

Auckland Surf Park Community

Unit Title Subdivision Draft Resource Consent Conditions

24 February 2026

Table of Contents

General Conditions	3
Activity in Accordance with Application	3
Lapsing of Consent	5
Staging of Subdivision.....	6
Survey Plan Approval (s223) Conditions (All Stages)	7
Survey Plan.....	7
Section 224(c) Compliance Conditions - Lot 1010 (Stage 0)	8
Services	8
Utilities	8
As Built Plans.....	8
Section 32(2)(a) Certificate	8
Section 224(f) Certificate	8
Section 224(c) Compliance Conditions - Lot 701 (Stage 3)	9
Services	9
Utilities	9
Section 32(2)(a) Certificate	9
Section 224(f) Certificate	9
Vehicle Access and Parking	9
Section 224(c) Compliance Conditions - Lot 702 (Stage 3)	10
Services	10
Utilities	10
Section 32(2)(a) Certificate	10
Section 224(f) Certificate	10
Vehicle Access and Parking	10
Section 224(c) Compliance Conditions - Lot 704 (Stage 3)	11
Services	11
Utilities	11
Section 32(2)(a) Certificate	11
Section 224(f) Certificate	11
Vehicle Access and Parking	11
Section 224(c) Compliance Conditions - Lot 707 (Stage 3)	12
Services	12
Utilities	12
Section 32(2)(a) Certificate	12

Section 224(f) Certificate	12
Vehicle Access and Parking	12
Section 224(c) Compliance Conditions - Lot 708 (Stage 3)	13
Services	13
Utilities	13
Section 32(2)(a) Certificate	13
Section 224(f) Certificate	13
Vehicle Access and Parking	13
Section 224(c) Compliance Conditions - Lot 710 (Stage 3)	14
Services	14
Utilities	14
Section 32(2)(a) Certificate	14
Section 224(f) Certificate	14
Vehicle Access and Parking	14
Section 224(c) Compliance Conditions - Lot 711 (Stage 3)	15
Services	15
Utilities	15
Section 32(2)(a) Certificate	15
Section 224(f) Certificate	15
Vehicle Access and Parking	15

General Conditions

General Conditions

Activity in Accordance with Application

- The unit title subdivision must be in general accordance with the information and plans submitted with the application formally received by the Environment Protection Agency on [insert], including the following plans and information detailed below, and all referenced by the council as [insert SUB reference].

Drawing title and reference	Author	Rev.	Dated
<i>Unit Title Plans</i>			
Proposed Units on Lot 1010 (Stage 0) - Ground Level 3325-2-1200	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 1010 (Stage 0) - Ground Level 3325-2-1201	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 1010 (Stage 0) - Ground Level 3325-2-1202	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 702 (Stage 3) Apartment B - Level 0 3325-2-1300	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 702 (Stage 3) Apartment B - Level 1 3325-2-1301	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 702 (Stage 3) Apartment B - Level 2 3325-2-1302	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 702 (Stage 3) Apartment B - Level 3 3325-2-1303	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 702 (Stage 3) Apartment B - Section A 3325-2-1304	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 702 (Stage 3) Apartment B - Section B 3325-2-1305	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 702 (Stage 3) Apartment B - Section C and D 3325-2-1306	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 701 (Stage 3) Apartment A - Level 0 3325-2-1400	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 701 (Stage 3) Apartment A - Level 1 3325-2-1401	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 701 (Stage 3) Apartment A - Level 2 3325-2-1402	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 701 (Stage 3) Apartment A - Level 3 3325-2-1403	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 701 (Stage 3) Apartment A - Section A 3325-2-1404	McKenzie & Co.	[insert]	[insert]

