

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☐ No

## 2. Type of Consent being applied for

*(more than one circle can be ticked):*

- |   |   |
|---|---|
| <input type="radio"/> Land Use  | <input type="radio"/> Discharge                           |
| <input type="radio"/> Fast Track Land Use*  | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision   | <input type="radio"/> Extension of time (s.125)           |
| <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |   |
| <input type="radio"/> Other (please specify) _____  |   |

*\* The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

## 3. Would you like to opt out of the Fast Track Process?

☐ Yes ☐ No If we qualify it will be great to have this.

## 4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

*For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)*

## 5. Applicant Details

**Name/s:**

Angela Vujcich - Advance Build

**Email:**

**Phone number:**

**Postal address:**

(or alternative method of service under section 352 of the act)

## 6. Address for Correspondence

*Name and address for service and correspondence (if using an Agent write their details here)*

**Name/s:**

CPPC Planning - Claire Phillips

**Email:**

**Phone number:**

**Postal address:**

(or alternative method of service under section 352 of the act)

*\* All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.*

## 7. Details of Property Owner/s and Occupier/s

*Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)*

**Name/s:**

Jacqueline Elizabeth Nowland

**Property Address/  
Location:**

884 Kerikeri Inlet Road, Kerikeri

**Postcode**

## 8. Application Site Details

*Location and/or property street address of the proposed activity:*

**Name/s:**

**Site Address/  
Location:**

  
  
  
 **Postcode**

**Legal Description:**

**Val Number:**

**Certificate of title:**

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

### Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☐ No

Is there a dog on the property? ☐ Yes ☐ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

## 9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

## 10. Would you like to request Public Notification?

☐ Yes ☐ No

## 11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- ☐ Building Consent
- ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard consent
- ☐ Other (please specify)

## 12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ☐ Yes ☐ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ☐ Yes ☐ No ☐ Don't know

- |   |   |
|---|---|
| <input type="radio"/> Subdividing land                    | <input type="radio"/> Disturbing, removing or sampling soil       |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

## 13. Assessment of Environmental Effects:

*Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.*

Your AEE is attached to this application ☐ Yes

## 13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☐ Yes ☐ No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☐ Yes ☐ No Unless agreed



## 14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

**Name/s:** (please write in full) Advance Build Ltd - Please use our account

**Email:**

**Phone number:**

**Postal address:**

(or alternative method of service under section 352 of the act)

### Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

### Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

**Name:** (please write in full)

Angela Vujcich

**Signature:**

(signature of bill payer)

**Date** 21-Jul-2025

**MANDATORY**

## 15. Important Information:

### Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

## 15. Important information continued...

### Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

**Name:** (please write in full)

Angela Vujcich

**Signature:**

*A signature is not required if the application is made by electronic means*

**Date** 21-Jul-2025

### Checklist (please tick if information is provided)

- ☒ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☒ Details of your consultation with Iwi and hapū
- ☒ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☒ Reports from technical experts (if required)
- ☒ Copies of other relevant consents associated with this application
- ☒ Location and Site plans (land use) AND/OR
- ☒ Location and Scheme Plan (subdivision)
- ☒ Elevations / Floor plans
- ☒ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

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# RESOURCE CONSENT APPLICATION FOR ADVANCE BUILD AT 884 KERIKERI INLET ROAD, KERIKERI

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**JULY 2025**





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## APPLICANT DETAILS

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Applicant: Advance Build

Owner: Jacqueline Elizabeth Nowland

Site Address: 884 Kerikeri Inlet Road,  
Kerikeri

Legal Description: Lot 1 DP 207747

Site Area: 9220m<sup>2</sup>

Consent: Land Use

Activity: Land use consent for the relocation of a pre-built new dwelling.

District Plan Zones:  
Operative District Plan  
Zone  
Coastal Living

Proposed District Plan  
Zone  
Rural Lifestyle

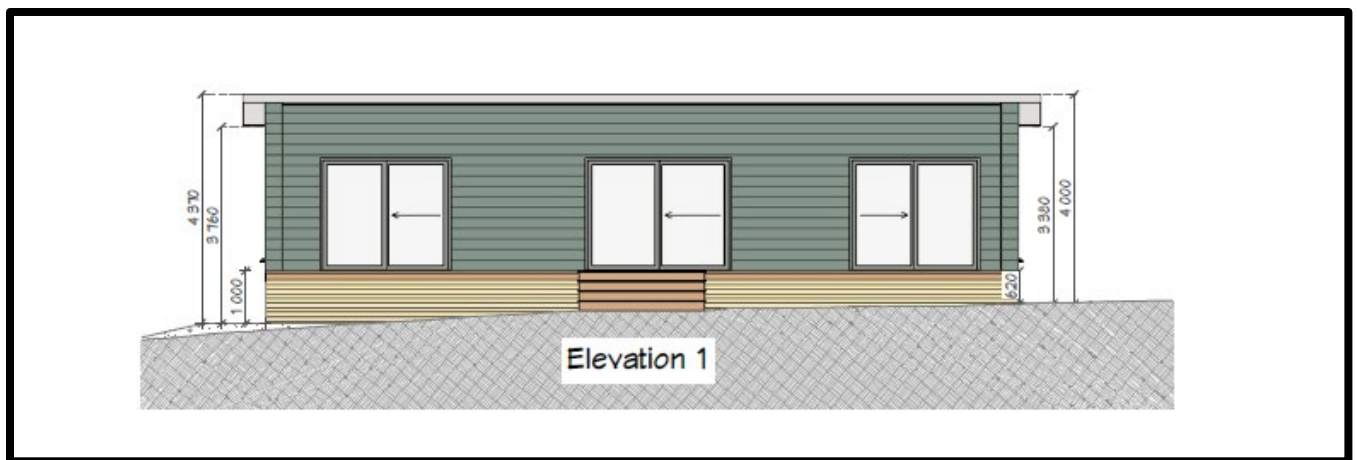
Address for Service: Claire Phillips  
Consultant Planner  
CPPC Planning  
PO Box 550, Warkworth, 0941, New Zealand  
Mobile: 021302340  
Email: [claire.phillips1@xtra.co.nz](mailto:claire.phillips1@xtra.co.nz)

## PROPOSAL DESCRIPTION

Consent is being sought pursuant to section 88 of the Resource Management Act 1991 for the Land use consent for the relocation of a pre-built new dwelling 884 Kerikeri Inlet Road, Kerikeri.

The proposal involves the following elements:

- The existing dwelling is to be removed or demolished.
- The relocation of a new pre-built dwelling with a floor area of 100m<sup>2</sup> and roof area of 127.93m<sup>2</sup> and will contain two bedrooms, bathroom, laundry, kitchen, dining and living room.



*Figure 1: Elevation of Dwelling*

- The exterior cladding of the proposed dwelling is to be weatherboard, double glazed windows, aluminum joinery and coloursteel roofing, being finished in a recessive colour palette. Further a landscape plan, showing how the property is to be landscaped.
- Access to the dwelling will be over the existing driveway and crossing. The existing garage has an existing access.
- There is an existing on-site wastewater system and soakage field. As confirmed by O'Brien Consulting, the existing system is fit for propose with no changes proposed.
- The proposal involves impervious surfaces of 369.89m<sup>2</sup> (4%) which includes the proposed dwelling, existing garage and metalled driveways. All stormwater/water from the roof is to be collected for portable water supply in the two existing water tanks.

## SITE DESCRIPTION

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The subject property is currently legally described as Lot 1 DP 207747, having an area of 9220m<sup>2</sup>. Access to the site is over an existing crossing and driveway with Kerikeri Inlet Road.

The property contains an existing two bedroom dwelling that is to be removed. The property also contains an existing garage, which is to be retained and shed. The remainder of the site some landscape vegetation and gardens.



*Figure 2: Aerial Photo of Locality – Source – FNDC maps*

The locality is made up of coastal lifestyle type properties, with buildings, presence of vegetation and landscaping. single and multi-level residential dwellings.





*Photo 1: View from Kerikeri Inlet Road of property and crossing – Source Google Maps*



*Photo 2: View of existing dwelling and garage looking towards Kerikeri Inlet Road.*

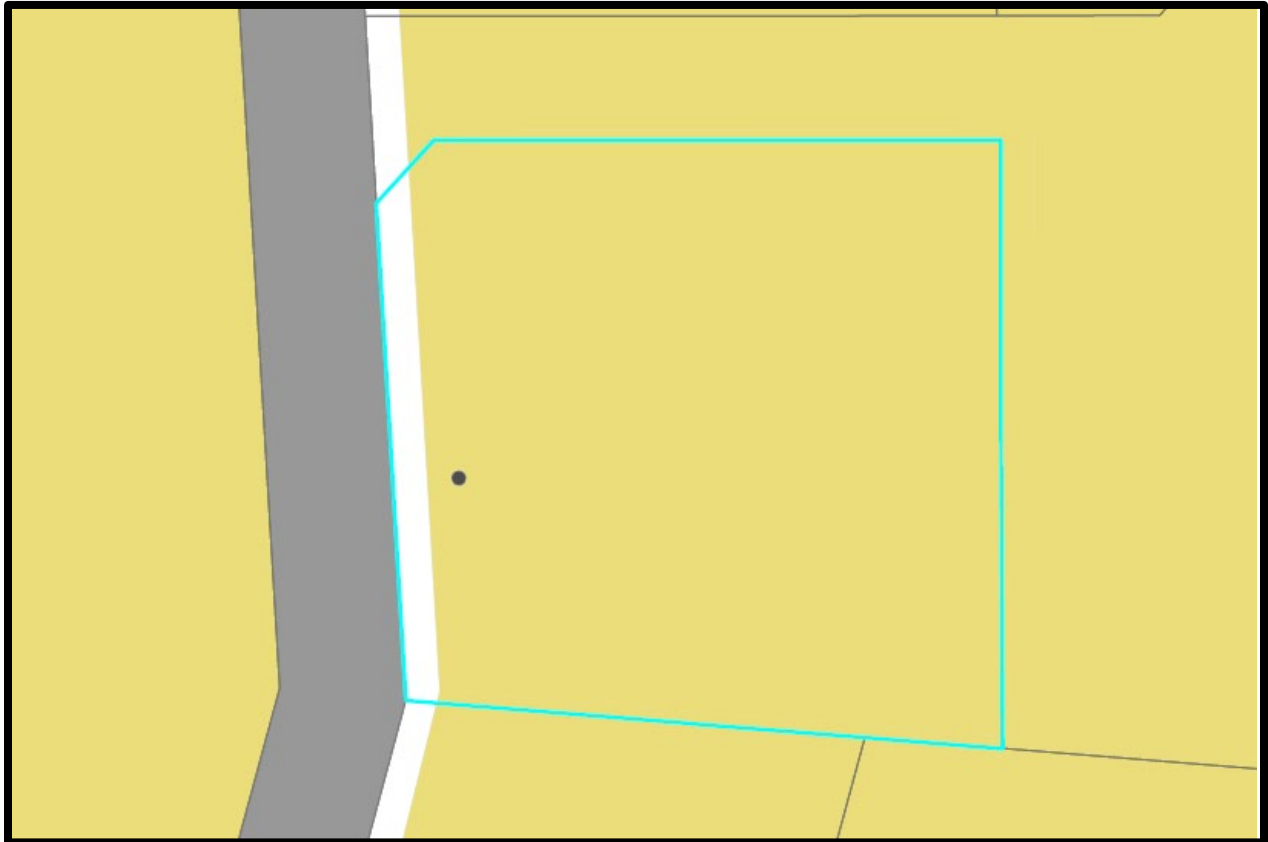




*Photo 3: View of existing dwelling and new location of dwelling.*

### FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

The subject site is zoned Coastal Living as shown on the portion of planning map below:



*Figure 3: Zone Map – Source – Far North Operative District Plan*

#### *Chapter 10 – Coastal Environment – Coastal Living*

- A new building within the Coastal Living zone is a Restricted Discretionary Activity under Rule 10.7.5.3.1. The new dwelling has a floor area of 100m<sup>2</sup> and roof area of 127.93m<sup>2</sup>.

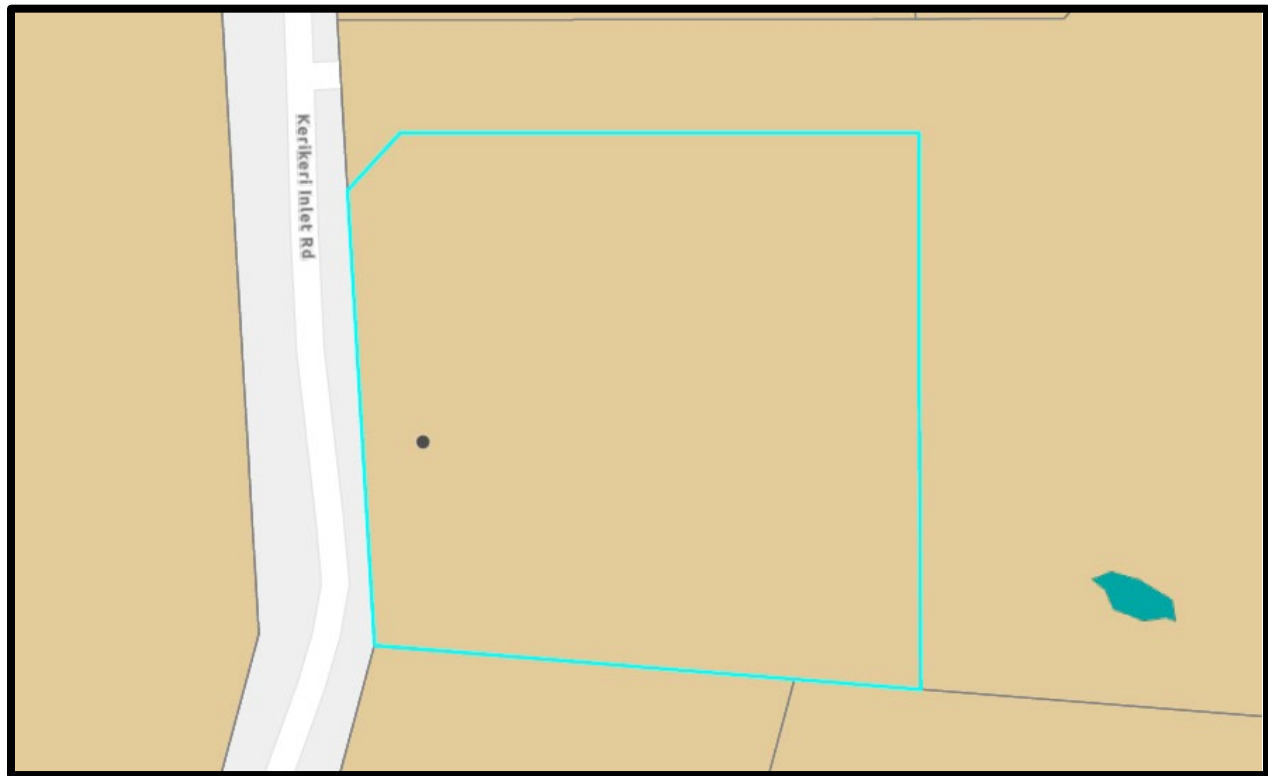
#### *Chapter 12 – Natural and Physical Resources – Section 4 Natural Hazards*

- Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest as outlined in Rule 12.4.6.1.2. The dwelling is within 20 metres of the dripline of vegetation. The proposal is considered to be a Discretionary Activity under Rule 12.4.6.3(a).

## FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN

The Far North Proposed District Plan was notified on July 27, 2022. Only some parts of this plan have legal effects and only those rules where relevant are assessed below.

The subject site is zoned Rural Lifestyle as shown on the portion of planning map below:



*Figure 4: Zone Map Source – Far North Proposed District Plan*

### ***Part 2 – District Wide – General District Wide Matter Earthworks***

- Earthworks that comply with the standards in EW-S5 Erosion and Sediment Control are permitted under rule EW-R13. As demonstrated on the plans and within this application, the proposal involves the installation of a stabilized crossing and silt fencing, that is commensurate of the level of earthworks proposed.

*Note: The above only reflects those rules that have immediate legal effect. If Council considers that more rules require assessment, I am sure you will let us know.*

**Overall the proposal is considered to be a Discretionary Activity.**

## RULES ASSESSMENT

### FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

#### Chapter 10 Coastal Environment – Section 7 Coastal Living

	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
10.7.5.1.1 Visual Amenity	<i>(a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m<sup>2</sup>;</i>	The dwelling exceeds 50m <sup>2</sup>	<b>Requires consideration</b>
10.7.5.1.2 Residential Intensity	<i>Residential development shall be limited to one unit per 4ha of land</i>	NA	<b>Compliance</b>
10.7.5.1.3 Scale of Activities	NA	NA	<b>Compliance</b>
10.7.5.1.4 Building Height	<i>The maximum height of any building shall be 8m</i>	The dwelling has a height of less than 8 metres, see architectural plans	<b>Compliance</b>
10.7.5.1.5 Sunlight	<i>No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary</i>	The dwelling complies with sunlight, see architectural plans	<b>Compliance</b>
10.7.5.1.6 Stormwater Management	<i>The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m<sup>2</sup> whichever is the lesser.</i>	The proposal involves impermeable surfaces of 4%	<b>Compliance</b>
10.7.5.1.7 Set back from boundaries	<i>Yards – 10m</i>	The dwelling complies with yards, see architectural plans	<b>Compliance</b>
10.7.5.1.8 Screening for neighbours non- residential activities	NA	NA	<b>Compliance</b>
10.7.5.1.9 Transportation	<i>Chapter 15</i>	See below	<b>Compliance</b>

10.7.5.1.10 Hours of operation	NA	NA	<b>Compliance</b>
10.7.5.1.11 Keeping of Animals	NA	No Buildings for animals	<b>Compliance</b>
10.7.5.1.12 Noise	<i>All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Russell Township or Coastal Residential Zones, or at or within the notional boundary at any dwelling in any other rural or coastal zone: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax</i>	The proposal will comply	<b>Compliance</b>
10.7.5.1.13 Helicopter landing	NA	NA	<b>Compliance</b>

### *Chapter 12 Natural and Physical Resources – Section 3 – Soils and Minerals*

	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
12.3.6.1.3 Excavation within Residential zone	<i>Excavation and/or filling, excluding mining and quarrying, on any site in the Residential, Industrial, Horticultural Processing, Coastal Residential or Russell Township Zones is permitted, provided that: (a) it does not exceed 200m<sup>3</sup> in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the</i>	Proposal requires earthworks with a volume of 24.88m <sup>3</sup> and no excavation exceeds 1.5 metres in height	<b>Compliance</b>



	<i>maximum permitted cut and fill height may be 3m.</i>		
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### *Chapter 15 Transportation – Section 1 – Traffic, Parking and Access*

	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
15.1.6A.2.1 Traffic Intensity	<i>Maximum daily one way traffic movements: Residential 20</i>	The proposal will not exceed 20 residential movements	<b>Compliance</b>
15.1.6B.1.1 On-Site Car Parking	<i>The minimum number of on-site car parking spaces to be provided for the users of an activity shall be determined by reference to Appendix 3C,</i>	The proposal involves 2 on-site car parks	<b>Compliance</b>

## **FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN**

### *Part 2 – District Wide Matters – Natural Environmental Values – Ecosystems and indigenous biodiversity*

- IB-R1 states that it is a permitted for vegetation pruning, trimming and clearance provided it is outside the SNA. The site is clear of vegetation and is a permitted activity.

### *Part 2 – District Wide Matters – Natural Environmental Values – Natural Features and Landscapes*

- The site is not within an ONL or ONF, chapter not relevant.

### *Part 2 – District Wide Matters – Natural Environmental Values – Natural Character*

- NATC-R1 states that ... *The building or structure, or extension or alteration to an existing building or structure on wetland, lake and river margins is not located within an ONL or ONF.* This is not an operative rule, however the proposal is in compliance.

### *Part 3 – Area-Specific Matters – Zones – Rural Zones – Rural Lifestyle*

- In reviewing the proposed plan, there are no operative rules that relate to the project under the Rural Lifestyle Zone. It is noted that a dwelling is permitted under RLZ-R1 and RLZ-R3 and the relevant standards RLZ-S1, S2, S3, S5 and S6.

## **PUBLIC NOTIFICATION ASSESSMENT**

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### **ASSESSMENT OF STEPS 1 TO 4 (SECTION 95A)**

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

#### **STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES**

Step 1 states that no mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

In this case the applicant does not request notification.

#### **STEP 2: IF NOT REQUIRED BY STEP 1, PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES**

Step 2 states that the application is not precluded from public notification as:

- The activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- The application does not exclusively involve one or more of the activities described in s95A(5)(b).

In this case, the proposal is not precluded from notification.

#### **STEP 3: IF NOT PRECLUDED BY STEP 2, PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES**

The application is not required to be publicly notified as the activity are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

No other effects have been taken into account in this assessment.

#### **STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES**

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).



Special circumstances are those that are:

- exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

## **ASSESSMENT OF ENVIRONMENTAL EFFECTS**

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### **EXISTING ENVIRONMENT AND PERMITTED BASELINE**

#### **ENVIRONMENT**

The 'Environment' includes the 'Existing Environment' which includes all lawfully established activities that exist – and the 'Future Environment' which includes the effects of activities enabled by an unimplemented consent where the consent is 'live' that have not lapsed and there are no reasons why the consent is not likely to be implemented.

These activities and their constituent effects form part of the existing (lawfully established) environment.

In this case the site and locality have been described in the site description above. The site contains the existing garage and landscape planting, with the remainder of the site in grass, which is accessed off the right of way from Hihi Road.

#### **PERMITTED BASELINE**

RMA states that for the purposes of formulating an opinion as to whether the adverse effects on the environment will be minor or more than minor a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect. In this case the site is within Coastal Living Zone and the following activities are provided for as it relates to this application:

- Dwelling up to a floor area of 50m<sup>2</sup>.
- Impervious surfaces up to 10% or 600m<sup>2</sup>, whichever is less.

## **UNIMPLEMENTED CONSENTS**

There are no known unimplemented consents.

## **ASSESSMENT OF EFFECTS**

Having regard to the above and after an analysis of the application, including any proposed mitigation measures, the adverse effects of the activity on the environment are identified and discussed below.

### **RESIDENTIAL CHARACTER AND AMENITY VALUES**

The amenity values of an area are those special qualities, in particular natural and physical characteristics that make an area pleasant, unique or different. In this case, the site is within the Coastal Living Zone. This particular zone is recognized for:

- It is distinguished by its coastal location and provides an area of transition between residential settlement on the coast and the Coastal Living Zone.
- The zone applies to those areas of the coastal environment which have already been developed but which still maintain a high level of amenity associated with the coast.
- The zone has the ability to absorb further low density, mainly rural residential development, without detriment to their overall coastal character.
- The zone allows for development to occur whilst retaining the character, features and landscapes of this part of the coastal environment.

The scale and design of the proposal is typical of the surrounding environment and consistent with the surrounding dwellings. The development will not result in a building that could be considered dominant or out of character, particularly when viewed in conjunction with other dwellings in this locality and the implementation of the proposed landscape plant.

The dwelling has been sensitively placed with the retention of the existing vegetation and recessive colour pallet proposed. (noting that this is a replacement dwelling in a similar location) It is noted that a landscape plan is being prepared and confirms the ability for the site to accommodate the proposed dwelling.

The dwelling is considered to be of a size and scale consistent with other dwellings in this immediate vicinity, therefore will maintain the existing character of the area.

Overall, it is considered that the adverse effects of the proposed dwelling on residential character and visual amenity will be no more than minor.

### **PRESERVATION OF NATURAL CHARACTER**

The subject site is located within the Coastal environment of the Kerikeri Inlet, which leads out to the Bay of Islands. The preservation of the natural character of the coastal environment is a matter of national importance as outlined in Section 6 of the Resource Management Act.

The subject site and associated dwelling are adjacent to the coastal environment. The design, location and development of the development has taken into consideration the natural character. It is noted that there is no specific landscape protection at the site and the development is considered to reflect a history of development within this locality and envisaged within the Coastal Living Zone, being primarily for residential development. Although the site is within the vicinity of the bushline, an effects are similar to what exists onsite.

The primary natural character elements of the site will continue, with the proposal being designed to take into consideration the coastal factors influencing the site.

The effects of the proposal will be able to be located within this coastal environment without generating any adverse effects on the natural character of the coastal environment that will be less than minor.

### **CULTURAL/HISTORIC HERITAGE**

There are no known heritage sites or archaeological sites within the area adjacent to the application site. As shown in the map below, there is a history of occupation around the coastal area. There are a variety of structures adjacent to the coastal marine area, such as stairs and paths, with the historical access to the river evident.

In accordance with standard protocols accidental discovery, work must cease immediately, and Council and Heritage NZ notified should any archaeological or heritage site be uncovered during the earthworks. Given this standard and the relatively unlikely nature of any archaeological site being uncovered, it is considered that the effects of the proposal on cultural matters will be less than minor.

The proposal will not result in effects on the cultural or heritage values of the area.

### **TRAFFIC AND ACCESS EFFECTS**

Access to the dwelling will be over the existing driveway and crossing. The existing garage has an existing access.

Construction machinery will be delivered to the site for the earthworks and once the earthworks and associated impervious surfaces are completed the construction machinery will be removed. The traffic movements to and from the site will be minimal and not outside the level anticipated in a Coastal Living zone.

The proposal involves the provision of two car parking spaces, with manoeuvring onto Kaha Place. It is considered that any adverse traffic or roading effects will be less than minor.

### **NATURAL HAZARDS AND SERVICING EFFECTS**

Water supply is proposed by way water tank storage within the existing tanks. This water tank is to collect water from the roof area of the proposed dwelling.

All stormwater/water from the roof is to be collected for portable water supply. The impervious surfaces within the site equate to 369.89m<sup>2</sup>. No specific stormwater mitigation is proposed.

On-site wastewater can be achieved in accordance with TP 58.

It is considered that the effects of the natural hazards and servicing of the site will be less than minor.

## **SUMMARY**

In summary, having assessed the adverse effects of the activity on the environment, it is considered that the proposed new pre-built dwelling with associated access will have no more than minor adverse effects on the environment. In particular the proposal is considered to be consistent with the type of building anticipated within this residential environment.

---

## **LIMITED NOTIFICATION ASSESSMENT**

### **ASSESSMENT OF STEPS 1 TO 4 (SECTION 95B)**

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

#### **STEP 1: CERTAIN AFFECTED PROTECTED CUSTOMARY RIGHTS GROUPS MUST BE NOTIFIED**

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups or affected persons under a statutory acknowledgement affecting the land (ss95B(2) and 95B(3)).

The application site is not affected by customary rights.

#### **STEP 2: IF NOT REQUIRED BY STEP 1, LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES**

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude public notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity (ss95B(5) and 95B(6)).

The proposal is a Restricted Discretionary activity and there are no rules precluding notification.

### **STEP 3: IF NOT PRECLUDED BY STEP 2, CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED**

Step 2 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1(b), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity, and therefore an assessment in accordance with s95E is required. This assessment is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

### **STEP 4: FURTHER NOTIFICATION IN SPECIAL CIRCUMSTANCES**

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

There are not considered to be any special circumstances that would warrant notification.

### **SECTION 95E STATUTORY MATTERS**

As required by step 3 above, certain other affected persons must be notified, and the following assessment addresses whether there are any affected persons in accordance with s95E. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

Adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded.

It is considered that there is no useful baseline that can be applied as the land needs to be earth worked to provide building platforms and subdivision of the land would also require resource consent.

The adverse effects on those persons who have provided their written approval must be disregarded.

Because of the minor scale of the proposal no written approvals have been sought for this proposal.

The sections below set out an assessment in accordance with section 95E, including identification of adjacent properties, and an assessment of adverse effects.

## **ADJACENT PROPERTIES**

The adjacent properties to be considered in the limited notification assessment under section 95B and 95E are set out below:

No persons are considered to be adversely affected by the activity because:

- The design of the proposal has been designed to be sympathetic with the residential environment, through nestling into the site. The infringements to standards will not result in a dominant building over an above what would be expected associated with a permitted dwelling.
- The proposal retains sufficient separation distances between the neighbouring dwellings (consistent with other locations within this locality) and will not compromise the existing levels of amenity or residential character enjoyed by adjacent properties to a minor or more than minor extent.
- The proposal will be consistent in the coastal character and scale to other dwellings located within the local vicinity and will comply with all the relevant development standards so will not generate adverse effects in terms of shading, overbearance and overlooking to the adjoining properties.
- There is suitable water supply for fire fighting purposes to ensure that the fire hazard (dwelling) is mitigated. Further the dwelling will contain standard fire safety.
- Any construction related effects will be temporary and transient and less than minor.
- Suitable erosion and sediment control methods will be utilized to ensure that the effects on the adjacent sites as a result of the earthworks will be less than minor.

## **SECTION 104 MATTERS**

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The matters that require consideration in assessing this application are set out in section 104 of the Resource Management Act 1991. These matters include the actual and potential effects of the allowing the activity on the environment and the relevant rules and assessment criteria.

## **ASSESSMENT CRITERIA**

### **FAR NORTH DISTRICT PLAN**

The following assessment criteria are considered relevant to the application and provide a reliable basis to determine the effects of the proposal. As demonstrated above, the proposal is considered to be consistent with these assessment criteria.

11.5	Visual Amenity – Coastal Living		
	Requirement	Comment	Compliance
	<i>(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.</i>	The design of the proposed dwelling has taken into consideration the coastal character and amenity features existing in this locality as well as the zone standards. As demonstrated below, the proposal is considered to meet the relevant objectives and policies. The dwelling is set into the landscape and will not protrude above any ridgelines. Further the site is not within and ONL.	<b>Compliant</b>
	<i>(b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.</i>	The dwelling has a roof area of 127.93m <sup>2</sup> and has taken into consideration the site constraints. The setting into the landscape, ensures that the dwelling is visually contained.	<b>Compliant</b>
	<i>(c) The location and design of vehicle access, manoeuvring and parking areas</i>	Suitable access is proposed and there is sufficient parking for the dwelling.	<b>Compliant</b>
	<i>(d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.</i>	The dwelling is set below the road and is not visually prominent on the site. The bush provides a backdrop also, with visual effects from public locations minimised.	<b>Compliant</b>
	<i>(e) The degree to which the landscape will retain the qualities that give it naturalness and visual</i>	The effects of the proposal have been addressed above and concluded to be less than minor. This includes the	<b>Compliant</b>

	<i>value as seen from the coastal marine area.</i>	retention of the existing bush vegetation within the site.	
	<i>(f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.</i>	As noted above, the dwelling is below the ridgeline of the road and is the best location on the site, which has resulted in the retention of all vegetation within the site. Thus will not create visual effects on the coastal environment.	<b>Compliant</b>
	<i>(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.</i>	Stormwater disposal is proposed to be undertaken in accordance with industry accepted practices, such as the use of the existing swale and dispersal.	<b>Compliant</b>
	<i>(h) the extent to which private open space can be provided for future uses ;</i>	Decks are proposed associated with the dwelling and will provide a level of outdoor living.	<b>Compliant</b>
	<i>(i) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;</i>	The dwelling is set back from the road given topography and will provide sufficient visual separation from the road and is set into the landscape.	<b>Compliant</b>



	<i>(j) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.</i>	The proposal is not considered to result in privacy and outlook effects that would result in effects on the enjoyment of private open space areas.	<b>Compliant</b>
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<b>12.4.7</b>	<b>Fire Risk to Residential Units</b>		
	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
	<i>(a) the degree to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment;</i>	The dwelling and associated on-site infrastructure is suitable for the site and will not have effects on the environment. Water supply is proposed by way of two water tanks. This water tank is to collect water from the roof area of the proposed dwelling. There is suitable water supply for fire fighting purposes to ensure that the fire hazard (dwelling) is mitigated. Further the dwelling will contain standard fire safety. The New Zealand fire service has provided their approval. The effects of the proposal on the natural hazard (fire potential) are less than minor.	<b>Compliance</b>
	<i>(b) the extent to which the activity may adversely affect cultural and spiritual values;</i>	There are no known cultural effects resulting from the proposal.	<b>Compliance</b>
	<i>(c) the degree to which any proposed activity is compatible with the maintenance of the natural character of the environment</i>	The subject site and associated dwelling are adjacent to the coastal environment and within the urban area. The design, location and development of the development has taken into consideration the natural character. It is noted that there is no specific landscape protection at the site and the development is considered to	<b>Compliance</b>

		reflect a history of development within this locality and envisaged within the residential Zone, being primarily for residential development.	
	<i>(d) the effects on amenity values, landscape values, heritage features and indigenous habitats and ecosystems, especially in the coastal environment and associated with rivers, lakes, wetlands and their margins;</i>	The dwelling is envisaged and will not result in effects on any vegetation on adjacent properties.	<b>Compliance</b>
	<i>(e) the effects on natural features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land and structures from natural hazards;</i>	The proposal will not affect any natural features.	<b>Compliance</b>
	<i>(f) any adverse effects on water quality;</i>	Water quality will be maintained through the implementation of industry accepted erosion and sediment control measures and the control of stormwater.	<b>Compliance</b>
	<i>(g) any adverse effects of the activity on any archaeological sites;</i>	There are no known archaeological features within the site. Suitable protocols will be implemented.	<b>Compliance</b>
	<i>(h) any effect on the life supporting capacity of soil;</i>	The life supporting capacity of the soil will be retained.	<b>Compliance</b>
	<i>(i) the potential impact of sea level rise;</i>	NA	<b>Compliance</b>
	<i>(j) in respect of fire risk to residential units: (i) the degree of fire risk to dwellings arising from the proximity of the</i>	Water supply is proposed by way of two water tanks. This water tank is to collect water from the roof area of the proposed dwelling. There is suitable water supply for fire	<b>Compliance</b>

	<i>woodlot or forest and vice versa; and (ii) any mitigation measures proposed to reduce the fire risk; and (iii) the adequacy of the water supply; and (iv) the accessibility of the water supply to fire service vehicles.</i>	fighting purposes to ensure that the fire hazard (dwelling) is mitigated. Further the dwelling will contain standard fire safety. The New Zealand fire service is I satisfied that the effects of the proposal on the natural hazard (fire potential) are less than minor and their written approval will be provided once received.	
	<i>(k) any cumulative adverse effects on the environment arising from the activity;</i>	There are no known cumulative effects resulting from the proposal.	<b>Compliance</b>
	<i>(l) the potential need for ongoing maintenance and the potential effects of such maintenance;</i>	Not applicable	<b>Compliance</b>
	<i>(m) the effects of any proposed option to either avoid, remedy or mitigate the effects of identified natural hazards;</i>	Not applicable	<b>Compliance</b>
	<i>(n) the ability to monitor the effects of the activity and take remedial action (e.g. removal) if necessary;</i>	Council's usual monitoring if necessary.	<b>Compliance</b>
	<i>(o) the extent to which any proposed activity or works intended to provide protection from natural hazards will result in the effects of the natural hazard being transferred to another location.</i>	Not applicable	<b>Compliance</b>

## OBJECTIVES AND POLICIES

### FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

The following objectives and policies are considered relevant when considering this application:

### *Chapter 10.7 Coastal Living*

- *Objectives 10.7.3*
- *Policies 10.7.4*

The objectives and policies seek to provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated and to preserve the overall natural character of the coastal environment by providing for an appropriate level of development. The proposed dwelling is considered modest and appropriate for this Coastal Living and consistent with the above objectives and policies.

