



Whangarei

District Council

Property File

Property Address: 63 Kowi Lakes Drive

Property ID: 159547

Legal Description: Lot 67 DP 401637

Date Issued: 29th May 2026

Disclaimer

Council makes all reasonable efforts to ensure that the information provided is accurate and up to date, however, to the extent possible under the law, Council disclaims any liability whatsoever for any error, inaccuracy or incompleteness of the information.

No person should rely on any information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document.

ENTERED
BP 24-S-16

Private Bag 9023 | Whangarei 0148 | New Zealand
T. 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F. 09 438 7632
W. www.wdc.govt.nz | E. mail@wdc.govt.nz



RECEIVED

4 MAY 2016

WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

Private utility service as-built record
(Section 216, Building Act 2004)

PART A Consent details (to be completed in all cases)

Building consent no 1501186
Applicant's name Generation Homes Ltd
Mailing address
Site address Cot 67 Kwi Lakes Drive

PART B As-built services information (to be completed in relation to services provided, if each box as appropriate)

PART B As-built services information (continued)

Wastewater - pressure (pump make/model)
Connection diameter
 40mm 50mm 80mm Other _____ mm
Pipe material
 uPVC Vitrified clay Concrete Other _____ mm
Connection type
 Public utility service connection Septic tank Other _____

Wastewater - gravity
Connection diameter
 65mm 80mm 100mm Other _____ mm
Pipe material
 uPVC Vitrified Clay Concrete Other _____ mm
Connection type
 Public utility service connection Septic tank Other _____

Wastewater - disposal system description
Septic tank
Size _____ litres
Type Ecotank Biocycle Other _____
Effluent field
 Trench Deep soak hole
Depth _____ m
No of holes _____
Other _____
Sanitary facilities
Toilet no _____
Bidet no _____
Urinal no _____
Waste Disposal Unit
 No Yes - type _____

Signature Scott Hansen
Being the Owner Occupier
 Certifying plumber
 Certifying drainlayer
Reg no _____
Reg no 24700

Certify that this private utility service as-built record is an accurate representation of the work carried out

Signature _____ Date 7-6-16

Stormwater
Pipe diameter
 80mm 100mm 150mm 225mm Other _____ mm
Pipe material
 uPVC Vitrified clay Ductile iron Concrete Other _____ mm
Connection type
 Public utility service connection Soak hole Stream Drain Other _____

Water supply
Pipe material - cold
 uPVC Copper Polybutylene Other _____
Hot water cylinder
 High pressure _____ Litre
 Low pressure _____ Litre
Meter type
Make _____
Model _____
Diameter _____ mm
Serial no _____
Reading _____ m³
(Quote all black figures inclusive of zeros only)