General Conditions

Proposed Units on Lot 701 (Stage 3) Apartment A - Section B 3325-2-1405	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 701 (Stage 3) Apartment A - Section C and D 3325-2-1406	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 704 (Stage 3) Apartment C - Level 0 3325-2-1500	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 704 (Stage 3) Apartment C - Level 1 3325-2-1501	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 704 (Stage 3) Apartment C - Level 2 3325-2-1502	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 704 (Stage 3) Apartment C - Level 3 3325-2-1503	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 704 (Stage 3) Apartment C - Section A 3325-2-1504	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 704 (Stage 3) Apartment C - Section B 3325-2-1505	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 704 (Stage 3) Apartment C - Section C and D 3325-2-1506	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 707 (Stage 3) Apartment E2 - Level 0 3325-2-1600	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 707 (Stage 3) Apartment E2 - Level 1 3325-2-1601	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 707 (Stage 3) Apartment E2 - Level 2 3325-2-1602	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 707 (Stage 3) Apartment E2 - Section A 3325-2-1603	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 707 (Stage 3) Apartment E2 - Section B 3325-2-1604	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 707 (Stage 3) Apartment E2 - Section C and D 3325-2-1605	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 708 (Stage 3) Apartment E1 - Level 0 3325-2-1700	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 708 (Stage 3) Apartment E1 - Level 1 3325-2-1701	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 708 (Stage 3) Apartment E1 - Level 2 3325-2-1702	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 708 (Stage 3) Apartment E1 - Section A 3325-2-1703	McKenzie & Co.	[insert]	[insert]

General Conditions

Proposed Units on Lot 708 (Stage 3) Apartment E1 - Section B 3325-2-1704	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 708 (Stage 3) Apartment E1 - Section C and D 3325-2-1705	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 710 (Stage 3) Apartment D2 - Level 0 3325-2-1800	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 710 (Stage 3) Apartment D2 - Level 1 3325-2-1801	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 710 (Stage 3) Apartment D2 - Level 2 3325-2-1802	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 710 (Stage 3) Apartment D2 - Section A 3325-2-1803	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 710 (Stage 3) Apartment D2 - Section B 3325-2-1804	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 710 (Stage 3) Apartment D2 - Section C and D 3325-2-1804	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 711 (Stage 3) Apartment D1 - Level 0 3325-2-1900	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 711 (Stage 3) Apartment D1 - Level 1 3325-2-1901	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 711 (Stage 3) Apartment D1 - Level 2 3325-2-1902	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 711 (Stage 3) Apartment D1 - Section A 3325-2-1903	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 711 (Stage 3) Apartment D1 - Section B 3325-2-1904	McKenzie & Co.	[insert]	[insert]
Proposed Units on Lot 711 (Stage 3) Apartment D1 - Section C and D 3325-2-1905	McKenzie & Co.	[insert]	[insert]

Lapsing of Consent

2. In accordance with clause 87(2)(b) and clause 26 of Schedule 5 Fast-track Approvals Act 2024 (FTAA), this consent lapses 15 years after the date it commences unless:
 - (a) A survey plan is submitted to the Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - (b) An application under section 125 of the RMA is made to the council before the consent lapses to extend the period after which the consent lapses and the council grants an extension.

General Conditions

Staging of Subdivision

3. For the purpose of the s223 and s224(c) conditions set out below, the unit title subdivision staging is as follows and may be carried out independently or concurrently:
- (a) Unit titles on Lot 1010 (Stage 0 of [insert Council SUB reference])
 - (b) Unit titles on Lot 701 (Stage 3 of [insert Council SUB reference])
 - (c) Unit titles on Lot 702 (Stage 3 of [insert Council SUB reference])
 - (d) Unit titles on Lot 704 (Stage 3 of [insert Council SUB reference])
 - (e) Unit titles on Lot 707 (Stage 3 of [insert Council SUB reference])
 - (f) Unit titles on Lot 708 (Stage 3 of [insert Council SUB reference])
 - (g) Unit titles on Lot 710 (Stage 3 of [insert Council SUB reference])
 - (h) Unit titles on Lot 711 (Stage 3 of [insert Council SUB reference])

Advice Note:

This condition does not preclude the submission of a separate survey plan for each of the subdivision stages.

Survey Plan Approval (s223) Conditions (All Stages)

Survey Plan Approval (s223) Conditions (All Stages)

Survey Plan

4. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Unit Title survey plans referenced in Condition 1. The survey plans must show all building/s, units, all exclusive parking and common property on the site required by this subdivision consent.
5. The easements, including party wall easements, must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

Section 224(c) Compliance Conditions - Lot 1010 (Stage 0)

Section 224(c) Compliance Conditions - Lot 1010 (Stage 0)

Unit title subdivision into 57 principal units

6. That a certificate pursuant to section 224(c) of the RMA will not be issued until conditions [insert condition No.] to [insert condition No.] of [insert LUC/SUB number] have been met to the satisfaction of the Council and at the applicant's expense.

Services

7. The consent holder must make adequate provision to the satisfaction of the Council for the disposal of stormwater and wastewater from the development and for the provision of water supply to all units on the site. Certification from the Council that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA

Utilities

8. The consent holder must make adequate provision for telecommunications and electricity to the development in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

As Built Plans

9. Accurate as-built plans must be submitted for all services, including underground services, showing every lot connection including any portion of the reticulation outside the lot served, in accordance with the Development Engineering As-Built requirements Version 1.2 September 2012. The as-built plans must be confirmed by the Development Engineer as compliant prior to the issue of a section 224(c) Certificate under the RMA.

Section 32(2)(a) Certificate

10. At lodgement of the application pursuant to Section 224(c) of the RMA, the consent holder must provide a certificate from a licenced cadastral surveyor certifying that the buildings have been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and common property shown on the plans to be physically measured.
11. The Certificate pursuant to Section 32(2)(a) of the Unit Title Act 2010 must be given on the application upon the completion of the Principal Unit Buildings and the written certificate required has been supplied.

Section 224(f) Certificate

12. At lodgement of the application pursuant to Section 224(c) of the RMA, the consent holder must provide evidence to demonstrate that the units have complied with or will comply with the provisions of the building code pursuant to Section 116A of the Building Act 2004.

Section 224(c) Compliance Conditions - Lot 701 (Stage 3)

Section 224(c) Compliance Conditions - Lot 701 (Stage 3)

Unit title subdivision into 30 principal units, 25 accessory units (car parks) and 48 accessory units (terraces).

13. That a certificate pursuant to section 224(c) of the RMA will not be issued until conditions [insert condition No.] to [insert condition No.] of [insert LUC/SUB number] have been met to the satisfaction of the Council and at the applicant's expense.

Services

14. The consent holder must make adequate provision to the satisfaction of the Council for the disposal of stormwater and wastewater from the development and for the provision of water supply to all units on the site. Certification from the Council that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

15. The consent holder must make adequate provision for telecommunications and electricity to the development in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Section 32(2)(a) Certificate

16. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide a certificate from a licenced cadastral surveyor certifying that the buildings have been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and common property shown on the plans to be physically measured.
17. The Certificate pursuant to section 32(2)(a) of the Unit Titles Act 2010 must be given on the application upon the completion of the Principal Unit Buildings and the written certificate required has been supplied.

Section 224(f) Certificate

18. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide evidence to demonstrate that the units have complied with or will comply with the provisions of the building code pursuant to Section 116A of the Building Act 2004.

Vehicle Access and Parking

19. The consent holder must provide 25 carparking spaces for Apartment A (Accessory Units 1A to 25A), vehicle access to serve Lot 701 and vehicle access in general accordance with the Unit Title survey plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Section 224(c) Compliance Conditions - Lot 702 (Stage 3)

Section 224(c) Compliance Conditions - Lot 702 (Stage 3)

Unit title subdivision into 30 principal units, 25 accessory units (car parks) and 48 accessory units (terraces).

20. That a certificate pursuant to section 224(c) of the RMA will not be issued until conditions [insert condition No.] to [insert condition No.] of [insert LUC/SUB number] have been met to the satisfaction of the Council and at the applicant's expense.

Services

21. The consent holder must make adequate provision to the satisfaction of the Council for the disposal of stormwater and wastewater from the development and for the provision of water supply to all units on the site. Certification from the Council that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

22. The consent holder must make adequate provision for telecommunications and electricity to the development in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA

Section 32(2)(a) Certificate

23. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide a certificate from a licenced cadastral surveyor certifying that the buildings have been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and common property shown on the plans to be physically measured.
24. The Certificate pursuant to section 32(2)(a) of the Unit Titles Act 2010 must be given on the application upon the completion of the Principal Unit Buildings and the written certificate required has been supplied.