### *Chapter 12.4 Natural Hazards*

- *Objectives 12.4.3*
- *Policies 12.4.4*

The objectives and policies seek to reduce the risk to life, property and the environment from natural hazards. The proposal involves a development that has taken into consideration the natural hazards within the site, including but not limited to the fire hazard to residential dwellings. The proposal ensures that there is sufficient water supply for fire fighting, which is to be contained within the two water tanks, with the dwelling as far away from the bush line as possible.

In summary it is concluded that this proposal satisfies the relevant matters requiring consideration under section 104.

## **FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN**

### ***Part 2 – District Wide – General District Wide Matter – Earthworks***

- *Objectives EW01 – EW03*
- *Policies EW-P1 – EW-P8*

The objectives and policies seek to ensure earthworks are enabled where they are required to facilitate the efficient development of land, while managing adverse effects on waterbodies, coastal marine area, public safety, surrounding land and infrastructure. Further earthworks are appropriately designed, located and managed to protect historical and cultural values, natural environmental values, preserve amenity and safeguard the life-supporting capacity of soils. Further earthworks are undertaken in a manner which does not compromise the stability of land, infrastructure and public safety. The earthworks are consistent with the above.

### ***Part 3 – Area Specific Matters – Zones - Rural Zones – Rural lifestyle***

- *Objectives RSZ-01 - RSZ-04*
- *Policies RSZ-P1 - RSZ-P5*

The above objectives and policies seek to ensure that the Rural Lifestyle Zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone. The proposal is considered to be consistent with the above objectives and policies as the proposal involves an efficient use of the residential land resource.

In summary it is concluded that this proposal satisfies the relevant matters requiring consideration under section 104.

### **NATIONAL ENVIRONMENTAL STANDARD**

There are no NES or other regulations in effect that apply to this application.

## **PART II OF THE RESOURCE MANAGEMENT ACT**

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Part II of the Act sets out the Purpose and Principles. This proposal is in keeping with Part II as the effects of the proposal on the environment will be minor and the proposal will not compromise the ability of this site to be used by existing and future generations, also the life supporting capacity of air, water, soil and ecosystems will not be compromised.

*Section 5* of the Resource Management Act 1991 (the Act) describes the Purpose and Principles of the Act and provides a definition of 'sustainable management' which includes reference to managing the use and development of natural and physical resources at a rate that allows people and communities to provide for their wellbeing, whilst avoiding, remedying and mitigating any adverse effects of activities on the environment.

This involves sustaining resource potential (excluding minerals), safeguarding the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating adverse effects. The effects of this proposal on the environment have been described above.

The proposal is considered to be consistent with the Purposed and Principles outlined above as the effects on character and amenity will be no more than minor. Further any potential effects can be adequately avoided, remedied and mitigated.

*Section 6* of the Act requires all persons exercising functions and powers under the Act to recognise and provide for matters of national importance in relation to the natural character of the coastal environment, wetlands, lakes and rivers and the protection of them from inappropriate subdivision use and development. Outstanding natural features and landscapes are also to be protected from inappropriate subdivision, use and development.

The proposal is considered to be consistent with section 6 of the Act as there are considered to be no matters of national importance on this site.

*Section 7* relates to other matters that are to which regard must be had in achieving the sustainable management of natural and physical resources: The proposed shed is considered to be consistent with the provisions of the section of the Act.

*Section 8* requires that account shall be taken of the principles of the Treaty of Waitangi. The proposal is considered to be consistent with the matters outlined in Section 8.

Overall, it is considered that the proposal is in keeping with Part II of the Resource Management Act 1991.

## **CONCLUSION**

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It is concluded that the proposal to construct a new dwelling and associated works will have less than minor adverse effects on the surrounding environment. Further the proposed activity is considered to be in keeping with the relevant assessment criteria, objectives and policies set out in Far North District Plan.

As a result of the above granting consent to this proposal will be in keeping with the provisions set out in Part II of the Resource Management Act 1991 and sections 104 and 104B.

## Appendix 1 – Record of Title

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## Appendix 2 – Architectural Plans

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## **Appendix 3 – Landscape Plan**

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## **Appendix 4 – Site Suitability Report**

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## **Appendix 5 – Wastewater Letter**

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## Home Starter Pack

### Authorisation for Council

As the legal owner of property at: 884 Kerikeri Inlet Road

I give authority and permission for the builder (Advance Manufacturing Ltd) or nominated designer to apply for a PIM Report, Resource Consent and Building Consents on my behalf and to undertake site visits on my property.

Date: 02/05/25 Home Consultant: Chris Peterson

Client/s Name/s: Jacki & Jo Newland

Client/s Signature: [Signature] [Signature]

### Help us Support Starship:

Advance Build are thrilled to have come on board as a partner of the Starship Foundation in support of Starship children's hospital. We are inviting you to help us fundraise as we want to help ensure kiwi kids get the best level of care.



To donate either \$30, \$50, \$100, \$200 or \$500  
please scan the QR Code. We appreciate your support!



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA136B/193**  
**Land Registration District** **North Auckland**  
**Date Issued** 18 June 2001

**Prior References**  
NA26B/57

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**Estate** Fee Simple  
**Area** 9220 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 207747  
**Registered Owners**  
Jacqueline Elizabeth Nowland

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**Interests**

Appurtenant hereto is a right of way specified in Easement Certificate 172788.1  
7419695.1 Mortgage to Kiwibank Limited - 15.6.2007 at 11:15 am

Micro Record Bureau Ltd. DATA CONVERSION

# Proposed New Dwelling

884 Kerikeri Inlet Road

For: Jacki & Jo Nowland



A smarter move

## CONTENTS

P01	SITE LOCATION PLAN
P01A	SITE PLAN
P02	FLOOR PLAN
P03	ELEVATIONS
P04	ELECTRICAL PLAN
P05	FITTING PLAN
P06	KITCHEN PLAN



## Concept Plans

Concept 1

June 2025

FINAL WORKING DRAWINGS TAKE PRECEDENCE OVER CONCEPT PLANS. ALL LANDSCAPING, PLANTING, LIGHTING & FENCING IS SHOWN FOR IMAGING PURPOSES ONLY

REVISION:  
PROJECT NO.  
DRAWN BY:  
HC:

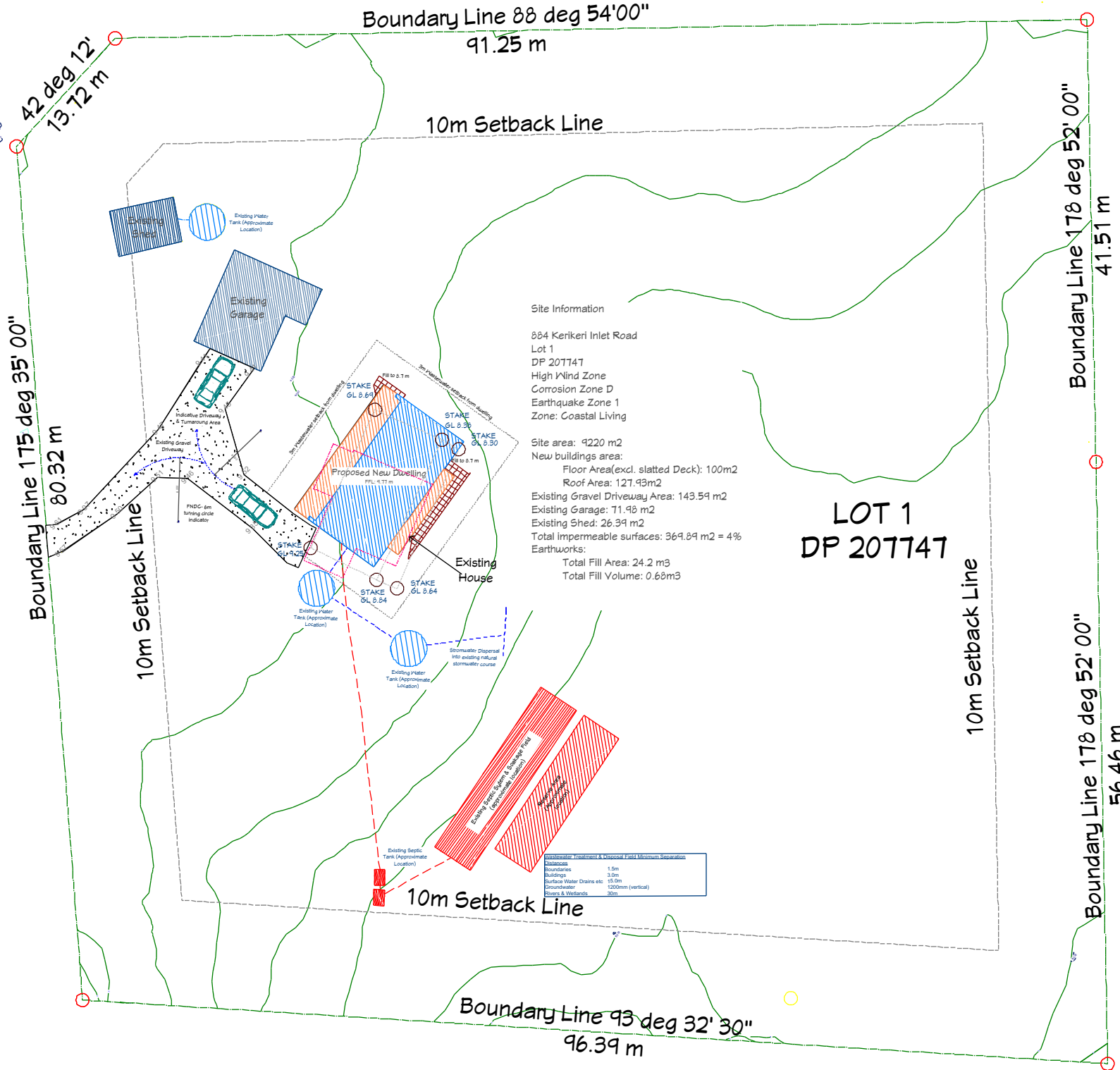
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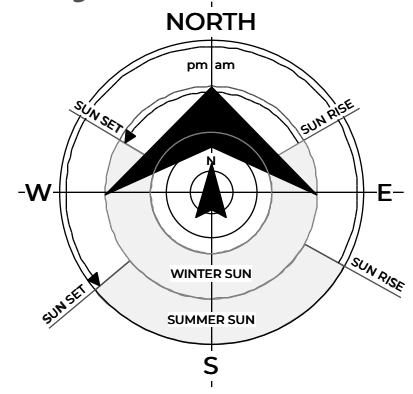
Kerikeri Inlet Road 20.12



Overall Site Plan  
Scale - 1:500



NB: Boundary Lines are Indicative Only



REVISION:	BY:	DATE:
Drawn	KAT	May 08 2025
Rev	KAT	May 22 2025
Rev	KAT	Jun 06 2025
Rev	KAT	Jun 25 2025

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

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Proposed New Home for:  
Jacki & Jo Nowland  
884 Kerikeri Inlet Road

SHEET TITLE:		
Site Location Plan		
SCALE: NTS		
PROJECT #:	PAGE:	REVISION:
000	01	C01

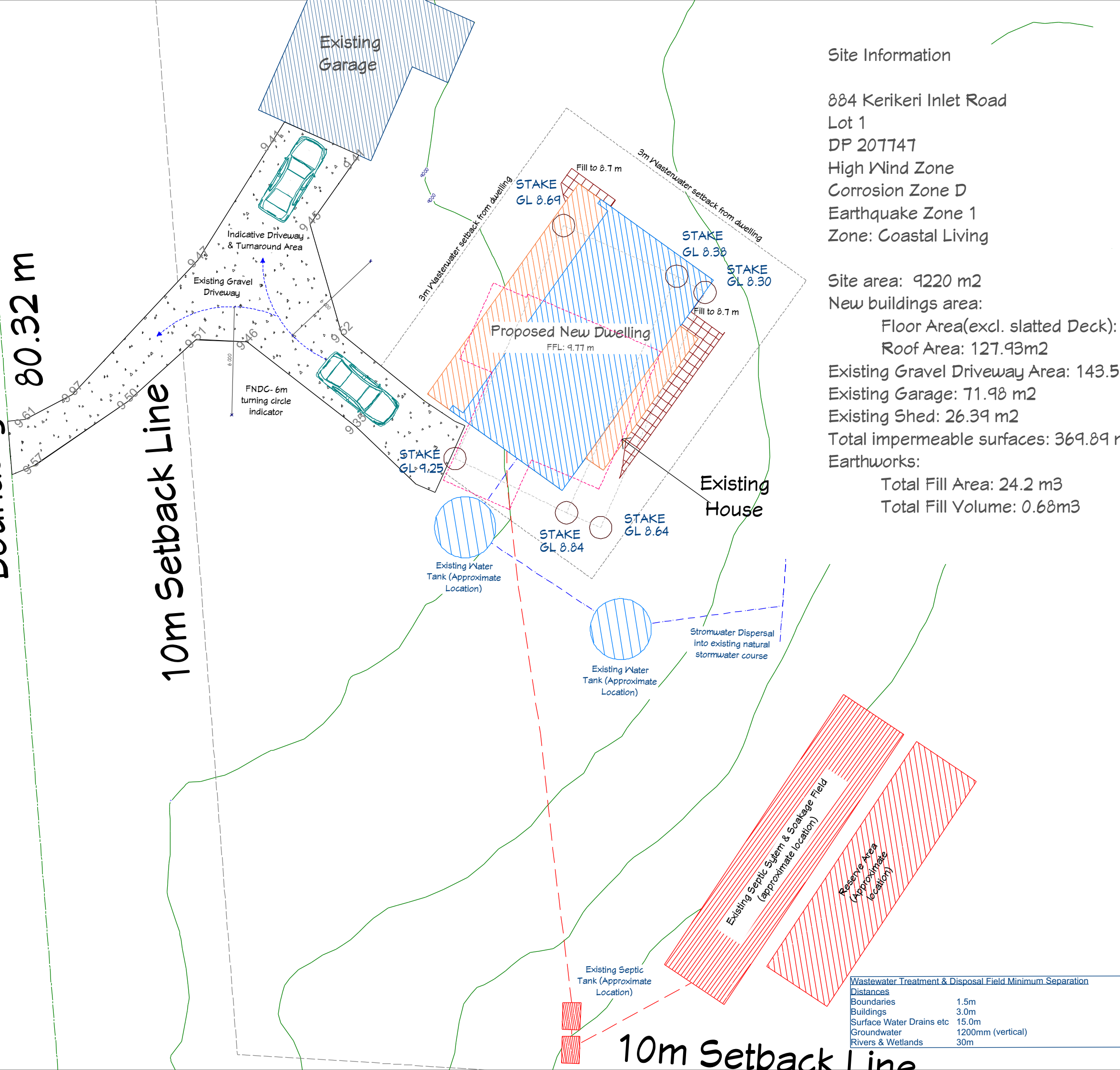


# Kerikeri Inlet Road 20.1

Boundary Line 175 deg 35' 00"

80.32 m

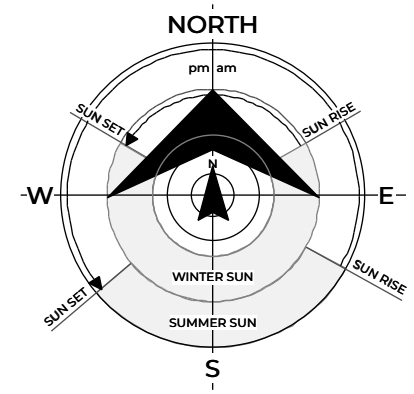
10m Setback Line



## Site Information

884 Kerikeri Inlet Road  
Lot 1  
DP 207747  
High Wind Zone  
Corrosion Zone D  
Earthquake Zone 1  
Zone: Coastal Living