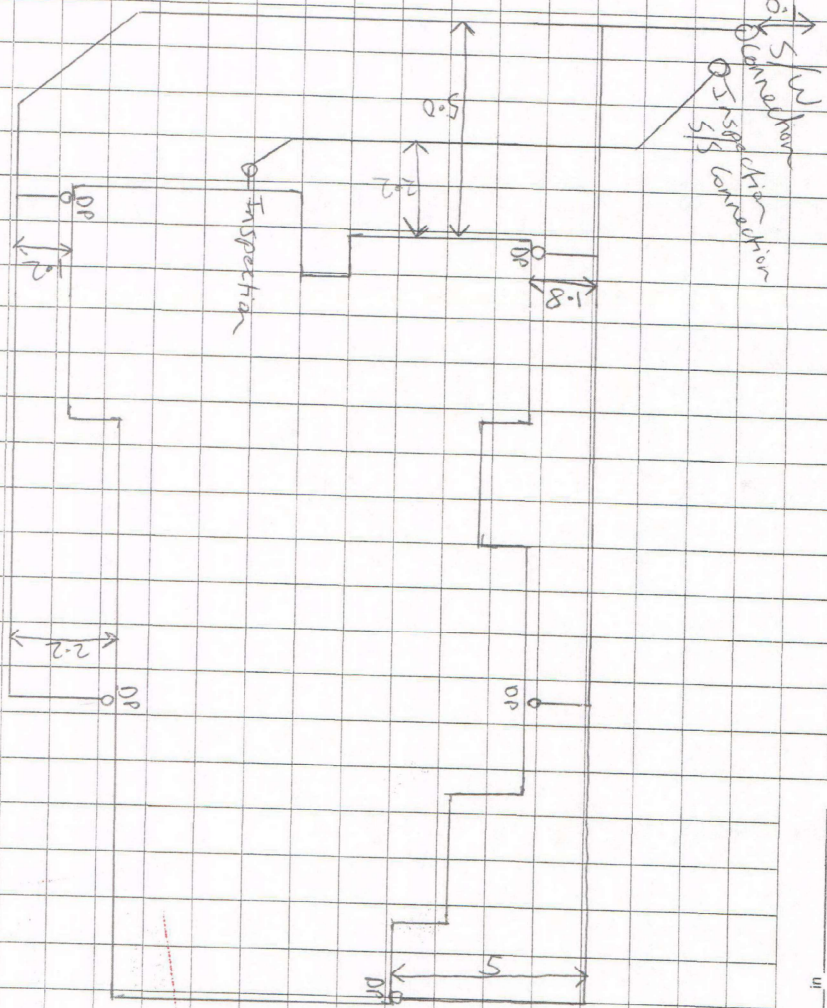
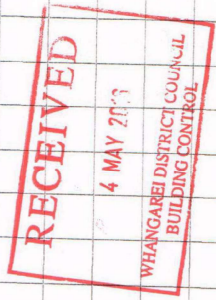
Note Part B As-built services information (continued on last page)



PLAN

PART C As-built services plan

(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)





Code Compliance Certificate BC1501186

Section 95, Building Act 2004

Issued: 25 May 2016

The Building

Street address of building: 63 Kowi Lakes Drive
One Tree Point 0118

Legal description of land where building is located: LOT 67 DP 401637

LLP: 122517

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 2015

The Owner

D P Springett
L G Springett
63 Kowi Lakes Drive
One Tree Point 0118

Phone number: N/A

Mobile number: N/A

Facsimile number: N/A

Email address: N/A

Website: N/A

First point of contact for communications with the building consent authority:

Contact Person

GH (Northland) Limited
PO Box 10243
Te Mai
Whangarei 0143

Phone number: 4327517

Mobile number: 0272955941

Facsimile number: N/A

Email address: davids@generation.co.nz

Website: N/A

Street address/registered office: 63 Kowi Lakes Drive
One Tree Point 0118

Building Work

Building Consent Number:

Issued by:

New Dwelling

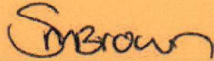
BC1501186

Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

(a) The building work complies with the building consent.



Stephanie Brown
Support Assistant – Building Processing
On behalf of Whangarei District Council

25 May 2016

Date

Building Consent No: BC1501186

Section 51, Building Act 2004

Issued: 6 January 2016

Project Information Memorandum No: PM1500389

The Building

Street address of building: 63 Kowi Lakes Drive
One Tree Point 0118

Legal description of land where building is located: LOT 67 DP 401637
LLP: 122517

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

First point of contact for communications with Council/building consent authority

The Owner

GH (Northland) Limited
PO Box 10243
Te Mai
Whangarei 0143

Phone number: 4327516

Mobile number: 0272955941

Facsimile number: 4327517

Email address: davids@generation.co.nz

Website: www.generation.co.nz

Street address/registered office: 63 Kowi Lakes Drive
One Tree Point 0118

Building Work

The following building work is authorised by this consent:

New Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
 - iii) building work that has been or is being carried out on or off that building site; and
 - iii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
 2. A copy of your Electrical Certificate will be required.
 3. A Producer Statement - Construction (PS3) is to be provided by the installer of the wet area membrane specified in the consented documents. The installer must have undertaken appropriate training by the product manufacturer. Evidence of training must be supplied in support of the PS3.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.