Section 224(f) Certificate

25. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide evidence to demonstrate that the units have complied with or will comply with the provisions of the building code pursuant to Section 116A of the Building Act 2004.

Vehicle Access and Parking

26. The consent holder must provide 25 carparking spaces for Apartment B (Accessory Units 1A to 25A), vehicle access to serve Lot 702 and vehicle access in general accordance with the Unit Title survey plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Section 224(c) Compliance Conditions - Lot 704 (Stage 3)

Section 224(c) Compliance Conditions - Lot 704 (Stage 3)

Unit title subdivision into 24 principal units, 24 accessory units (car parks) and 49 accessory units (terraces).

27. That a certificate pursuant to section 224(c) of the RMA will not be issued until conditions [insert condition No.] to [insert condition No.] of [insert LUC/SUB number] have been met to the satisfaction of the Council and at the applicant's expense.

Services

28. The consent holder must make adequate provision to the satisfaction of the Council for the disposal of stormwater and wastewater from the development and for the provision of water supply to all units on the site. Certification from the Council that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

29. The consent holder must make adequate provision for telecommunications and electricity to the development in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA

Section 32(2)(a) Certificate

30. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide a certificate from a licenced cadastral surveyor certifying that the buildings have been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and common property shown on the plans to be physically measured.
31. The Certificate pursuant to section 32(2)(a) of the Unit Titles Act 2010 must be given on the application upon the completion of the Principal Unit Buildings and the written certificate required has been supplied.

Section 224(f) Certificate

32. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide evidence to demonstrate that the units have complied with or will comply with the provisions of the building code pursuant to Section 116A of the Building Act 2004.

Vehicle Access and Parking

33. The consent holder must provide 24 carparking spaces for Apartment C (Accessory Units 1A to 24A), vehicle access to serve Lot 704 and vehicle access in general accordance with the Unit Title survey plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Section 224(c) Compliance Conditions - Lot 707 (Stage 3)

Section 224(c) Compliance Conditions - Lot 707 (Stage 3)

Unit title subdivision into 8 principal units, 8 accessory units (car parks) and 10 accessory units (terraces).

34. That a certificate pursuant to section 224(c) of the RMA will not be issued until conditions [insert condition No.] to [insert condition No.] of [insert LUC/SUB number] have been met to the satisfaction of the Council and at the applicant's expense.

Services

35. The consent holder must make adequate provision to the satisfaction of the Council for the disposal of stormwater and wastewater from the development and for the provision of water supply to all units on the site. Certification from the Council that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

36. The consent holder must make adequate provision for telecommunications and electricity to the development in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA

Section 32(2)(a) Certificate

37. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide a certificate from a licenced cadastral surveyor certifying that the buildings have been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and common property shown on the plans to be physically measured.
38. The Certificate pursuant to section 32(2)(a) of the Unit Titles Act 2010 must be given on the application upon the completion of the Principal Unit Buildings and the written certificate required has been supplied.

Section 224(f) Certificate

39. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide evidence to demonstrate that the units have complied with or will comply with the provisions of the building code pursuant to Section 116A of the Building Act 2004.

Vehicle Access and Parking

40. The consent holder must provide 8 carparking spaces for Apartment E2 (Accessory Units 1A to 8A), vehicle access to serve Lot 707 and vehicle access in general accordance with the Unit Title survey plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Section 224(c) Compliance Conditions - Lot 708 (Stage 3)

Section 224(c) Compliance Conditions - Lot 708 (Stage 3)

Unit title subdivision into 16 principal units, 16 accessory units (car parks) and 20 accessory units (terraces).

41. That a certificate pursuant to section 224(c) of the RMA will not be issued until conditions [insert condition No.] to [insert condition No.] of [insert LUC/SUB number] have been met to the satisfaction of the Council and at the applicant's expense.