Site area: 9220 m2  
New buildings area:  
Floor Area(excl. slatted Deck): 100m2  
Roof Area: 127.93m2  
Existing Gravel Driveway Area: 143.59 m2  
Existing Garage: 71.98 m2  
Existing Shed: 26.39 m2  
Total impermeable surfaces: 369.89 m2 = 4%  
Earthworks:  
Total Fill Area: 24.2 m3  
Total Fill Volume: 0.68m3



REVISION:	BY:	DATE:
Drawn	KAT	May 08 2025
Rev	KAT	May 22 2025
Rev	KAT	Jun 06 2025
Rev	KAT	Jun 19 2025
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Proposed New Home for:  
Jacki & Jo Nowland  
884 Kerikeri Inlet Road

SHEET TITLE:  
Site Plan

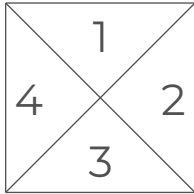
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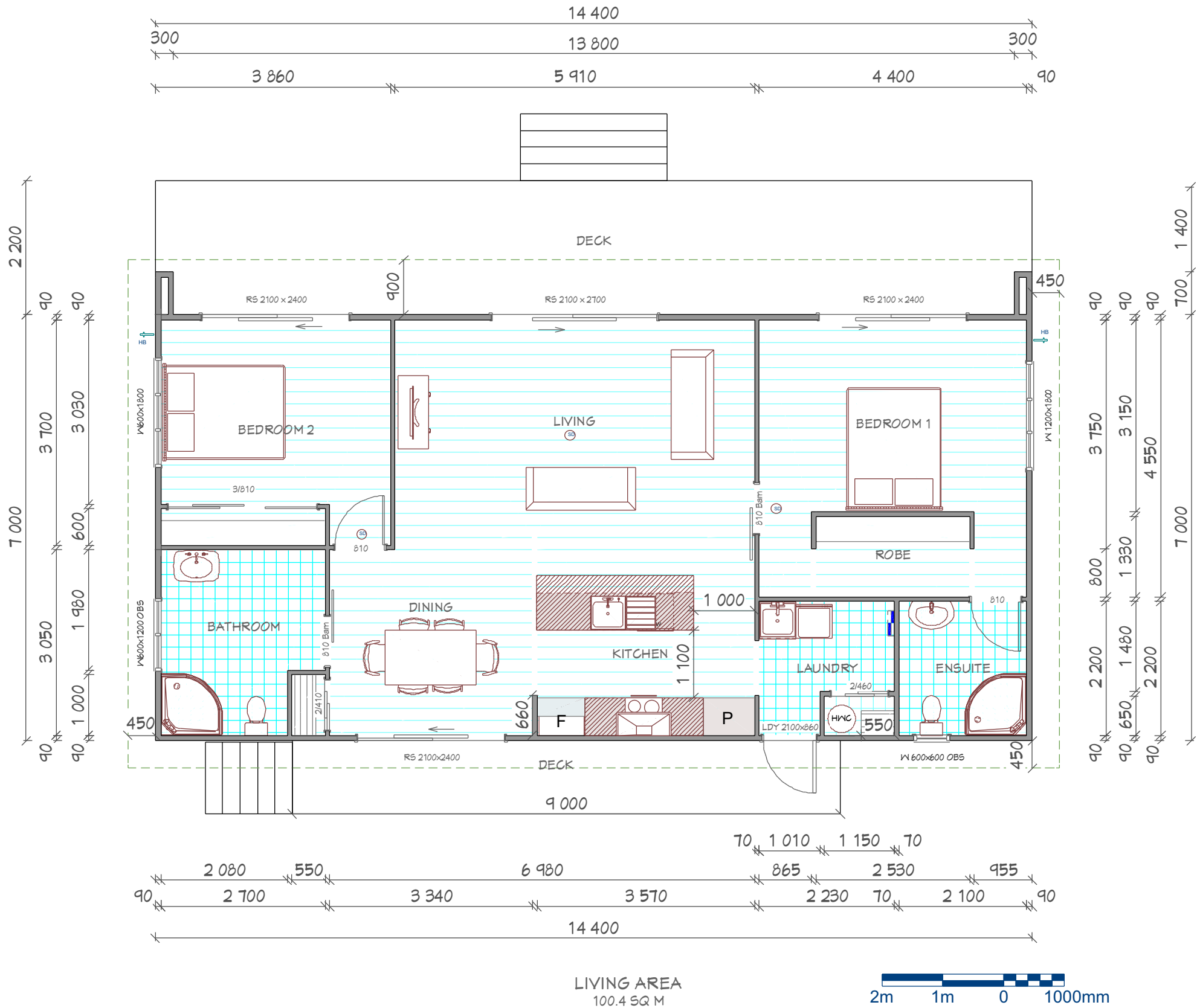
Wastewater Treatment & Disposal Field Minimum Separation Distances	
Boundaries	1.5m
Buildings	3.0m
Surface Water Drains etc	15.0m
Groundwater	1200mm (vertical)
Rivers & Wetlands	30m

10m Setback Line

Roof Pitch 3 deg  
Stud height - 2.4m Flat Throughout



Elevations



REVISION:	BY:	DATE:
Drawn	HCA	Apr 04 2025
Rev	KAT	Apr 28 2025
Rev	KAT	May 01 2025
Rev	KAT	May 28 2025
Rev	KAT	Jun 24 2025

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Proposed New Home for:  
Jacki & Jo Nowland  
884 Kerikeri Inlet Road

SHEET TITLE: Floor Plan		
SCALE: 1 : 75 (A3 Original)		
PROJECT #:	PAGE:	REVISION:
000	02	P01

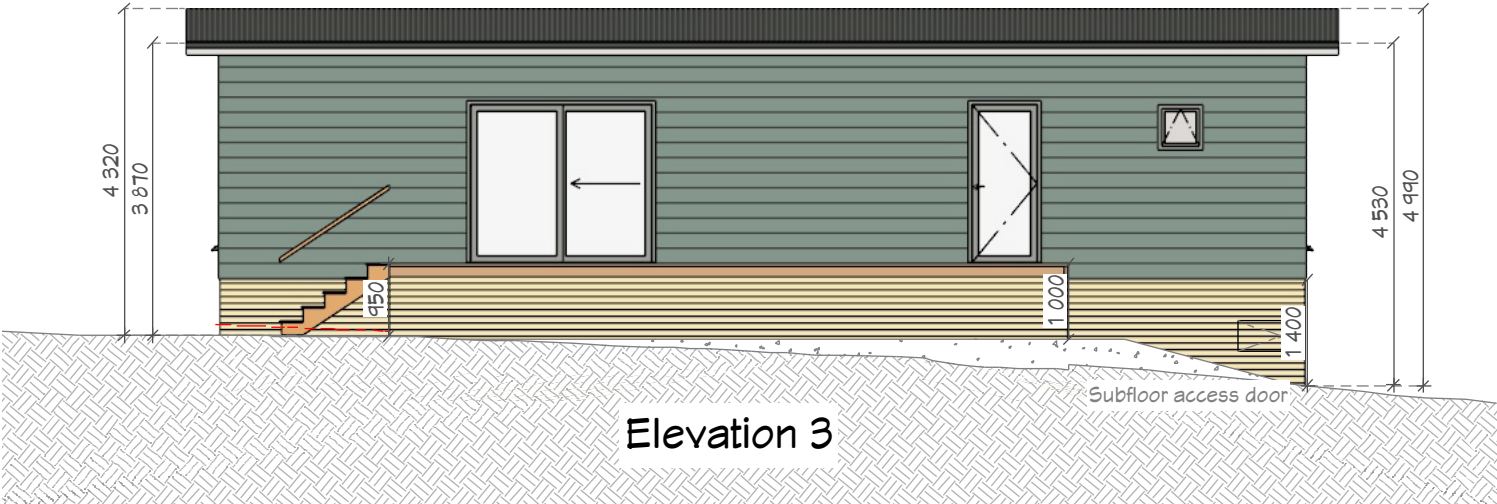
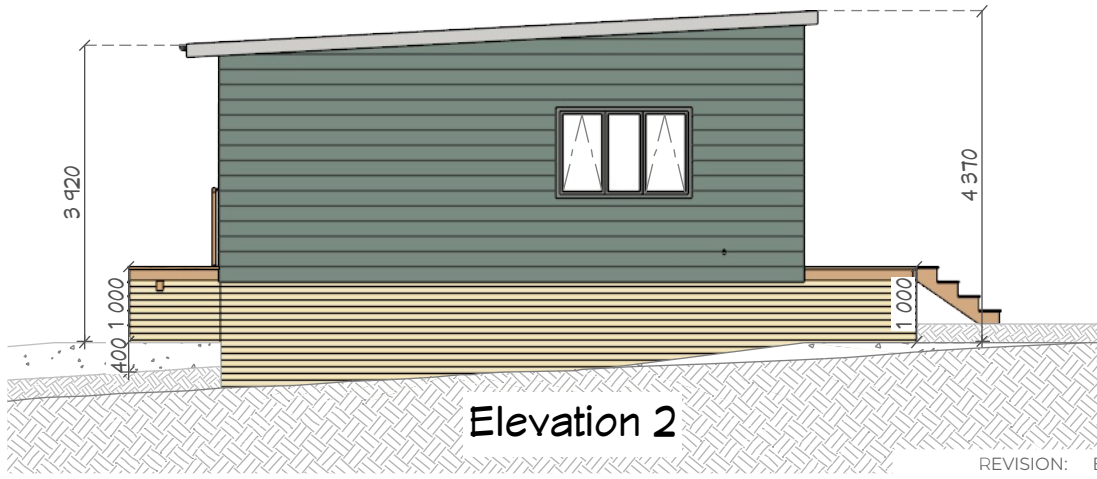
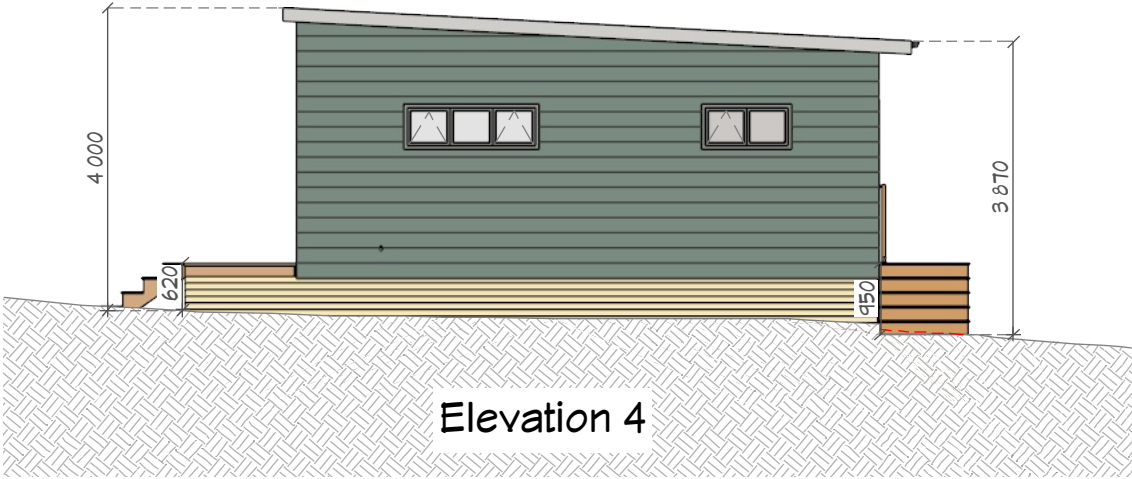
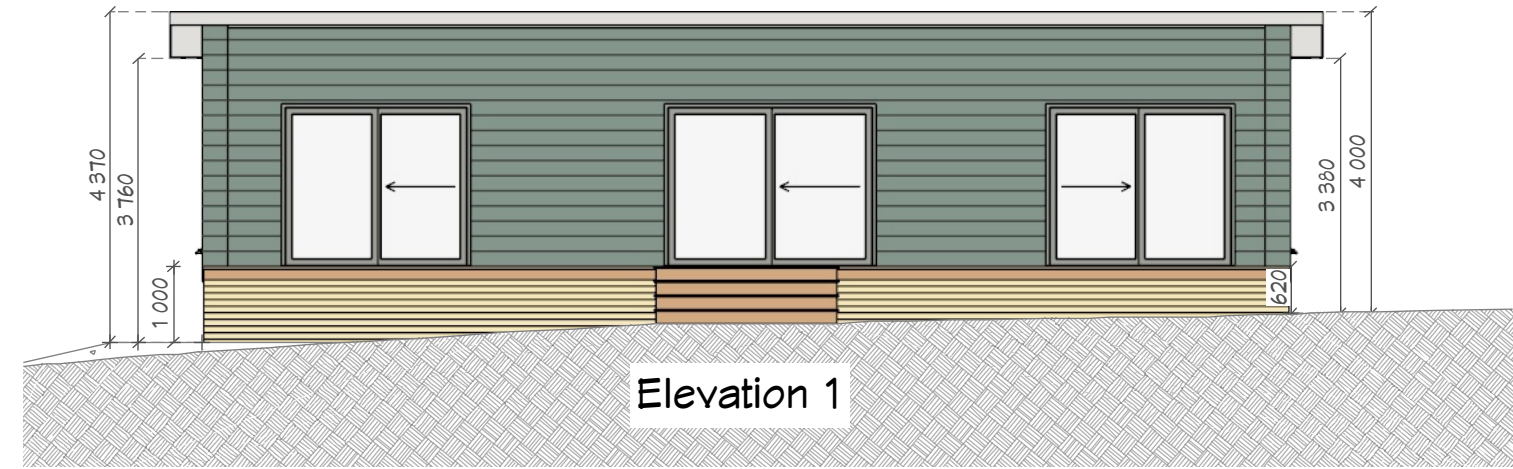
Roof Pitch 3 deg  
Stud height - 2.4m Flat Throughout

Weathertex Primelok  
Smooth 200mm

Armorsteel 5-Rib, Coastal  
0.40mm

Double glazed windows

140x35 Premium smooth H3  
Pine decking, Nail Fixed -  
uncoated



REVISION:	BY:	DATE:
Drawn	KAT	May 08 2025
Rev	KAT	May 22 2025
Rev	KAT	May 28 2025
Rev	KAT	Jun 03 2025
Rev	KAT	Jun 06 2025
Rev	KAT	Jun 18 2025
Rev	KAT	Jun 25 2026

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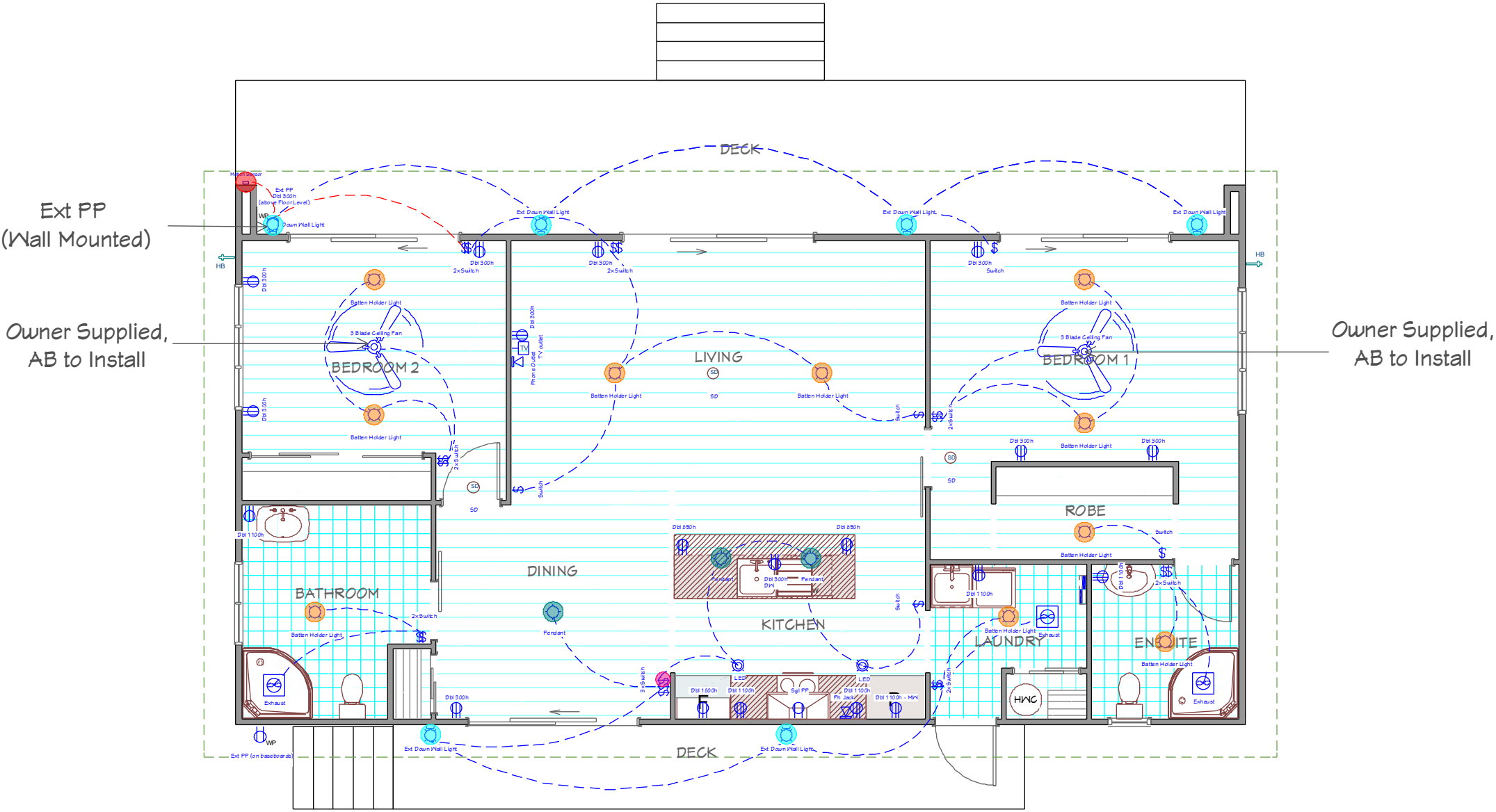
Proposed New Home for:  
Jacki & Jo Nowland  
884 Kerikeri Inlet Road

SHEET TITLE:  
Elevation

SCALE: 1 : 100 (A3 Original)

PROJECT #: 000    PAGE: 03    REVISION: C01

Single Phase Mains Power Connection



REVISION:	BY:	DATE:
Drawn	KAT	May 08 2025
Rev	KAT	May 09 2025
Rev	KAT	May 28 2025
Rev	KAT	May 30 2025
Rev	KAT	Jun 03 2025
Rev	KAT	Jun 06 2025
Rev	KAT	Jun 13 2025
Rev	KAT	Jun 18 2025
Rev	KAT	Jun 24 2025

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

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Proposed New Home for:  
Jacki & Jo Nowland  
884 Kerikeri Inlet Road

SHEET TITLE:  
Electrical Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #: PAGE: REVISION:

000 04 C01

- Batten Holder - Owner Supplied Lamp/Shade - AB to install
- Motion Sensor
- Exterior Wall Lights - Owner supplied - AB to install
- Dimmer Switch to Dining
- Pendant Lights - Owner supplied - AB to install



Interior Door Handles  
SL=Sliding  
PS=Passage  
PV=Privacy  
DM=Dummy

Exterior Door Handles  
KL=Keyed Lock

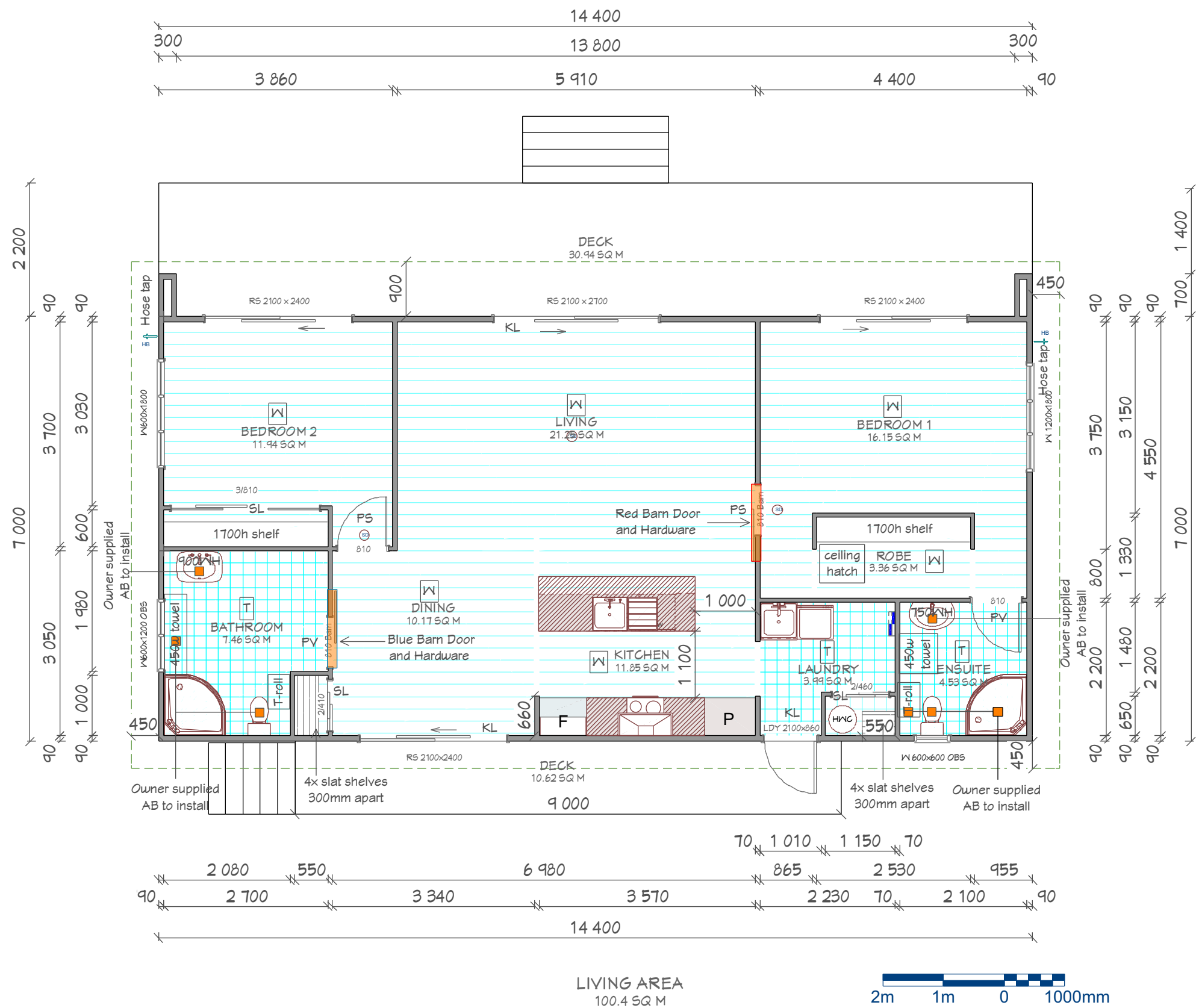
Ceiling Height  
2.4m Flat Throughout

Floorcoverings  
C=Carpet  
T=Tiles  
W=Wooden Planking

Truck Direction  
(Reverse In)

All windows & doors at 2.1m lintel height

- Owner Supplied - AB to Install



REVISION:	BY:	DATE:
Drawn	KAT	May 08 2025
Rev	KAT	May 09 2025
Rev	KAT	May 28 2025
Rev	KAT	Jun 18 2025
Rev	KAT	Jun 24 2025

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

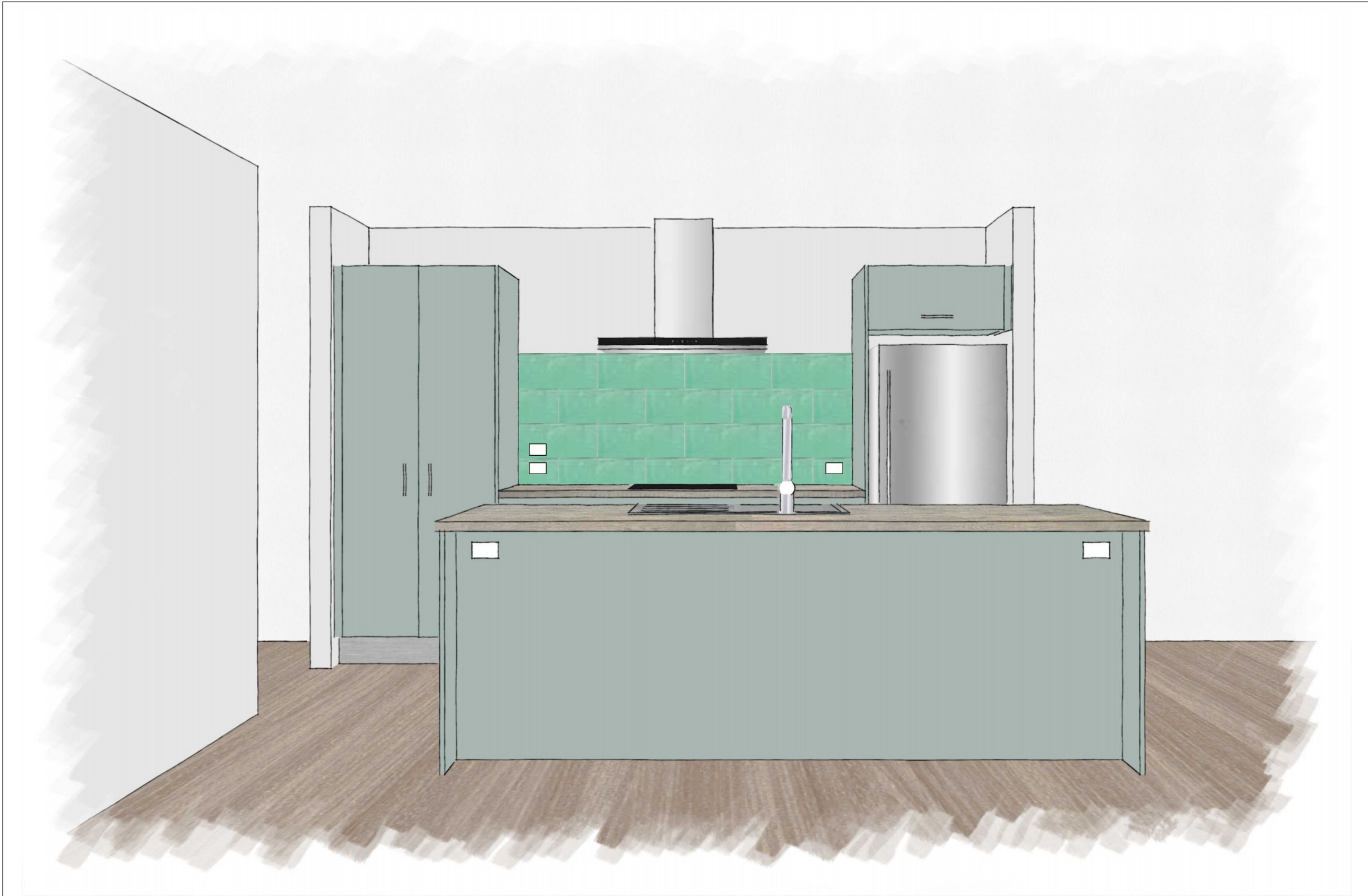
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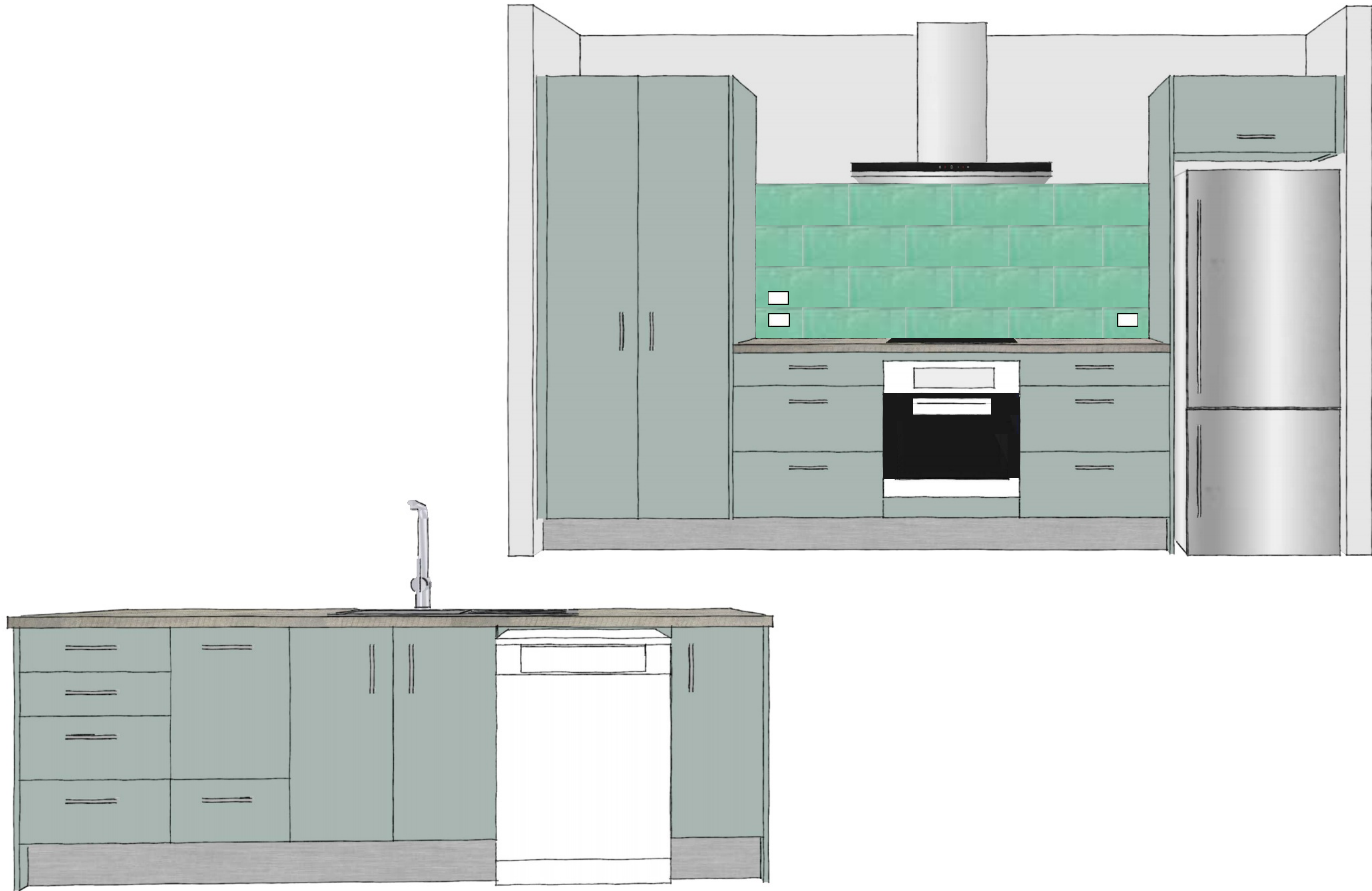
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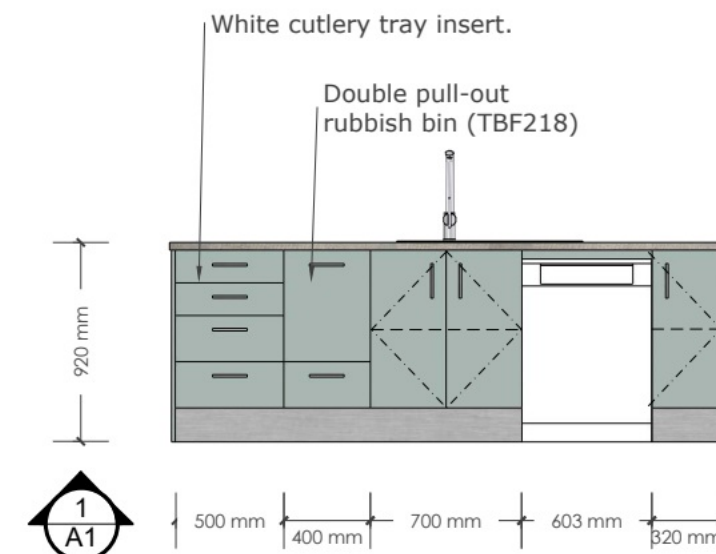
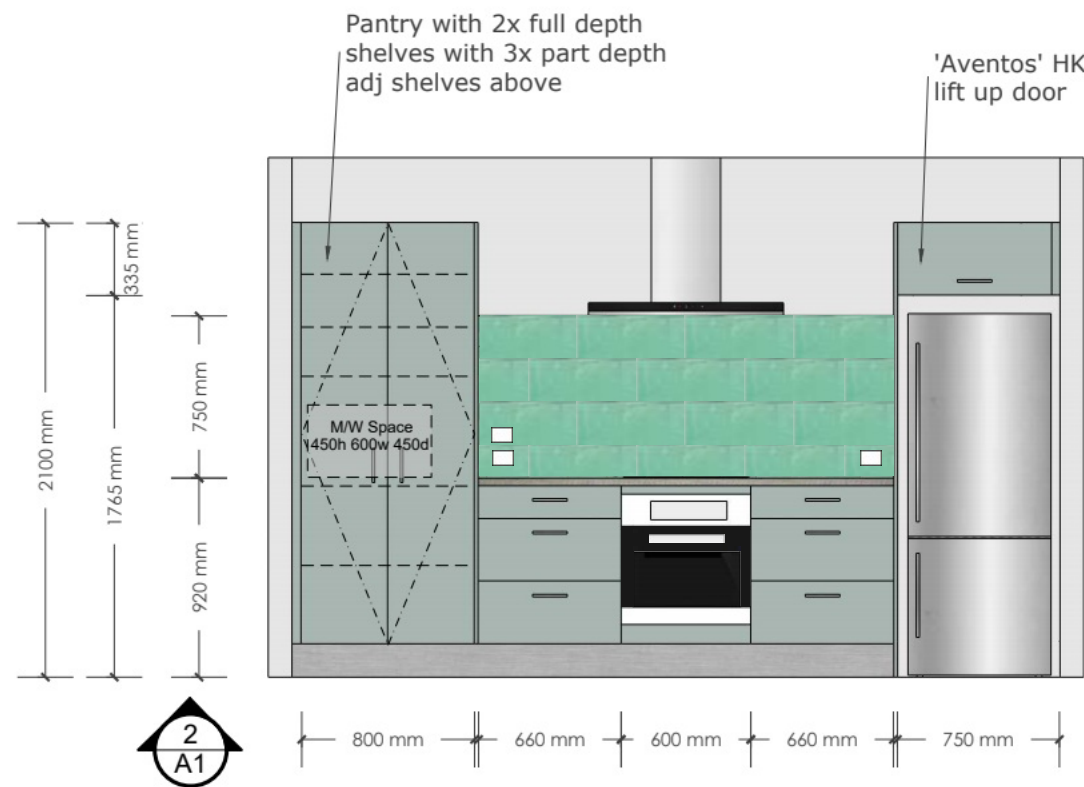
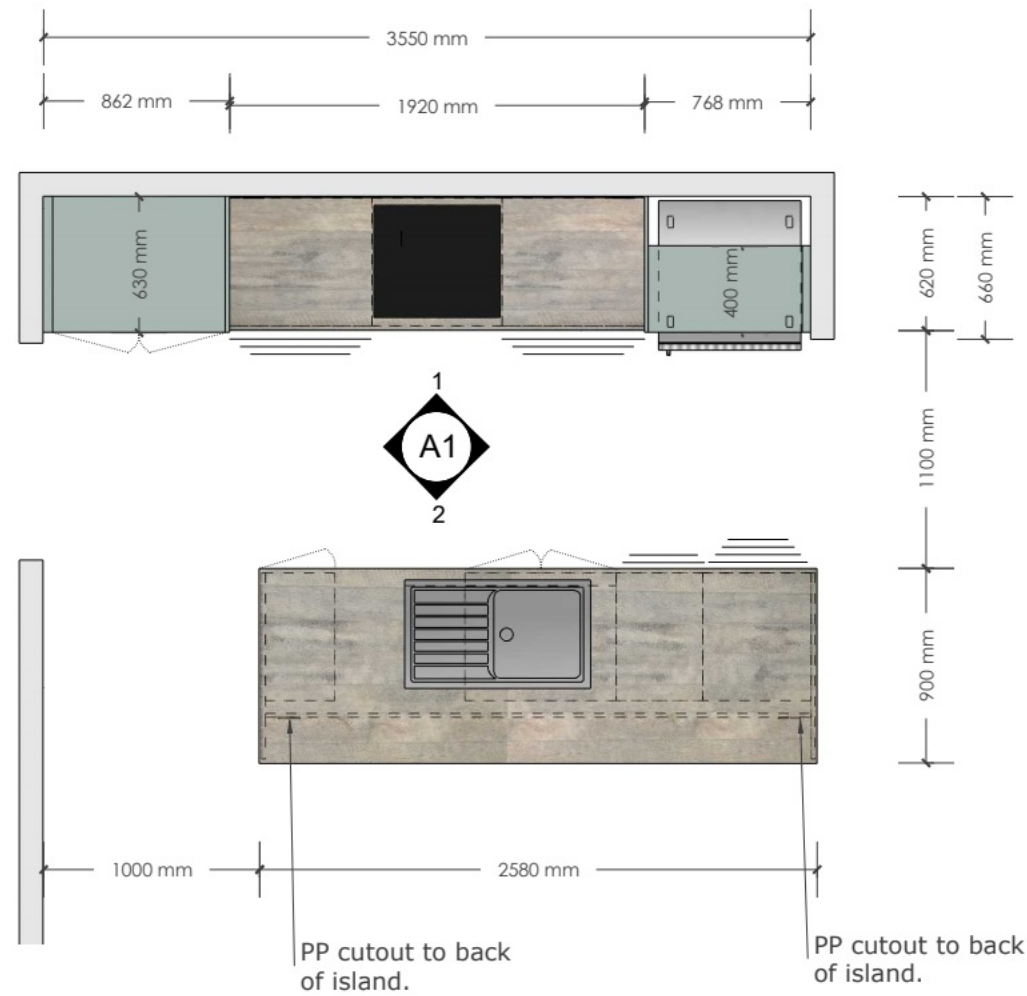
Proposed New Home for:  
Jacki & Jo Nowland  
884 Kerikeri Inlet Road

SHEET TITLE:		
Fittings Plan		
SCALE: 1 : 75 (A3 Original)		
PROJECT #:	PAGE:	REVISION:
000	05	C01











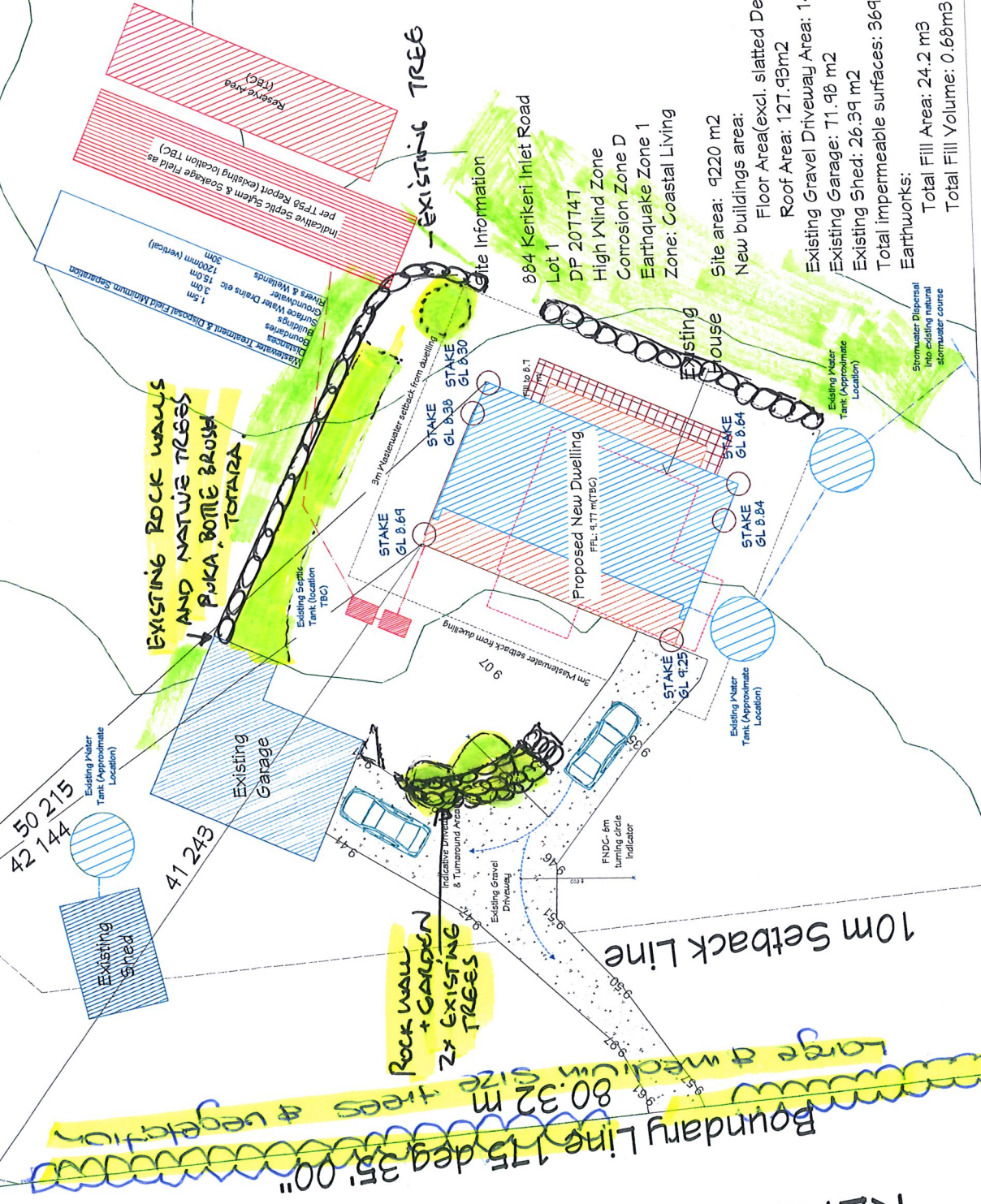
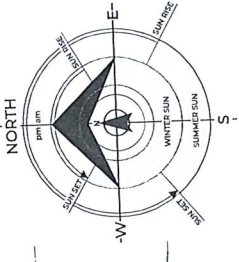
# KERIKERI INLET ROAD 20.12

Boundary Line 175 deg 35' 00"  
80.32 m  
Large & medium size trees & vegetation

Rock wall + garden  
2x existing trees

10m Setback Line

10m Setback Line



REVISION: BY DATE  
Drawn KAT May 08 2025  
Rev KAT May 22 2025

Verify all dimensions on site before construction. This document and the site plan are to be used for construction only. The client is responsible for ensuring that the site plan is correct and that the construction is carried out in accordance with the site plan. The client is also responsible for ensuring that the construction is carried out in accordance with the relevant building codes and standards.

**Advance build**  
A smarter move

Proposed New Home for:  
Jack & Jo Nowland  
884 Kerikeri Inlet Road

SHEET TITLE:  
Site Plan  
SCALE: 1:200 (A3 Original)

PROJECT #: 000  
PAGE: 01A  
REVISION: C01

**Site Information**  
884 Kerikeri Inlet Road  
Lot 1  
DP 207747  
High Wind Zone  
Corrosion Zone D  
Earthquake Zone 1  
Zone: Coastal Living

**Site area:** 9220 m<sup>2</sup>  
**New buildings area:**  
Floor Area(excl. slatted Deck): 100m<sup>2</sup>  
Roof Area: 127.99m<sup>2</sup>  
Existing Gravel Driveway Area: 143.59 m<sup>2</sup>  
Existing Garage: 71.98 m<sup>2</sup>  
Existing Shed: 26.39 m<sup>2</sup>  
**Total impermeable surfaces:** 369.99 m<sup>2</sup> = 4 %  
**Earthworks:**  
Total Fill Area: 24.2 m<sup>3</sup>  
Total Fill Volume: 0.68m<sup>3</sup>



# **SITE SUITABILITY REPORT**

**884 Kerikeri Inlet Road, Kerikeri 0293**



**T&A STRUCTURES LTD.**

**30 May, 2025**

## Table of Contents

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## 1. PROJECT

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### 1.1 Project Details

Client's Name	:	Advance Build
Site Address	:	884 Kerikeri Inlet Road, Kerikeri 0293
Lot Number	:	1
DP number	:	207747

### 1.2 Brief

T&A Structures Ltd were engaged by the Client to undertake a Site Suitability Report with the purpose of checking the suitability of the site for a proposed new dwelling. The site assessment was carried out on 19 May 2025.

This report addresses the suitability of the site for the proposed dwelling. As part of the assessment, the report undertakes to:

- Describe the soils at the site;
- Quantify sub-soil conditions to allow selection of foundation types;
- Note any pertinent features of the land;
- Make recommendations regarding further investigations if necessary.

It was understood that the Client proposes to construct a single-level dwelling in the site. This is a factory-made dwelling made of lightweight materials to be transported to the site and then placed on a pre-constructed foundation.

## 2. SITE DESCRIPTION

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The property occupies a land area of about 9,220 square metres. Existing structures in the property include a dwelling and a garage. It understood that the existing dwelling will be removed and will be replaced by the proposed development.

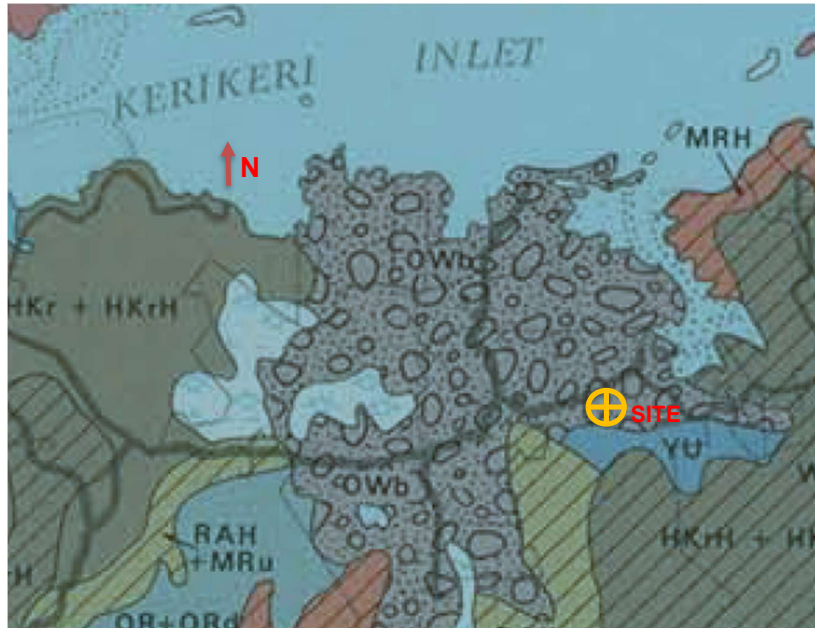
The proposed dwelling is to be constructed at the western part of the property. The ground in this area is sloping down gently towards the east by an average ground slope of about 5 to 8 degrees. The property is currently covered with a well-maintained grass. It is bounded by Kerikeri Inlet Road to the west, Hauparua Lane to the north and neighbouring properties to east and south.

### 3. GEOTECHNICAL INVESTIGATIONS

---

#### 3.1 Geology

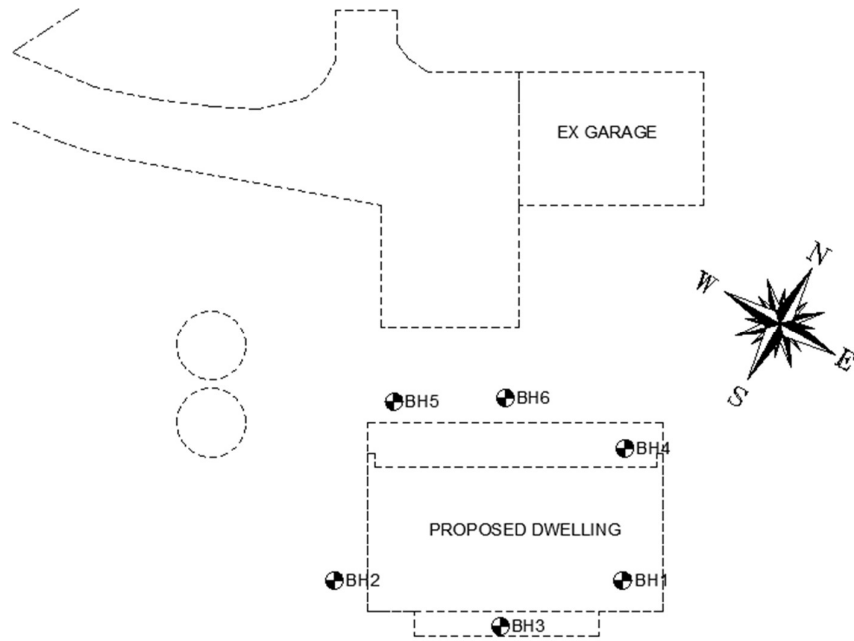
The land is described in the New Zealand Land Inventory NZMS 290 series as Ohaewai Shallow Bouldery Silt Loam (OWb), belonging to the Soils of the Rolling and Hilly Land and categorised as excessively to somewhat excessively drained soils. This has been found to be consistent with the results of the site investigation.



#### 3.2 Subsurface Investigations

The investigations undertaken included a walkover inspection, one augered borehole and five Scala Penetrometer tests. The location plan of the test holes is attached below.

The borehole logs are attached as Appendix 1 to this report. The depths of strata on the Engineer's log are measured from ground levels at each exploratory hole.



### 3.4 Subsurface Findings

The subsoil materials were found to have reached the following bearing capacities 800mm below existing ground level:

	BEARING CAPACITY (kPa)	DESCRIPTION
Allowable bearing capacity	100	the reading the inspector obtained with any specialised equipment
Ultimate bearing capacity	300	value = 3 times the allowable bearing capacity
Ultimate dependable bearing capacity	150	value = 1.5 times the allowable bearing capacity

From the results of our preliminary investigations, we were able to establish that in the area of the proposed house site, the subsurface soils comprised of about 600 to 800mm thick, soft clayey soil including topsoil, underlain with stiff clayey soil and lots of rocks. Ground water was not encountered in any of the test holes. It should be noted however, that ground water table will vary according to season.

The subsurface conditions are detailed on the borehole logs in Appendix 1. The observations noted in the investigations have been extrapolated between the various test locations to infer probable site conditions. It is noted that these inferences in no

way guarantee the validity of these findings due to the inherent variability of natural soil deposits. The actual ground conditions discovered during excavation may vary from what is reported herein.

#### **4. MATERIAL PROPERTIES**

---

Soil shear strengths (measured with shear vane, BH6) ranges from 80 kpa to more than 190 kpa.

The five Scala Penetrometer tests (BH1 to BH5) carried out within the proposed development generally reached 100 kpa (3.3 blows per 100mm) allowable soil bearing capacity at 0.80 mbgl and consistently have higher readings as the scala was driven down.

It should be noted, however, that four out of six of these tests hit rocks at various depths.

#### **5. STORMWATER AND SEWERAGE**

---

The FNDC 3 Waters Map indicated that both the council's stormwater and wastewater reticulated systems are not available in this site for the stormwater mitigation and wastewater proper disposal. It is recommended that a suitably qualified professional be engaged to sort out the proper disposal and mitigation of wastewater and stormwater, respectively, generated by this development.

Any site-specific stormwater management design and/or wastewater disposal system design, if required, is outside the scope of this report.

#### **6. NATURAL HAZARD**

---

The NRC Natural Hazards Map indicated that as of writing this report, there were no any natural hazard affecting the property which could affect the proposed development.



## 7. ASSESSMENT

---

### 7.1 Expansiveness

Based on the results of our field investigation, along with our knowledge and experience with these kinds of soils, we classify the investigated site as moderately expansive in terms of AS2870:2011. Expansive soils are prone to shrinkage and swelling effects resulting from moisture changes from within the soil.

We note that no laboratory testing of the material to confirm the soil expansivity was undertaken.

### 7.2 Site Stability

The site did not appear to be subject to creep or instability. There appear to be no recent ground movement on the site. It is also anticipated that the proposed development will not affect or worsen the current stability of the site.

### 7.3 Earthworks and Retaining Structures

As mentioned earlier, the ground in the site where the proposed dwelling is to be built is sloping. A level building platform, if required, will need a cut and/or fill operation. Cuts and fills in excess of 0.5m high and within 3.0 metres from any of the building footprints, if needed should either be battered back at no greater than 1v:3h or retained by a suitably designed retaining wall. Any retaining wall retaining at least a metre of soil should be specifically designed according to the following parameters:

- Unit weight of soil: 18 KN/m<sup>3</sup>
- Angle of internal friction: 28°
- Undrained soil shear strength: 70 kpa

### 7.4 Liquefaction Potential

Liquefaction occurs when the structure of a loose, saturated sand breaks down due to some rapidly applied loading such as earthquake shaking. As mentioned above, the soil in the site is cohesive clay. Ground water was not encountered in any of the boreholes. In addition, the site is in Northland where earthquake occurrence is considered unlikely. Hence, it is considered that liquefaction is unlikely to occur on this site.

A detailed liquefaction assessment for this site is outside the scope of this study.

## 7.5 Foundation System

The soils on this site are considered to be moderately expansive and soft. The soils appeared to have not complied with the definition of “good ground” as noted in NZS3604:2011. It is however, considered that the site is suitable for the proposed development. The following are the recommended foundation options:

- Pile foundation designed according to the requirements of NZS3604:2011 provided that the piles are embedded into the ground at least 900mm for the anchor, ordinary and braced piles. At these depths, it is expected that the soil has at least 300kpa ultimate soil bearing capacity. It is also expected that these depths are enough to mitigate the possible effect of seasonal ground movements. Any pile hitting rocks, the rocks should be removed. The enlarged pile holes should be fully filled with concrete.
- Where a shallow foundation is preferred, a specifically designed ribraft concrete slab foundation is recommended. The top 450mm of soil, including topsoil and rocks if any, should be taken out and be replaced with compacted hardfill, preferably Gap 65 or 40, placed and compacted at every 150mm fill layer. Any pockets of soft and organic soil, including rocks should be over-excavated. The foundation should be designed for a maximum allowable soil bearing pressure of 50Kpa. Due to sloping ground, it is expected that this type of foundation will require retaining structures, designed integral to the foundation.
- For detached IL1 (Importance Level 1) structures, built on ground, a NZS3604:2011 concrete slab foundation is considered acceptable provided that the top 300mm of soil is taken out and replaced with a compacted hardfill, preferable Gap 65, placed and compacted at every 150mm fill layer. Any pockets of soft and organic soil, including rocks should be over-excavated. The edge footings should be embedded into the ground at least 600mm to mitigate the possible effect of seasonal ground movements. The foundation should be designed for a maximum allowable soil bearing pressure of 50Kpa. Due to sloping ground, it is expected that this type of foundation will require retaining structures, designed integral to the foundation.

## 8. OTHER RECOMMENDATIONS

---

- In case of shallow foundation, the exposed subsoils should be examined, and any potential soft spots are to be over-excavated. Replacement fill shall be GAP 65 or GAP 40 placed in layers not exceeding 150mm thick and compacted with a suitable compactor. Any fill exceeding 600mm thick should be tested for compaction.
- All stormwater collected from roofed and paved surfaces together with discharges from retaining walls and other subsoil drains shall be controlled and piped away from the proposed building footprint. Ensure that no uncontrolled runoff or concentrated discharges are directed onto open ground, into soakage pits or into subsoil drainage systems.
- Fill materials beneath any on-ground slab shall be GAP 65 or GAP 40 placed and compacted in layers not exceeding 150mm thick. Any fill exceeding 600mm thick should be tested for compaction.
- In case of shallow foundation, an engineer should inspect the earthworks, building platform and foundation prior to the concrete being poured to ensure that the actual soil parameters are as mentioned in this report or better. Producer Statements PS4 – Construction Review should be required for each of these stages.

## 9. LIMITATIONS

---

- Our responsibility for this report is limited to the Client named in this report. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of T&A Structures Ltd. T&A Structures Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to T&A Structures Ltd.
- Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report. The nature and continuity of subsoil conditions at locations other than the investigation bores and tests are inferred and it should be appreciated that actual conditions could vary from the assumed model.
- It is essential that this office be contacted if there is any variation in subsoil conditions from those described in this report as it may affect the design parameters recommended.
- This report was carried for the purpose of checking the ground with respect to the proposed development. This should not be taken as a full geotechnical report.
- Our professional services were performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at the time.























**Teo Pilapil**  
**Chartered Professional Engineer**  
Structural Engineer, CMEngNZ CPEng

**T&A STRUCTURES LTD.**

## **10. APPENDIX 1: BORE LOGS**

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<b>BORE HOLE LOG BH1</b>						Job No.		065-FND-25SD	
<b>Address</b>		884 Kerikeri Inlet Road, Kerikeri							
<b>Client</b>		Advance Build							
<b>Borehole Location</b>				Refer to site plan					
<b>Surface elevation</b>								<b>Datum</b>	Ground level
<b>Surface Condition</b>				Grassed					
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <b>Fill</b></div> <div style="text-align: center;"> <b>Topsoil</b></div> <div style="text-align: center;"> <b>Sand</b></div> <div style="text-align: center;"> <b>Clay</b></div> <div style="text-align: center;"> <b>Silt</b></div> </div>									
Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline)				Scala Penetrometer (blows/ 100 mm)
					50	100	150	200	3    6    9    12
300									
600									
900									
1200									
1500									
1800									
2100									
<b>Drill Method</b>		Scala penetrometer		<b>NOTE :</b> The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location					
<b>Date Drilled</b>		19 May 2025							
<b>Drilled by</b>		Teo							
<b>Shear Vane No</b>									
 <p><b>T&amp;A STRUCTURES LTD</b> CHARTERED PROFESSIONAL ENGINEERS</p> <p>www.tastructures.co.nz      info.tastructures@gmail.com</p>					<p align="center"><b>Tests</b></p> <p>In situ shear vane reading      </p> <p>Remoulded shear vane reading      </p> <p>Scala Penetrometer      </p> <p>100 kPa reference line      </p>				

<b>BORE HOLE LOG BH2</b>							Job No.			065-FND-25SD		
<b>Address</b>		884 Kerikeri Inlet Road, Kerikeri										
<b>Client</b>		Advance Build										
<b>Borehole Location</b>					Refer to site plan							
<b>Surface elevation</b>									<b>Datum</b>		Ground level	
<b>Surface Condition</b>					Grassed							
<div style="display: flex; justify-content: space-around;"> <div> <b>Fill</b></div> <div> <b>Topsoil</b></div> <div> <b>Sand</b></div> <div> <b>Clay</b></div> <div> <b>Silt</b></div> </div>												
Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline)				Scala Penetrometer (blows/ 100 mm)			
					50	100	150	200	3	6	9	12
300												
600												
900												
1200												
1500												
1800												
2100												
<b>Drill Method</b>		Scala penetrometer										
<b>Date Drilled</b>		19 May 2025		<b>NOTE :</b> The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location								
<b>Drilled by</b>		Teo										
<b>Shear Vane No</b>												
 <p><b>T&amp;A STRUCTURES LTD</b> CHARTERED PROFESSIONAL ENGINEERS</p> <p>www.tastructures.co.nz      info.tastructures@gmail.com</p>					<b>Tests</b> In situ shear vane reading  Remoulded shear vane reading  Scala Penetrometer  100 kPa reference line 							



BORE HOLE LOG BH3					Job No. 065-FND-25SD							
Address		884 Kerikeri Inlet Road, Kerikeri										
Client		Advance Build										
Borehole Location		Refer to site plan										
Surface elevation				Datum		Ground level						
Surface Condition		Grassed										
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>Fill</p> </div> <div style="text-align: center;"> <p>Topsoil</p> </div> <div style="text-align: center;"> <p>Sand</p> </div> <div style="text-align: center;"> <p>Clay</p> </div> <div style="text-align: center;"> <p>Silt</p> </div> </div>												
Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline)				Scala Penetrometer (blows/ 100 mm)			
					50	100	150	200	3	6	9	12
300					0							
600					0							
900					0							
1200					0							
1500					0							
1800					0							
2100					0							
Drill Method		Scala penetrometer										
Date Drilled		19 May 2025			<b>NOTE :</b> The subsurface data described above has been determined at this specific borehole location Such data will not identify any variations away from this location							
Drilled by		Teo										
Shear Vane No												

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




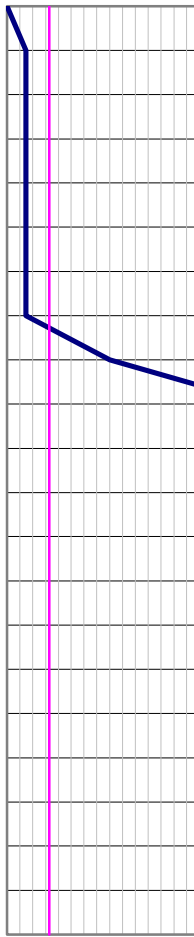





Tests

In situ shear vane reading
















Remoulded shear vane reading

Scala Penetrometer

100 kPa reference line

<b>BORE HOLE LOG BH4</b>						Job No.		065-FND-25SD	
<b>Address</b>		884 Kerikeri Inlet Road, Kerikeri							
<b>Client</b>		Advance Build							
<b>Borehole Location</b>				Refer to site plan					
<b>Surface elevation</b>						<b>Datum</b>		Ground level	
<b>Surface Condition</b>				Grassed					
<div style="display: flex; justify-content: space-around;"> <div> <b>Fill</b></div> <div> <b>Topsoil</b></div> <div> <b>Sand</b></div> <div> <b>Clay</b></div> <div> <b>Silt</b></div> </div>									
Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline)				Scala Penetrometer (blows/ 100 mm)
					50	100	150	200	3    6    9    12
_____					0				
_____					0				
_____					0				
300					0				
_____					0				
_____					0				
_____					0				
600					0				
_____					0				
_____					0				
_____					0				
900					0				
_____					0				
_____					0				
1200					0				
_____					0				
_____					0				
1500					0				
_____					0				
_____					0				
1800					0				
_____					0				
_____					0				
2100					0				
<b>Drill Method</b>		Scala penetrometer							
<b>Date Drilled</b>		19 May 2025							
<b>Drilled by</b>		Teo							
<b>Shear Vane No</b>									
<b>NOTE :</b> The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location									
 <b>T&amp;A STRUCTURES LTD</b> CHARTERED PROFESSIONAL ENGINEERS <a href="http://www.tastructures.co.nz">www.tastructures.co.nz</a> <a href="mailto:info.tastructures@gmail.com">info.tastructures@gmail.com</a>					<b>Tests</b> In situ shear vane reading  Remoulded shear vane reading  Scala Penetrometer  100 kPa reference line 				

<b>BORE HOLE LOG BH5</b>						Job No.		065-FND-25SD	
<b>Address</b>		884 Kerikeri Inlet Road, Kerikeri							
<b>Client</b>		Advance Build							
<b>Borehole Location</b>				Refer to site plan					
<b>Surface elevation</b>								<b>Datum</b>	Ground level
<b>Surface Condition</b>				Grassed					
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <b>Fill</b></div> <div style="text-align: center;"> <b>Topsoil</b></div> <div style="text-align: center;"> <b>Sand</b></div> <div style="text-align: center;"> <b>Clay</b></div> <div style="text-align: center;"> <b>Silt</b></div> </div>									
Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline)				Scala Penetrometer (blows/ 100 mm)
					50	100	150	200	3    6    9    12
300									
600									
900									
1200									
1500									
1800									
2100									
<b>Drill Method</b>		Scala penetrometer		<b>NOTE :</b> The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location					
<b>Date Drilled</b>		19 May 2025							
<b>Drilled by</b>		Teo							
<b>Shear Vane No</b>									
<p><b>T&amp;A STRUCTURES LTD</b> CHARTERED PROFESSIONAL ENGINEERS</p> <p>www.tastructures.co.nz      info.tastructures@gmail.com</p>					<p align="center"><b>Tests</b></p> <p>In situ shear vane reading      </p> <p>Remoulded shear vane reading      </p> <p>Scala Penetrometer      </p> <p>100 kPa reference line      </p>				

BORE HOLE LOG BH6					Job No.	065-FND-25SD
Address		884 Kerikeri Inlet Road, Kerikeri				
Client		Advance Build				
Borehole Location		Refer to site plan				
Surface elevation				Datum	Ground level	
Surface Condition		Grassed				
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">   <b>Fill</b> </div> <div style="text-align: center;">   <b>Topsoil</b> </div> <div style="text-align: center;">   <b>Sand</b> </div> <div style="text-align: center;">   <b>Clay</b> </div> <div style="text-align: center;">   <b>Silt</b> </div> </div>						
Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline) 50 100 150 200	Scala Penetrometer (blows/ 100 mm) 3 6 9 12
				topsoil, loamy and silty clay, dark brown	0 0 0 0	
300				Clay, brown, soft	83 28 0 0	
600					124 55 0 0	
900				the same but with gravel, stiffer	165 28 0 0	
1200				the same but w/ more gravel	193 0 0 0	
1500				become too hard, UTP	0 0 0 0	
1800					0 0 0 0	
2100					0 0 0 0	
Drill Method		50mm hand auger				
Date Drilled		19 May 2025				
Drilled by		Teo				
Shear Vane No						
<p><b>NOTE :</b> The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location</p>						
 <b>T&amp;A STRUCTURES LTD</b> CHARTERED PROFESSIONAL ENGINEERS <a href="http://www.tastructures.co.nz">www.tastructures.co.nz</a> <a href="mailto:info.tastructures@gmail.com">info.tastructures@gmail.com</a>					<b>Tests</b> In situ shear vane reading  Remoulded shear vane reading  Scala Penetrometer  100 kPa reference line 	

## Onsite Wastewater System Inspection

Date: 14<sup>th</sup> May 2025  
Clients Name: Jacki & Jo Nowland  
Site Address: 884 Kerikeri Inlet Road, Kerikeri  
Legal Description: Lot 1 DP 207747

Lot 1 DP 207747 is a 9,220m<sup>2</sup> property located at 884 Kerikeri Inlet Road, Kerikeri. An existing 2-bedroom dwelling is located on the property which is to be demolished and replaced with an Advance Build, 2-bedroom dwelling.

O'Brien Design Consulting have been engaged to assess the suitability of the existing septic tank and conventional soakage to service the proposed 2-bedroom dwelling.

Martin O'Brien visited the property on the 13<sup>th</sup> May 2025 to assess the onsite wastewater system and soakage. The septic tank was concrete with a plastic vent. The vent was removed and the outlet pipe from the existing dwelling fully visible. There were no signs of blockage. The water level in the septic tank was a normal height. The owners had the septic tank emptied one year ago before the inspection date, refer to the attached document from Steves Takeaways. The area down slope of the septic tank was inspected. There were no signs of breakout or odours in the surrounding area. The owners stated they have not had any issues with the tank or field for example backing up into the dwelling or effluent breakout.

The existing septic tank and soakage can be re-used to service the proposed 2-bedroom dwelling as there is no increase in occupancy. The system and field appear to be working satisfactorily. Should there be any problems in the future a new Onsite Wastewater Report (TP58) will be required and a Building Consent acquired to replace the system and field.

Any questions please do not hesitate to contact O'Brien Design Consulting.

Martin O'Brien  
O'Brien Design Consulting  
[martin@obrienconsulting.co.nz](mailto:martin@obrienconsulting.co.nz)  
027 4075208

**BOI Plumbing & Gas Limited**

admin@boipg.co.nz

Tel. 094077519

185 Waipapa Road

Kerikeri, 0295

GST # 126-435-568



Mrs Jo Noland  
884 Kerikeri Inlet Road  
Kerikeri  
Northland 0204

PLEASE PAY BY

**06/06/2024**

AMOUNT

**\$717.62**

INVOICE DATE

**30/05/2024****Tax Invoice NO. 3900**

**Job No.:** 3619  
**Site Address:** 884 Kerikeri Inlet Road  
Kerikeri Northland 0204  
**Date:** 30/05/2024  
**Due:** 06/06/2024

**Description****29/05/2024**

- Travelled to site
- Unblocked drain from gully to septic
- Found inspection to be broken from tree roots
- Client wanted the pipe repaired
- Cut and replaced inspection and pipe before septic
- Cemented around pipe
- Covered drain back up

**M&S**

Part #	Item	Quantity	Unit Price	Total
688960	DWV 100 SN6 SOLVENT PIPE MICO PLUMBING	0.33	\$115.50	\$38.12
765092	MASTERTRADE STRAIGHT COUPLING 110 X 110 X 101MM MTPQ156-44	1.00	\$36.85	\$36.85
551677	EPOXY MORTAR MICO 1L KIT BNEMEM01	1.00	\$40.30	\$40.30
554280	INSPECTION PIECE F&F 129.100FF 100MM - sewer extension to new septic	1.00	\$56.75	\$56.75
	Vehicle Travel fee	16.00	\$2.00	\$32.00
	Certified Plumber	3.25 hrs	\$95.00	\$308.75
	Labour- TA2	3.25 hrs	\$65.00	\$211.25
<b>Discount</b>				\$-100.00
<b>Sub-Total ex GST</b>				\$624.02



**BOI Plumbing & Gas Limited**  
admin@boipg.co.nz  
Tel. 094077519  
185 Waipapa Road  
Kerikeri, 0295  
GST # 126-435-568




PLEASE PAY BY	AMOUNT	INVOICE DATE
06/06/2024	\$717.62	30/05/2024

**Tax Invoice NO. 3900**

Thank you for choosing BOI Plumbing and Gas	<b>Incl. Discount</b>	\$-100.00
	<b>Sub-Total ex GST</b>	\$624.02
	<b>GST</b>	\$93.60
	<b>Total inc GST</b>	\$717.62
	<b>Amount Applied</b>	\$0.00
	<b>Balance Due</b>	\$717.62

- Invoices are due to be paid by the due date. Please make deposits to our bank account number as specified and include your invoice number as reference.
- Any queries on this invoice should be notified to us within 7 days. Please bring to our attention any concerns you may have with the invoice.
- Ownership of all materials and fittings is retained by BOI Plumbing and Gas Limited until payment has been made in full.
- Payment is due in full within seven days of the invoice dispatcher or stated due date.
- **10% interest will accrue monthly on any outstanding balance of invoices not paid in full by the due date.**
- 3 Notices will be given, after that action will be taken to recover any outstanding dept, and all the cost of such recovery, including legal fee's will be added to the amount on invoice.

BOIPG do not have eftpos facilities onsite, your are welcome to go to your Branch to make payment.

How To Pay		INVOICE NO. 3900	
	<b>Direct Credit</b>	<b>DUE DATE:</b>	06/06/2024
Bank	ASB	<b>AMOUNT DUE:</b>	\$717.62
Acc. Name	BOI Plumbing & Gas Limited		
Acc. No.	12-3091-0031227-00		

## TERMS AND CONDITIONS FOR CONSTRUCTION WORK BY BOI PLUMBING AND GAS LIMITED ("BOIPG")

### 1. QUOTES AND INTRODUCTION

1.1 These terms and conditions ("Terms") along with BOIPG's Quote and any Drawings or Specifications specifically referred to in that Quote constitute the entire agreement between BOIPG and the Customer relating to the construction work to be carried out by BOIPG ("Works"). These Terms shall further apply in relation to any subsequent order for further Works by the Customer from BOIPG if such order is accepted by BOIPG. These terms shall not be varied except by express written agreement signed by both parties.

1.2 Quotes or tenders are valid for the period specified in the quote or tender, and if no period is specified, for 30 days from the date of the quote. In the event of any increase, between date of quotation or tender and the date the Works completed, in the cost of materials, freight, labour, duties and levies or in the event of currency fluctuations, such increase shall be to the cost of the Customer.

1.3 Unless stated otherwise, prices are stated GST exclusive.

### 2. PRICE

2.1 Except to the extent provided in any accepted and written quote or tender provided by BOIPG, the prices charged by BOIPG for Works will be calculated based on BOIPG's standard rates for supplies of those Works as at the date the Works are carried out.

2.2 Any quote or tender applies strictly to the specific Works referred to in the quote or tender and does not extend to any variation or other Works requested or instructed by Customer.

2.3 The Customer shall pay the price for the Works, plus any GST or other sales tax chargeable on the Works, in accordance with clause 3.

2.4 Where the Customer has requested Works to be carried out outside of normal working hours (7.30AM-5PM, Monday to Friday) the labour rates which will apply will be \$210 for work up to / including 1 hour and \$95 per hour for every subsequent hour (including travel).

2.5 The price contained in the quote or tender (if any) plus any variations or works carried out on agreed rates will, together, be the "Contract Price".

### 3. PAYMENT

3.1 If requested by BOIPG, the Customer shall pay a non-refundable deposit of up to 50% of the quoted or estimated Contract Price immediately upon acceptance of the Terms and prior to any Work.

3.2 Where applicable BOIPG's invoice may include a payment claim under the Construction Contracts Act 2002. Unless otherwise specified in the Quote, BOIPG shall have the right to claim one progress payment each calendar month and, where applicable, make a final payment claim immediately upon completion (whether or not completion takes place in the same calendar month as a prior progress payment claim).

3.3 If the Customer wishes to provide a payment schedule responding to a payment claim, they must provide the payment schedule within 5 working days of receipt of the payment claim (or at the dates or at the stages set out in the Quote ("the due date"))g. The Customer must make that payment by electronic transfer in cleared funds to the bank account notified in writing by BOIPG for this purpose.

### 4. CUSTOMER DEFAULT, INTEREST AND COLLECTION COSTS

4.1 If any of the following events takes place ("Customer Default"), BOIPG may exercise one or more of its rights in clause 4.2 without prejudice to any other rights or remedies available to BOIPG:

a. The Customer fails to observe or perform any of these Terms or the terms and conditions of any other arrangement made between the Customer and BOIPG including (but not limited to) any failure to pay an amount by the due date.

b. The Customer being an incorporated company ceases or threatens, to cease to carry on business or a petition is presented or an order is made or an effective resolution is passed for the winding up of the Customer or if a Receiver is appointed or if in the opinion of BOIPG the Customer is unable to pay its debts or is likely to go into administration, liquidation or receivership or if the Customer seeks, a re-organisation, restructure, arrangement, adjustment or composition of its debts.

c. The Customer being an individual is adjudged bankrupt or in the opinion of BOIPG is unable to pay his debts or is likely to be adjudged bankrupt or if the Customer seeks a restructure, arrangement or adjustment or composition of the Customer's debts.

4.2 Where clause 4.1 applies, without prejudice to any other legal right available to BOIPG, it may take one or more of the following actions (at BOIPG's discretion):

a. Suspend the Works until the Customer Default and any subsequent losses are remedied in full;

b. Issue a claim for any Works carried out to the date of the Customer Default;

c. After giving notice requiring the Customer to remedy the Customer Default within 5 days, terminate this Contract;

d. Charge the Customer default interest on any amount overdue to BOIPG from the date due until the date it is paid in full at a rate of 15% p.a. compounding daily;

e. Recover BOIPG's costs of and incidental to the enforcement or attempted enforcement of BOIPG's rights, remedies and powers under these Terms including, without limitation, full legal costs (as between solicitor and client) and debt collection agency fees and charges.

### 5. TITLE

5.1 Title to any goods supplied is retained by BOIPG and will pass to the Customer only when the Customer has paid BOIPG in full for:

a. those Goods; and

b. all other money owing by the Customer to BOIPG for the time being (including, without limitation, payment for all other Works carried out for the Customer by BOIPG).

### 6. PERFORMANCE OF WORK, RISK AND DELIVERY

6.1 It is the Customer's responsibility to:

a. ensure safe and adequate site access for the performance of the Work and delivery and unloading of any materials. If such adequate site access has not been provided to BOIPG and BOIPG is required to return to the Customer's premises at another time(s) or incur other costs, then such additional costs shall be a variation to the Contract Price payable by the Customer;

b. promptly provide all plans, specifications and other information relating to the Work ("Plans"), plant, materials, services and other resources necessary to enable BOIPG to carry out the Works;

c. promptly obtain any necessary consents, approvals, permits, licences or authorisations to enable BOIPG to carry out the Works and any code compliance certificate once the Works are completed;

d. where any part of the System is underground, Customer to (i) identify and, if required, safely stop any underground services and (ii) provide all trenching and similar services so that BOIPG has full and safe access to the required underground locations and underground components of the System.

6.2 BOIPG is entitled to rely on all Plans and information provided by the Customer for the performance of the Works and BOIPG has no responsibility or liability (whether in contract, in tort or otherwise) to check or confirm that those Plans or the System are compliant with any applicable legal or other requirement. If the Plans or System are incorrect or non-compliant the Customer indemnifies BOIPG against any costs, expenses or liabilities (including legal costs on a solicitor and own client basis) that BOIPG incurs as a result.

6.3 BOIPG will:

a. Carry out the Work in a workmanlike manner and to a standard expected of a reasonably skilled contractor specialising in the relevant type of works;

b. liaise with the Customer during the course of performing the Work in accordance with any reasonable requests; and

c. where BOIPG is carrying out "building work" under a "residential building contract" (as those terms are defined in section 362B of the Building Act 2004):

i. provide the Customer with the checklist and disclosure required (where the relevant circumstances apply);

ii. provide the warranties implied by section 362I of the Building Act 2002; and

iii. will comply with the requirement to remedy defects in accordance with section 362Q of the Building Act 2002.

### 7. PERSONAL PROPERTY SECURITIES ACT 1999 ("PPSA")

7.1 As security for all of the obligations of the Customer under these Terms, these Terms create a security interest in:

a. all Goods that BOIPG supplies to the Customer and proceeds of such Goods;

b. in any accession or in the whole of any processed or commingled Goods; and

c. where BOIPG is a subcontractor to the Customer and the Customer has contracted with a principal to complete certain work which include the Works, in the accounts receivable due to the Customer from the principal and money received from the principal.

7.2 The Customer must not grant any other security interest or any lien over the items referred to in clause 7.1.

7.3 At BOIPG's request the Customer must promptly sign any documents and do anything else required by BOIPG to ensure that BOIPG's security interest constitutes a first ranking perfected security interest in the items referred to in clause 7.1.

- 7.4 The Customer waives any rights it may have under sections 114(1)(a), 116, 120, 121, 125, 126, 127, 129, 131, 133, and 134 of the PPSA.
- 7.5 The Customer waives its right to receive a copy of any verification statement (as that term is defined in the PPSA).
- 7.6 The Customer must give BOIPG prior written notice of any proposed change of the Customer's name or address.
- 8. ESTIMATE OF COMMENCEMENT AND COMPLETION**
- 8.1 BOIPG will use reasonable endeavours to ensure that the Work is performed in accordance with any estimated commencement and completion dates however the parties agree that time for completion shall not be of the essence.
- 8.2 Where a Deposit is required, BOIPG shall not be obliged to commence the Work until that amount has been paid in cleared funds in full.
- 8.3 BOIPG shall be entitled to an extension of the estimated date for commencement or completion in the event of:
- Delay caused by the Customer, Principal, or any third party outside of BOIPG's control;
  - Delay caused by any circumstance not reasonably foreseeable by an experienced contractor;
  - Delay caused by materials shortages, delivery delays, unavailability of further subcontractors and other supply-related delays;
  - Delay caused by any local or central government requirement including, but not limited to, in relation to any public health matter;
  - Any variation to the Work
  - Any suspension of the Work under these Terms and/or the Construction Contracts Act 2002.
- 9. FORCE MAJEURE**
- 9.1 BOIPG shall not be liable for any delay in the Work caused by any circumstances beyond its reasonable control (including, but not limited to) calamity, war or armed conflict, or the serious threat of the same, Governmental order or regulation, labour disputes, severe economic dislocation, or the bankruptcy, insolvency or failure of manufacturers or contractors of necessary goods and services to BOIPG beyond the reasonable control of BOIPG.
- 10. WAIVER**
- 10.1 The failure of BOIPG to anytime to require full performance by the Customer shall in no manner affect the right of BOIPG to subsequently enforce such performance.
- 11. LIMITATION OF LIABILITY**
- 11.1 BOIPG shall not in any circumstances be liable for incidental or consequential loss or damage or loss of profit, goodwill or business howsoever arising, including, without limitation, where arising from any breach of this agreement or negligence of BOIPG or otherwise at law.
- 12. PRIVACY OF INFORMATION**
- 12.1 The Customer authorises BOIPG to:
- to collect, retain and use information about the Customer from the Customer and any other person for the purpose of assessing the Customer's creditworthiness and for those persons to release that information to BOIPG, for the purpose of administering Customer's account, to enable BOIPG to inform Customer about the Works;
  - to disclose information about the Customer:
    - to any person who guarantees, or who provides insurance, or who provides any other credit support, in relation to the Customer's obligations to BOIPG;
    - to such persons as may be necessary or desirable to enable BOIPG to exercise any power or enforce or attempt to enforce any of BOIPG's rights, remedies and powers arising out of these Terms; and
    - to debt collection, repossession and credit reporting agencies and their clients.
- 12.2 The Customer (if an individual) has the right to access and request the correction of his or her information held by BOIPG.
- 13. PARTIAL INVALIDITY**
- 13.1 If any provision of these Terms is or becomes invalid or unenforceable, that provision will be deemed deleted from these Terms and such invalidity or unenforceability will not affect the other provisions of these Terms, all of which will remain in full force and effect to the extent permitted by law, subject to any modifications made necessary by the deletion of the invalid or unenforceable provisions.
- 14. NOTICES**
- 14.1 Any notice or certificate required to be given by these Terms may be given in writing by person, posted, or sent by email to the relevant address used by the Customer in correspondence with BOIPG. Any notice given by BOIPG to the Customer by email is deemed served at the time the email is sent without receiving any default or other automated message indicating unsuccessful transmission.
- 15. ASSIGNMENT AND SUBCONTRACTING**
- 15.1 The Customer must not subcontract or assign any of its rights, powers or obligations under these Terms of Trade. BOIPG may subcontract or assign its rights, powers or obligations under these Terms, including, without limitation to the foregoing, engaging sub-contractors to perform all or part of the contracted Work
- 16. DISPUTES**
- 16.1 Without limitation to the parties' rights to require adjudication under the Construction Contracts Act 2002, any claim or dispute arising under these Terms of Trade shall be determined by arbitration under the Arbitration Act 1996 if the parties are unable to resolve such dispute themselves within one (1) month of the dispute arising. However, nothing in this clause prevents either party from taking immediate steps to seek any urgent equitable relief before the New Zealand Courts.
- 17. JURISDICTION**
- 17.1 These Terms of Trade are governed by and construed in accordance with the current laws of New Zealand and the parties agree subject to clause 17 to submit to the non-exclusive jurisdiction of the Courts of New Zealand for any disputes or proceedings arising out of or in connection with these Terms of Trade.



**Steve's Takeaways Ltd.**  
Septic Tank Cleaning Services

180 Ness Rd  
RD 2, Kaeo 0479

0800 000 306  
027 457 0399  
Steves.takeaways@yahoo.co.nz

**Tax Invoice**  
GST Reg. No. 126-534-132

Invoice # 2580  
Order No.  
30th May 2024

Jo Nowland  
884 Kerikeri Inlet Road  
Kerikeri 0293

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Suck out Septic Tank and attempt to unblock @ gulley trap 28 May 24	1	\$500.00	\$500.00
SUBTOTAL:			\$500.00
GST:			\$75.00
TOTAL:			\$575.00
PAID:			\$0.00
<b>BALANCE DUE:</b>			<b>\$575.00</b>

## Remittance Advice

Please make payment to Kiwi Bank  
38-9019-0806785-00  
Use the Invoice Number as Reference

Invoice #2580  
\$575.00 due by 5th June 2024

Customer is responsible for collection costs on unpaid accounts  
Overdue accounts will be charged interest at 10% for the first month and 2% per month thereafter