Tilly Selwyn
Support Assistant – Building Processing
On behalf of Whangarei District Council

6 January 2016

Date

Custom

Sheet Index

Layout ID Layout Name

Layout ID	Layout Name
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09	Cross Sections
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PROPOSED NEW RESIDENCE FOR:

Lot 67

63 Kowi Lakes Drive

One Tree Point - Northland



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job no. **15 / 67KWL**

design and documentation by:

davista architecture ltd

p.o box 884. TAURANGA Ph. (07) 578 3792 - 027 623 8610
www.davista.biz

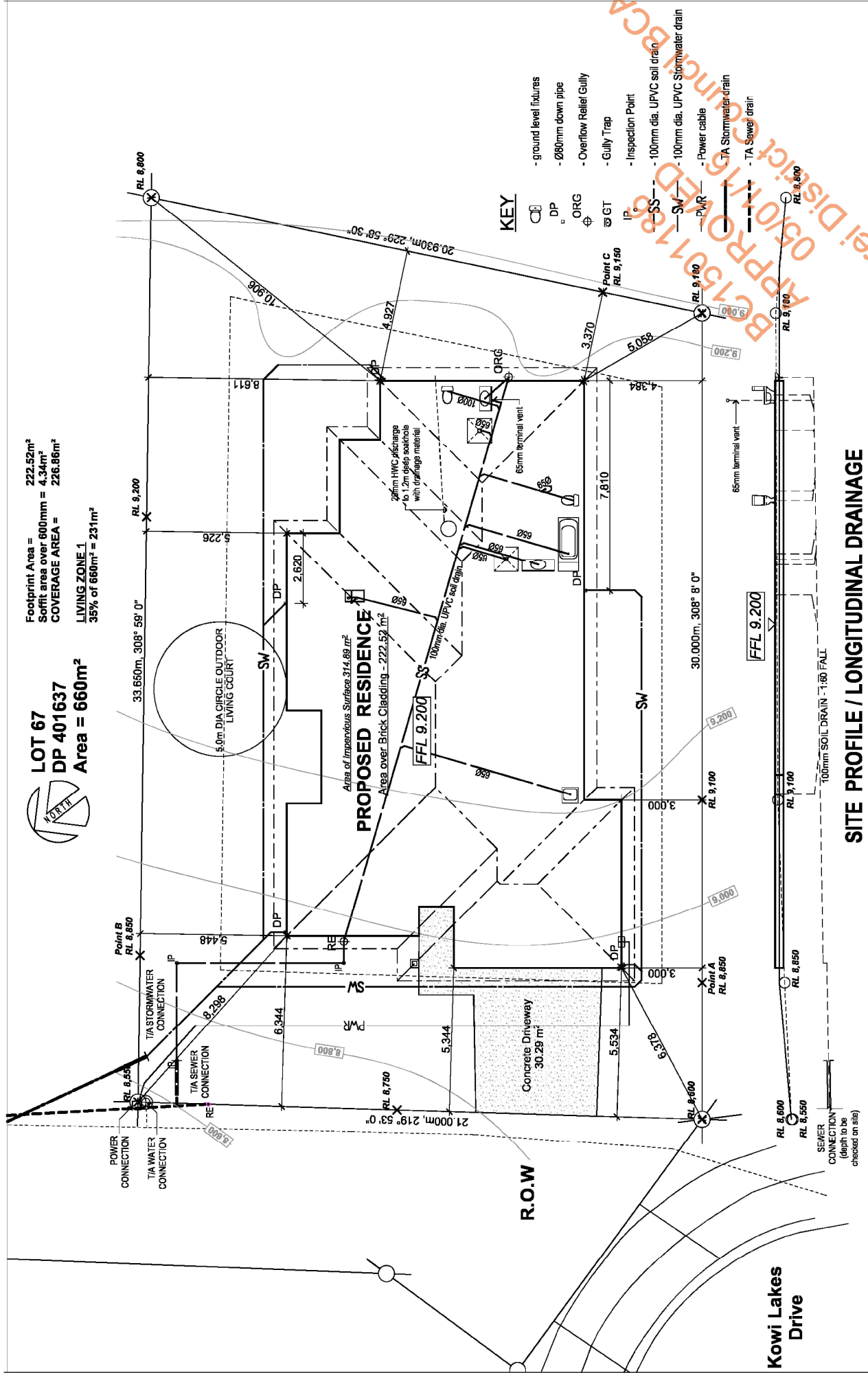


ARCHITECTURAL
DESIGNERS NZ

BC1501786 APPROVED 03/10/16
Whangarei District Council BCA

LOT 67
DP 401637
Area = 660m²

Footprint Area = 222.52m²
 Soffit area over 600mm = 4.34m²
 COVERAGE AREA = 226.86m²
 LIVING ZONE 1
 35% of 660m² = 231m²



KEY

- ground level fixtures
- DP
- ORG
- GT
- IP
- SS
- SW
- PWR
- TA Stormwater drain
- TA Sewer drain

SITE PROFILE / LONGITUDINAL DRAINAGE

STORMWATER DRAIN LENGTH -	66.93LM	MINIMUM GRADIENT OF DISCHARGE PIPES	1:20 for 32mm diameter pipes
SOIL DRAIN LENGTH -	58.48LM		1:40 for 65mm diameter and under
POWER LINE LENGTH -	27.37LM		1:60 for 100mm diameter and under
ALL DRAINAGE TO AS/NZS 3500.2.2			

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Custom 15 / 67KWL

Site Plan

Lot 67 - 63 Kowli Lakes Drive
 One Tree Point - Northland

DATE: 8/10/2015
 DRAWN: Colin J. Davis
 CHECKED: Colin J. Davis
 PROJECT: GH Northland Ltd.

