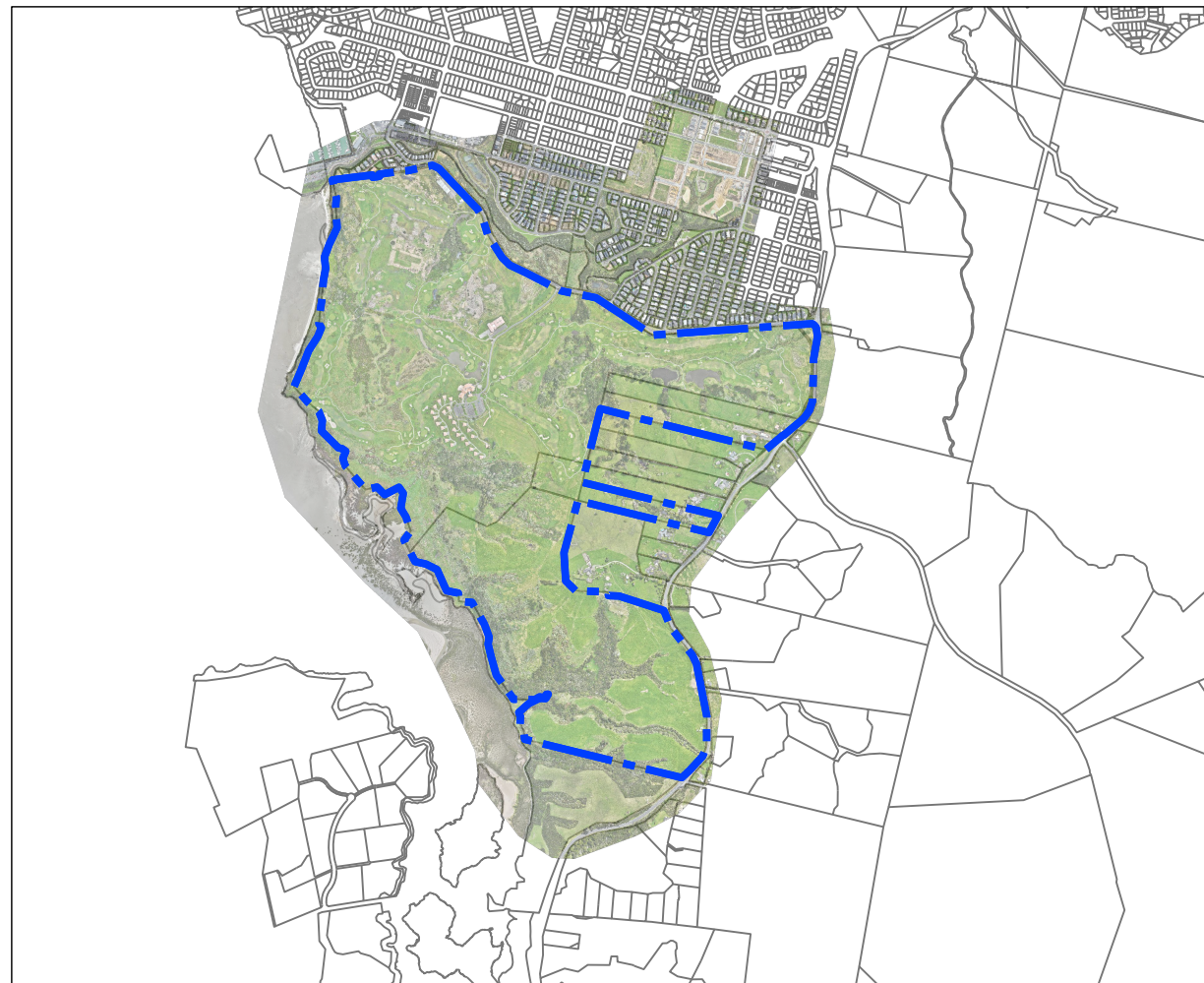


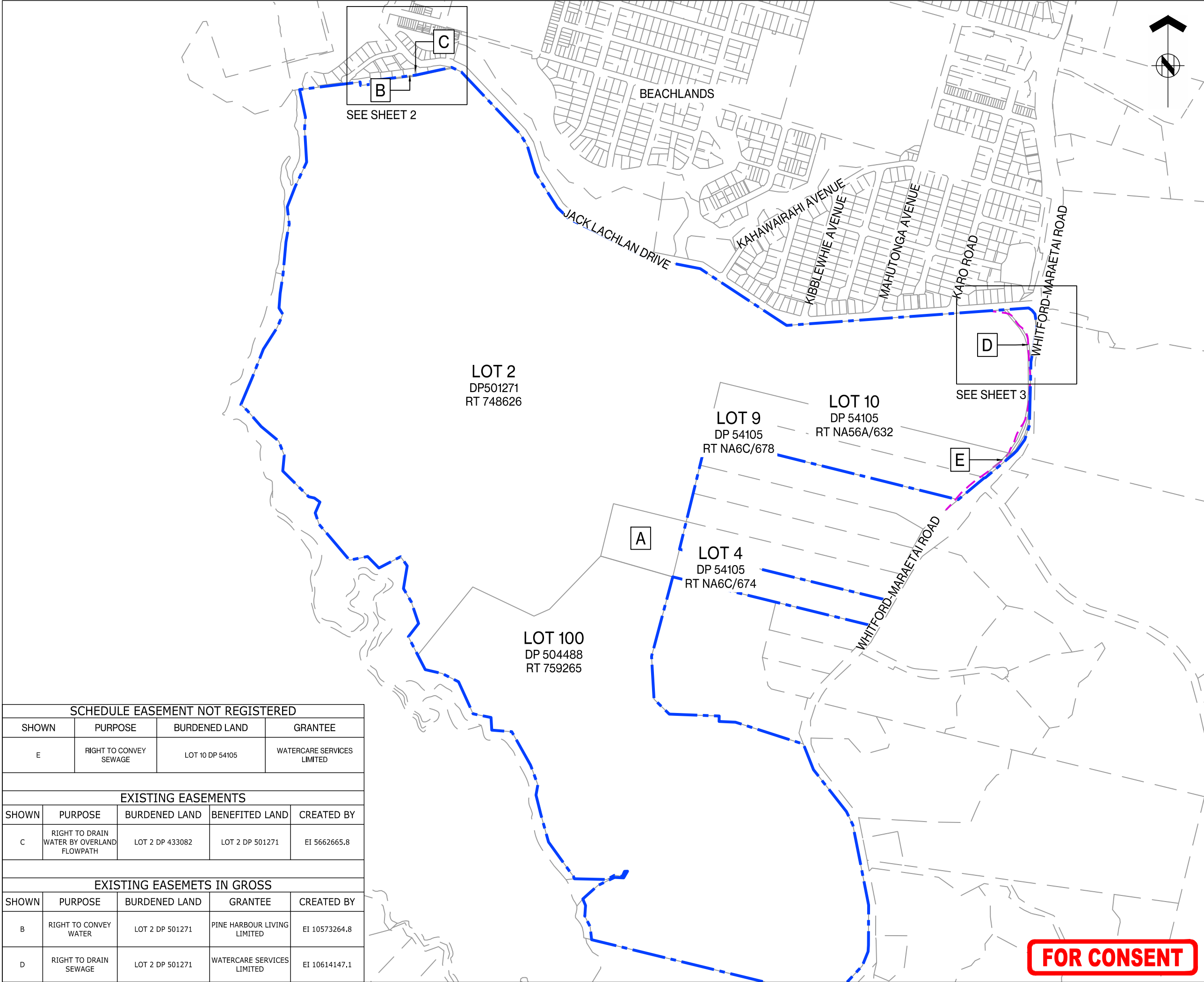
BEACHLANDS

BEACHLANDS SOUTH, AUCKLAND

FAST TRACK CONSENT APPLICATION



SITE LOCALITY
SCALE: NTS





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ENGINEERS NEW ZEALAND

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QUALITY
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LEGEND:

SITE BOUNDARY

COUNCIL DESIGNATION
1806 BOUNDARY

EXISTING COVENANTS	
SHOWN	CREATED BY
A	C868567.5

B	SITE BOUNDARY UPDATED	CJM	06.2026
A	FOR CONSENT	CJM	02.2026
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:

