LOT 4011 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 1216 & 1507. ALL OWNERS OF LOTS 1216 & 1507 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

3. THAT LOT 4012 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 1217 & 1508. ALL OWNERS OF LOTS 1217 & 1508 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

4. THAT LOT 4013 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 341 - 349. ALL OWNERS OF LOTS 341 - 349 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

5. THAT LOT 4014 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 355 - 360. ALL OWNERS OF LOTS 355 - 360 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

6. THAT LOT 4015 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 361 - 367. ALL OWNERS OF LOTS 361 - 367 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

7. THAT LOT 4007 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 1218 & 1219. ALL OWNERS OF LOTS 1218 & 1219 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, AND RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A	LOT 4010	LOTS 313 - 321
	B	LOT 4011	LOTS 1216 & 1507
	C	LOT 4012	LOTS 1217 & 1508
	D	LOT 4013	LOTS 341 - 349
	E	LOT 4014	LOTS 355 - 360
	F	LOTS 4015	LOTS 361 - 367 & 1510
	G	LOT 1218	LOT 1219
	H	LOT 4007	LOTS 1218 & 1219
	I		LOTS 1219

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
PEDESTRIAN RIGHT OF WAY	LOT 4034	LOT 4034	AUCKLAND COUNCIL
	H	LOT 4007	
	J	LOT 2022	
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	K	LOT 4034	

NOTES:

1. LOT 2511 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.



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

LEGEND:

	STAGE 11 DEVELOPMENT
	STAGE 11 SUPERLOT DEVELOPMENT
	BALANCE LOT
	BUILDING FOOTPRINT

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

TITLE:
**STAGE 11
SCHEME PLAN
SHEET 1**

ORIGINATOR JCM	DATE 05.2026	SIGNED	PLOT BY: CEA
DRAWN CEA	DATE 05.2026	SIGNED	PLOT DATE: 18.06.26
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 1:400 A3 1:800	REV A1
----------------------------	--------------------------------	-----------

DRAWING No:
A2515591.00-1050 A

1. THAT ALL OWNERS OF LOTS 313-321, 341-349, 355-367, 1216-1219, 1505-1510, 2022, 4009-4015 & 4032-4034
BECOME MEMBERS OF THE INCORPORATED SOCIETY.

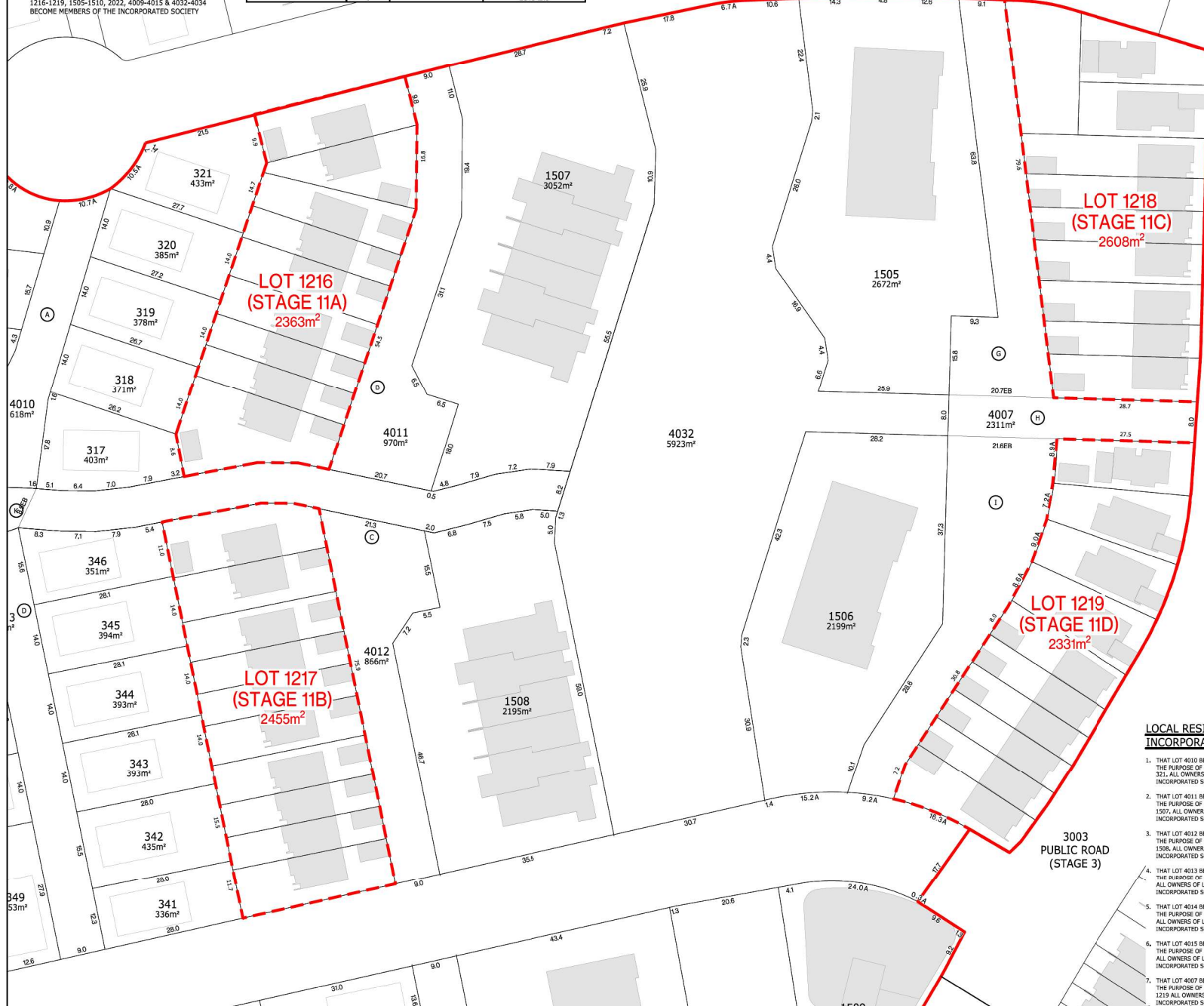
PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 313-321, 341-349, 355-367, 1216-1219, 1505-1510, 2022, 4009-4015 & 4032-4034
BECOME MEMBERS OF THE INCORPORATED SOCIETY

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, AND RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A	LOT 4010	LOTS 313 - 321
	B	LOT 4011	LOTS 1296 & 1507
	C	LOT 4012	LOTS 977 & 1508
	D	LOT 4013	LOTS 341 - 348
	E	LOT 4014	LOTS 355 - 360
	F	LOTS 4015	LOTS 381 - 367 & 1510
	G		LOT 1218
	H	LOT 4007	LOTS 1215 & 1219
	I		LOTS 1219

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
PEDESTRIAN RIGHT OF WAY	LOT 4034	LOT 4034	AUCKLAND COUNCIL
	H	LOT 4007	
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	J	LOT 2022	
	K	LOT 4034	

1. LOT 2511 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.



1. THAT LOT 4010 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 313 - 321. ALL OWNERS OF LOTS 313 - 321, SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
2. THAT LOT 4011 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 1216 & 1217. ALL OWNERS OF LOTS 1216 & 1217 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
3. THAT LOT 4012 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 1217 & 1218. ALL OWNERS OF LOTS 1217 & 1218 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
4. THAT LOT 4013 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 341 - 349. ALL OWNERS OF LOTS 341 - 349 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
5. THAT LOT 4014 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 355 - 360. ALL OWNERS OF LOTS 355 - 360 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
6. THAT LOT 4015 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 361 - 367. ALL OWNERS OF LOTS 361 - 367 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
7. THAT LOT 4067 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 1218 & 1219. ALL OWNERS OF LOTS 1218 & 1219 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.



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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 TRAVELLING 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 ESPALNDADE RESERVES TO VEST IN AUKLAND COUNCIL.
11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT S223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMMODATE THESE SERVICES.

STAGE 11 DEVELOPMENT

STAGE 11 SUPERLOT DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

A	FOR RESOURCE CONSENT	DTJM	29.05.26
REF	REVISIONS	BY	DATE

**HARRISON
GRIERSON**

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 11
SCHEME PLAN
SHEET 2

ORIGINATOR: DTJM	DATE: 05.2026	SIGNED:	PLOT BY: CEA
DRAWN: CEA	DATE: 05.2026	SIGNED:	PLOT DATE: 18.06.26
CHECKED: JCM	DATE: 29.05.26	SIGNED:	SURVEY BY: -
APPROVED: CJM	DATE: 29.05.26	SIGNED:	SURVEY DATE:

PROJECT No: A2515591.00	SCALES: A1 1:400 A3 1:800	A1
DRAWING No: A2515591.00-1051		REV A

3012
PUBLIC ROAD
(STAGE 10)

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

1. THAT ALL OWNERS OF LOTS 322 - 330 BECOME MEMBERS OF THE INCORPORATED SOCIETY

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

1. THAT ALL OWNERS OF LOTS 322 - 330 BECOME MEMBERS OF THE INCORPORATED SOCIETY

**LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY**

1. THAT THE OWNERS OF LOTS 322 - 330 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED SOCIETY (LOT 4011) CREATED IN STAGE 11 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY.

MEMORANDUM OF EASEMENTS

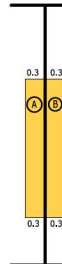
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PARTY WALL	A	LOT 322	LOT 323
	B	LOT 323	LOT 322
	C	LOT 324	LOT 325
	D	LOT 325	LOT 324
	E	LOT 325	LOT 326
	F	LOT 326	LOT 325
	G	LOT 327	LOT 328
	H	LOT 328	LOT 327
	I	LOT 328	LOT 329
	J	LOT 329	LOT 328
	K	LOT 329	LOT 330
	L	LOT 330	LOT 329

NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.

STAGE 11

BOUNDARY



BOUNDARY

PARTY WALL DETAIL
NOT TO SCALE



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LEGEND:

	STAGE 11 DEVELOPMENT
	STAGE 11 SUPERLOT DEVELOPMENT
	BALANCE LOT
	BUILDING FOOTPRINT
	PARTY WALL EASEMENT

A FOR RESOURCE CONSENT
REF REVISIONS

DTJM 29/05/26
BY DATE

**HARRISON
GRIERSON**

AUCKLAND OFFICE
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T +64 9 917 5000
W www.harrisongrierson.com

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

TITLE:
**STAGE 11A SUPERLOT 1216
SCHEME PLAN
SHEET 4**

ORIGINATOR JCM	DATE 05.2026	SIGNED	PLOT BY: CEA
DRAWN CEA	DATE 05.2026	SIGNED	PLOT DATE: 18.06.26
CHECKED DTJM	DATE 29.05.26	SIGNED	SURVEY BY: -
APPROVED JCM	DATE 29.05.26	SIGNED	SURVEY DATE: -

ISSUE STATUS
FOR CONSENT

PROJECT No: A2515591.00	SCALE: A1 1:50 A3 1:300	REV A
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DRAWING No:
A2515591.00-1053 A

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 331	LOT 332
	B	LOT 332	LOT 331
	C	LOT 333	LOT 334
	D	LOT 334	LOT 333
	E	LOT 335	LOT 336
	F	LOT 336	LOT 335
	G	LOT 337	LOT 338
	H	LOT 338	LOT 337
	I	LOT 339	LOT 340
	J	LOT 340	LOT 339
	K	LOT 339	LOT 338
	L	LOT 338	LOT 339
	M	LOT 337	LOT 338
	N	LOT 338	LOT 337

NOTES:

- EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 331 - 340 CREATED BY STAGE 11 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 11B.

BEACHLANDS SOUTH PRIMARY PRECINCT (BSPP) INCORPORATED SOCIETY

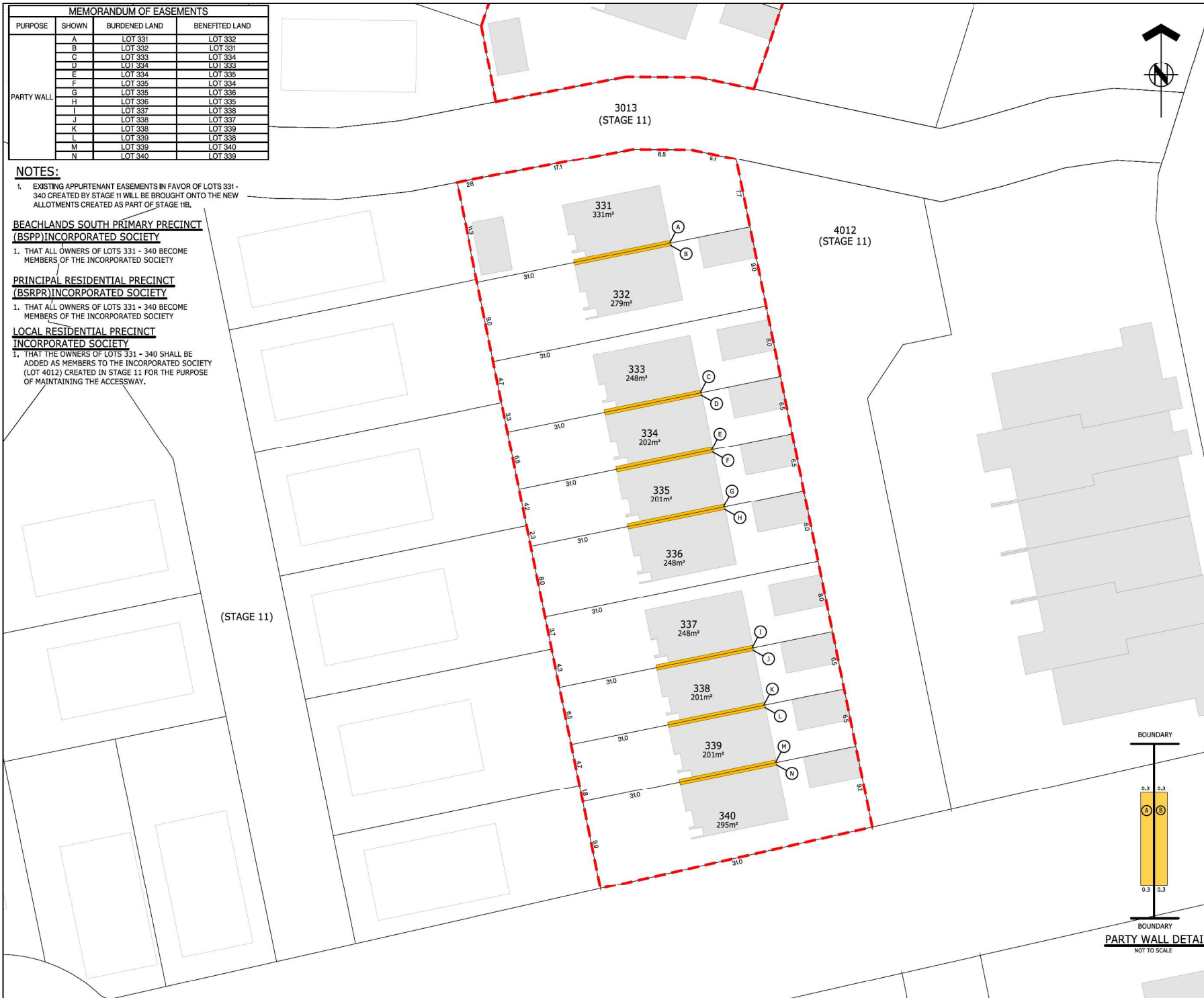
- THAT ALL OWNERS OF LOTS 331 - 340 BECOME MEMBERS OF THE INCORPORATED SOCIETY

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

- THAT ALL OWNERS OF LOTS 331 - 340 BECOME MEMBERS OF THE INCORPORATED SOCIETY

LOCAL RESIDENTIAL PRECINCT INCORPORATED SOCIETY

- THAT THE OWNERS OF LOTS 331 - 340 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED SOCIETY (LOT 4012) CREATED IN STAGE 11 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY.





ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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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 11 DEVELOPMENT

STAGE 11 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
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Parnell, Auckland 1052
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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 11B SUPERLOT 1217
SCHEME PLAN
SHEET 5

ORIGINATOR JCM	DATE 05.2026	SIGNED	PLOT BY: CEA
DRAWN CEA	DATE 05.2026	SIGNED	PLOT DATE: 18.06.26
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 1:200 A3 1:400	REV A1
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A2515591.00-1054 A

BOUNDARY
NOT TO SCALE

PARTY WALL DETAIL



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 165	LOT 166
	B	LOT 166	LOT 165
	C	LOT 166	LOT 167
	D	LOT 167	LOT 166
	E	LOT 167	LOT 168
	F	LOT 168	LOT 167
	G	LOT 168	LOT 169
	H	LOT 169	LOT 168
	I	LOT 169	LOT 170
	J	LOT 170	LOT 169

NOTES:
1. EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 165 - 174 CREATED BY STAGE 11 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 11D.

BEACHLANDS SOUTH PRIMARY PRECINCT (BSPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 165-174 BECOME MEMBERS OF THE INCORPORATED SOCIETY

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 165-174 BECOME MEMBERS OF THE INCORPORATED SOCIETY

LOCAL RESIDENTIAL PRECINCT INCORPORATED SOCIETY

1. THAT THE OWNERS OF LOTS 165 - 174 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED SOCIETY (LOT 4007) CREATED IN STAGE 11 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY



ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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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 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.

LEGEND:

STAGE 11 DEVELOPMENT

STAGE 11 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 11D SUPERLOT 1219
SCHEME PLAN
SHEET 7

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.20.26		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.20.26		18.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	26.05.26		-

APPROVED	DATE	SIGNED	SURVEY DATE:
JCM	26.05.26		-

ISSUE STATUS

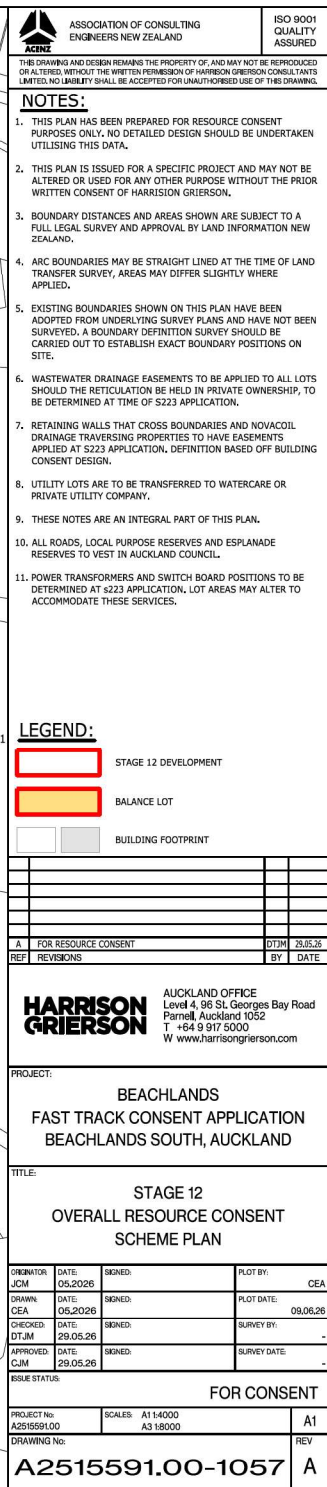
FOR CONSENT

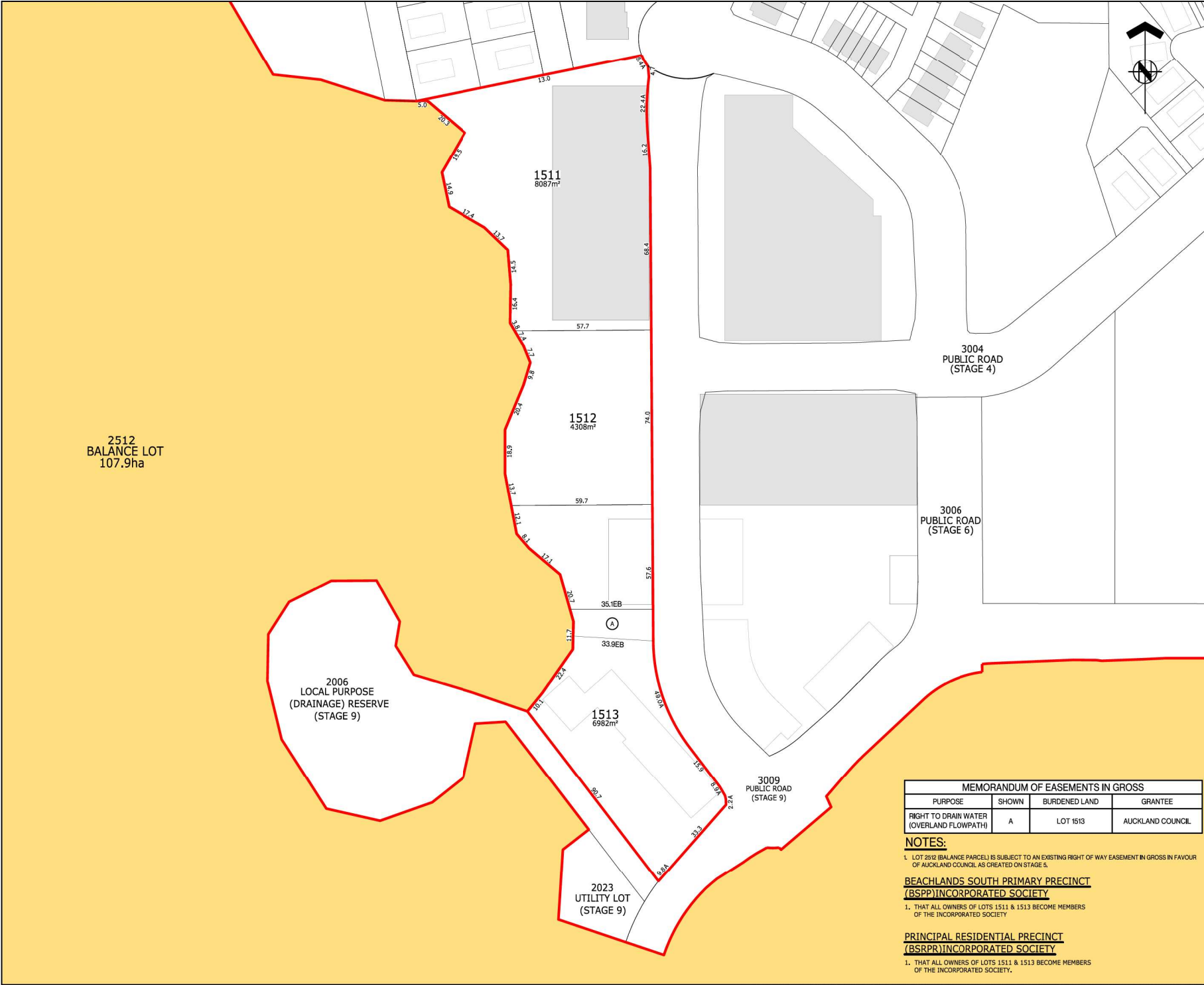
PROJECT No:	SCALE:	REV
A2515591.00	A1 1:200 A3 1:400	A1

DRAWING No: A2515591.00-1056

REV A

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES FILE: NEWMARKET_C\AUTODESK\ACCORDCS\ACCORDCS\HARRISON_GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\01_SURVEY\CAD\A2515591.00-1049.DWG





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LEGEND:

STAGE 12 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	29.05.26

HARRISON GRIERSON

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 12
SCHEME PLAN
SHEET 1

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:	A1
A2515591.00	A1 1:750 A3 1:500	

DRAWING No:	REV
A2515591.00-1058	A

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	A	LOT 1513	AUCKLAND COUNCIL

NOTES:

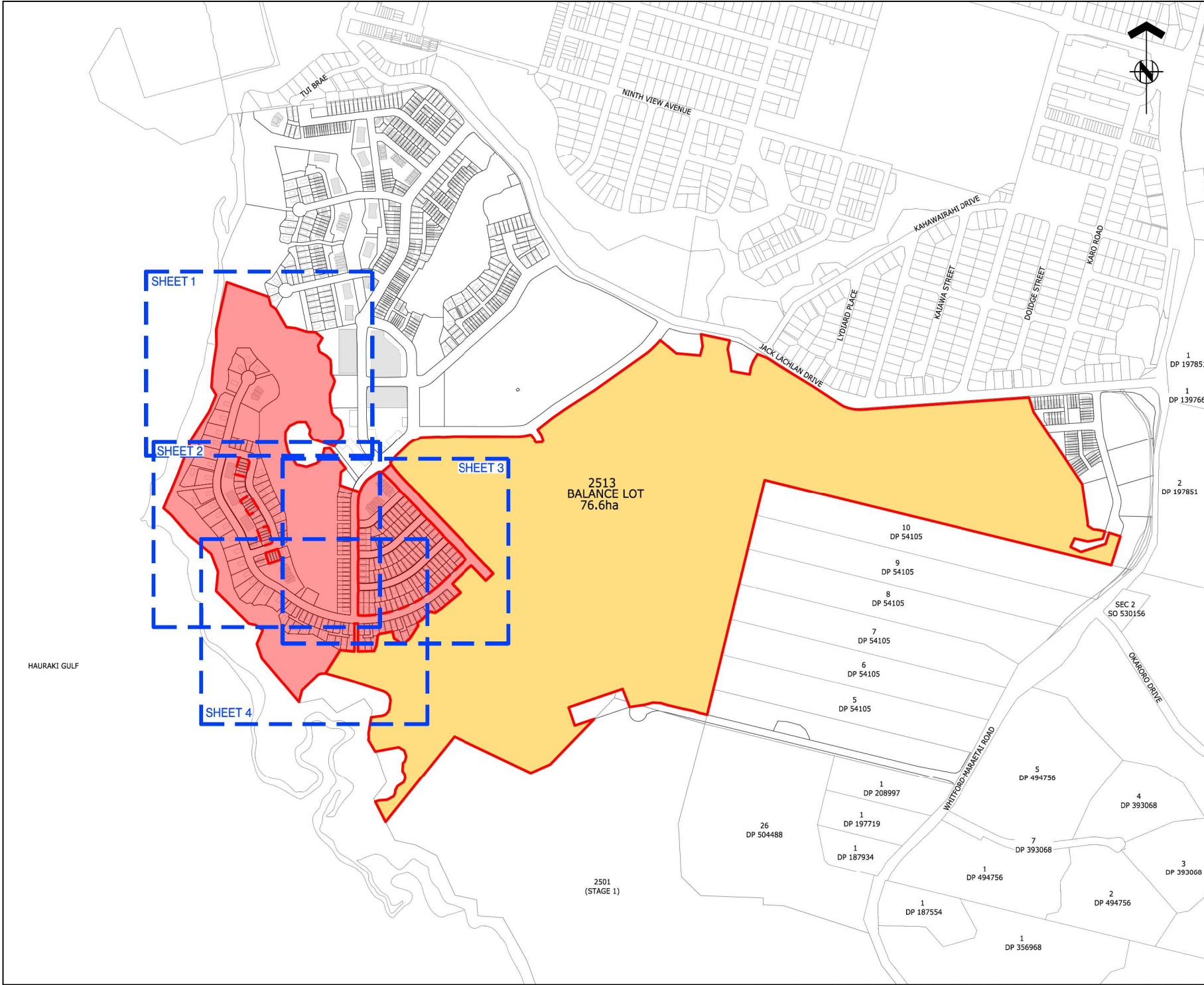
1. LOT 2512 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOUR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.

BEACHLANDS SOUTH PRIMARY PRECINCT (BSPPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 1511 & 1513 BECOME MEMBERS OF THE INCORPORATED SOCIETY

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 1511 & 1513 BECOME MEMBERS OF THE INCORPORATED SOCIETY.





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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 13 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	DTJM	25.05.26
A	FOR RESOURCE CONSENT		

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 13
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		-

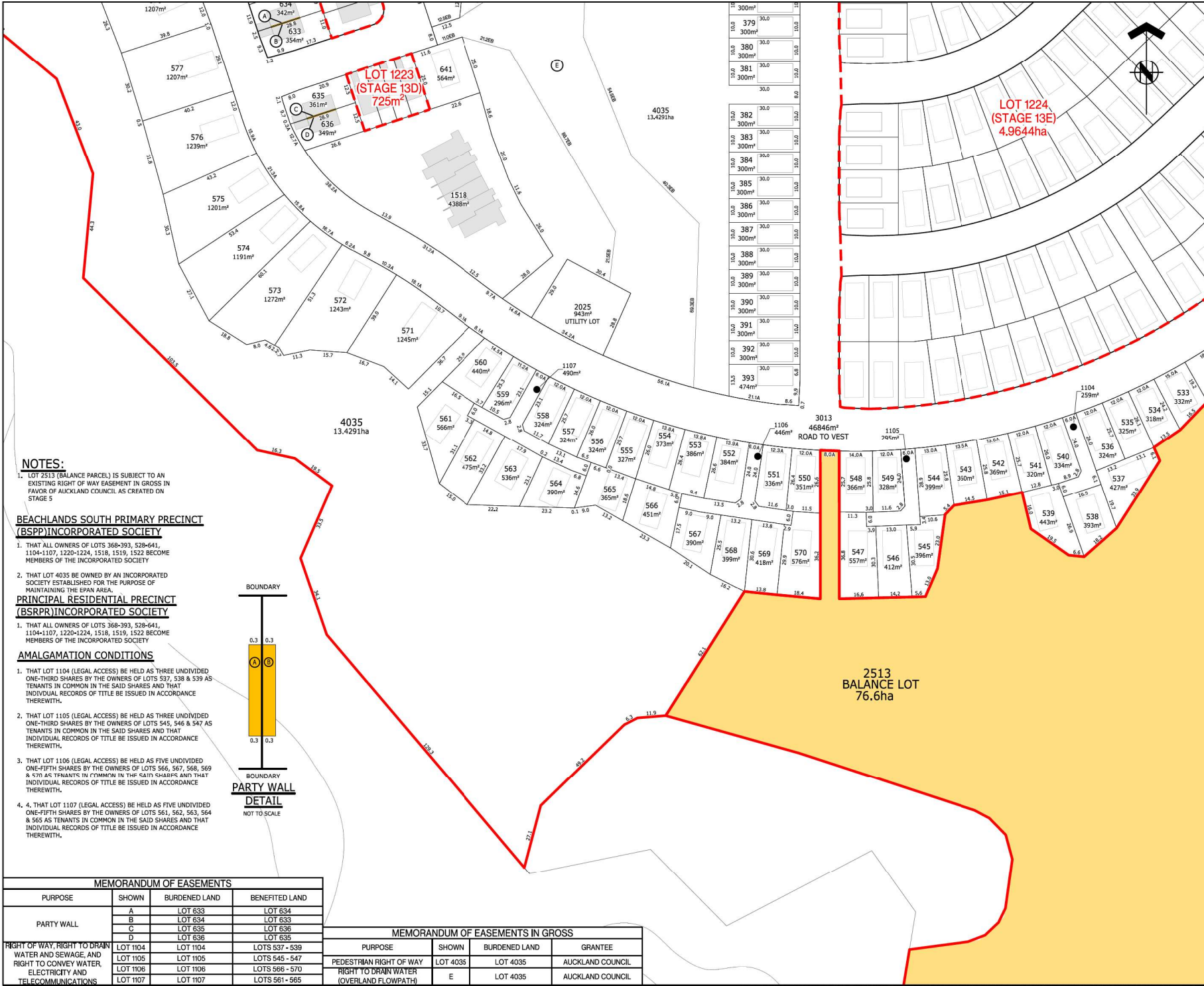
APPROVED	DATE	SIGNED	SURVEY DATE
CJM	29.05.26		-

ISSUE STATUS

FOR CONSENT

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

DRAWING No:	REV
A2515591.00-1059	A



NOTES:

- LOT 2513 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5

BEACHLANDS SOUTH PRIMARY PRECINCT (BSPP) INCORPORATED SOCIETY

- THAT ALL OWNERS OF LOTS 368-393, 528-641, 1104-1107, 1220-1224, 1518, 1519, 1522 BECOME MEMBERS OF THE INCORPORATED SOCIETY

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

- THAT ALL OWNERS OF LOTS 368-393, 528-641, 1104-1107, 1220-1224, 1518, 1519, 1522 BECOME MEMBERS OF THE INCORPORATED SOCIETY

AMALGAMATION CONDITIONS

- THAT LOT 1104 (LEGAL ACCESS) BE HELD AS THREE UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 537, 538 & 539 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
- THAT LOT 1105 (LEGAL ACCESS) BE HELD AS THREE UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 545, 546 & 547 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
- THAT LOT 1106 (LEGAL ACCESS) BE HELD AS FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 566, 567, 568, 569 & 570 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
- THAT LOT 1107 (LEGAL ACCESS) BE HELD AS FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 561, 562, 563, 564 & 565 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 633	LOT 634
	B	LOT 634	LOT 633
	C	LOT 635	LOT 636
	D	LOT 636	LOT 635
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, AND RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	LOT 1104	LOT 1104	LOTS 537 - 539
	LOT 1105	LOT 1105	LOTS 545 - 547
	LOT 1106	LOT 1106	LOTS 566 - 570
	LOT 1107	LOT 1107	LOTS 561 - 565

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
PEDESTRIAN RIGHT OF WAY	LOT 4035	LOT 4035	AUCKLAND COUNCIL
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	E	LOT 4035	AUCKLAND COUNCIL



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LEGEND:

- STAGE 13 DEVELOPMENT
- STAGE 13 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT

HARRISON GRIERSON

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

TITLE:
**STAGE 13
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: JCM	DATE: 29.05.26	SIGNED:	SURVEY DATE:

ISSUE STATUS:

FOR CONSENT

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

A2515591.00-1062 A

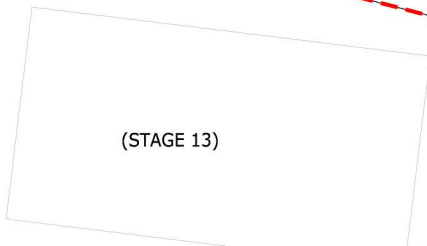
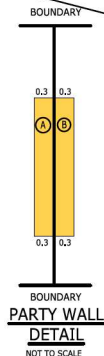
BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 611 - 615 BECOME
MEMBERS OF THE INCORPORATED SOCIETY

PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 611 - 615 BECOME
MEMBERS OF THE INCORPORATED SOCIETY

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 611	LOT 612
	B	LOT 612	LOT 611
	C	LOT 612	LOT 613
	D	LOT 613	LOT 612
	E	LOT 613	LOT 614
	F	LOT 614	LOT 613
	G	LOT 614	LOT 615
	H	LOT 615	LOT 614



3014
PUBLIC ROAD
(STAGE 13)



ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

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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 13 DEVELOPMENT
- STAGE 13 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 13A SUPERLOT 1220
SCHEME PLAN
SHEET 5

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	SCALE: A1 1:100 A3 1:200	REV	A1
DRAWING No: A2515591.00-1064			A



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 STAGE 13 DEVELOPMENT
 STAGE 13 SUPERLOT DEVELOPMENT
 BALANCE LOT
 BUILDING FOOTPRINT

 PARTY WALL EASEMENT

A	FOR RESOURCE CONSENT	DTJM	28/05/2017
REF	REVISIONS	BY	DATE

**HARRISON
GRIERSON**

PROJECT: BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE: STAGE 13B SUPERLOT 1221
SCHEME PLAN
SHEET 6

ORIGINATOR: JCM	DATE: 05.2026	SIGNED:	PLOT BY:
DRAWN: CEA	DATE: 05.2026	SIGNED:	PLOT DATE: 09.06.2026
CHECKED: DTJM	DATE: 29.05.26	SIGNED:	SURVEY BY:
APPROVED: C. IM	DATE: 29.05.26	SIGNED:	SURVEY DATE:

FOR CONSENT

PROJECT No: A2515591.00	SCALES: A1 1:100 A3 1:200	A1
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A2515591.00-1065

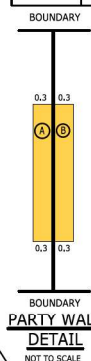
MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
PARTY WALL	A	LOT 620	LOT 621
	B	LOT 621	LOT 620
	C	LOT 621	LOT 622
	D	LOT 622	LOT 621
	E	LOT 622	LOT 623
	F	LOT 623	LOT 622
	G	LOT 623	LOT 624
	H	LOT 624	LOT 623

BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP)INCORPORATED SOCIETY

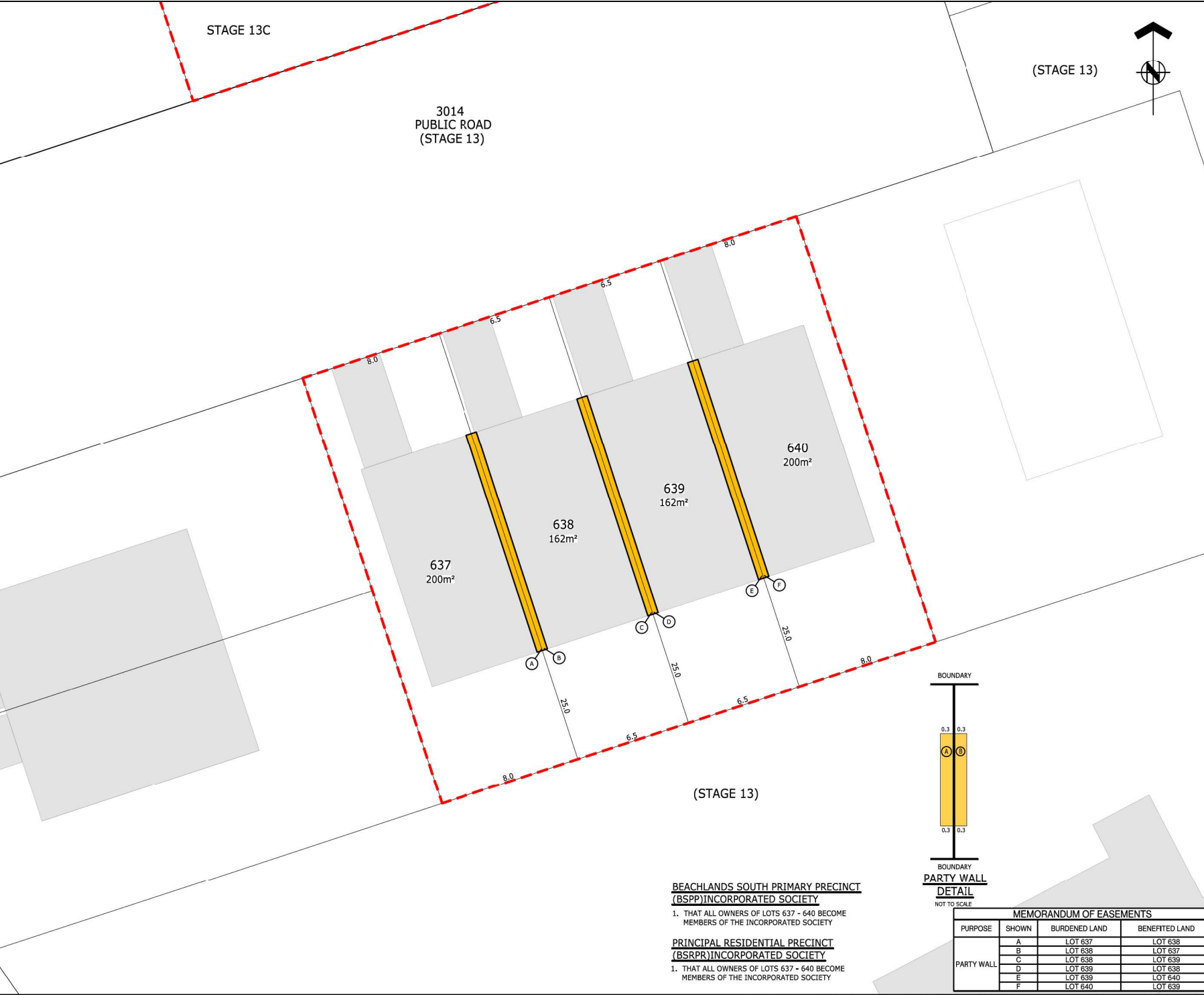
1. THAT ALL OWNERS OF LOTS 620 - 624 BECOME MEMBERS OF THE INCORPORATED SOCIETY

PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 620 - 624 BECOME MEMBERS OF THE INCORPORATED SOCIETY



PARTY WALL
DETAIL
NOT TO SCALE



ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

ISO 9001 QUALITY ASSURED

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- BOUNDARY DISTANCES AND AREAS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NEW ZEALAND.
- ARC BOUNDARIES MAY BE STRAIGHT LINED AT THE TIME OF LAND TRANSFER SURVEY, AREAS MAY DIFFER SLIGHTLY WHERE APPLIED.
- 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 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.

LEGEND:

STAGE 13 DEVELOPMENT

STAGE 13 SUPERLOT DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

PARTY WALL EASEMENT

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

HARRISON GRIERSON

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 13D SUPERLOT 1223
SCHEME PLAN
SHEET 8

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
JCM	29/05/26		-

ISSUE STATUS:

FOR CONSENT

PROJECT No:	SCALES	REV
A2515591.00	*****	A1

DRAWING No:

A2515591.00-1067

A

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

- THAT ALL OWNERS OF LOTS 637 - 640 BECOME MEMBERS OF THE INCORPORATED SOCIETY

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

- THAT ALL OWNERS OF LOTS 637 - 640 BECOME MEMBERS OF THE INCORPORATED SOCIETY

BOUNDARY

0.3 0.3

A

B

0.3 0.3

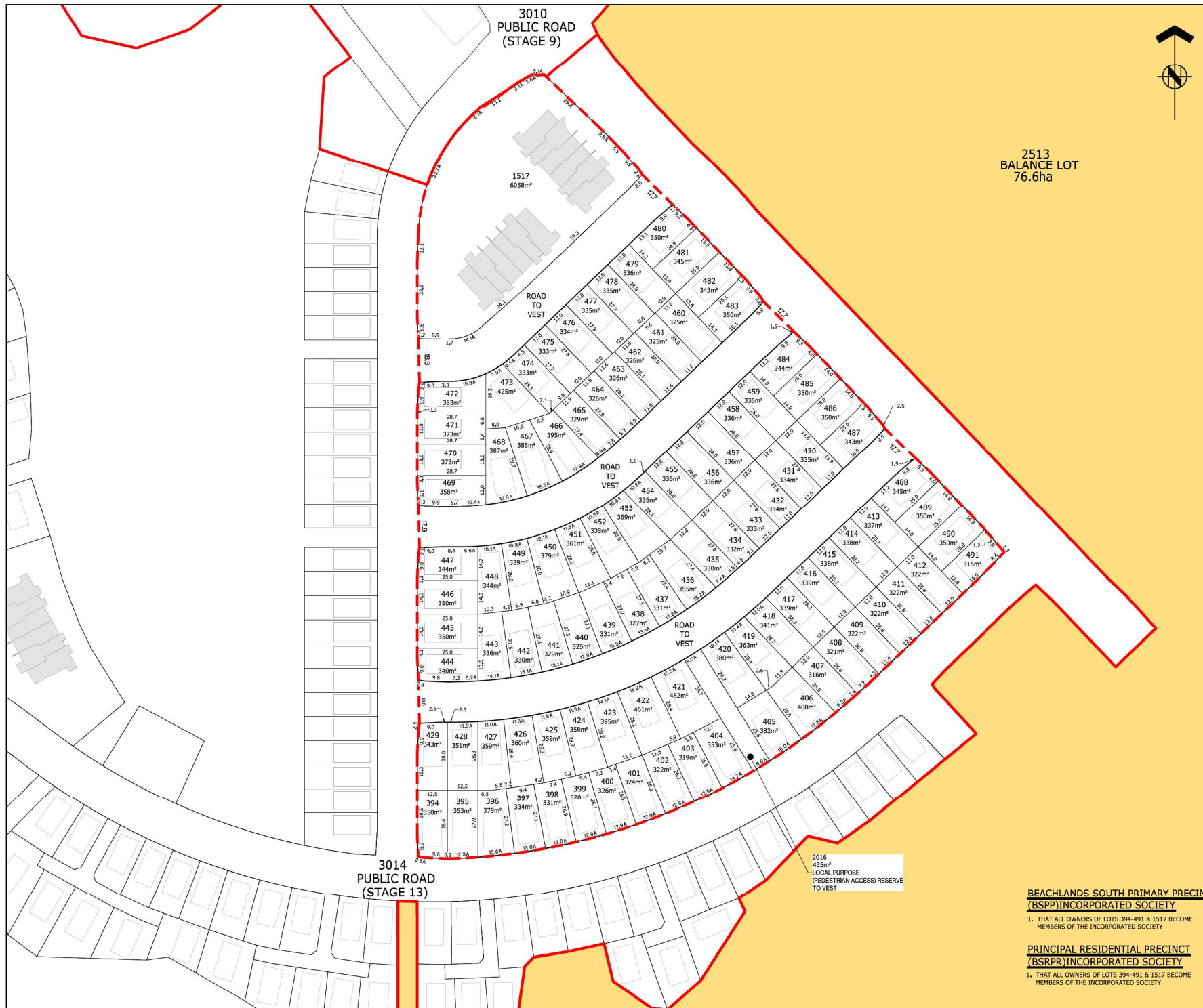
PARTY WALL

DETAIL

NOT TO SCALE

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 637	LOT 638
	B	LOT 638	LOT 637
	C	LOT 638	LOT 639
	D	LOT 639	LOT 638
	E	LOT 639	LOT 640
	F	LOT 640	LOT 639

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\00-1059.DWG





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ENGINEERS NEW ZEALAND



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

LEGEND:

STAGE 13 DEVELOPMENT

STAGE 13 SUPERLOT DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

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 13E SUPERLOT 1224
SCHEME PLAN
SHEET 9

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

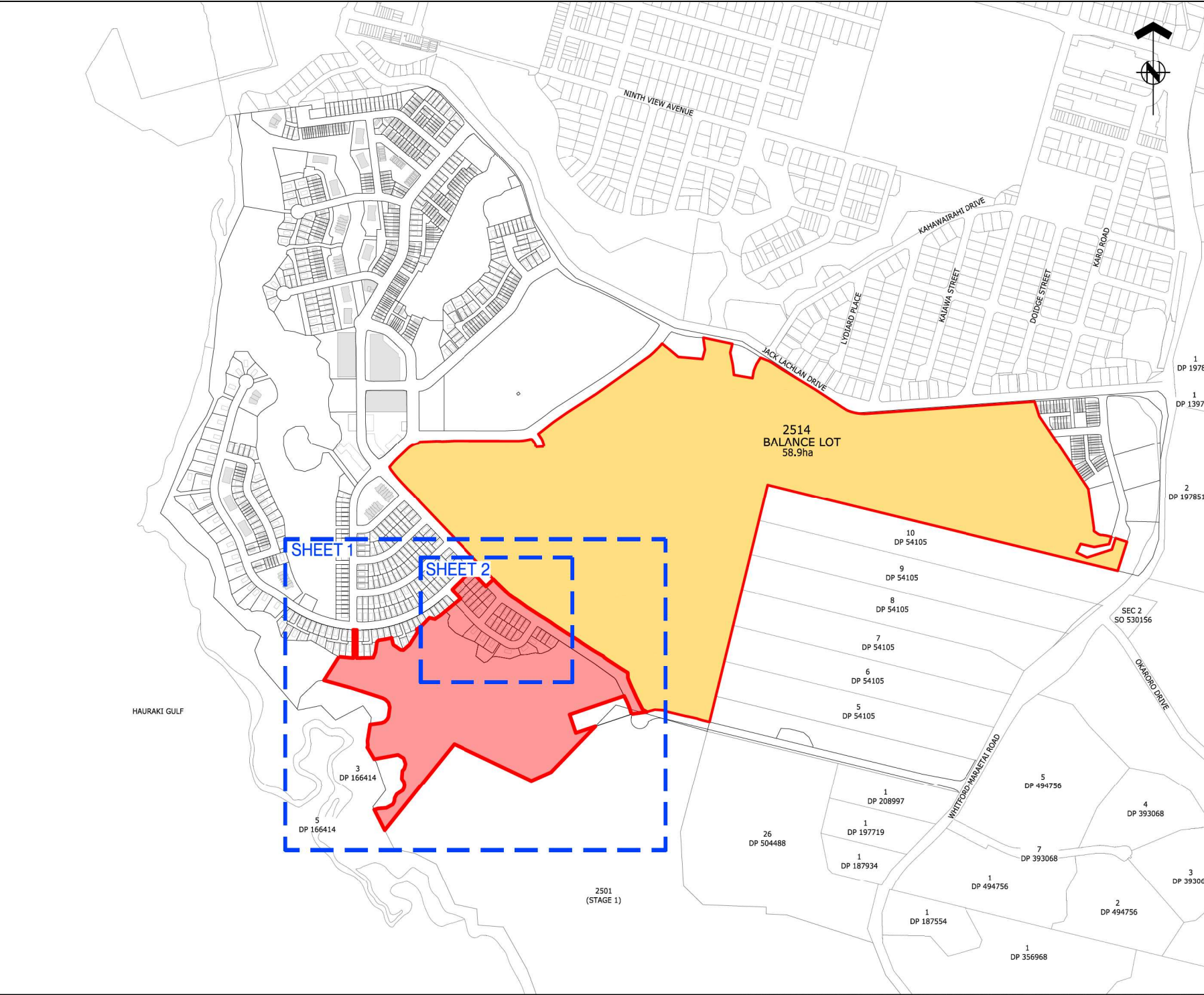
A2515591.00-1068 A

BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 394-491 & 1517 BECOME MEMBERS OF THE INCORPORATED SOCIETY

PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 394-491 & 1517 BECOME MEMBERS OF THE INCORPORATED SOCIETY





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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 14 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 14
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

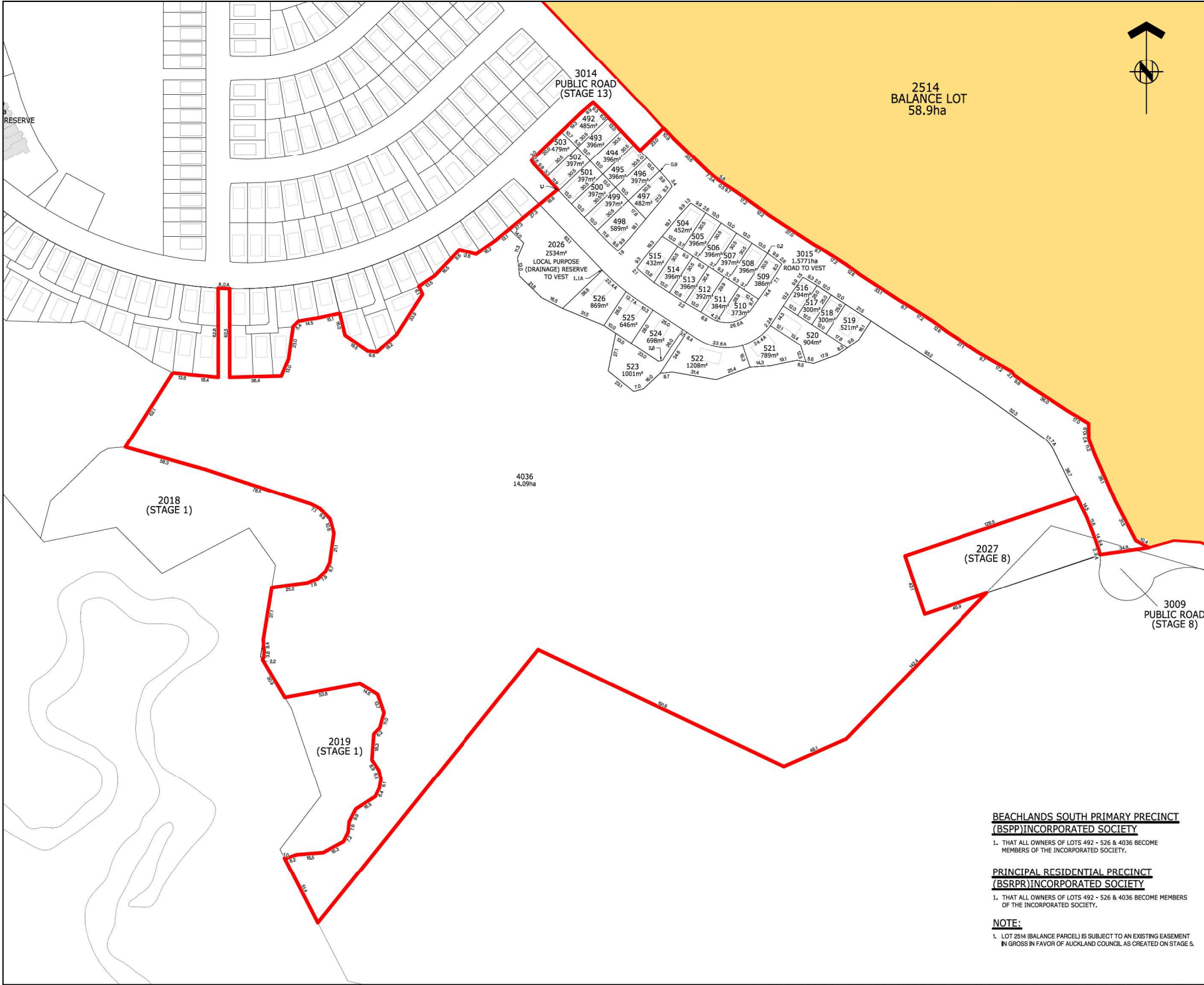
FOR CONSENT

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

DRAWING No:

A2515591.00-1069

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 14 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

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 14
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:	A1
A2515591.00	A1 1:250 A3 1:2500	

DRAWING No:	REV
A2515591.00-1070	A

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

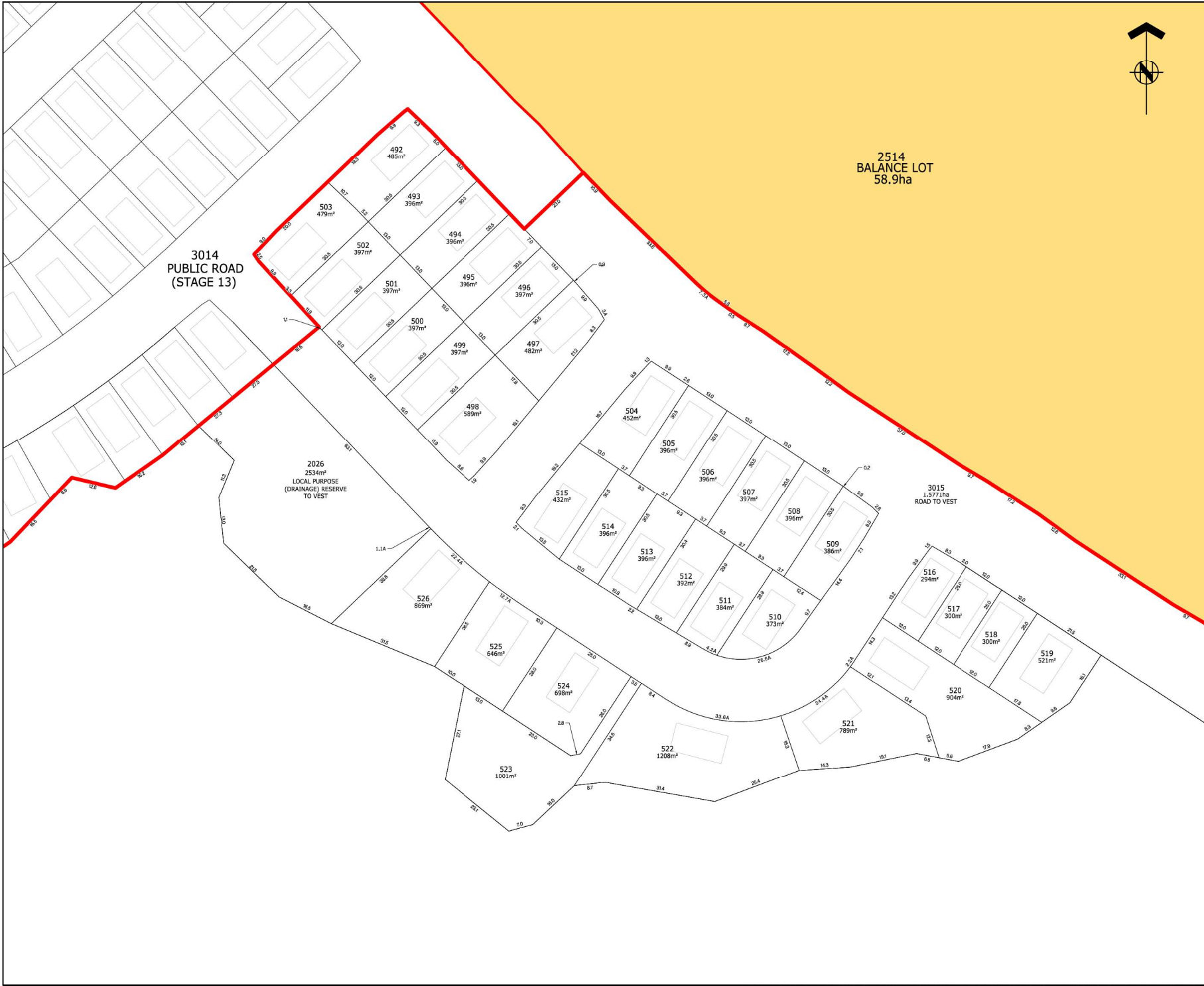
1. THAT ALL OWNERS OF LOTS 492 - 526 & 4036 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

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

1. THAT ALL OWNERS OF LOTS 492 - 526 & 4036 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

NOTE:

1. LOT 2514 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.





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

BALANCE LOT

BUILDING FOOTPRINT

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
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PROJECT:
BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:
STAGE 14
SCHEME PLAN
SHEET 2

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	26.05.26		

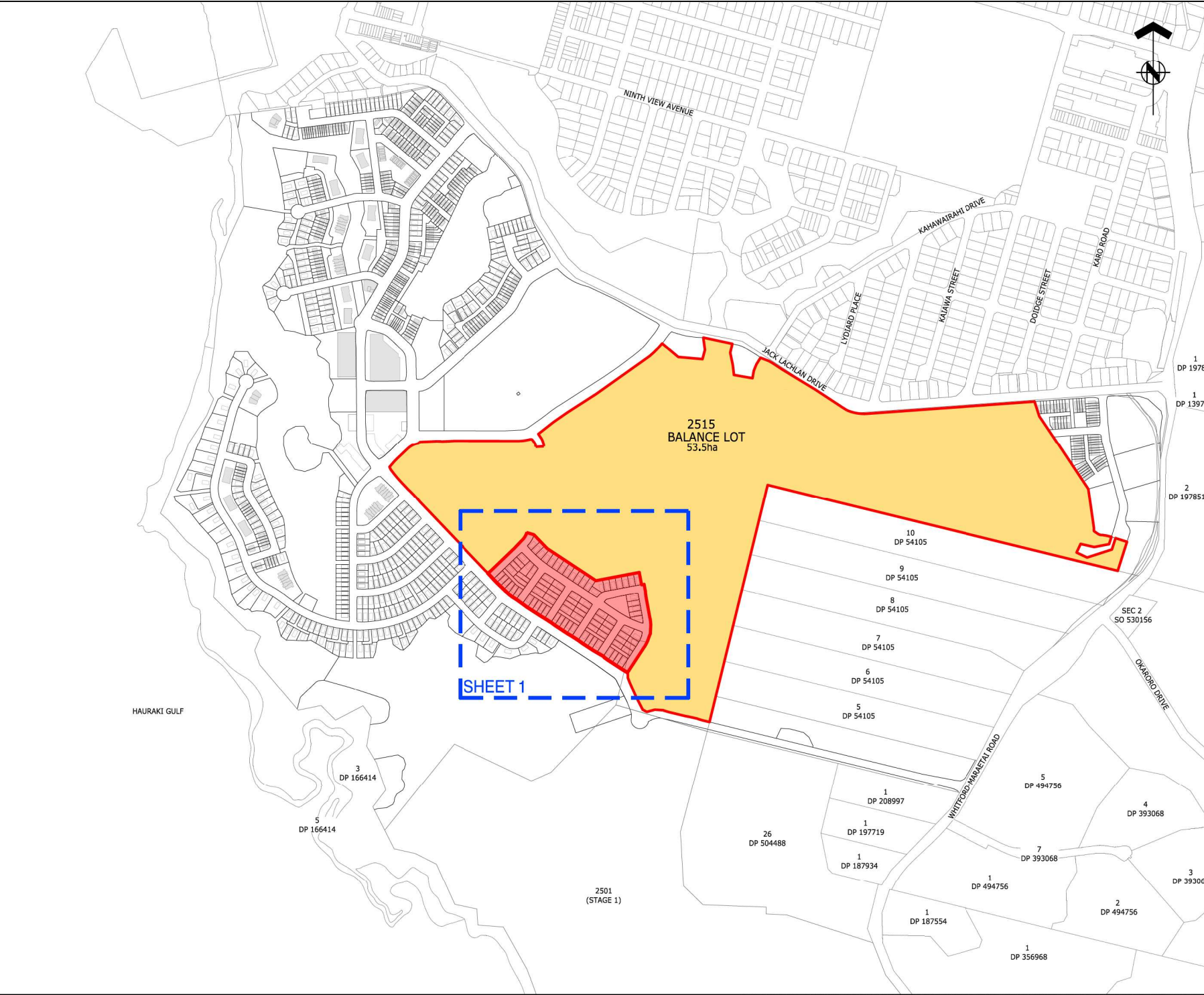
APPROVED	DATE	SIGNED	SURVEY DATE
CJM	26.05.26		

ISSUE STATUS:
FOR CONSENT

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

DRAWING No:
A2515591.00-1071

A





ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

ISO 9001
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.
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- 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 ACCOMADATE THESE SERVICES.

LEGEND:

STAGE 15 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	25.05.26



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W www.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 15
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		-

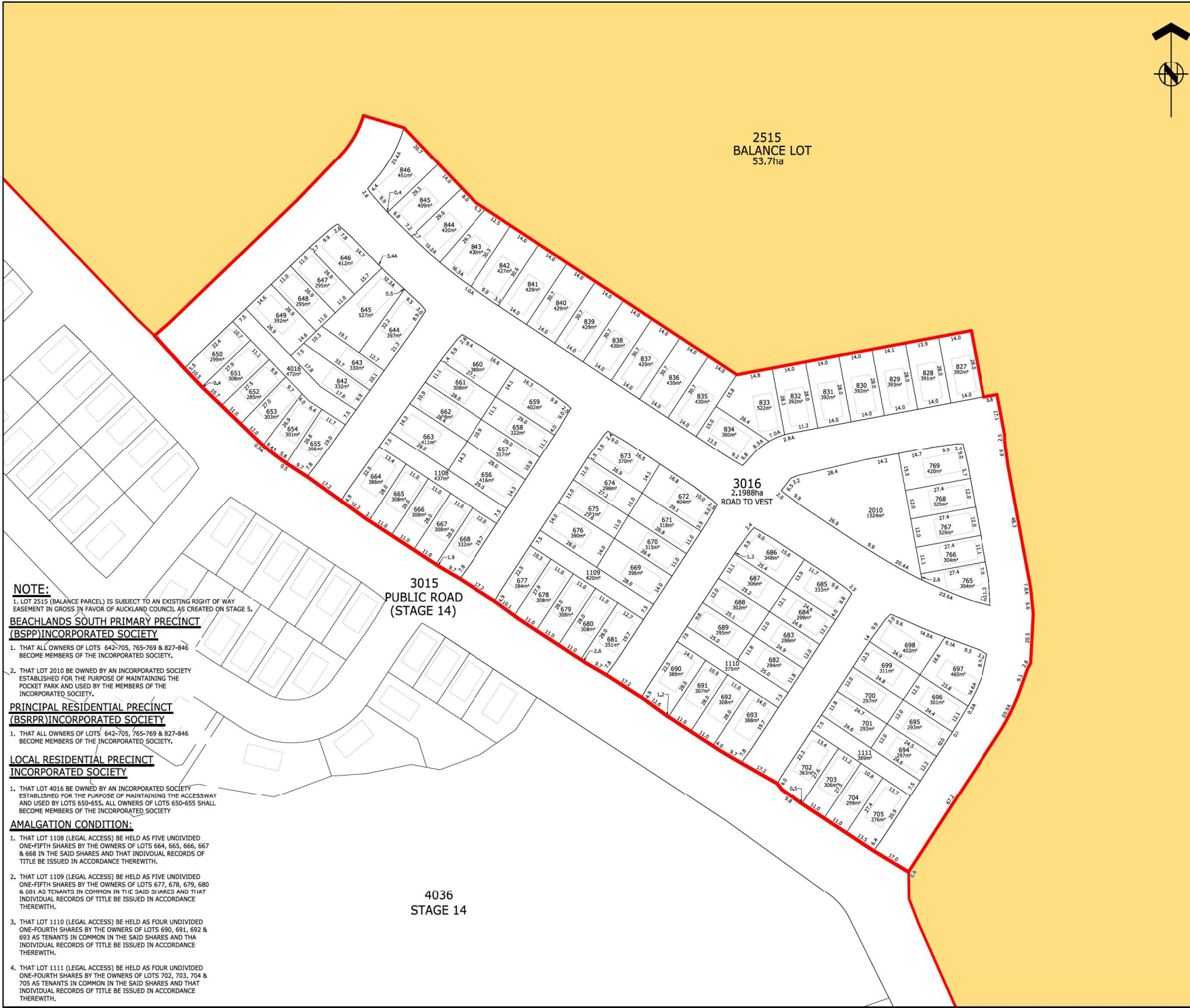
APPROVED	DATE	SIGNED	SURVEY DATE
CJM	29.05.26		-

ISSUE STATUS

FOR CONSENT

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

A2515591.00-1072 A



NOTE:

1. LOT 2515 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.

BEACHLANDS SOUTH PRIMARY PRECINCT (BSPP) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 642-705, 765-769 & 827-846 BECOME MEMBERS OF THE INCORPORATED SOCIETY.
2. THAT LOT 2010 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ROCKET PARK AND USED BY THE MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 642-705, 765-769 & 827-846 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

LOCAL RESIDENTIAL PRECINCT INCORPORATED SOCIETY

1. THAT LOT 4016 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 650-655. ALL OWNERS OF LOTS 650-655 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

AMALGATION CONDITION:

1. THAT LOT 1108 (LEGAL ACCESS) BE HELD AS FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 664, 665, 666, 667 & 668 IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
2. THAT LOT 1109 (LEGAL ACCESS) BE HELD AS FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 677, 678, 679, 680 & 681 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
3. THAT LOT 1110 (LEGAL ACCESS) BE HELD AS FOUR UNDIVIDED ONE-FOURTH SHARES BY THE OWNERS OF LOTS 690, 691, 692 & 693 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
4. THAT LOT 1111 (LEGAL ACCESS) BE HELD AS FOUR UNDIVIDED ONE-FOURTH SHARES BY THE OWNERS OF LOTS 702, 703, 704 & 705 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

2515
BALANCE LOT
53.7ha

3015
PUBLIC ROAD
(STAGE 14)

4036
STAGE 14

3016
2.1988ha
ROAD TO VEST



ASSOCIATION OF CONSULTING
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QUALITY
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NOTES:

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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. 20m ESPLANADE RESERVE OFFSETS HAVE BEEN CALCULATED FROM THE MEAH 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 TIME OF S223 APPLICATION.
8. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL 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 ESPLANADE 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.

LEGEND:

- STAGE 15 DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT

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

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

TITLE:
**STAGE 15
SCHEME PLAN
SHEET 1**

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	SCALE: A1 1:750 A3 1:500	REV
----------------------------	--------------------------------	-----

DRAWING No:
A2515591.00-1073 A

1. THAT ALL OWNERS OF LOTS 706-764, 770-806, 808-826, 4017 & 4018 BECOME MEMBERS OF THE INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 706-764, 770-806, 808-826, 4017 & 4018 BECOME MEMBERS OF THE INCORPORATED SOCIETY

1. THAT LOT 4017 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 719-728. ALL OWNERS OF LOTS 719-728 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY,
2. THAT LOT 4018 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 780-786. ALL OWNERS OF LOTS 780-786 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

1. THAT LOT 1104 (LEGAL ACCESS) BE HELD AS FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 748, 749, 750, 751 & 752 IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH,
2. THAT LOT 1113 (LEGAL ACCESS) BE HELD AS FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 736, 737, 738, 739 & 740 AND THAT INDIVIDUAL RECORDS IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH,
3. THAT LOT 1114 (LEGAL ACCESS) BE HELD AS FOUR UNDIVIDED ONE-FOURTH SHARES BY THE OWNERS OF LOTS 713, 714, 715 & 716 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

2516
BALANCE LOT
46.7ha

2009
4794m²
LOCAL PURPOSE
(DRAINAGE) RESERVE
TO VEST

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 1112	LOT 1112	LOTS 748 - 752
	LOT 1113	LOT 1113	LOTS 736 - 740
	LOT 1114	LOT 1114	LOTS 713 - 716
	LOT 4017	LOT 4017	LOTS 719 - 728
	LOT 4018	LOT 4018	LOTS 780 - 786
MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	A	LOT 313	AUCKLAND COUNCIL
HIGHWAY	B	LOT 1, 2, 3, 28	AUCKLAND COUNCIL

1. LOT 2516 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.

8
DP 54105

7
DP 54105

6
DP 54105

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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. 20m ESPALANODE 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 TIME OF S223 APPLICATION.
8. RETAINING WALLS THAT CROSS BOUNDARIES AND NOVACOIL DRAINAGE TRAVELLING 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 ESPALANODE 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.

LEGEND

 STAGE 16 DEVELOPMENT

 BALANCE LOT

 BUILDING FOOTPRINT

B	ADDITIONAL LOTS ADDED	DTJM	10.08.
A	FOR RESOURCE CONSENT	DTJM	29.05.
REF	REVISIONS	RY	DAT

**HARRISON
GRIERSON**

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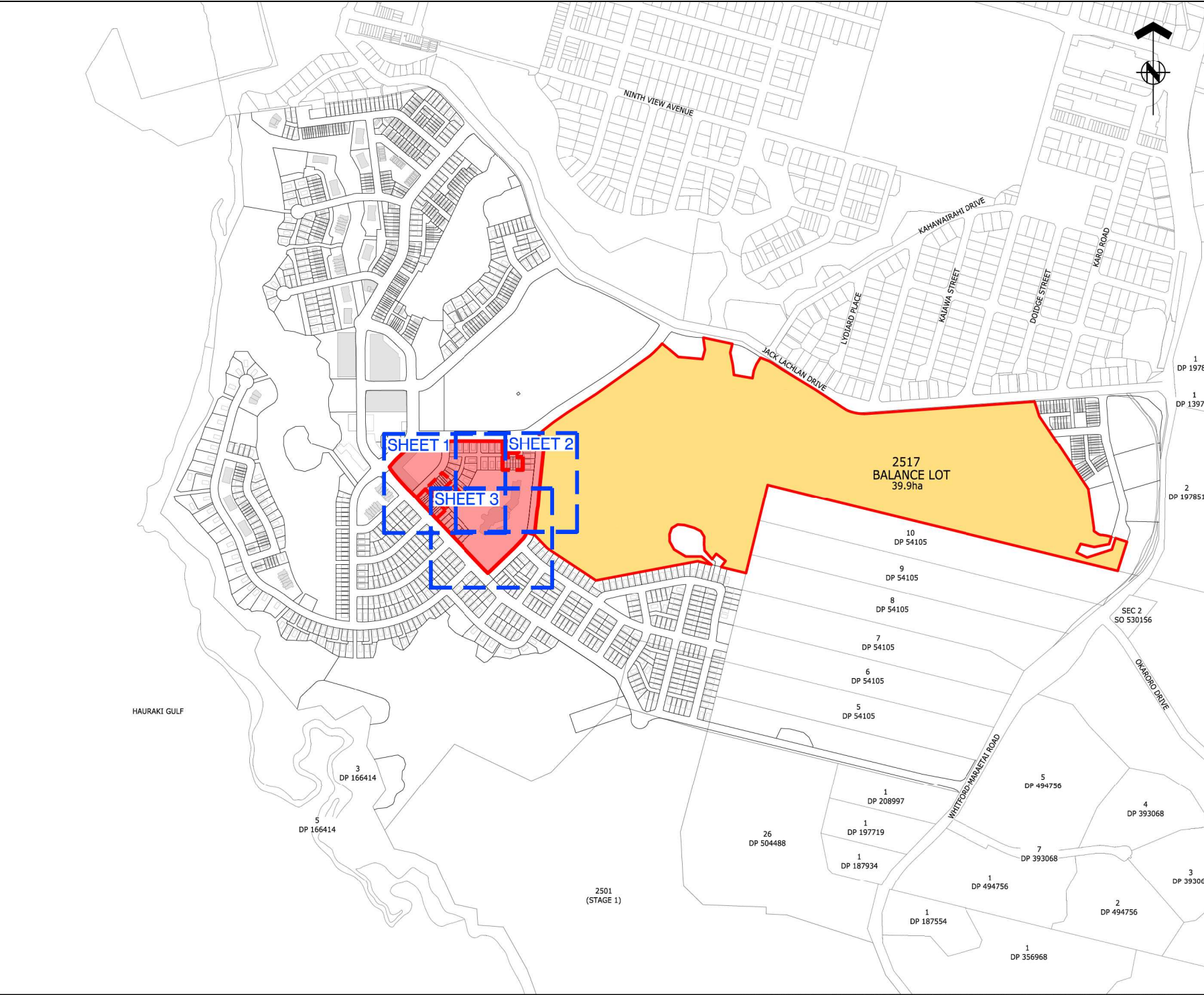
PROJECT: BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE: STAGE 16
SCHEME PLAN
SHEET 1

ORIGINATOR: JCM	DATE: 05.2026	SIGNED:	PLOT BY:
DRAWN: CEA	DATE: 05.2026	SIGNED:	PLOT DATE: 11.08.2026
CHECKED: DTJM	DATE: 10.08.26	SIGNED:	SURVEY BY:
APPROVED: CJM	DATE: 10.08.26	SIGNED:	SURVEY DATE:

FOR CONSENT

PROJECT No: A2515591.00	SCALES: A1 1:500 A3 1:1000	AT
DRAWING No: A2515591.00-1075		REV B





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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 17 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 17
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		-

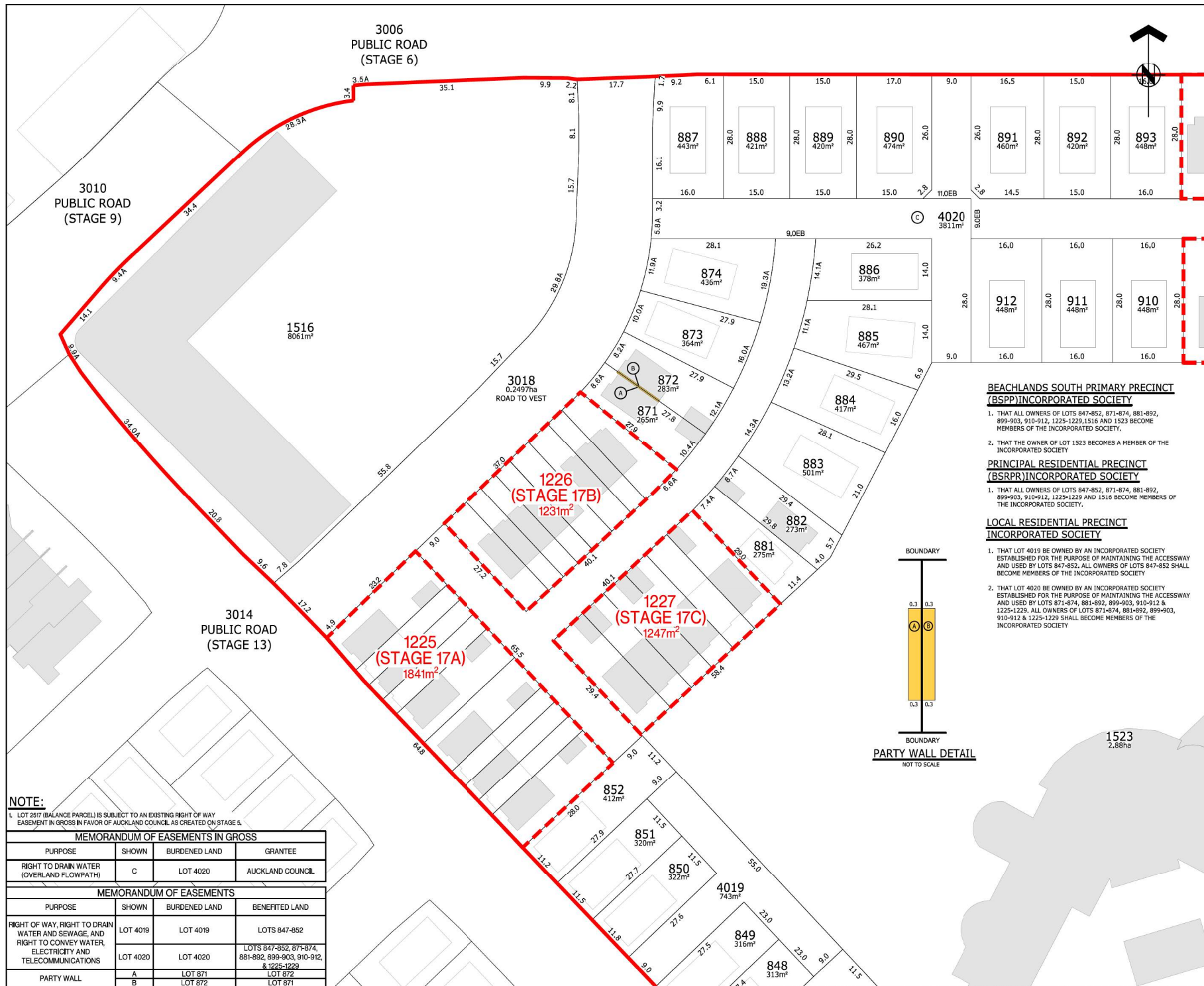
APPROVED	DATE	SIGNED	SURVEY DATE
CJM	29.05.26		-

ISSUE STATUS

FOR CONSENT

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

DRAWING No:	REV
A2515591.00-1077	A



NOTE:

1. LOT 2517 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER (OVERLAND FLOWPATH)	C	LOT 4020	AUCKLAND COUNCIL

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 4019	LOT 4019	LOTS 847-852
	LOT 4020	LOT 4020	LOTS 847-852, 871-874, 881-892, 899-903, 910-912, & 1225-1229
	A	LOT 871	LOT 872
PARTY WALL	B	LOT 872	LOT 871

BEACHLANDS SOUTH PRIMARY PRECINCT (BSPPI) INCORPORATED SOCIETY

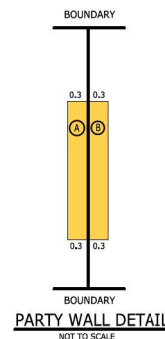
1. THAT ALL OWNERS OF LOTS 847-852, 871-874, 881-892, 899-903, 910-912, 1225-1229, 1516 AND 1523 BECOME MEMBERS OF THE INCORPORATED SOCIETY.
2. THAT THE OWNER OF LOT 1523 BECOMES A MEMBER OF THE INCORPORATED SOCIETY.

PRINCIPAL RESIDENTIAL PRECINCT (BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 847-852, 871-874, 881-892, 899-903, 910-912, 1225-1229 AND 1516 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

LOCAL RESIDENTIAL PRECINCT INCORPORATED SOCIETY

1. THAT LOT 4019 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 847-852. ALL OWNERS OF LOTS 847-852 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
2. THAT LOT 4020 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 871-874, 881-892, 899-903, 910-912 & 1225-1229. ALL OWNERS OF LOTS 871-874, 881-892, 899-903, 910-912 & 1225-1229 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.



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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.
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LEGEND:

- STAGE 17 DEVELOPMENT
- STAGE 17 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT
- PARTY WALL EASEMENT

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

HARRISON GRIERSON

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

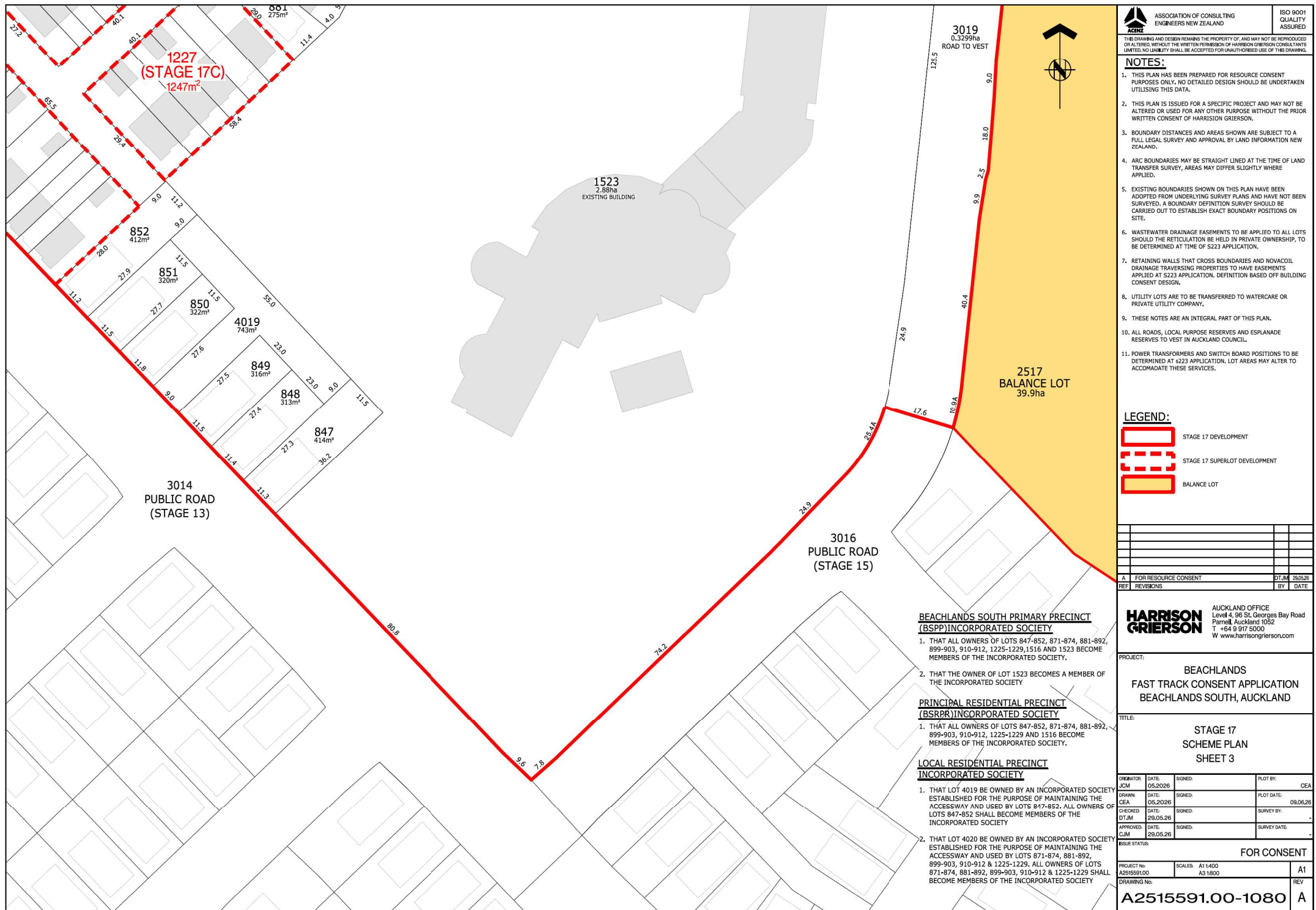
STAGE 17
SCHEME PLAN
SHEET 1

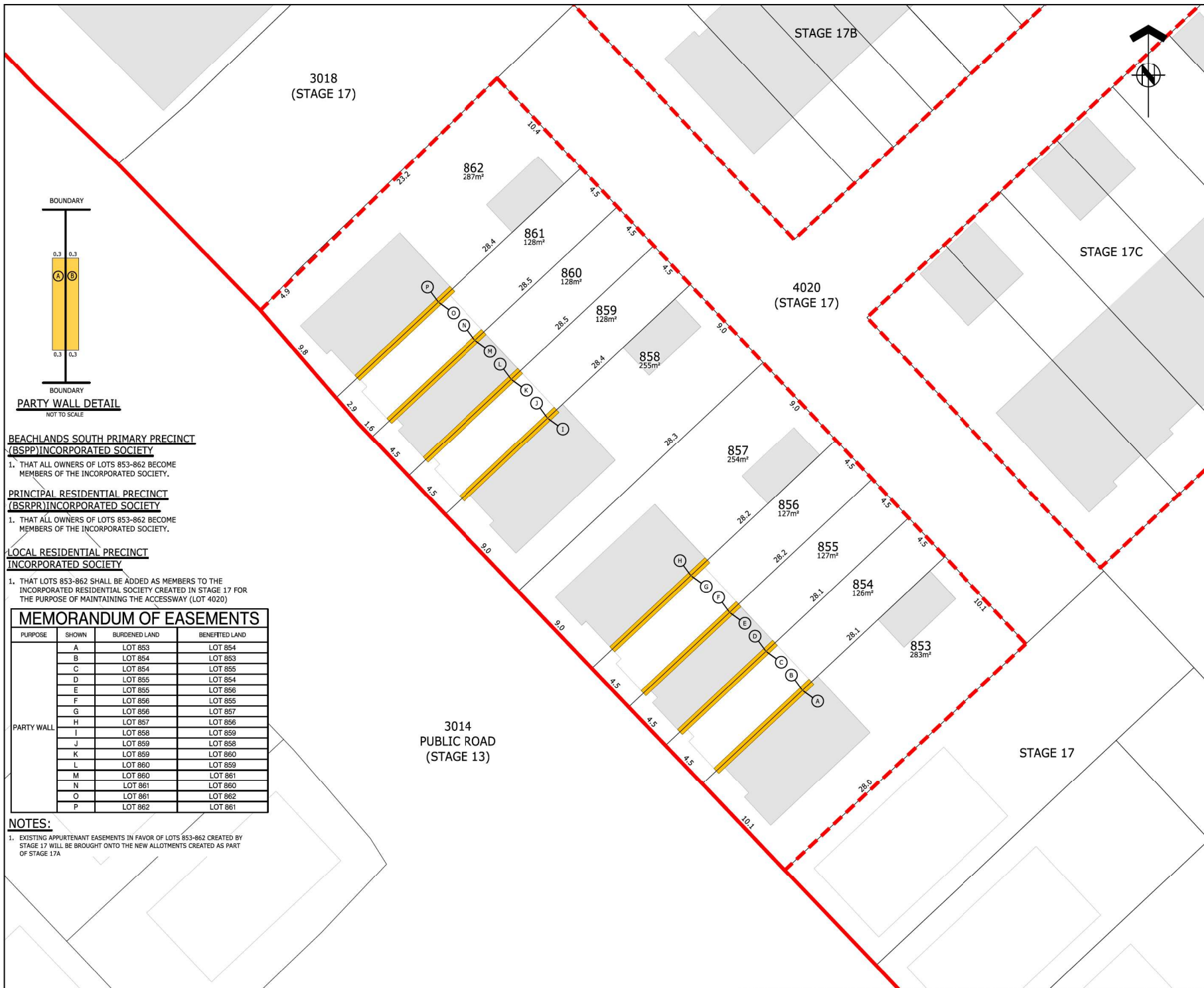
ORIGINATOR	JCM	DATE	05.20.26	SIGNED		PLotted BY:	CEA
DRAWN	CEA	DATE	05.20.26	SIGNED		PLotted DATE:	09.06.26
CHECKED	DTJM	DATE	26.05.26	SIGNED		SURVEY BY:	-
APPROVED	CJM	DATE	26.05.26	SIGNED		SURVEY DATE:	-

ISSUE STATUS

FOR CONSENT

PROJECT No:	A2515591.00	SCALE:	A1 1400 A3 1800	REV	A1
DRAWING No:	A2515591.00-1078	REV	A		





PARTY WALL DETAIL
NOT TO SCALE

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

1. THAT ALL OWNERS OF LOTS 853-862 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

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

1. THAT ALL OWNERS OF LOTS 853-862 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

**LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY**

1. THAT LOTS 853-862 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED RESIDENTIAL SOCIETY CREATED IN STAGE 17 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY (LOT 4020)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 853	LOT 854
	B	LOT 854	LOT 853
	C	LOT 854	LOT 855
	D	LOT 855	LOT 854
	E	LOT 855	LOT 856
	F	LOT 856	LOT 855
	G	LOT 856	LOT 857
	H	LOT 857	LOT 856
	I	LOT 858	LOT 859
	J	LOT 859	LOT 858
	K	LOT 859	LOT 860
	L	LOT 860	LOT 859
	M	LOT 860	LOT 861
	N	LOT 861	LOT 860
	O	LOT 861	LOT 862
	P	LOT 862	LOT 861

NOTES:

1. EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 853-862 CREATED BY STAGE 17 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 17A

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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 17 DEVELOPMENT
- STAGE 17 SUPERLOT DEVELOPMENT
- BALANCE LOT
- BUILDING FOOTPRINT
- PARTY WALL EASEMENT

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

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

TITLE: **STAGE 17A SUPERLOT 1225
SCHEME PLAN
SHEET 4**

ORIGINATOR DTJM	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 1:50 A3 1:300	REV A1
DRAWING No: A2515591.00-1081		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\A2515591.00-1077.DWG

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

1. THAT ALL OWNERS OF LOTS 863-870 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

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

1. THAT ALL OWNERS OF LOTS 863-870 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

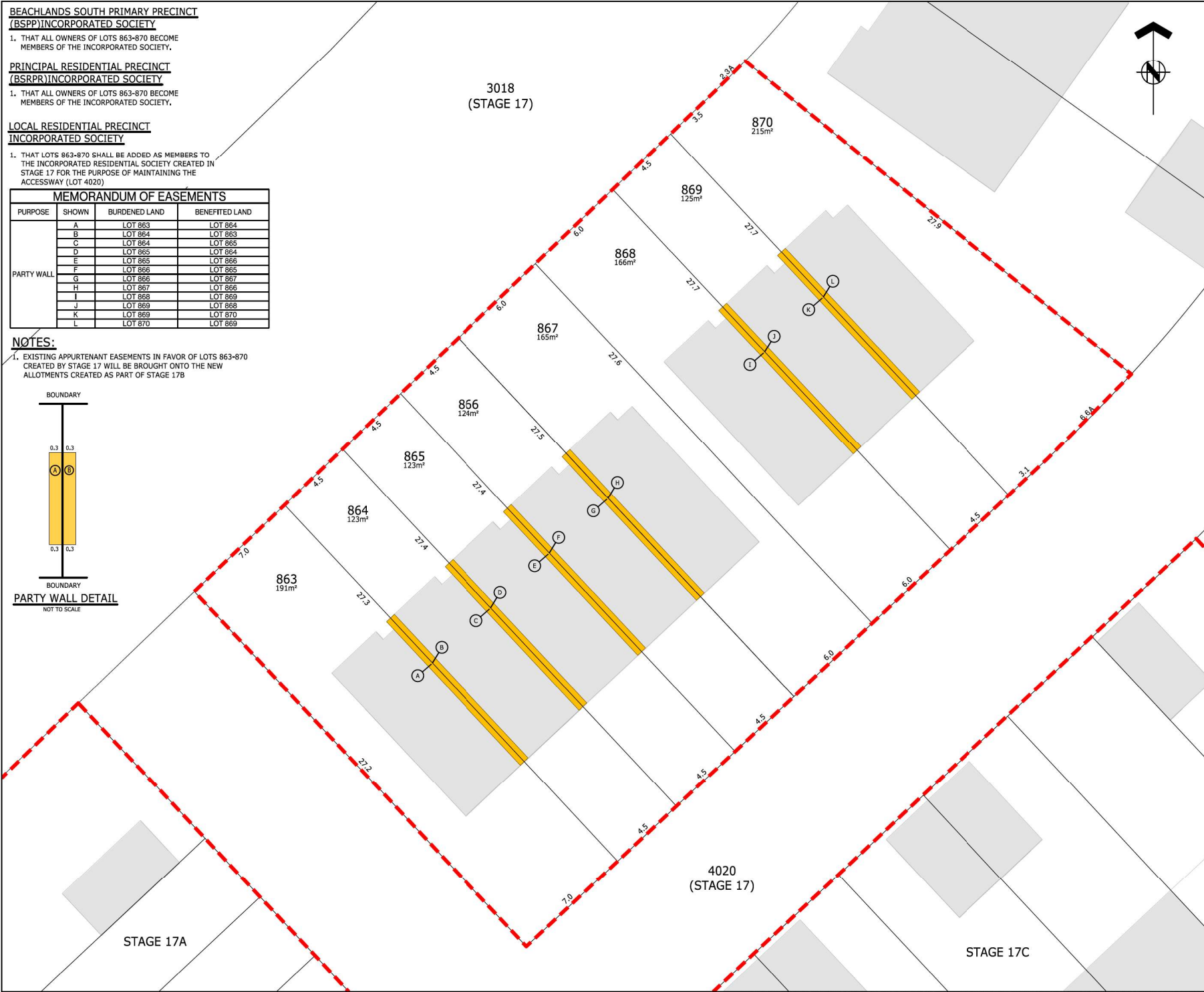
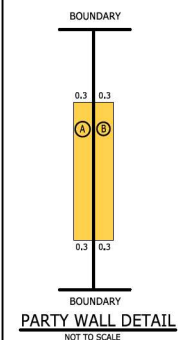
**LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY**

1. THAT LOTS 863-870 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED RESIDENTIAL SOCIETY CREATED IN STAGE 17 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY (LOT 4020)

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 863	LOT 864
	B	LOT 864	LOT 863
	C	LOT 864	LOT 865
	D	LOT 865	LOT 864
	E	LOT 865	LOT 866
	F	LOT 866	LOT 865
	G	LOT 866	LOT 867
	H	LOT 867	LOT 866
	I	LOT 868	LOT 869
	J	LOT 869	LOT 868
	K	LOT 869	LOT 870
	L	LOT 870	LOT 869

NOTES:

1. EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 863-870 CREATED BY STAGE 17 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 17B





ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

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- BOUNDARY DISTANCES AND AREAS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NEW ZEALAND.
- ARC BOUNDARIES MAY BE STRAIGHT LINED AT THE TIME OF LAND TRANSFER SURVEY, AREAS MAY DIFFER SLIGHTLY WHERE APPLIED.
- 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 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.

LEGEND:

STAGE 17 DEVELOPMENT

STAGE 17 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 17B SUPERLOT 1226
SCHEME PLAN
SHEET 5

ORIGINATOR	DATE	SIGNED	PLOT BY:
JCM	05.05.26		CEA

DRAWN	DATE	SIGNED	PLOT DATE:
CEA	05.05.26		09.06.26

CHECKED	DATE	SIGNED	SURVEY BY:
DTJM	29.05.26		-

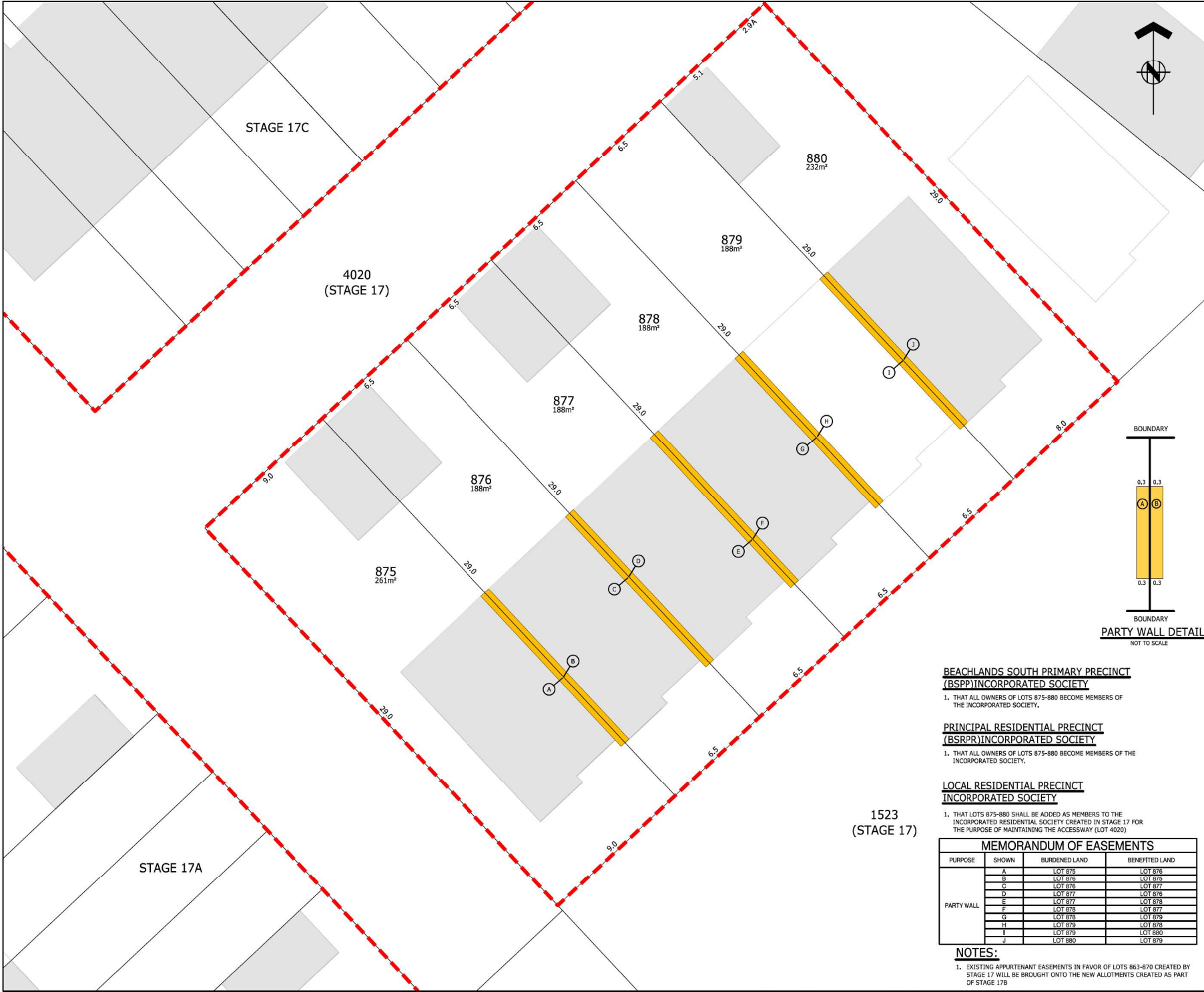
APPROVED	DATE	SIGNED	SURVEY DATE:
CJM	29.05.26		-

ISSUE STATUS:

FOR CONSENT

PROJECT No:	SCALE:	A1
A2515591.00	A1 1:100 A3 1:200	

DRAWING No:	REV
A2515591.00-1082	A





ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND



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

LEGEND:

STAGE 17 DEVELOPMENT

STAGE 17 SUPERLOT DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

PARTY WALL EASEMENT

REF	REVISIONS	DTJM	BY	DATE
A	FOR RESOURCE CONSENT	DTJM		26.05.26

HARRISON GRIERSON

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Parnell, Auckland 1052
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W www.harrisongrierson.com

PROJECT:

BEACHLANDS SOUTH
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 17C SUPERLOT 1227
PROPOSED 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:	A1
A2515591.00	A1 1:100 A3 1:200	

DRAWING No:	REV
A2515591.00-1083	A

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

1. THAT ALL OWNERS OF LOTS 875-880 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

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

1. THAT ALL OWNERS OF LOTS 875-880 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

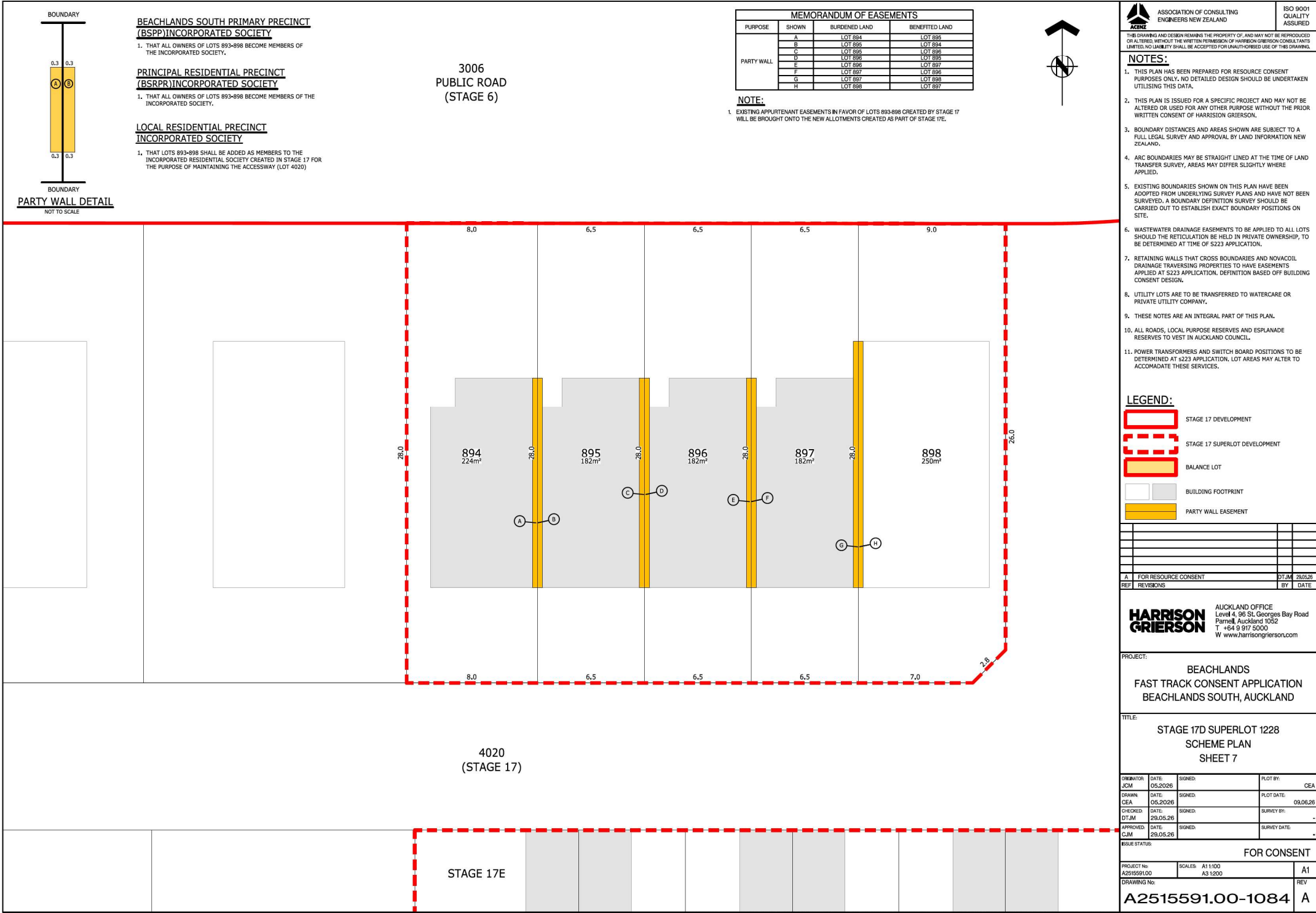
**LOCAL RESIDENTIAL PRECINCT
(BSLRP) INCORPORATED SOCIETY**

1. THAT LOTS 875-880 SHALL BE ADDED AS MEMBERS TO THE INCORPORATED RESIDENTIAL SOCIETY CREATED IN STAGE 17 FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY (LOT 4020)

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
PARTY WALL	A	LOT 875	LOT 876
	B	LOT 876	LOT 879
	C	LOT 876	LOT 877
	D	LOT 877	LOT 876
	E	LOT 877	LOT 878
	F	LOT 878	LOT 877
	G	LOT 878	LOT 879
	H	LOT 879	LOT 878
	I	LOT 879	LOT 880
	J	LOT 880	LOT 879

NOTES:

1. EXISTING APPURTENANT EASEMENTS IN FAVOR OF LOTS 863-870 CREATED BY STAGE 17 WILL BE BROUGHT ONTO THE NEW ALLOTMENTS CREATED AS PART OF STAGE 17B



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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 17 DEVELOPMENT

STAGE 17 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.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 17D SUPERLOT 1228
SCHEME PLAN
SHEET 7

ORIGINATOR
JCM

DATE
05.2026

SIGNED:

PLOT BY:

CEA

DRAWN
CEA

DATE
05.2026

SIGNED:

PLOT DATE:

09.06.26

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

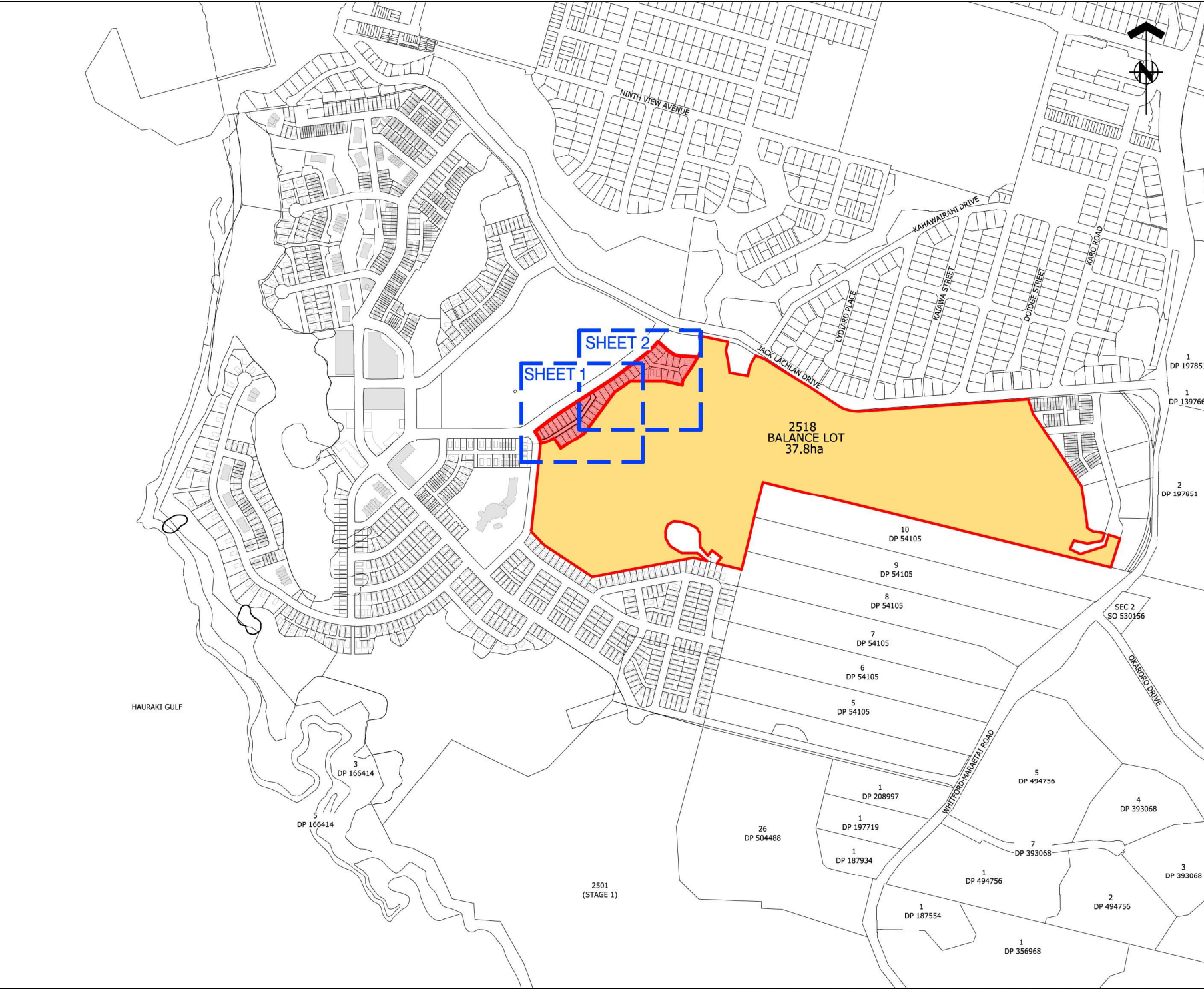
SCALE:
A1 1:100
A3 1:200

REV

A

A2515591.00-1084 A

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES FILE: NEWMARKET C:\AUTODESK\ACCD\CCS\ACCD\HARRISON GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\01_SURVEY\CAD\A2515591.00-1077.DWG





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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 18 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

REF	REVISIONS	BY	DATE
A	FOR RESOURCE CONSENT	DTJM	25.05.26

HARRISON GRIERSON

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Level 4, 96 St. Georges Bay Road
Parnell, Auckland 1052
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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 18
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:	SCALES:	REV
A2515591.00	A1 1:4000 A3 1:8000	A1

DRAWING No: A2515591.00-1086

REV A

BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPPI) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 913-954 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY

1. THAT ALL OWNERS OF LOTS 913-954 BECOME MEMBERS OF THE INCORPORATED SOCIETY.

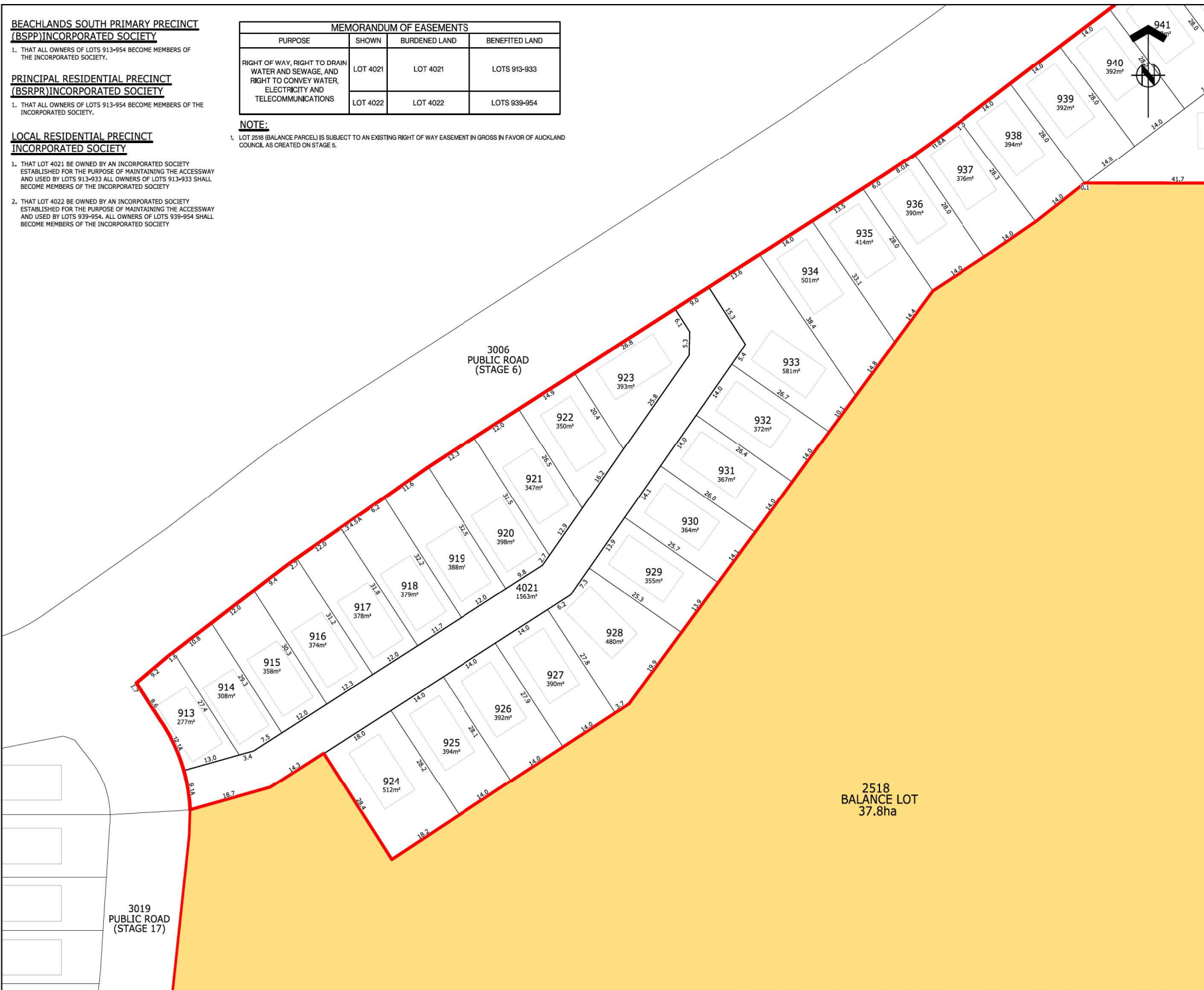
LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY

1. THAT LOT 4021 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 913-933. ALL OWNERS OF LOTS 913-933 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
2. THAT LOT 4022 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 939-954. ALL OWNERS OF LOTS 939-954 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 4021	LOT 4021	LOTS 913-933
	LOT 4022	LOT 4022	LOTS 939-954

NOTE:

1. LOT 2518 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.





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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.
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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 18 DEVELOPMENT

BALANCE LOT

BUILDING FOOTPRINT

A	FOR RESOURCE CONSENT	DTJM	29.05.26
REF	REVISIONS	BY	DATE

**HARRISON
GRIERSON**

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Level 4, 96 St. Georges Bay Road
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W www.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 18
SCHEME PLAN
SHEET 1

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	SCALE: A1 1:400 A3 1:800	A1
DRAWING No:		REV

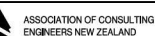
A2515591.00-1087 A

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\A2515591.00-1087.DWG

2. THAT LOT 4022 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 942-956. ALL OWNERS OF LOTS 942-956 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 4021	LOT 4021	LOTS 913-933
	LOT 4022	LOT 4022	LOTS 939-954

1. LOT 2518 (BALANCE PARCEL) IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.



ISO 9001
QUALITY
ASSURED

11. POWER TRANSFORMERS AND SWITCH BOARD POSITIONS TO BE DETERMINED AT s223 APPLICATION. LOT AREAS MAY ALTER TO ACCOMADATE THESE SERVICES.

BUILDING FOOTPRINT

Non-Consolidated Financial Statement			

A	FOR RESOURCE CONSENT	DTJM	23/05/2018
REF	REVISIONS	BY	DAT

**HARRISON
GRIERSON**

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Parnell, Auckland 1052
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PROJECT: **BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND**

TITLE: STAGE 18
SCHEME PLAN
SHEET 2

ORIGINATOR: JCM	DATE: 05.2026	SIGNED:	PLOT BY:
DRAWN: CEA	DATE: 05.2026	SIGNED:	PLOT DATE: 09.06.2026
CHECKED: DTJM	DATE: 29.05.26	SIGNED:	SURVEY BY:
APPROVED: CJM	DATE: 29.05.26	SIGNED:	SURVEY DATE:

FOR CONSENT

PROJECT No:	SCALES:	A11:400
A2515591.00		A3 1:800

A2515591.00-1088 A

1. THAT ALL OWNERS OF LOTS 957-1028 AND 4023
BECOME MEMBERS OF THE INCORPORATED
SOCIETY,
PRINCIPAL RESIDENTIAL PRECINCT
(BSRPR) INCORPORATED SOCIETY

- LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY

1. THAT LOT 4023 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 971-984. ALL OWNERS OF LOTS 971-984 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.
2. 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.

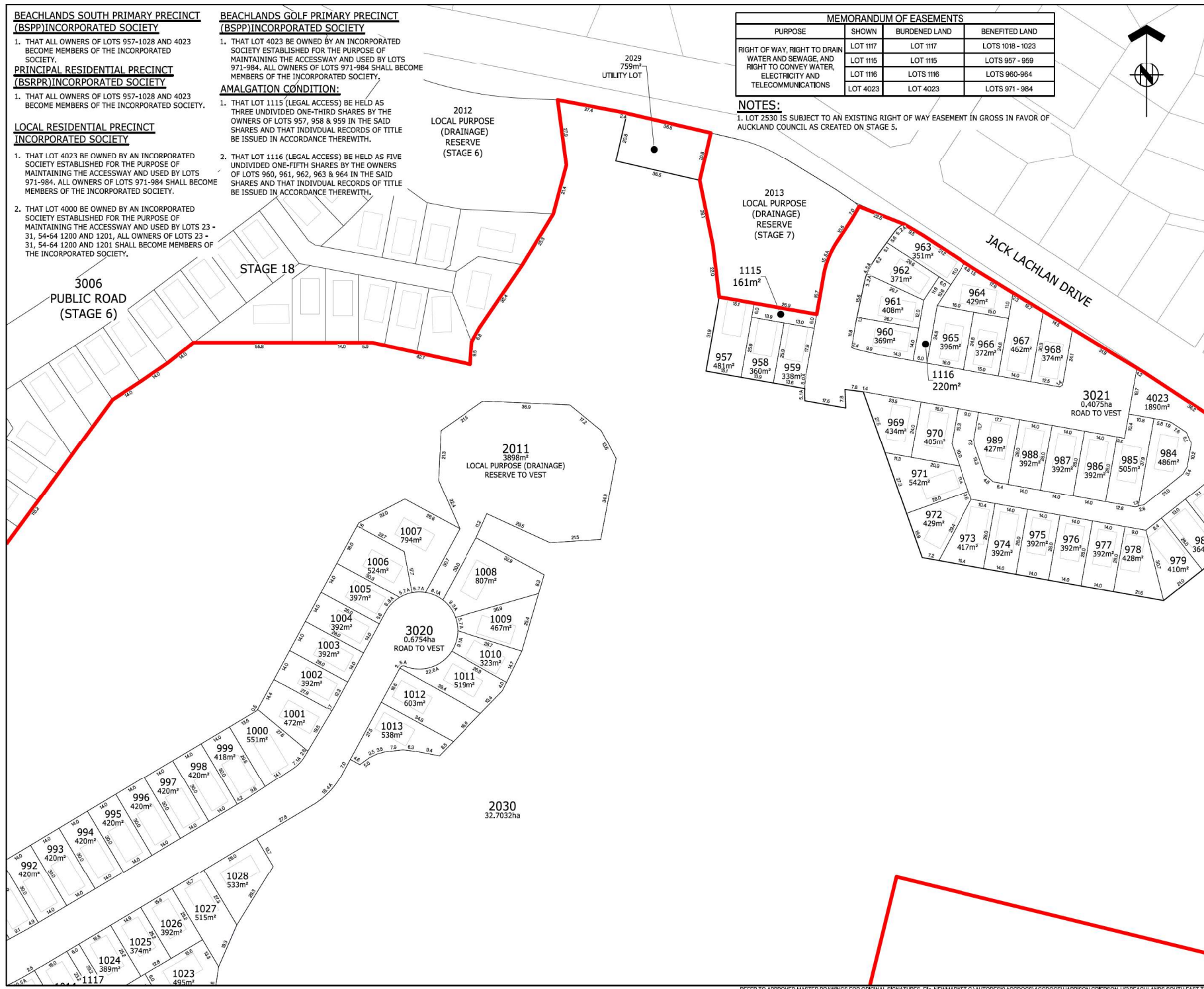
1. THAT LOT 4023 BE OWNED BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MAINTAINING THE ACCESSWAY AND USED BY LOTS 971-984. ALL OWNERS OF LOTS 971-984 SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.

1. THAT LOT 1115 (LEGAL ACCESS) BE HELD AS THREE UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 957, 958 & 959 IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

2. THAT LOT 1116 (LEGAL ACCESS) BE HELD AS FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 960, 961, 962, 963 & 964 IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

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 1117	LOT 1117	LOTS 1018 - 1023
	LOT 1115	LOT 1115	LOTS 957 - 959
	LOT 1116	LOTS 1116	LOTS 960-964
	LOT 4023	LOT 4023	LOTS 971 - 984

1. LOT 2530 IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT IN GROSS IN FAVOR OF AUCKLAND COUNCIL AS CREATED ON STAGE 5.



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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. CARC 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 ADOPED 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 BEHIND 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 ESPALANES 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.

STAGE 19 DEVELOPMENT

BUILDING FOOTPRINT

A	FOR RESOURCE CONSENT	DT/JM	28/05/26
REF	REVISIONS	BY	DATE

**HARRISON
GRIERSON**

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W www.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

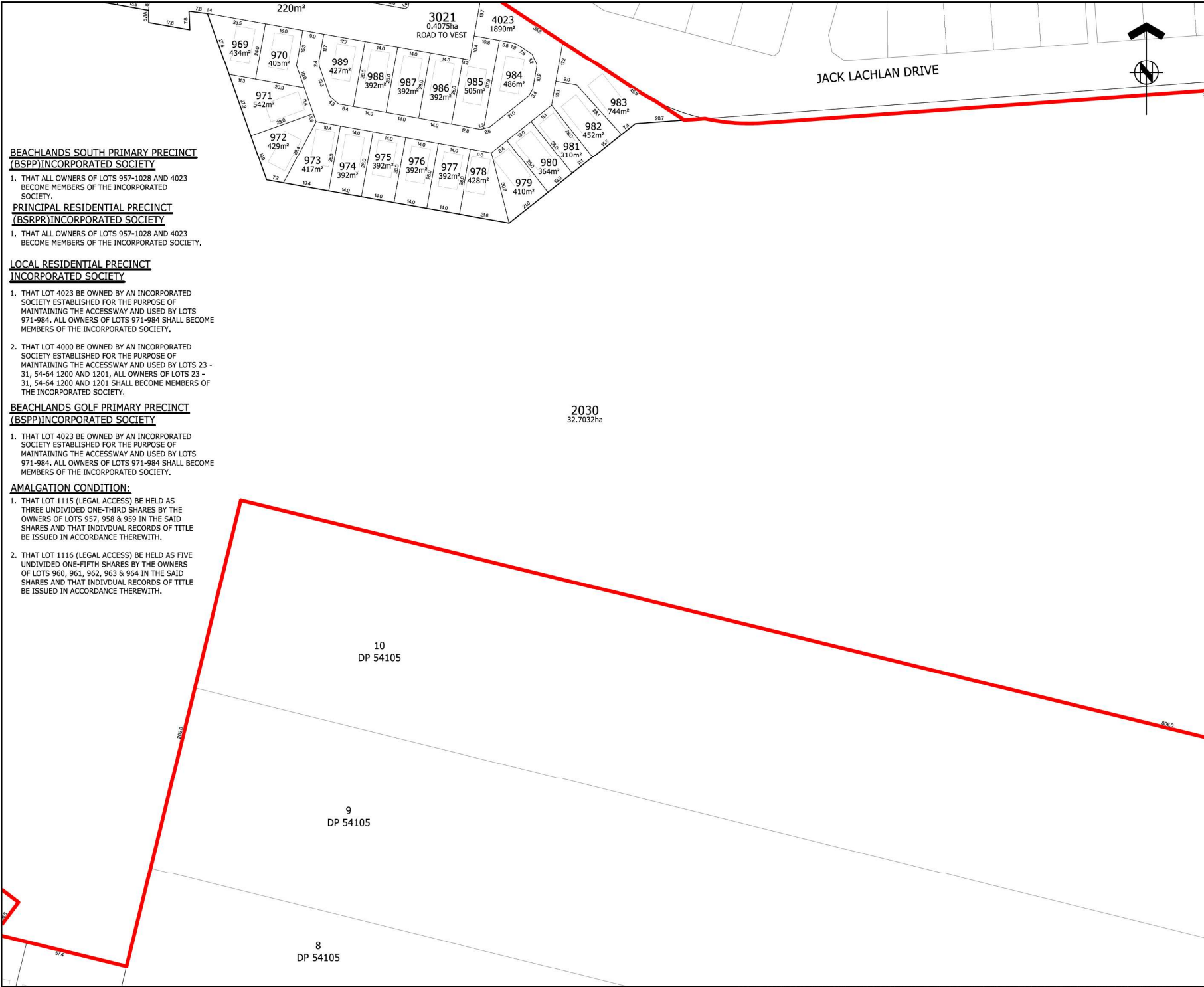
TITLE:

STAGE 19
SCHEME PLAN
SHEET 2

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

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

A2515591.00-1091	A
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**BEACHLANDS SOUTH PRIMARY PRECINCT
(BSPP) INCORPORATED SOCIETY**

1. THAT ALL OWNERS OF LOTS 957-1028 AND 4023
BECOME MEMBERS OF THE INCORPORATED
SOCIETY.

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

1. THAT ALL OWNERS OF LOTS 957-1028 AND 4023
BECOME MEMBERS OF THE INCORPORATED SOCIETY.

**LOCAL RESIDENTIAL PRECINCT
INCORPORATED SOCIETY**

1. THAT LOT 4023 BE OWNED BY AN INCORPORATED
SOCIETY ESTABLISHED FOR THE PURPOSE OF
MAINTAINING THE ACCESSWAY AND USED BY LOTS
971-984. ALL OWNERS OF LOTS 971-984 SHALL BECOME
MEMBERS OF THE INCORPORATED SOCIETY.
2. 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.

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

1. THAT LOT 4023 BE OWNED BY AN INCORPORATED
SOCIETY ESTABLISHED FOR THE PURPOSE OF
MAINTAINING THE ACCESSWAY AND USED BY LOTS
971-984. ALL OWNERS OF LOTS 971-984 SHALL BECOME
MEMBERS OF THE INCORPORATED SOCIETY.

AMALGATION CONDITION:

1. THAT LOT 1115 (LEGAL ACCESS) BE HELD AS
THREE UNDIVIDED ONE-THIRD SHARES BY THE
OWNERS OF LOTS 957, 958 & 959 IN THE SAID
SHARES AND THAT INDIVIDUAL RECORDS OF TITLE
BE ISSUED IN ACCORDANCE THEREWITH.
2. THAT LOT 1116 (LEGAL ACCESS) BE HELD AS FIVE
UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS
OF LOTS 960, 961, 962, 963 & 964 IN THE SAID
SHARES AND THAT INDIVIDUAL RECORDS OF TITLE
BE ISSUED IN ACCORDANCE THEREWITH.



ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

ISO 9001
QUALITY
ASSURED

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2. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE
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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 19 DEVELOPMENT

BUILDING FOOTPRINT

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

**HARRISON
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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STAGE 19
SCHEME PLAN
SHEET 3

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:	SCALES:	A1
A2515591.00	A1 1:750 A3 1:1500	

DRAWING No:	REV
A2515591.00-1092	A