SCALE: 1:125

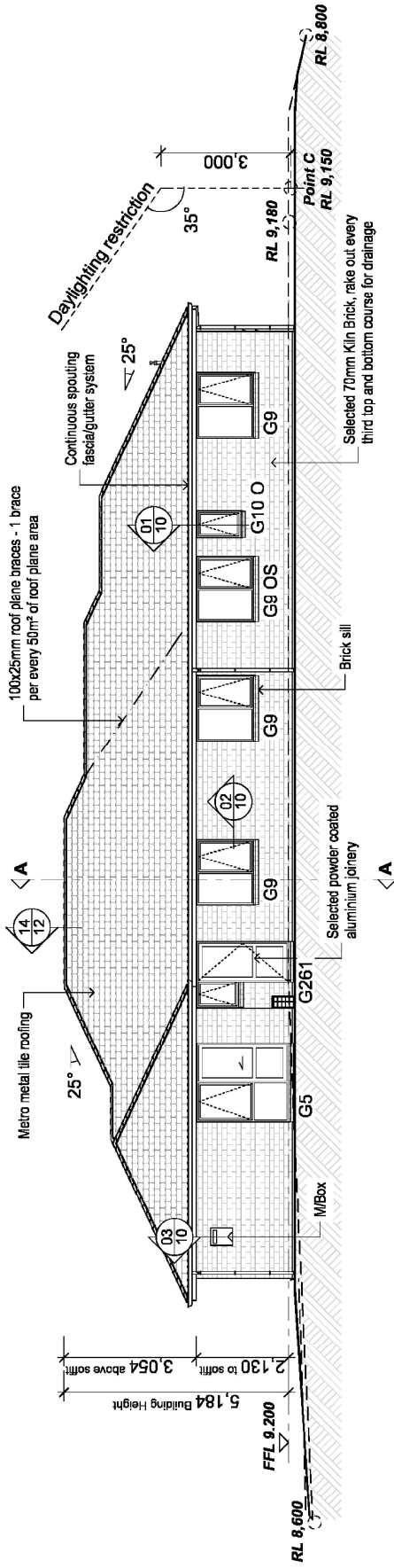
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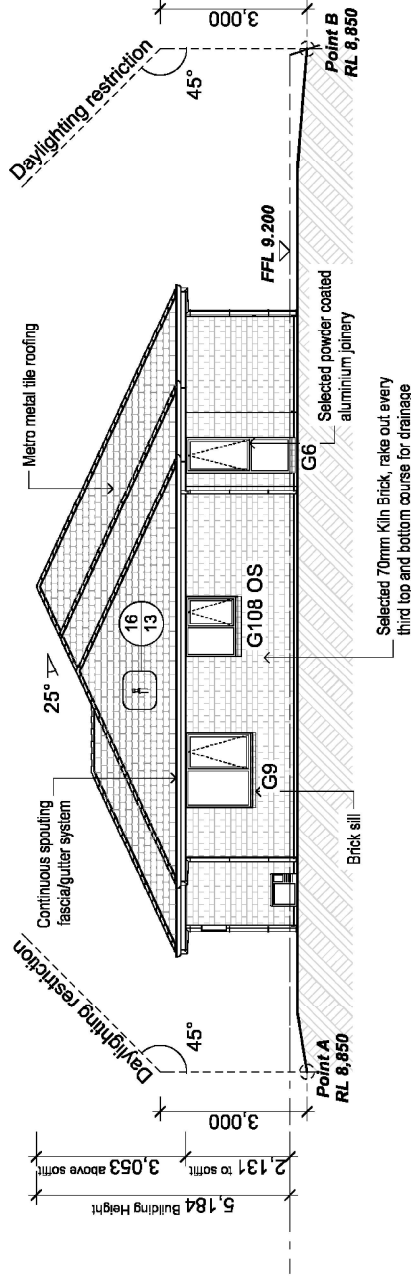
NOTE: It is the contractor's responsibility to check and verify all dimensions and levels on site before commencing any works.

APPROVED
 BC150178
 Regional District of Northland

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Elevation 1



Elevation 2

BUILDING ENVELOPE RISK MATRIX	
Elevation 1	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3804)	High risk 1
Number of storeys	Low risk 0
Roof/wall intersection design	Low risk 0
Eaves width	Medium risk 1
Envelope complexity	Low risk 0
Deck design	Low risk 0
Total Risk Score:	2

BUILDING ENVELOPE RISK MATRIX	
Elevation 2	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3804)	High risk 1
Number of storeys	Low risk 0
Roof/wall intersection design	Low risk 0
Eaves width	Medium risk 1
Envelope complexity	Low risk 0
Deck design	Low risk 0
Total Risk Score:	2