EXISTING TITLES AND
TITLE EMCUMBRANCES OVERALL PLAN
SHEET 1 OF 3

ORIGINATOR: SCT	DATE: 04.2026	SIGNED:	PLOT BY: MNP
DRAWN: SCT	DATE: 11.2025	SIGNED:	PLOT DATE: 08.06.26
CHECKED: PZS	DATE: 05.2026	SIGNED:	SURVEY BY: SURVEYED BY
APPROVED: CJM	DATE: 05.2026	SIGNED:	SURVEY DATE: SURVEYED DATE

ISSUE STATUS:

FAST TRACK CONSENT

PROJECT No: A2515591.00	SCALES: 1:5000 A1 1:10000 A3	A1
DRAWING No:	REV	

A2515591.00-0006 B

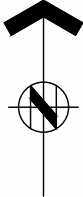
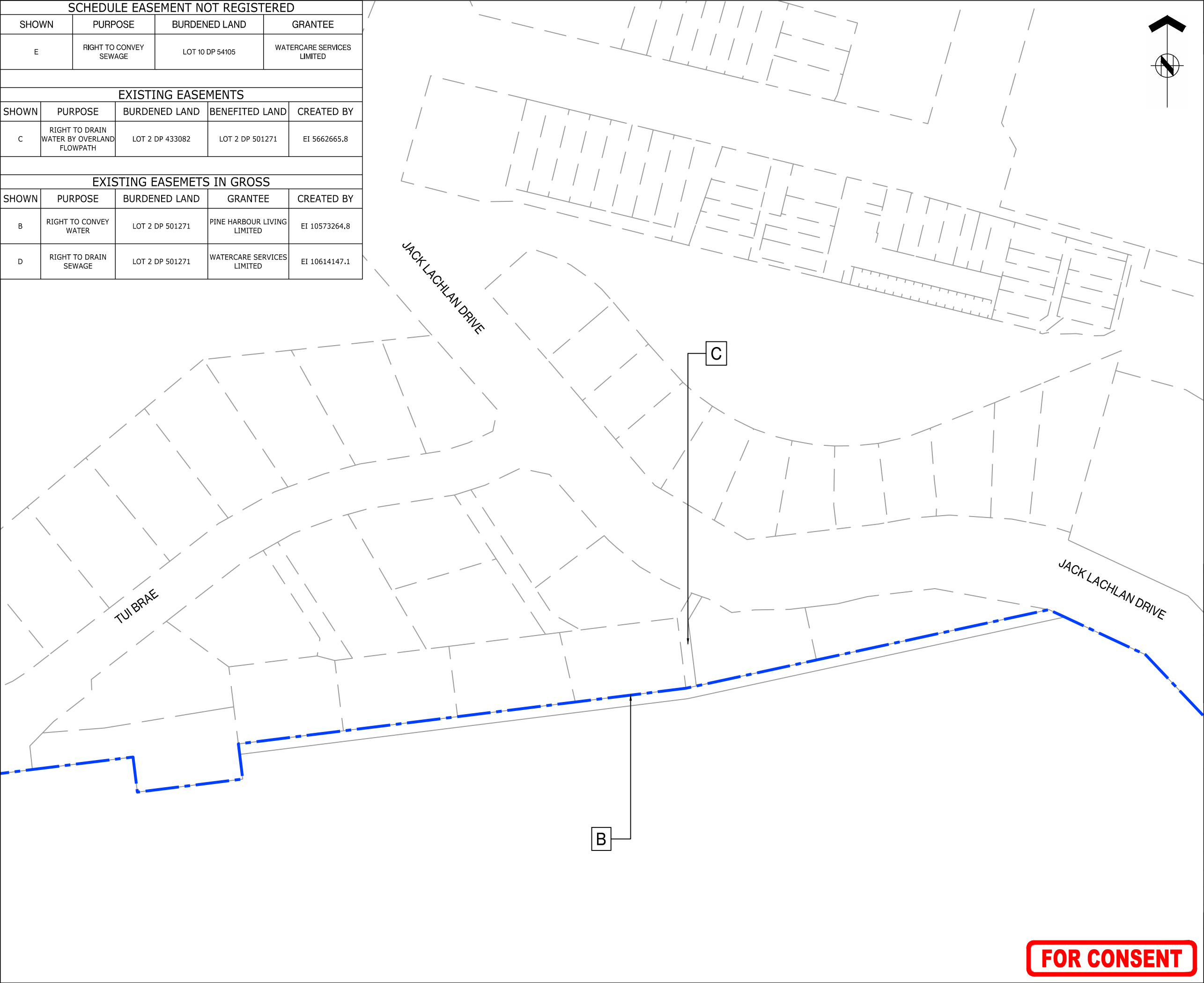
SCHEDULE EASEMENT NOT REGISTERED			
SHOWN	PURPOSE	BURDENED LAND	GRANTEE
E	RIGHT TO CONVEY SEWAGE	LOT 10 DP 54105	WATERCARE SERVICES LIMITED

EXISTING EASEMENTS				
SHOWN	PURPOSE	BURDENED LAND	BENEFITED LAND	CREATED BY
C	RIGHT TO DRAIN WATER BY OVERLAND FLOWPATH	LOT 2 DP 433082	LOT 2 DP 501271	EI 5662665.8

EXISTING EASEMENTS IN GROSS				
SHOWN	PURPOSE	BURDENED LAND	GRANTEE	CREATED BY
B	RIGHT TO CONVEY WATER	LOT 2 DP 501271	PINE HARBOUR LIVING LIMITED	EI 10573264.8
D	RIGHT TO DRAIN SEWAGE	LOT 2 DP 501271	WATERCARE SERVICES LIMITED	EI 10614147.1

FOR CONSENT

SCHEDULE EASEMENT NOT REGISTERED				
SHOWN	PURPOSE	BURDENED LAND	GRANTEE	
E	RIGHT TO CONVEY SEWAGE	LOT 10 DP 54105	WATERCARE SERVICES LIMITED	
EXISTING EASEMENTS				
SHOWN	PURPOSE	BURDENED LAND	BENEFITED LAND	CREATED BY
C	RIGHT TO DRAIN WATER BY OVERLAND FLOWPATH	LOT 2 DP 433082	LOT 2 DP 501271	EI 5662665.8
EXISTING EASEMENTS IN GROSS				
SHOWN	PURPOSE	BURDENED LAND	GRANTEE	CREATED BY
B	RIGHT TO CONVEY WATER	LOT 2 DP 501271	PINE HARBOUR LIVING LIMITED	EI 10573264.8
D	RIGHT TO DRAIN SEWAGE	LOT 2 DP 501271	WATERCARE SERVICES LIMITED	EI 10614147.1





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LEGEND:

SITE BOUNDARY

COUNCIL DESIGNATION
1806 BOUNDARY

B	SITE BOUNDARY UPDATED	CJM	06.2026
A	FOR CONSENT	CJM	02.2026
REF	REVISIONS	BY	DATE

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

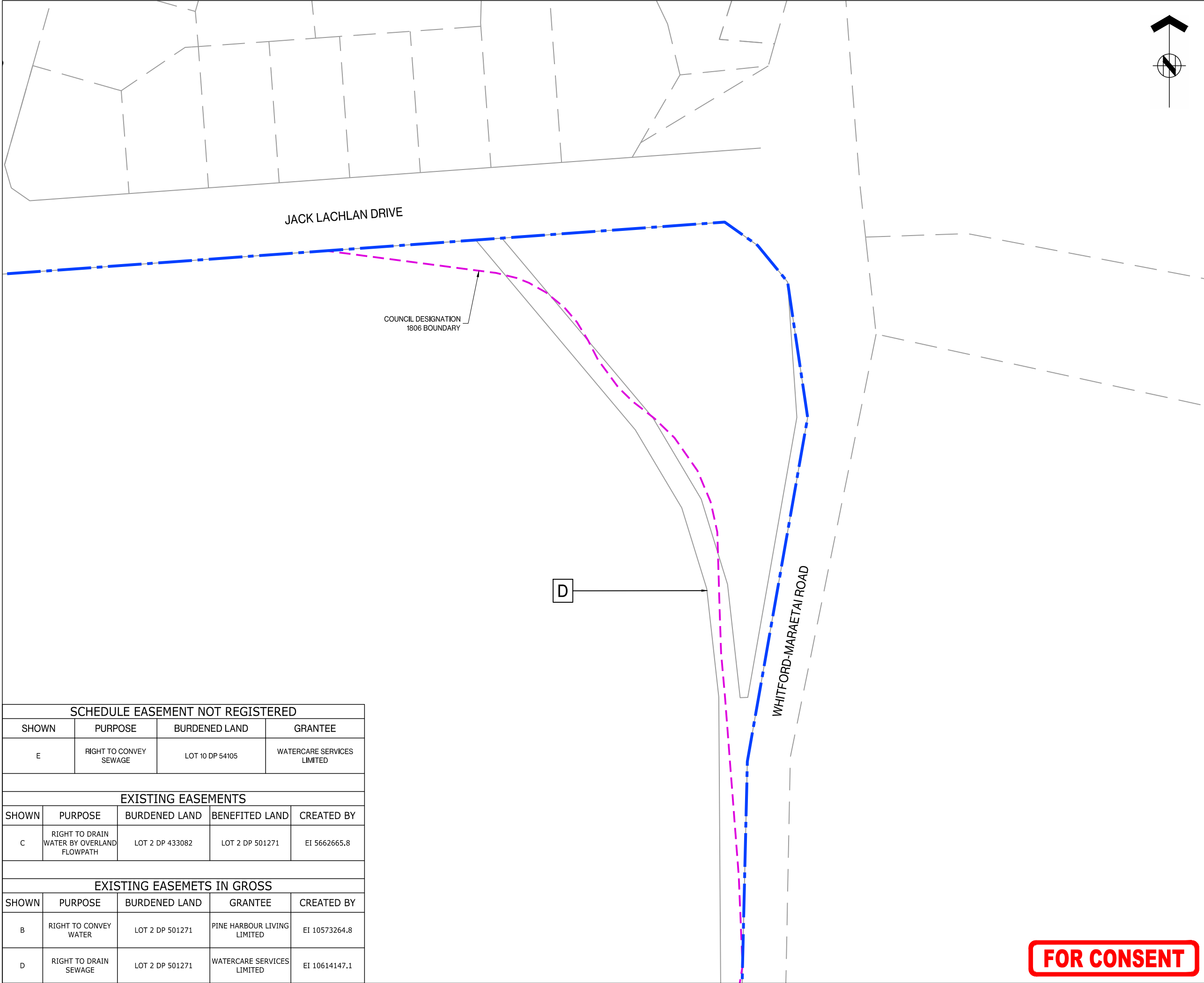
EXISTING TITLES AND
TITLE EMCUMBRANCES OVERALL PLAN
SHEET 2 OF 3

ORIGINATOR	DATE:	SIGNED:	PLOT BY:
SCT	04.2026		MNP
DRAWN:	DATE:	SIGNED:	PLOT DATE:
SCT	11.2025		08.06.26
CHECKED:	DATE:	SIGNED:	SURVEY BY:
PZS	05.2026		SURVEYED BY
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
CJM	05.2026		SURVEYED DATE

ISSUE STATUS:

FAST TRACK CONSENT

PROJECT No: A2515591.00	SCALES: 1:500 A1 1:1000 A3	A1
DRAWING No:		REV
A2515591.00-0007		B



SCHEDULE EASEMENT NOT REGISTERED				
SHOWN	PURPOSE	BURDENED LAND	GRANTEE	
E	RIGHT TO CONVEY SEWAGE	LOT 10 DP 54105	WATERCARE SERVICES LIMITED	
EXISTING EASEMENTS				
SHOWN	PURPOSE	BURDENED LAND	BENEFITED LAND	CREATED BY
C	RIGHT TO DRAIN WATER BY OVERLAND FLOWPATH	LOT 2 DP 433082	LOT 2 DP 501271	EI 5662665.8
EXISTING EASEMENTS IN GROSS				
SHOWN	PURPOSE	BURDENED LAND	GRANTEE	CREATED BY
B	RIGHT TO CONVEY WATER	LOT 2 DP 501271	PINE HARBOUR LIVING LIMITED	EI 10573264.8
D	RIGHT TO DRAIN SEWAGE	LOT 2 DP 501271	WATERCARE SERVICES LIMITED	EI 10614147.1



ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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LEGEND:

SITE BOUNDARY

COUNCIL DESIGNATION 1806 BOUNDARY

B	SITE BOUNDARY UPDATED	CJM	06.2026
A	FOR CONSENT	CJM	02.2026
REF	REVISIONS	BY	DATE

HARRISON GRIERSON

AUCKLAND OFFICE
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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

EXISTING TITLES AND
TITLE EMCUMBRANCES OVERALL PLAN
SHEET 3 OF 3

ORIGINATOR: SCT	DATE: 04.2026	SIGNED:	PLOT BY: MNP
DRAWN: SCT	DATE: 11.2025	SIGNED:	PLOT DATE: 08.06.26
CHECKED: PZS	DATE: 05.2026	SIGNED:	SURVEY BY: SURVEYED BY
APPROVED: CJM	DATE: 05.2026	SIGNED:	SURVEY DATE: SURVEYED DATE

ISSUE STATUS:

FAST TRACK CONSENT

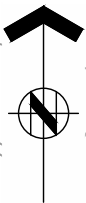
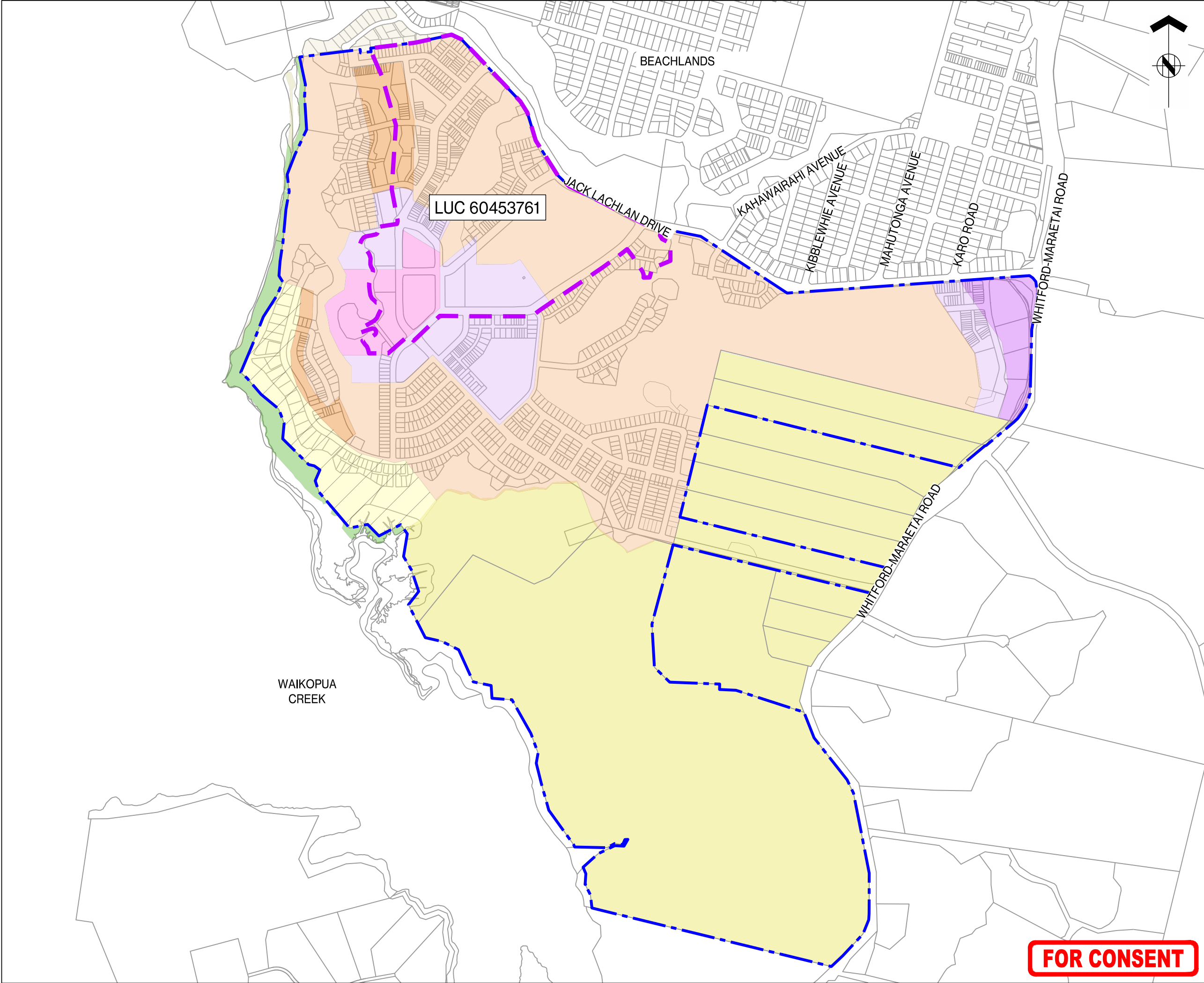
PROJECT No: A2515591.00	SCALES: 1:500 A1 1:1000 A3	A1
DRAWING No:		REV