Services

42. The consent holder must make adequate provision to the satisfaction of the Council for the disposal of stormwater and wastewater from the development and for the provision of water supply to all units on the site. Certification from the Council that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

43. The consent holder must make adequate provision for telecommunications and electricity to the development in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA

Section 32(2)(a) Certificate

44. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide a certificate from a licenced cadastral surveyor certifying that the buildings have been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and common property shown on the plans to be physically measured.
45. The Certificate pursuant to section 32(2)(a) of the Unit Titles Act 2010 must be given on the application upon the completion of the Principal Unit Buildings and the written certificate required has been supplied.

Section 224(f) Certificate

46. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide evidence to demonstrate that the units have complied with or will comply with the provisions of the building code pursuant to Section 116A of the Building Act 2004.

Vehicle Access and Parking

47. The consent holder must provide 16 carparking spaces for Apartment E1 (Accessory Units 1A to 16A), vehicle access to serve Lot 708 and vehicle access in general accordance with the Unit Title survey plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Section 224(c) Compliance Conditions - Lot 710 (Stage 3)

Section 224(c) Compliance Conditions - Lot 710 (Stage 3)

Unit title subdivision into 8 principal units, 8 accessory units (car parks) and 10 accessory units (terraces).

48. That a certificate pursuant to section 224(c) of the RMA will not be issued until conditions [insert condition No.] to [insert condition No.] of [insert LUC/SUB number] have been met to the satisfaction of the Council and at the applicant's expense.

Services

49. The consent holder must make adequate provision to the satisfaction of the Council for the disposal of stormwater and wastewater from the development and for the provision of water supply to all units on the site. Certification from the Council that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

50. The consent holder must make adequate provision for telecommunications and electricity to the development in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA

Section 32(2)(a) Certificate

51. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide a certificate from a licenced cadastral surveyor certifying that the buildings have been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and common property shown on the plans to be physically measured.
52. The Certificate pursuant to section 32(2)(a) of the Unit Titles Act 2010 must be given on the application upon the completion of the Principal Unit Buildings and the written certificate required has been supplied.

Section 224(f) Certificate

53. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide evidence to demonstrate that the units have complied with or will comply with the provisions of the building code pursuant to Section 116A of the Building Act 2004.

Vehicle Access and Parking

54. The consent holder must provide 8 carparking spaces for Apartment D2 (Accessory Units 1A to 8A), vehicle access to serve Lot 710 and vehicle access in general accordance with the Unit Title survey plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Section 224(c) Compliance Conditions - Lot 711 (Stage 3)

Section 224(c) Compliance Conditions - Lot 711 (Stage 3)

Unit title subdivision into 16 principal units, 17 accessory units (car parks) and 20 accessory units (terraces).

55. That a certificate pursuant to section 224(c) of the RMA will not be issued until conditions [insert condition No.] to [insert condition No.] of [insert LUC/SUB number] have been met to the satisfaction of the Council and at the applicant's expense.

Services

56. The consent holder must make adequate provision to the satisfaction of the Council for the disposal of stormwater and wastewater from the development and for the provision of water supply to all units on the site. Certification from the Council that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

57. The consent holder must make adequate provision for telecommunications and electricity to the development in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA

Section 32(2)(a) Certificate

58. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide a certificate from a licenced cadastral surveyor certifying that the buildings have been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and common property shown on the plans to be physically measured.
59. The Certificate pursuant to section 32(2)(a) of the Unit Titles Act 2010 must be given on the application upon the completion of the Principal Unit Buildings and the written certificate required has been supplied.

Section 224(f) Certificate

60. At lodgement of the application pursuant to section 224(c) of the RMA, the consent holder must provide evidence to demonstrate that the units have complied with or will comply with the provisions of the building code pursuant to Section 116A of the Building Act 2004.

Vehicle Access and Parking

61. The consent holder must provide 17 carparking spaces for Apartment D1 (Accessory Units 1A to 17A), vehicle access to serve Lot 711 and vehicle access in general accordance with the Unit Title survey plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.