Custom 1.5 / 67KWL

Elevations 01

Generation HOMES

Lot 67

63 Kowli Lakes Drive
One Tree Point - Northland

DESIGNER: Colin J. Davis

DRAWN: W.E.B

CLIENT: Colin J. Davis

DATE: 8/10/2015

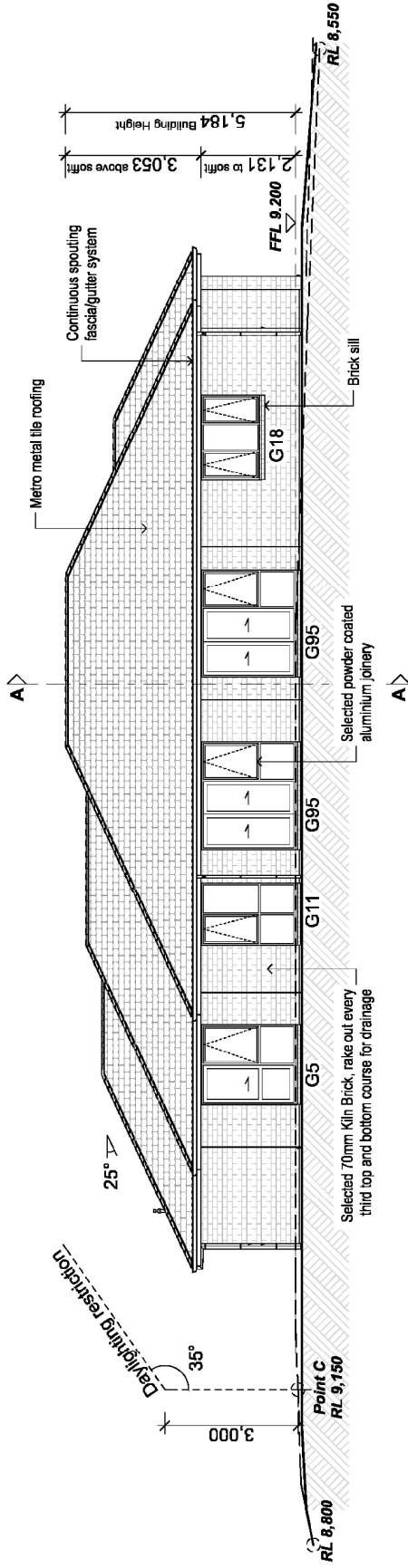
SCALE: 1:100

SHEET: 06

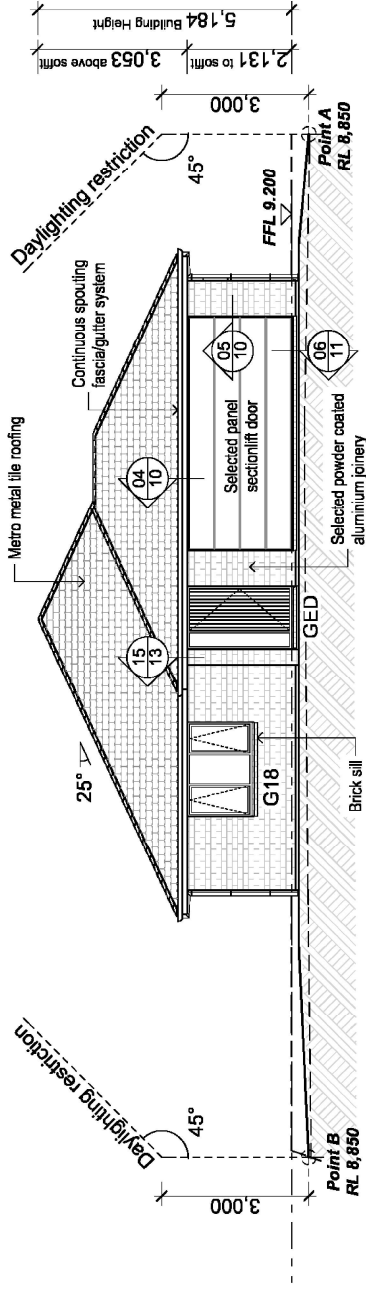
NOTE:
It is the contractors responsibility to check and verify all dimensions and levels on site before commencing any works

APPROVED BY DISTRICT COUNCIL BCA

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Elevation 3



Elevation 4

BUILDING ENVELOPE RISK MATRIX	
Elevation 3	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	High risk 1
Number of storeys	Low risk 0
Roof/wall intersection design	Low risk 0
Eaves width	Medium risk 1
Envelope complexity	Low risk 0
Deck design	Low risk 0
Total Risk Score:	2

BUILDING ENVELOPE RISK MATRIX	
Elevation 4	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	High risk 1
Number of storeys	Low risk 0
Roof/wall intersection design	Low risk 0
Eaves width	Medium risk 1
Envelope complexity	Low risk 0
Deck design	Low risk 0
Total Risk Score:	2

Custom 1.5 / 67KWL



Elevations 02

Lot 67

63 Kowli Lakes Drive
One Tree Point - Northland

DESIGNER: Colin J. Davis DRAWN: W.E.B

CHECKED: Colin J. