

Our Ref: 49666

9 December 2025

Ross & Heather Boon

Attention: Ross Boon

Email: ross@agspares.co.nz

Dear Ross

**NEW INSTRUCTION**

**Client:** Ross & Heather Boon  
**Project:** Feasibility Assessment  
**Location:** 30 Pipiwai Road, Kamo

Further to our discussions, we are pleased to forward our estimate for the project. If everything looks satisfactory to you, we ask that you complete and return the Instruction Confirmation Form (this can be done by attaching it to an email or by post). If there is anything in the documents that you have a query about, please call me and we can discuss.

**Project Description**

The site is zoned Light Industrial, which allows for lots sizes as small as 500m<sup>2</sup>. However, the market will likely dictate a much larger size that can be used for commercial and industrial activities.

Activities that are permitted within this area are as follows:

- General Industry
- Manufacturing
- Repairs and Maintenance
- Marine Industry
- Storage
- Artisan industry
- Farming
- Emergency Services
- Trade Retail (larger than 450m<sup>2</sup>)
- General Retail (no more than 250m<sup>2</sup> GFA)
- Community Correction Facility
- Commercial Services (no more than 250m<sup>2</sup> GFA)
- Food and Beverage facility (no more than 250m<sup>2</sup> GFA)

Other development opportunities using discretionary activity level consents in this zone include:

- Grocery Store
- Funeral Home
- Waste Management

The layout of the existing buildings on site and the existing identified flood plain make the practical use of the site somewhat restrictive. We also note that there is some limitations on wastewater discharge in this area that require WDC assessment for high water users. Therefore, the development of this site

should be focused on larger lots that fit the light-industrial land use. We have therefore proposed a preliminary scheme of 6 lots as detailed in Fig 2 below.

You also mentioned that realigning the watercourse through the site could improve the usability of the front sites. We agree this could be achieved through a detailed flood assessment to ensure no external flood impacts are created. The access formation over this waterway and the reinforced stream banks need to be carefully designed to accommodate appropriate industrial loading and convey the full flood, while remaining economically feasible.

Flooding at the rear of the site appears to be easily removed with earthworks and localised drainage of swampy areas and the property to the north.

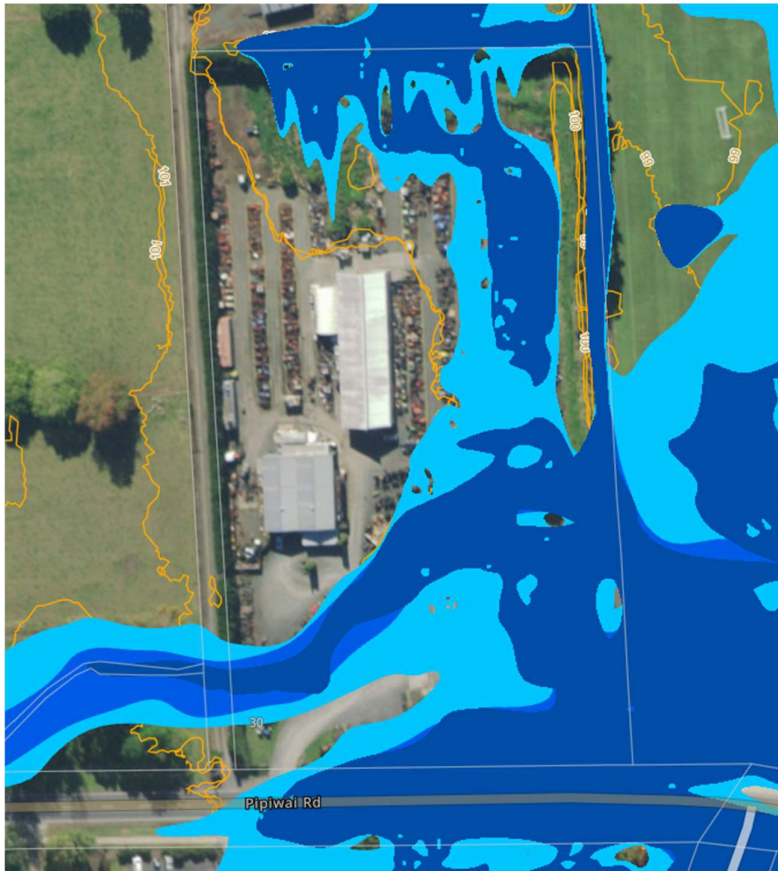


Fig 1- NRC Hazards Assessment

Given the multiple land-uses of this site and the ability to adjust the lot size to meet the demands of the market and wastewater disposal, we recommend that an initial investigation phase of works be undertaken. This investigation would cover the more critical constraints of the site to specifically address the flood assessment and geotechnical investigation to develop a clear development plan, then set accurate costs for construction feasibility.

We have provided within this document the full costing for a 6 lot development, including this investigation phase, which provides you with an initial indication of development costs. However, we recommend that we redefine the full development plan and costs based on the outcomes of the investigation phase.

### **Preliminary Sketch**

We have prepared the preliminary sketch for the proposed development of your property based on our discussions. If the layout is not in accordance with your expectations, please let us know.



Fig 2 – Preliminary Scheme Plan

### **Estimate and Scope of Work**

Please see the estimate details attached. We have prepared these based on the preliminary sketch and our expectations of Council's requirements. We have also included an estimate of Council's fees. Other costs involving external consultants are noted as 'Quote Required'.

The scope of work is outlined within each of the estimate line items. Any known exclusions are also noted. We have based the estimate and scope on our experience of similar projects and the information supplied. If the work does not proceed as expected the scope changes or if unexpected complications arise the fee may need to be adjusted to take into account the extra time spent, additional complexity or urgency.