A2515591.00-0008

B

FOR CONSENT

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: LATE C:\AUTODESK\ACCDOS\ACCDOS\HARRISON GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\02_CML\04_SHEETS\A2515591.00-0006 EXISTING TITLES PLANS.DWG





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LEGEND:

SITE BOUNDARY

EXISTING CONSENT BOUNDARY
- LUC 60453761

OPEN SPACE CONSERVATION ZONE

RESIDENTIAL LARGE LOT ZONE

MIXED HOUSING ZONE

THAB ZONE

MIXED USE ZONE

LOCAL CENTRE ZONE

FUTURE URBAN ZONE

BUSINESS LIGHT INDUSTRY ZONE

B	SITE BOUNDARY UPDATED	CJM	06.2026
A	FOR CONSENT	CJM	05.2026
REF	REVISIONS	BY	DATE

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

ZONING PLAN

ORIGINATOR: SCT	DATE: 04.2026	SIGNED:	PLOT BY: SCT
DRAWN: SCT	DATE: 11.2025	SIGNED:	PLOT DATE: 04.06.26
CHECKED: PZS	DATE: 05.2026	SIGNED:	SURVEY BY: SURVEYED BY
APPROVED: CJM	DATE: 05.2026	SIGNED:	SURVEY DATE: SURVEYED DATE

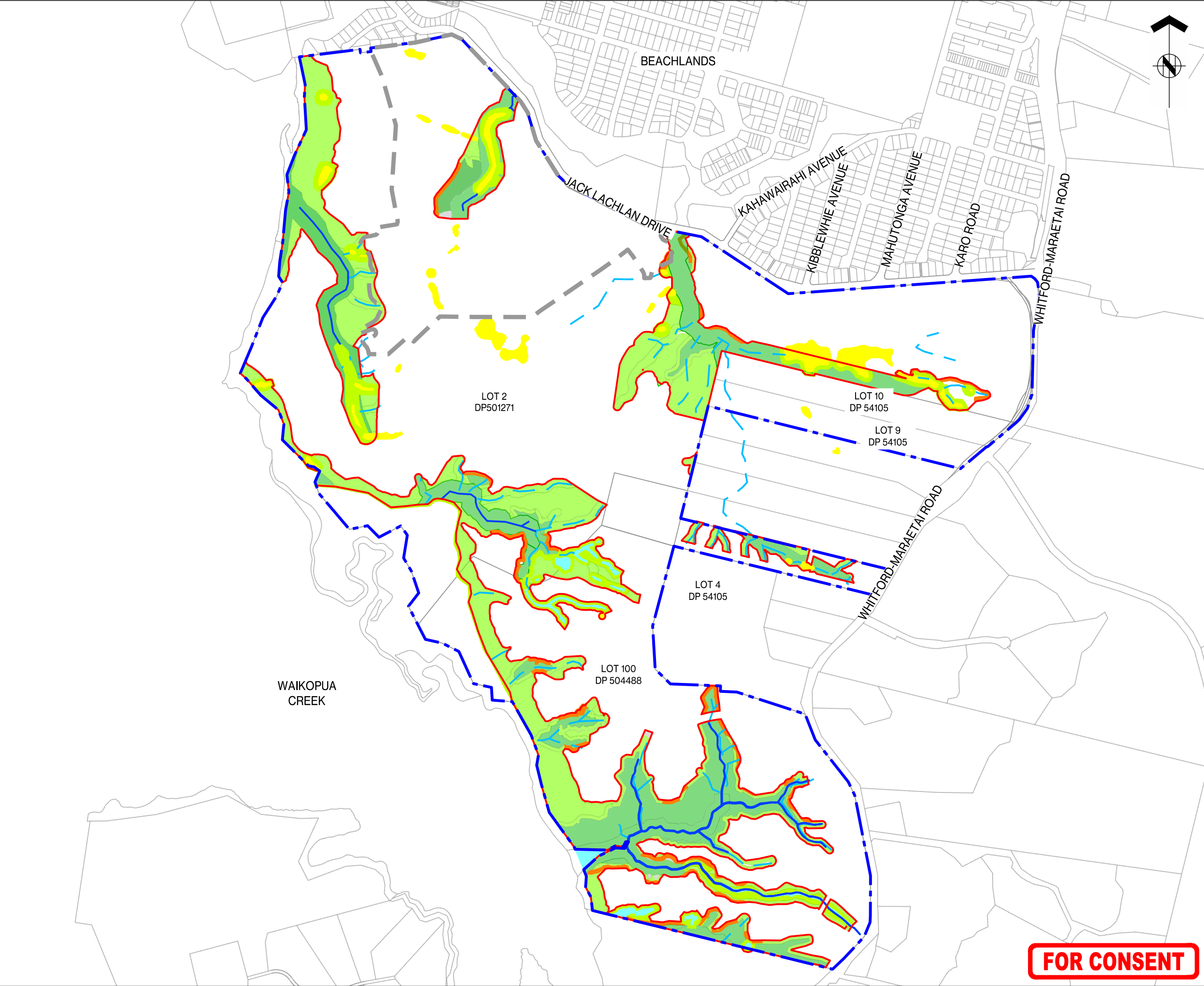
ISSUE STATUS:

FAST TRACK CONSENT

PROJECT No: A2515591.00	SCALES: 1:5000 A1 1:10000 A3	A1
DRAWING No: A2515591.00-0009		REV B

FOR CONSENT

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: LATE C:\AUTODESK\ACCDOS\ACCDOS\HARRISON GRIERSON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\02_CIVIL\04_SHEETS\A2515591.00-0009 ZONING PLAN.DWG





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NOTES

1. INFORMATION OBTAINED FROM AUCKLAND UNITARY
PLAN I458 BEACHLANDS SOUTH - PRECINCT PLAN 2

LEGEND:

- SITE BOUNDARY
- CONSENT BOUNDARY
- EPAN BOUNDARY
- PERMANENT STREAM
- INTERMITTENT STREAM
- INDICATIVE NATIVE REGENERATION
- WETLAND MARGIN BUFFER PLANTING
- INDICATIVE CONSTRUCTED WETLAND
- ECOLOGICAL PROTECTED AREA NETWORK
- HIGH VALUE TERRESTRIAL PLANTING
- INDICATIVE NATURAL WETLAND
- JX ECOLOGICAL AREA BREAKDOWN

B	FOR CONSENT	CJM	06.2026
A	FOR CONSENT	CJM	02.2026
REF	REVISIONS	BY	DATE

**HARRISON
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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

PROPOSED DEVELOPMENT
CONTROLS PLAN
AUP I458 PRECINCT PLAN 2

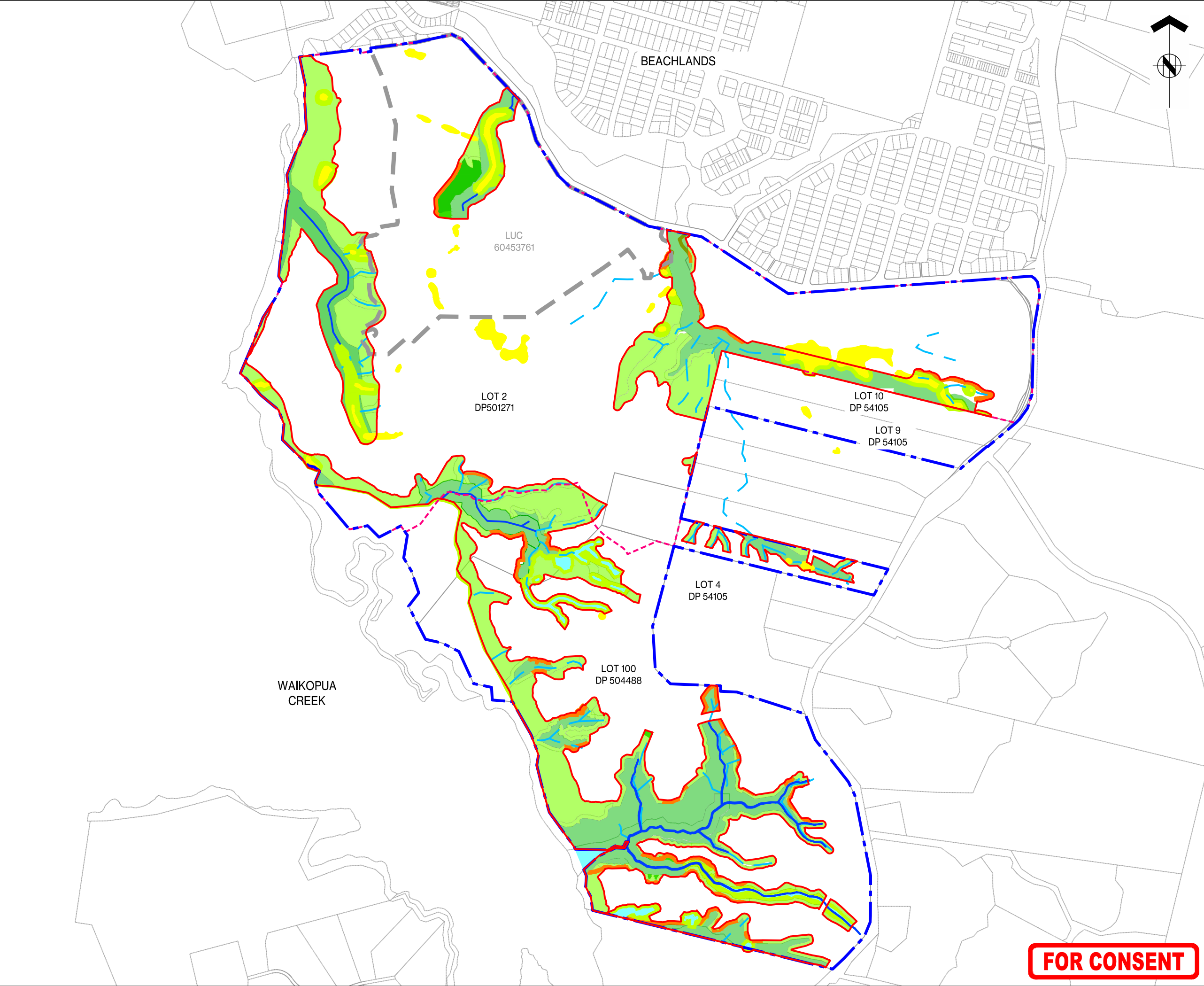
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DRAWN: SCT	DATE: 11.2025	SIGNED:	PLOT DATE: 09.06.26
CHECKED: PZS	DATE: 05.2026	SIGNED:	SURVEY BY: SURVEYED BY
APPROVED: CJM	DATE: 05.2026	SIGNED:	SURVEY DATE: SURVEYED DATE

ISSUE STATUS:

FAST TRACK CONSENT

PROJECT No: A2515591.00	SCALES: 1:5000 A1 1:10000 A3	A1
DRAWING No: A2515591.00-0010		REV B

FOR CONSENT





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NOTES

1. INFORMATION OBTAINED FROM AUCKLAND UNITARY
PLAN I458 BEACHLANDS SOUTH - PRECINCT PLAN 2

LEGEND:

SITE BOUNDARY

CONSENT BOUNDARY

LIVE ZONE BOUNDARY

EPAN BOUNDARY

PERMANENT STREAM

INTERMITTENT STREAM

INDICATIVE NATIVE REGENERATION

WETLAND MARGIN BUFFER PLANTING

INDICATIVE CONSTRUCTED WETLAND

ECOLOGICAL PROTECTED AREA
NETWORK

HIGH VALUE TERRESTRIAL PLANTING

INDICATIVE NATURAL WETLAND

TOTAL EPAN AREA = 70.3292ha

B	FOR CONSENT	CJM	06.2026
A	FOR CONSENT	CJM	02.2026
REF	REVISIONS	BY	DATE

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

PROPOSED DEVELOPMENT
CONTROLS PLAN
AUP I458 PRECINCT PLAN 2

ORIGINATOR: SCT	DATE: 04.2026	SIGNED:	PLOT BY: MNP
DRAWN: SCT	DATE: 11.2025	SIGNED:	PLOT DATE: 12.06.26
CHECKED: PZS	DATE: 05.2026	SIGNED:	SURVEY BY: SURVEYED BY
APPROVED: CJM	DATE: 05.2026	SIGNED:	SURVEY DATE: SURVEYED DATE

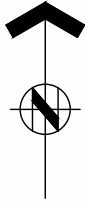
ISSUE STATUS:

FAST TRACK CONSENT

PROJECT No: A2515591.00	SCALES: 1:5000 A1 1:10000 A3	A1
DRAWING No: A2515591.00-0010		REV B

FOR CONSENT

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: LATE C:\AUTODESK\ACCDOS\ACCDOS\HARRISON US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\02_CIVIL\04_SHEETS\A2515591.00-0010 NATURAL FEATURES - AUP.DWG



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LEGEND:

-  SITE BOUNDARY
-  EXISTING CONSENT BOUNDARY (STAGE 1)

WAIKOPUA
CREEK

BEACHLANDS

LUC 60453761

WAT60276020

JACK LACHLAN DRIVE

KAHAWAIRAHI AVENUE

KIBBLEWHIE AVENUE

MAHUTONGA AVENUE

KARO ROAD

WHITFORD-MARAETAI ROAD

WHITFORD-MARAETAI ROAD

EXISTING CONSENTS	DESCRIPTION	EXPIRY DATE
LUC60453761 (s9 LAND USE) AND LUS60459682 (s13 LAND USE FOR STREAMWORKS)	EARTHWORKS AND STREAM WORKS	04-DEC-30
DIS60353629	WASTEWATER DISCHARGE REPLACES DIS6025896	21/07/2035
PERMIT 33035	DIVERSION AND DISCHARGE OF STORMWATER	31/12/2041
WAT60276020	WATER TAKE CONSENT	31/05/2027
WAT60276057	WATER TAKE CONSENT: REPLACEMENT APPLICATION TO DAM WATER	31/05/2027
WAT60371307	PINE HARBOUR LIVING WATER TAKE PERMIT	31/05/2052
LUC60459433	WATER BORE	04/02/2028

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

EXISTING CONSENT EXTENTS PLAN

ORIGINATOR: SCT	DATE: 04.2026	SIGNED:	PLOT BY: SCT
DRAWN: SCT	DATE: 11.2025	SIGNED:	PLOT DATE: 04.06.26
CHECKED: PZS	DATE: 05.2026	SIGNED:	SURVEY BY: SURVEYED BY
APPROVED: CJM	DATE: 05.2026	SIGNED:	SURVEY DATE: SURVEYED DATE

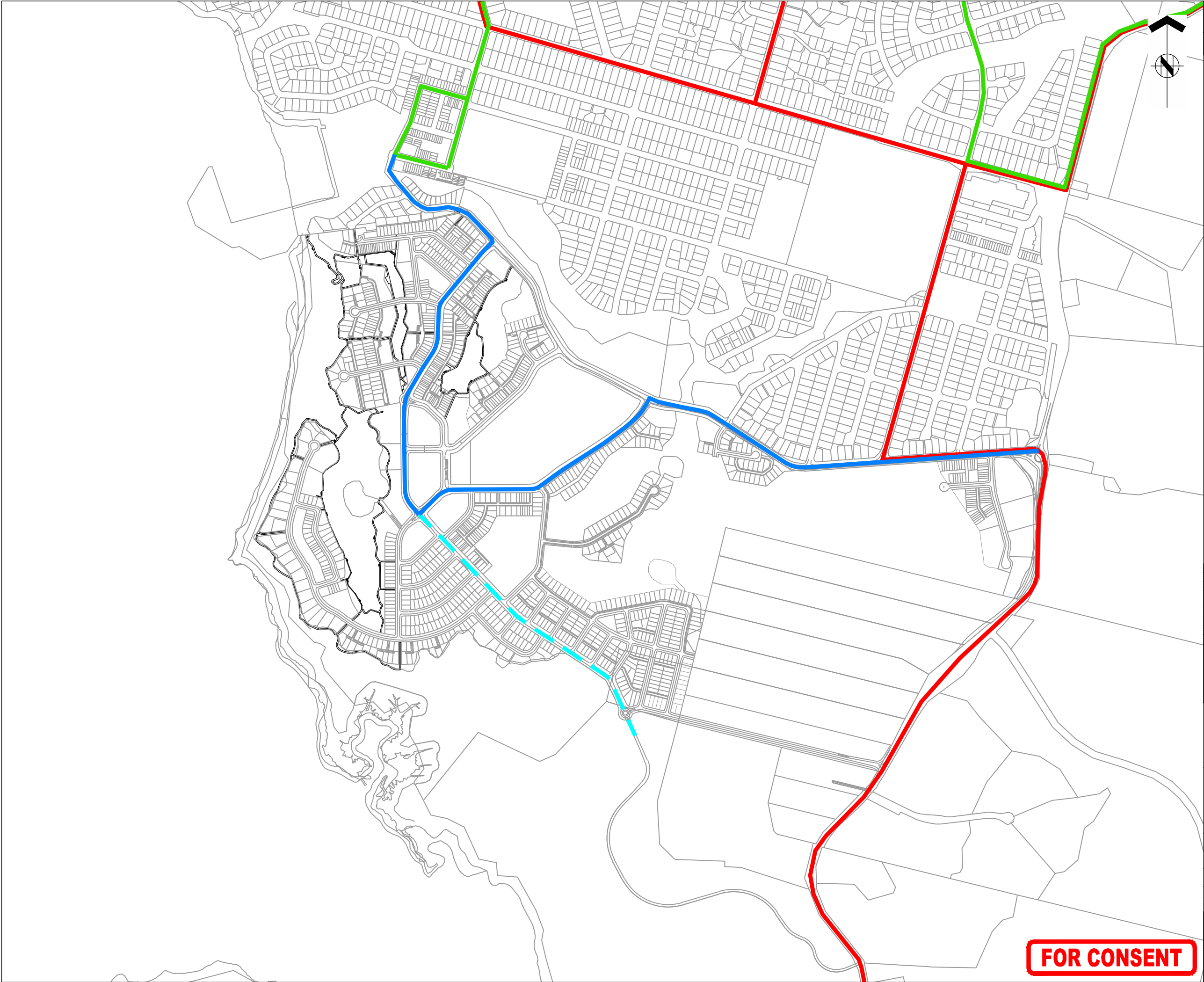
ISSUE STATUS:

FAST TRACK CONSENT

PROJECT No: A2515591.00	SCALES: 1:5000 A1 1:10000 A3	A1
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DRAWING No:	REV
A2515591.00-0011	B

FOR CONSENT





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NOTES:

LEGEND:

EXISTING 738 BUS LINE

EXISTING 739 BUS LINE

PROPOSED BUS ROUTE

PROPOSED FUTURE BUS ROUTE

A	FOR CONSENT	SCT	02/2026
REF	REVISIONS	BY	DATE

HARRISON GRIERSON

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T +64 9 917 5000
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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

PUBLIC TRANSPORT ROUTES PLAN

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SCT	04.2026		ENW
DRAWN:	DATE:	SIGNED:	PLOT DATE:
SCT	11.2025		23/04/26
CHECKED:	DATE:	SIGNED:	SURVEY BY:
PZS	04.2026		SURVEYED BY
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
CJM	04.2026		SURVEYED DATE

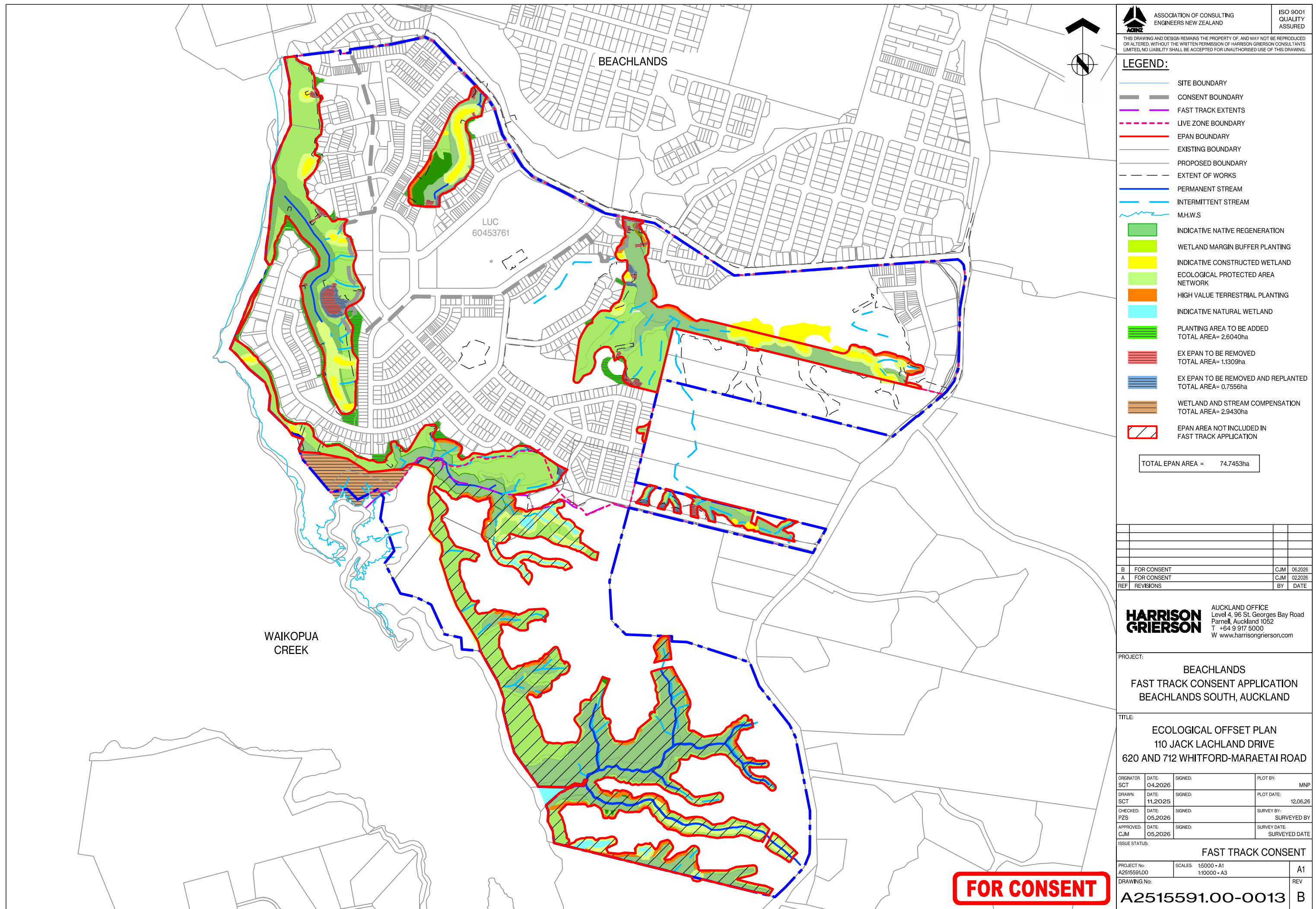
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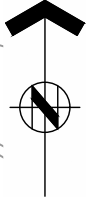
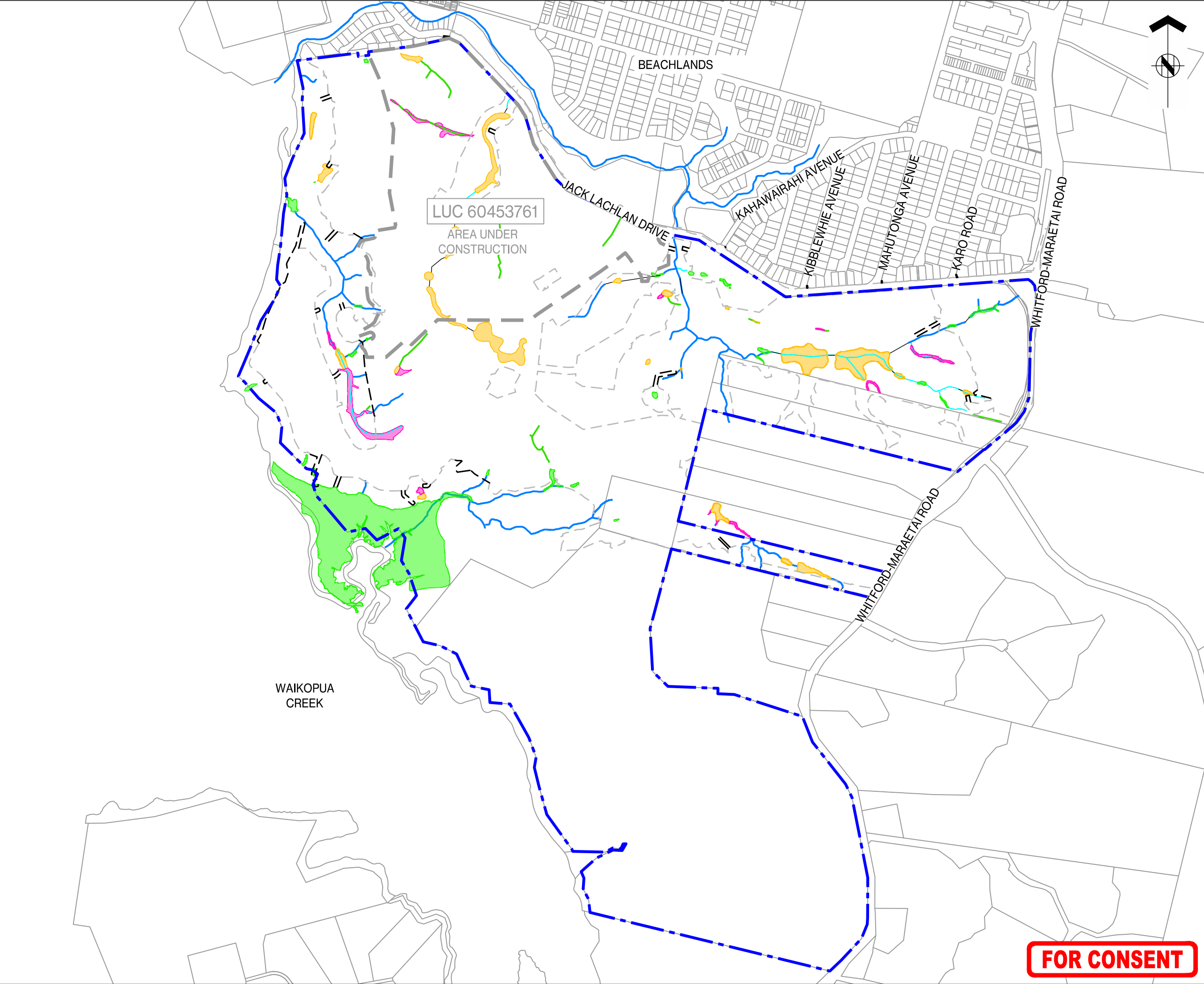
FAST TRACK CONSENT