Once consent issues, there will be further costs associated with completing the conditions of the consent. If a transferable title is being used, payment for this will need to be settled with the vendor before the final Council approval (s224(c)) will issue.

### **Instruction Confirmation Form**

Please read the terms and conditions in the Instruction Confirmation Form and complete all the required information. Please note that, if we are being instructed by a Company or Trust, we ask that the Guarantor section of the form be completed. Please also retain a copy of the Instruction Confirmation form for your records.

**Invoicing and Payments**

As stated on the Instruction Confirmation Form our normal practice is that invoices for fees and disbursements will be forwarded at monthly intervals to the value of the work completed. Invoices are payable within ten (10) days of invoicing.

**Site Information and Hazard Identification Form**

To safeguard our employees while on your property and as required by the Health and Safety Act we ask for your assistance in identifying hazards on site. Please complete the **enclosed** form and return it with the Instruction Confirmation Form.

**Project Management**

I will be the Director responsible for your project and any additional team members working on your project will be advised in due course.

Please note that our current lead time for commencing works is 3-4 weeks. If this is an issue for you, please call me to discuss.

We trust the information supplied is to your satisfaction. We appreciate the opportunity to work with you on this project. If you have any queries or require further information, please contact me directly.

Yours sincerely

**CATO BOLAM CONSULTANTS LTD**



**Simon Reiher**  
**DIRECTOR**

49666-LP-B-ES1 Instruction Confirmation- Feasibility Assessment

Encl

# Ross & Heather Boon

## Estimate of Development Costs

6 Lot Subdivision

30 Pipiwai Road, Kamo

Lot 2 DP 79657

Job 49666



## Cato Bolam Estimated Costs

### Investigation Phase - Cato Bolam

#### Planning, Environmental, Engineering and Surveying

Provisional \$ Estimate \$

##### Project Consultation - Planning, Environmental, Engineering and Surveying

To Directors and Staffs time to regular consultation with client and other consultants as required to finalise the proposal for consent application. (Budget only, charged at hourly rate).

1,200

*Exclusions: Neighbour consultation - if required this would be undertaken based on normal hourly rates.  
Pre-application meeting*

##### Preliminary Ecological Assessment

To Ecologists time to undertaking site visit, to identify and advise on ecological features that need to be considered in the subdivision layout, house and wastewater field locations (relative to wetlands) and potential protection covenants based on the requirements of both Council and the National Policy Standard - Freshwater (NPS-F).

1,400

##### Topographical Survey

To Surveyors and Survey Assistants time to obtain required survey data from LINZ, to undertaking field and office work to prepare the topographical plan for subdivision layout and engineering design purposes.

3,800

*Exclusions: Traffic Management if required for surveying live traffic lanes.*

##### UAV Survey

To the provision of updated aerial imagery via Unmanned Aerial Survey (UAV)

2,000

##### Design and Finalise Subdivision Plans

To Directors and Staff time to prepare and finalise the Plans, to take into account existing site features, owners and Council District Plan requirements and producing presentation drawings to support the resource consent.

- Subdivision Plan

2,400

##### Concept Engineering Design

To Engineers, time to undertake site visit, to complete concept sketches including: preparing earthwork quantities, civil design for accessway, water reticulation, wastewater reticulation, stormwater reticulation to allow for concept level schedule of quantities and the engineer's estimate of construction costs.

4,400

##### Wastewater Servicing Report

To Engineers time to prepare wastewater demand calculations, and liaison with WDC to confirm capacity and concept discharge design for pricing purposes.

1,200

*Exclusions: Detailed design of septic system for building consent services*

##### Preliminary Flood Assessment

To Engineers time to develop a flood model, analysing stormwater flow, cross sections and calculating flood levels of existing overland flowpath. This will be for preliminary purposes only and not include any deliverable report.

4,500

##### Cato Bolam Administration Costs and Disbursements

Administration time and disbursement costs cover vehicle expenses, phone calls, plan printing, photocopying and collating of resource consent applications for both Council and client etc. *(Disbursements will be incurred in relation to each invoice)*

0

1,045

### Investigation Phase - Total Estimated Cost excl GST

\$ - \$ 21,945

### Resource Consent Phase - Cato Bolam

#### Planning, Environmental, Engineering and Surveying

Provisional \$ Estimate \$

##### Project Consultation - Planning, Environmental, Engineering and Surveying

To Directors and Staffs time to regular consultation with client and other consultants as required to finalise the proposal for consent application. (Budget only, charged at hourly rate).

3,200

*Exclusions: Neighbour consultation - if required this would be undertaken based on normal hourly rates.  
Pre-application meeting*

##### Finalise Subdivision Plans

To Directors and Staff time to prepare and finalise the Plans, to take into account existing site features, owners and Council District Plan requirements and producing presentation drawings to support the resource consent.

1,000

<u>Preliminary Engineering Design</u>			
To Engineers time to undertake site visit, to completing preliminary engineering design including; preparing earthwork plans (extent of earthwork, cut and fill and sediment control plan) with associated calculations for civil design for accessway, parking bays, footpath, water reticulation, wastewater reticulation, stormwater reticulation as required to submit to Council for resource consent (for a non-notified application).			7,300
To liaise with other consultants regarding earthworks, landscaping, traffic, and to liaise with WDC regarding the wastewater and water supply design and connections.			850
To preparing the Engineering Infrastructure Report to support AEE application.			880
<i>Note:</i>	<i>Design fees allow for up to 10% variation in design from external sources during design phase.</i>		
<i>Note:</i>	<i>The engineering design estimate will be reviewed following the site visit by the engineer. At this time the full extent of the design scope will be known.</i>		
<i>Exclusions:</i>	<i>Geotechnical Investigation  Soil Contamination testing and assessment (we can provide this service)  Ecological Assessment (we can provide this service)  Retaining Wall or Structure Design  Flood Modelling  Flocculation design for chemical treatment of sediment devices  Water and wastewater network modelling  Utility provider service location and surveying  Esplanade reserve calculations</i>		
<u>Stormwater Report</u>			
To Engineers time to preparing a HEC HMS model analysis and designing a stormwater detention and treatment device solution as required for resource consent.			3,000
<u>Flood Assessment</u>			
To Engineers time to analysing stormwater flow, cross sections and calculating flood levels of existing overland flowpath and to preparation of supporting documents for the resource consent application.			5,500
<i>Note:</i>	<i>Due to the proposed new natural hazard provisions in Plan Change 120 there are unknowns as to how Auckland Council will process flood assessments, even where they comply with current standards. These provisions include new flood standards developed by Council. We wish to advise that implementation and interpretation of new rules can lead to discrepancies in how flood assessments and/or risks are assessed, and additional work may be required to satisfy the new provisions which may lead to additional cost.</i>		
<u>Flood Mitigation Design</u>			
To Engineers time to design mitigation works to enable building platform or dwelling to be accommodated on existing flood affected site.			3,300
<u>Flood Hazard Risk Assessment</u>			
To Engineers time to assess and prepare flood hazard risk assessment report to support flood assessment.			1,200
<u>Ecology</u>			
To Ecologists time to attending site visit for assessment, to liaising with client as required and to preparation of Ecological Report and recommendations for;			
	- NES: Freshwater Assessment		1,500
	- Riparian Assessment		1,500
	- Environmental Management Plan		4,000
<i>Exclusions:</i>	<i>If the Ecological Assessment identifies a wetland in close proximity to proposed earthworks for the development (e.g. driveway access, culvert crossing, building platform) this may trigger the need for an NES land use consent and as such also trigger the need for engineering design and other associated costs to support the application. If required we can provide an estimate of additional cost and timeframe for the required work.</i>		
<u>Resource Consent Application</u>			
To Planners and Staff time to attending site visit for assessment, to liaising with client and other consultants, providing planning input into the proposal, to receiving, reviewing and co-ordinating the supporting reports, reviewing NES requirements, to preparing the resource consent application including Assessment of Environmental Effects (AEE) ready for submission to Council for consent (for a non-notified application).			
	Subdivision and Land Use -(complying)	500	3,800
	Stormwater Diversion and Discharge		2,500
	Works in a Watercourse		2,500
<u>Section 92 / Post - Lodgement Consultation</u>			
To Director, Planners and/or Engineers time to reviewing request for further information and to addressing request as required (final cost subject to specific details of the request). (Budget only, charged at hourly rate).		500	2,000
<u>Draft Conditions Consultation</u>			

To Planners time to consultation over the draft conditions and to requesting amendments as required. (Budget only, charged at hourly rate).	500	500
<u>Cato Bolam Administration Costs and Disbursements</u>		
Administration time and disbursement costs cover vehicle expenses, phone calls, plan printing, photocopying and collating of resource consent applications for both Council and client etc. <i>(Disbursements will be incurred in relation to each invoice)</i>	75	2,227

<b>Consent Phase - Total Estimated Cost</b> <small>excl GST</small>	<b>\$ 1,575</b>	<b>\$ 46,757</b>
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## Detailed Design Phase - Cato Bolam

### Engineering

Provisional \$ Estimate \$

#### Project Consultation

To Directors and Engineers time to reviewing the consent conditions, to liaising with the client, Watercare, Council, geotechnical engineer and other consultants as required to finalise the design for engineering approval and construction. (Budget only, charged at hourly rate).

1,200

#### Consultation with Utility Providers

To Engineers time to liaising with; lighting companies regarding the lighting design, Northpower regarding power, gas and lighting installation contracts and Chorus regarding telephone contract.

1,500

#### Engineering Detailed Design - Earthworks and Civil Construction

To Engineers time to completing detailed engineering design, plans and calculations as required for engineering plan approval and construction purposes including earthworks and civil works for intersection design, accessway, parking bays, water, wastewater, stormwater reticulation, detention and treatment devices.

18,600

*Note: Assumes design proceeds when resource conditions are available and no further changes made to the preliminary design*

*Assumes design & construction will be undertaken in one stage*

*Excludes Retaining Wall or Structure Design and Landscape Design*

*Excludes Flood Modelling*

*The engineering design estimate will be reviewed following the site visit by the engineer. At this time the full extent of the design scope will be known.*

#### Engineering Plan Approval (EPA) Report (documentation) and Application

To preparing the report, supporting documents and application to accompany engineering plans and to submitting to Council for approval of;

Right of Way/common driveway

550

*Exclusions: Response to requests for further information*

#### Requests for Further Information / Post - Lodgement Consultation

To Director, and/or Engineers time to reviewing request for further information and to addressing request as required (final cost subject to specific details of the request). (Budget only, charged at hourly rate).

2,000

#### Cato Bolam Administration Costs and Disbursements

Administration time and disbursement costs for vehicle expenses, phone calls, plan printing, photocopying and collating of contract documents for tender.

0

1,193

### Detailed Design Phase - Total Estimated Cost excl GST

\$ - \$ 25,043

## Completion Phase - Cato Bolam

### Surveying, Engineering, Environmental

Provisional \$ Estimate \$

#### Project Consultation

To Directors / Project Managers time to liaising with the client, other consultants and Council as required, to attending regular meetings and reporting as required to key stakeholders. (Budget only, charged at hourly rate).

3,500

#### Preparation of Schedule of Quantities, Tender Documentation and Final Contract

To Engineers time to completing detailed schedule of quantities and tender documentation in accordance with NZS3910 for submission to civil works contractors for pricing. To liaising with tenderers and responding to queries during the tender stage. To analysing tenders and preparing a detailed evaluation for review by the client for appointment of contractor. To preparing final contract documentations for signing prior to contract commencing.

7,400

#### Engineering Observation and Payment Certification - Civil Works

To Engineers time to liaising with contractors and Council with regards to commencement of work, to liaising with power, gas, telephone and lighting suppliers, to liaising with landscape architect. To engineering observation of earthworks and sediment control. To engineering observation of the civil construction works including roading, accessways, water reticulation, wastewater reticulation and stormwater reticulation. To tending to contract administration and certification of claims during construction phase and to certification of works.

30,000

*Exclusions: Earthworks and retaining wall certification - to be completed by Geotechnical Engineer.*

*Landscaping and planting observation and certification*

*Soil contamination remediation monitoring and validation (if required)*

*Repeat inspections due to failed tests or poor workmanship, reworking*

*Note: The observation fees are subject to the final Engineering Design and the works being undertaken by a competent contractor. If works run over program, additional fees will be charged*

#### Engineering Certification

To Engineers time to prepare and lodge statement of certification for completed engineering works. To preparing and lodging application for Engineering Approval Completion Certificate.

660

Drainage Engineering approval - To Engineers time to undertake final inspection of public drainage works and provide engineers certification.	880
Right of Way approval - To Engineers time to undertake final inspection of ROW and provide engineers certification.	880
<i>Exclusions: Reinspection due to failed final inspections due to contractor defects Follow up and other information requests by Council (charged on hourly rates)</i>	
<u>RAMM Data and Asset Schedules</u>	
To Engineers time to preparation of RAMM data and asset schedule as required by Council prior to the Section 224(c) release.	880
<u>Ecology - Monitoring</u>	
To Ecologist's time to attending site during earthworks to monitor works as required by the consent conditions.	1,400
<u>Ecology Completion Reports</u>	
To Ecologist's time to attending site and preparation of report/s as required by the consent conditions. - Planting Completion Report	2,000
<u>Final As-Built Plans</u>	
To Surveyors and Survey Assistants time to undertaking necessary survey field and office work and to Engineers time to prepare the engineering as-built plans and to preparing GIS Asset Data as required by Council prior to the Section 224(c) release.	8,700
<i>Note: This cost assumes that the as-built survey will be completed in one field survey.</i>	
<u>Land Transfer Survey (Freehold Title)</u>	
To Surveyors and Survey Assistants time to obtain the required survey data, to undertaking necessary field and office work, to locate new boundary pegs, to preparing building site plan, Land Transfer Title and survey plans, to preparation of application for the release of the Section 223 Certificate and submitting to Council, to forwarding Section 223 Certificate to client and solicitor, to preparing digital datasets, boundary reports and other required documentation and submitting to Land Information New Zealand for approval.	18,000
<i>Note: This cost is based on the boundary pegs being placed once (does not include repeat pegging) and on the development proceeding in one stage. The final cost will depend on; the boundary layout, particularly if any boundaries fall within areas of dense native bush and are required to be pegged; a number of survey reference marks being available on site; and on the existing survey and title records being sufficiently accurate for current LINZ standards.</i>	
<i>Exclusions: Survey or consultation resulting from a change in the location of the building platform from the original geotechnical report.</i>	
<u>Section 224c Release</u>	
To Directors and Engineers time to liaising with Council's staff over the release of the Section 224c Certificates. To liaising with power and telephone suppliers to secure completion certificates, to liaising with Council and client over consent notice, bond documents and final invoices, to liaising with clients solicitor over the preparation of the required legal documentation for the subdivision to enable titles to issue.	2,500
To Directors and Staff time to following up with Council's staff over the release of the Section 224c Certificates.	880
<u>Cato Bolam Administration Costs and Disbursements</u>	
Administration time and disbursement costs cover vehicle expenses, phone calls, plan printing, photocopying, postage, survey marks, boundary pegs etc.	0 3,884

<b>Completion Phase - Estimated Cost</b> <small>excl GST</small>	<b>\$ - \$ 81,564</b>
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# External Professional and Council Estimated Costs

## Investigation Phase - External Professional/Council Costs

	Provisional \$	Budget \$
<b>Other Consultants - Quotes Required</b>		
Geotechnical Assessment (Building Platform and Access) and Wastewater Disposal Report		5,000
<b>Council Fees</b>		
Pre- Application Deposit - Further costs may be incurred		870

**Investigation Phase - Estimated External Costs (excl GST)** \$ - \$ **5,870**

## Resource Consent Phase - External Professional/Council Costs

	Provisional \$	Budget \$
<b>Other Consultants - Quotes Required</b>		
Geotechnical Assessment (Building Platform and Access) and Wastewater Disposal Report		5,000
Traffic Assessment Report		2,500
Flood Modelling Assessment - Major (by external modeller)		4,000
Iwi Consultation Assessment (Cultural Impact Assessment)		3,500
<b>Council Fees</b>		
Application Deposit Fee (excl. GST)		4,500
<i>Subdivision, Land Use, Regional (Combined)</i>		2,500
<i>Works in a Watercourse (Provisional)</i>		
Balance processing fees (based on time and costs)	say	10,000

**Consent Phase - Estimated External Costs (excl GST)** \$ - \$ **32,000**

## Detailed Design Phase - External Professional/Council Costs

	Provisional \$	Budget \$
<b>Other Consultants - Quotes Required</b>		
Retaining Wall Design		4,000
Detailed Landscape Plans		2,000
<b>Council Fees</b>		
<u>Development Engineers - Processing of Engineering Plans</u>		
Application Deposit Fee (excl. GST)		2,174
<i>Engineering Plan Approval - Major</i>		
Balance processing fees (based on time and costs)	say	1,000
<i>Note: Assumes building consent fees paid as part of building</i>		

**Detailed Design Phase - Estimated External Costs excl GST** \$ - \$ **9,174**

# Completion Phase - External Professional/Council Costs

## Other Consultants - Quotes Required

Provisional \$ Budget \$

### Geotechnical Earthworks Monitoring and Certification

To Geotechnical Engineers time to attendance at meetings as required, to earthworks construction monitoring, geologist inspections, testing and earthworks certification, including retaining walls if any. To preparation of the Geotechnical Completion Report (GCR).

5,000

### Legal Fees

15,000

## Council and Land Information New Zealand Costs

### Council - Engineering Consent Processing (Balance Fees)

Council's fees to field engineers time to site visits for pre-construction meetings, site inspections as required by the engineering consent, to attendance at testing and processing of the section 224c application.

5,000

*Final fee based on time and cost.*

### Council - Development Contributions (based on the number of new lots less existing number of existing lots)

Number of Existing HHUE

1

Number of Additional HHUE

5

Cost per Additional House Hold

\$27,414

Unit Equivalent (HHUE)

137,070

*The Development Contribution figure above is an estimate based on Council's current website estimator. Please refer to the assessment for Development Contributions sent to you by Council at the time of granting resource consent.*

Note: Council Bonds (Refundable on Compliance of Condition) may be required for the following:-

- Engineering Maintenance for vested assets
- Landscape and Ecological Planting Maintenance
- Weed and Pest Control

Note: Provision of sufficient water supply for firefighting purposes in accordance with SN PA 4509:20008 (or a Fire Service approved alternative) is required for new houses in the rural zone (or urban that is not connected to public water supply).

### Land Information New Zealand Lodgement fees

LINZ fee for lodging of Land Transfer Survey digital dataset on Land-on-line for Survey Approval.

1,200

## Completion Phase - Estimated External Costs excl GST

\$ - \$ 163,270

# Construction Costs by Others - Quotes Required

## Construction Costs - Quotes Required

### Construction Costs - Quotes Required

This item is subject to the scope of work required for the subdivision design in accordance with the conditions of consent. These prices are based upon our engineers preliminary design considerations. Therefore prices are to be used as ball park guide only at this stage. Prices should be refined once topographic survey, geotechnical, soil contamination testing and preliminary engineering design works are completed. Quotes for these items will be obtained during the tender phase for the construction contract.

	Provisional \$	Budget \$
Preliminary & General	20,000	
Site Clearance	20,000	
Sediment & erosion control	15,000	
Earthworks	50,000	
Concrete Right of Way	150,000	
Wastewater Reticulation	35,000	
Stormwater Reticulation	100,000	
Water Reticulation	80,000	
Retaining Walls (if any)	50,000	
Utility Trenching and Miscellaneous	10,000	
Contingency Sum (10% contract value)	53,000	

### Power Reticulation

To supply and install power reticulation to boundary of all lots

80,000

### Telephone Reticulation

To supply and install telephone reticulation to boundary of all lots or supply written confirmation of wi-fi availability.

10,000

### Planting Contract + Weed and Pest Control + Fencing

To implementing weed and pest control plan, to supply and install planting and fencing in accordance with approved planting plans. Including five year maintenance contract as required by council.

20,000

## Total Construction Costs excl GST

\$ 583,000 \$ 693,000

### Limitations relating to this Estimate

This Estimate of Consent Costs must be read in conjunction with the associated notes and exclusions as they relate to each item in the estimate.

"Estimate" costs are provided for Cato Bolam line items only.

"Budget" costs are provided for Other Consultants and Council line items - Quotes are required. If a quote has been provided this will be stated against the line item.

"Provisional" costs are provided for items that may or may not be required. These items will usually be determined during the consent processing phase.

This estimate is based on the application being processed in a non-notified manner. Should the application be notified additional costs would be incurred for the preparation and presentation of evidence to the Councils hearings committee

The above estimate is based on our assessment of Council requirements for this application. Should Council require further information then extra costs will be incurred. The costs will be dependent on the nature of the request and the time involved. These matters can be discussed at a formal pre-lodgement meeting with the Council.

The estimate does not include any costs relating to securing a Donor Transferable Title Right (TTR), requests for further information from Council about the TTR or satisfying TTR conditions of consent.

This estimate is for consent phase works only and does not include costs for the Detailed Design and Construction phases such as:

**Detailed Design Phase**                      Engineering Detailed Design - Earthworks and Civil Construction

**Construction Phase**

- Construction Costs
- Other Consultants Fees such as: Geotechnical Earthworks Monitoring and Certification
- Preparation of Schedule of Quantities and Tender Documentation
- Engineering Observation and Certification
- As Built Plans
- Land Transfer Survey
- Section 223 & 224(c) Release
- Council Fees
- Council Development Contributions
- Land Information New Zealand survey and legal lodgement fees
- Solicitors fees

**Note:** Provision of sufficient water supply for firefighting purposes in accordance with SN PA 4509:20008 (or a Fire Service approved alternative) is required for new houses in the rural zone (or urban that is not connected to public water supply).

All estimated costs exclude GST.

This estimate is subject to amendment if the development exceeds 12 months beyond this estimate date.

This estimate shall not be used by or relied upon by any third party without the prior consent of Cato Bolam Consultants Limited. This estimate is only valid for two months.

# Ross & Heather Boon

## Summary of Development Costs

6 Lot Subdivision

30 Pipiwai Road, Kamo

Lot 2 DP 79657

Job 49666



Summary of Cato Bolam Estimate of Costs	Provisional	Estimate
Investigation Phase	\$ -	\$ 21,945
Consent Phase	\$ 1,575	\$ 46,757
Design Phase	\$ -	\$ 25,043
Construction Phase	\$ -	\$ 81,564
<b>Total Cato Bolam Estimate of Costs (excluding GST)</b>	<b>\$ 1,575</b>	<b>\$ 175,308</b>

Summary of External Professional/Council Costs	Provisional	Budget
Investigation Phase	\$ -	\$ 5,870
Consent Phase	\$ -	\$ 32,000
Design Phase	\$ -	\$ 9,174
Construction Phase	\$ -	\$ 163,270
<b>Total External Professional/Council Estimate of Costs (excluding GST)</b>	<b>\$ -</b>	<b>\$ 210,313</b>

Where a line item has been annotated with "Quote Required" these costs will be additional to those provided in this section.

Summary of Construction Costs	Provisional	Budget
Construction Phase	\$ 583,000	\$ 693,000
<b>Total Construction Costs (excluding GST)</b>	<b>\$ 583,000</b>	<b>\$ 693,000</b>

Where a line item has been annotated with "Quote Required" these costs will be additional to those provided in this section.

**TOTAL DEVELOPMENT COSTS (excluding GST) \$ 584,575 \$ 1,078,621**

### Limitations relating to this Estimate

This Estimate of Consent Costs must be read in conjunction with the associated notes and exclusions as they relate to each item in the estimate.

"Estimate" costs are provided for Cato Bolam line items only.

"Budget" costs are provided for Other Consultants and Council line items - Quotes are required. If a quote has been provided this will be stated against the line item.

"Provisional" costs are provided for items that may or may not be required. These items will usually be determined during the consent processing phase.

This estimate is based on the application being processed in a non-notified manner. Should the application be notified additional costs would be incurred for the preparation and presentation of evidence to the Councils hearings committee

The above estimate is based on our assessment of Council requirements for this application. Should Council require further information then extra costs will be incurred. The costs will be dependent on the nature of the request and the time involved. These matters can be discussed at a formal pre-lodgement meeting with the Council.

This estimate is for consent phase works only and does not include costs for the Detailed Design and Construction phases such as:

**Detailed Design Phase**  
 Engineering Detailed Design - Earthworks and Civil Construction  
 Preparation of Schedule of Quantities and Tender Documentation

**Construction Phase**  
 Construction Costs  
 Other Consultants Fees such as: Geotechnical Earthworks Monitoring and Certification  
 Engineering Observation and Certification  
 As Built Plans  
 Land Transfer Survey  
 Section 223 & 224(c) Release  
 Council Fees  
 Council Development Contributions  
 Land Information New Zealand survey and legal lodgement fees  
 Solicitors fees

**Note:** Provision of sufficient water supply for firefighting purposes in accordance with SN PA 4509:20008 (or a Fire Service approved alternative) is required for new houses in the rural zone (or urban that is not connected to public water supply).

All estimated costs exclude GST.

## INSTRUCTION CONFIRMATION

This form confirms your instructions that you wish to engage this Company to provide the professional services described below. Thank you for the instruction, which will receive our best attention. Please check that the following information is correct.

**Job No:** 49666

### CLIENT DETAILS

**Date:** 9 December 2025

**Client:** Ross & Heather Boon  
(Name for Invoices) Title / First Name / Surname (or Company Name)

**Contact Name:** Ross Boon  
Title / First Name / Surname

**Postal Address:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ 021 228 2920  
(Private) (Business) (Mobile)

**Email:** ross@agspares.co.nz

**Proof of I.D.:** Yes  No  (Driver's Licence/Passport) **Date of Birth:** \_\_\_\_\_  
(As required by the Personal Properties Securities Act (PPSA) 1999)

### GUARANTOR'S DETAILS

**(Only required if client is a Company or Trust)**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_


### INSTRUCTION DETAILS

**Description:** Feasibility Assessment

**Job Address:** 30 Pipiwai Road, Kamo

**Legal Description:** Lot 2 DP 79657

**Local Authority:** Whangarei District Council

**Project Director:** Simon Reiher **Signed:** 

### SOLICITOR'S DETAILS

**Name:** \_\_\_\_\_ **Firm:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

### Conditions of engagement and basis of professional charges

Cato Bolam Consultants Limited services will be provided under the following Conditions of Engagement/Guide to services current at the time of appointment.  
Conditions of Engagement for Routine Work on a Time or Fixed Basis (see reverse)  
Other

**Estimated Fee:** as per attached

**Excluding disbursements, GST, legal or local and Central Govt fees (This is not a quotation)**

**Estimated Start Date:** *Our current lead time for commencing works is 3-4 weeks from receipt of signed instruction form.*

Accounts for fees and disbursements will be forwarded at monthly intervals to the value of the work completed. Accounts are payable within ten (10) days of invoicing. Amounts outstanding after 20 working days will be subject to interest at 2.0% per month. Should the Client wish to make alternative arrangements for payments of accounts, please contact Cato Bolam Consultants Limited.

**Liability:** The liability of Cato Bolam Consultants Limited is limited as is set out on the reverse side of this form. It should be noted that the Client will be liable for all costs incurred from the date of this instruction.

The Client irrevocably authorises any person or company to provide Cato Bolam Consultants Limited with such information as Cato Bolam Consultants Limited may require in response to Cato Bolam Consultants Limited credit enquiries. The Client further irrevocably authorises Cato Bolam Consultants Limited to furnish to such parties details of this application and any subsequent details that the Client may have with Cato Bolam Consultants Limited as a result of this application being actioned by Cato Bolam Consultants Limited. Where the Client is in default of the 'Specific Fee and Engagement Conditions', the Client authorises Cato Bolam Consultants Limited to supply to any person or firm engaged by Cato Bolam Consultants Limited to assist it in rectifying such default, full details about the Client and this account.

The Client (and in the case that there is a guarantor) and the Guarantor named above, hereby jointly and severally agrees to engage Cato Bolam Consultants Limited to undertake the work outlined above on the terms and conditions set out above and on the Specific Fee and Engagement Conditions overleaf. The Guarantor guarantees the payment of all fees and disbursements payable by the Client to Cato Bolam Consultants Limited on the terms and conditions set out in clause 12 of the Specific Fee and Engagement Conditions overleaf.

Client's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Guarantor's signature: \_\_\_\_\_ Date: \_\_\_\_\_

## SPECIFIC FEE AND ENGAGEMENT CONDITIONS

The following conditions are specific to all engagements of Cato Bolam Consultants Limited.

### 1. BRIEFING INFORMATION

The client or his/her principal shall ensure that his/her instructions and requirements are clearly and unambiguously conveyed to Cato Bolam Consultants Limited and that all supporting data is complete and accurate.

### 2. INVOICING AND PAYMENTS

Fees associated with the preparation of the resource consent application, engineering plans and land transfer plans must be received prior to the submission of documentation to the Local Authority or Land Information New Zealand.

Cato Bolam Consultants Limited shall be entitled to charge on a monthly basis to the full value of the work completed. Accounts not paid within 20 days of the date of issue of the account shall be subject to interest at 2.0% per month. Accounts unpaid within 90 days of the date of issue will be regarded as delinquent and the costs of any legal or other debt collecting fee incurred in collecting any delinquent amount will be added to the account.

### 3. LIABILITY

Cato Bolam Consultants Limited shall not be liable for the commercial performance of the project, or for any loss or damage arising by reason of any delay in completion of the project or for any loss of profits, or for any indirect or consequential loss of whatever the nature.

Subject to the limitations imposed by the Consumers Guarantees Act 1993, our liability shall be limited to direct loss or damage arising from proven negligence in performance of the services for which we are engaged and, if Cato Bolam Consultants Limited or any subconsultant shall be found liable to the Client (whether under the express or implied terms of this agreement and whether in negligence or otherwise in common law) for any costs, loss or damage suffered by the client however caused and of whatever nature, arising out of or connected with the performance or failure of performance of services by Cato Bolam Consultants Limited or any subconsultants, then the maximum amount of that liability in total for the aggregate of all such claims shall be limited to five times the fee for the services (excluding disbursements) up to a maximum sum of \$200,000. The limitation shall apply to every claim whether it arises from contract or tort including negligence or otherwise. The liability of Cato Bolam Consultants Limited or a subconsultant to the client against loss or damage as aforesaid shall be reduced proportionately to the extent that any acts or omissions of the client contributed towards any such loss or damage.

For the purpose of these conditions:

(a) the expression 'Cato Bolam Consultants Limited' shall include all employees of Cato Bolam Consultants Limited.

(b) the expression 'Subconsultant' shall include all parties engaged by Cato Bolam Consultants Limited or by any other subconsultant to perform any part of the services provided for by his/her engagement and all employees of the subconsultant.

These terms shall be construed as conferring a benefit on, and being enforceable at the suit of, every such party, whether part of this contract or not. Cato Bolam Consultants Limited disclaims responsibility for the services provided where variations are made to our design or recommendations without our authorisation, or for loss resulting from misinformation or misdirection by the client or his/her or other consultants or from statutory or other authorities.

### 4. DISBURSEMENTS

All disbursements or payments made on behalf of the client shall be subject to a service charge of 10%.

### 5. ADDITIONAL OBLIGATIONS FOR AGENTS

If the client is acting as agent (whether in the capacity of engineer, architect, contractor or the like) then the client shall be absolutely responsible for passing on to its Principal all advice given and copies of documents provided by Cato Bolam Consultants Limited to the client.

### 6. COPYRIGHT AND USE OF DOCUMENTS

Copyright in all documents and in the works executed from them, will remain the property of Cato Bolam Consultants Limited. The client shall be licensed on payment of all fees and other job costs due to Cato Bolam Consultants Limited to use the documents only for the specific purpose for which they were prepared. The client shall not enter into any contract with nor make any representations to a third party or third parties which describe Cato Bolam Consultants Limited duties and responsibilities in a manner inconsistent with the terms of this agreement.

### 7. PERSONAL PROPERTY SECURITIES ACT

Cato Bolam Consultants Limited may, at the cost of the client, register a financing statement in respect of any security interest or prior to security interest as defined in the Personal Property Securities Act in respect of the terms on which the goods are supplied and may do all such other things as may be required to ensure that at all times Cato Bolam Consultants Limited holds a perfected security interest under the Act with the required priorities (or the same priority as previously acquired). For the avoidance of any doubt it is agreed that Cato Bolam Consultants Limited's intellectual property in any plans or documents created is a security interest for the purposes of the Personal Property Securities Act.

### 8. HOURLY RATES

Time based professional charges will be made in accordance with current hourly rates except for any increase occurring during the commission as a result of any general wage order or salary review and for special charges should overtime be necessary in order to meet the clients requirements.

### 9. ESTIMATES

The estimated fee and the estimated completion date where given have been assessed in the light of information currently known to Cato Bolam Consultants Limited. The estimated fee is not a quotation, and the estimated completion date is not an undertaking by Cato Bolam Consultants Limited to complete by that date. If revised estimates become necessary these will be provided if possible.

### 10. SERVICES PROVIDED

Cato Bolam Consultants Limited shall perform its services in accordance with the reasonable standard of skill, care and diligence generally exercised by the relevant profession in New Zealand subject to any financial, physical, time or other constraints imposed by the client or necessarily resulting from the nature of the engagement.

Cato Bolam Consultants Limited may be required to inspect works being constructed. Unless otherwise agreed in writing, this service shall be limited to periodic site visits to assist in interpreting the design and to observe whether the works for which Cato Bolam Consultants Limited is the professional adviser are being carried out in general accordance with the contract documents. Any such observation shall not transfer to Cato Bolam Consultants Limited any of the responsibilities of a contractor and shall not in any way limit the responsibilities of a contractor to carry out the works in accordance with his/her contract.

### 11. RELATIONSHIP WITH CLIENT

The terms of these Conditions of Engagement shall be binding on the party for whose ultimate benefit the services are to be performed, (referred to hereon as the 'Principal') whether or not the Principal is the party by whom Cato Bolam Consultants Limited is engaged. Where Cato Bolam Consultants Limited is appointed by an adviser to the Principal or by some other representative acting on behalf of the Principal, then:

(a) where the adviser or other representative is acting or purports to act as agent for the Principal, then the Principal shall be the client and the advisor or other representative acknowledges that he is the duly authorised agent of the client and accepts these conditions on behalf of the client.

(b) where the adviser or other representative does not act as agent for the Principal, then the adviser or other representative undertakes that he will contract with the Principal, for the benefit of the parties referred to in Section 3 of the effect that the terms of Section 3 of these conditions shall apply to any claim by the Principal as if the Principal were the client and the adviser or other representative shall be liable to the parties referred to in Section 3 for any failure to obtain the benefit of such a contract.

Whether or not the adviser or other representative by whom Cato Bolam Consultants Limited is appointed is acting as agent for the Principal, the party by whom Cato Bolam Consultants Limited is appointed shall be responsible for payment of all fees and job costs and undertakes to indemnify Cato Bolam Consultants Limited for any unpaid fees or job costs.

### 12. GUARANTEE

In consideration of the client entering into and executing the Instruction Confirmation and the Specific Fee and Engagement Conditions contained herein, the Guarantor hereby guarantees to Cato Bolam Consultants Limited (the Company) the due and punctual payment at the times specified for payment, of all monies owing by the client to the Company from time to time. The Guarantor shall be liable as if he/she were the client and not merely a surety and no waiver, indulgence or extension of time or any act or thing done by the Company whereby the Guarantor would be released from this guarantee, shall release the Guarantor from this guarantee.

### 13. SECURITY FOR PAYMENT

For the better securing of payment of all monies due, and owing by the client and/or the Guarantor to the Company, the client and/or the Guarantor hereby agrees to mortgage to the Company all or any of the client's and/or the Guarantors real property of whatever nature on the terms and conditions of the Auckland District Law Society form of All Obligations Mortgage and to execute such mortgage over any item of real property as contemplated by this clause when requested to do so, PROVIDED HOWEVER, and without limiting the generality of the foregoing, if the real property involved in the job address detailed overleaf (the job address) is wholly owned by the client and/or the Guarantor then in such case and in full satisfaction of the security required by this clause, the client and/or the Guarantor agree to give and will only be required to execute a mortgage over the job address.

### 14. POSTPONEMENT OF SERVICES AND TERMINATION OF ENGAGEMENT

Any agreement between Cato Bolam Consultants Limited and the client may be postponed or terminated by either party, on the expiration of reasonable notice given in writing. Upon receipt of such notice from the client, Cato Bolam Consultants Limited shall take immediate steps to bring the services to a close and to reduce expenditure to a minimum. Upon postponement of the services or termination of the engagement, Cato Bolam Consultants shall be entitled to payment of fees and other job costs up to the effective date of postponement or termination and such further fees and costs incidental to the orderly termination of the services.

### 15. SETTLEMENT OF DISPUTES

In the event of any dispute arising between Cato Bolam Consultants Limited and the Client, including the interpretation of this contract, the matter in dispute may be referred to the final decision of a sole arbitrator to be appointed by the parties. If the parties fail to agree, within one month of one party giving notice in writing to the other party of a dispute to be referred to arbitration, then either party may request the President of the Institute of Surveyors New Zealand to appoint an arbitrator and the arbitrator shall be so appointed. If notification of a dispute is not received in writing from the Client within one month of invoicing (time being of the essence) then the Client will automatically forfeit their right to dispute the account which will become a liquidated sum payable without deduction, counterclaim or setoff.

Job No 49666  
Client Name Ross & Heather Boon  
Site Address 30 Pipiwai Road, Kamo

## SITE INFORMATION AND HAZARD IDENTIFICATION

*We ask that you complete this site information and hazard identification form for the benefit of our employee's safety while on your property.*

*Please return the completed form with your signed Instruction Confirmation form.*

### SITE INFORMATION

**Site Contact** – who should we contact prior to our site visit? Yourself and/or tenants?

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**Site Access** – Any specific site access information i.e. Gates padlocked? Key or padlock security codes needed? Electric fences that need to be turned off?

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**PPE Site Requirements** – Any PPE site requirements i.e. Hard Hat, Hi-Viz, Site Safe card, Wrist & ankle cover etc.

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**Mobile Coverage** – Do you have mobile phone coverage across your entire site? If not please describe

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### HAZARD IDENTIFICATION

**Potential Hazard** – please tick and comment on any known or possible site hazards

- Unhappy tenants or neighbour? \_\_\_\_\_
- Uncontrolled dogs (including neighbours dogs)? \_\_\_\_\_
- Stock (eg bulls, horses, deer)? \_\_\_\_\_
- Kauri Trees (or other vulnerable plant life)? \_\_\_\_\_
- Chemicals or contamination? \_\_\_\_\_
- Other Hazards (eg: Beehives) \_\_\_\_\_

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Name

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Date

**Please advise us if any of the above details change, or additional hazards are identified, during the course of the project.**

*Thank you for taking the time to complete this important Health and Safety Document.*