PROJECT No:	SCALES:	A1
A2515591.00	A1 1:5000 A3 1:10000	REV
DRAWING No:	A	

A2515591.00-0012

FOR CONSENT







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NOTES:

1. ORIGINAL ECOLOGICAL ASSESSMENT UNDERTAKEN
BY TONKIN + TAYLOR MARCH 2022.

2. REASSESSMENT OF ECOLOGICAL FEATURES
UNDERTAKEN BY VIRIDIS LIMITED IN MARCH 2026
(REASSESSMENT SHOWN ON PLAN).

LEGEND:

SITE BOUNDARY

EXISTING CONSENT BOUNDARY
- LUC 60453761

EXTENT OF WORKS

INTERMITTENT OR PERMANENT STREAM

MODIFIED NATURAL STREAM

PIPE CULVERTED SECTION

ARTIFICIAL DRAINAGE CHANNEL

CONSTRUCTED WETLAND

INCIDENTAL WETLAND ASSOCIATED
WITH CONSTRUCTED

NATURAL INLAND WETLAND

B	SITE BOUNDARY UPDATED	CJM	06.2026
A	FOR CONSENT	CJM	05.2026
REF	REVISIONS	BY	DATE

**HARRISON
GRIERSON**

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W www.harrisingrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

EXISTING
STREAM FEATURES
PLAN

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SCT	04.2026		MNP
DRAWN:	DATE:	SIGNED:	PLOT DATE:
SCT	05.2026		08.06.26
CHECKED:	DATE:	SIGNED:	SURVEY BY:
PZS	05.2026		SURVEYED BY
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
CJM	05.2026		SURVEYED DATE

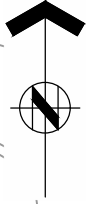
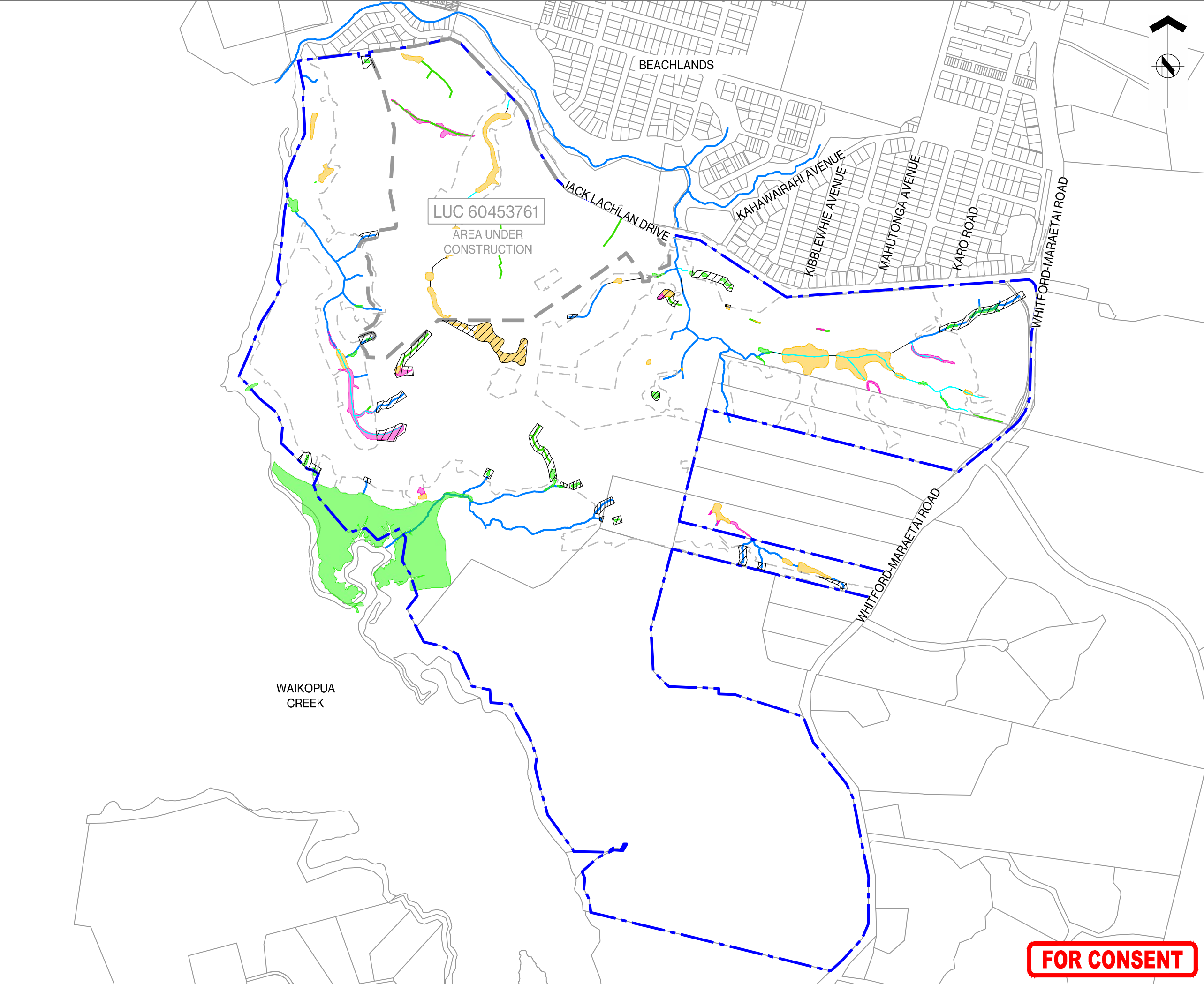
ISSUE STATUS:

FAST TRACK CONSENT

PROJECT No:	SCALES:	A1
A2515591.00	A1 1:5000 A3 1:10000	A1
DRAWING No:		REV
A2515591.00-0014		B

FOR CONSENT

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: LATE C:\AUTODESK\ACCDOS\ACCDOS\HARRISON_US\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01_DESIGN\02_CIVIL\04_SHEETS\A2515591.00-0014 STREAM PLAN.DWG





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NOTES:

1. ORIGINAL ECOLOGICAL ASSESSMENT UNDERTAKEN
BY TONKIN + TAYLOR MARCH 2022.

2. REASSESSMENT OF ECOLOGICAL FEATURES
UNDERTAKEN BY VIRIDIS LIMITED IN MARCH 2026
(REASSESSMENT SHOWN ON PLAN).

LEGEND:

SITE BOUNDARY

EXISTING CONSENT BOUNDARY
- LUC 60453761

EXTENT OF WORKS

INTERMITTENT OR PERMANENT STREAM

MODIFIED NATURAL STREAM

PIPE CULVERTED SECTION

ARTIFICIAL DRAINAGE CHANNEL

CONSTRUCTED WETLAND

INCIDENTAL WETLAND ASSOCIATED
WITH CONSTRUCTED

NATURAL INLAND WETLAND

EXTENT OF STREAMS RECLAIMED

B	SITE BOUNDARY UPDATED	CJM	06/2026
A	FOR CONSENT	CJM	05/2026
REF	REVISIONS	BY	DATE

**HARRISON
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W www.harrisongrierson.com

PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

STREAM RECLAMATION
OVERALL LAYOUT

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
CJM	05/2026		SCT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MNP	05/2026		10/06/26
CHECKED:	DATE:	SIGNED:	SURVEY BY:
PZS	05/2026		SURVEYED BY
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
CJM	05/2026		SURVEYED DATE

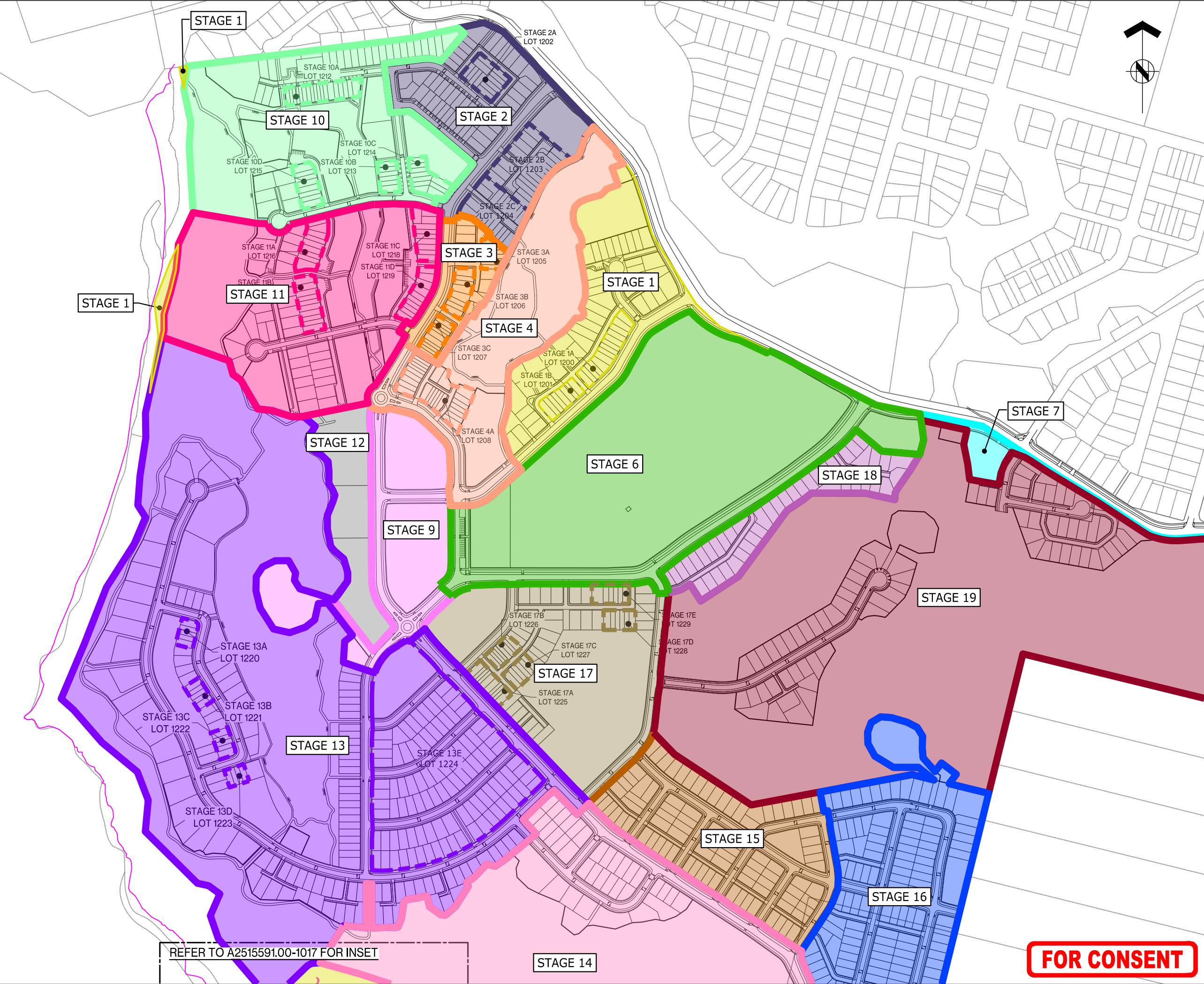
ISSUE STATUS:

FAST TRACK CONSENT

PROJECT No:	SCALES:	A1
A2515591.00	A1 1:5000 A3 1:10000	A1
DRAWING No:		REV
A2515591.00-0015		B

FOR CONSENT

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: LATE C:\AUTODESK\ACCDOS\ACCDOS\HARRISON GRIERSON_LUS\BEACHLANDS SOUTH FAST TRACK CONSENT\PROJECT FILES\01 DESIGN\04 SHEETS\A2515591.00-0015 STREAM RECLAMATION PLAN.DWG





ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

ISO 9001
QUALITY
ASSURED

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NOTES

1. THIS PLAN IS AN INFORMATIVE DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS SHOWING STAGING DETAILS. THE STAGING NUMBERS ARE NOT NECESSARILY SEQUENTIAL AND MAY BE DONE CONCURRENTLY WHERE APPROPRIATE.

A	FOR CONSENT	SCT	05/2026
REF	REVISIONS	BY	DATE

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PROJECT:

BEACHLANDS
FAST TRACK CONSENT APPLICATION
BEACHLANDS SOUTH, AUCKLAND

TITLE:

SUBDIVISION
STAGING PLAN
SHEET 1 OF 2

ORIGINATOR: SCT	DATE: 05.2026	SIGNED:	PLOT BY: MNP
DRAWN: SCT	DATE: 05.2026	SIGNED:	PLOT DATE: 26.05.26
CHECKED: PZS	DATE: 05.2026	SIGNED:	SURVEY BY: SURVEYED BY
APPROVED: CJM	DATE: 05.2026	SIGNED:	SURVEY DATE: SURVEYED DATE

ISSUE STATUS:

FAST TRACK CONSENT

PROJECT No: A2515591.00	SCALES: A1 1:2500 A3 1:5000	A1
DRAWING No: A2515591.00-0016		REV A

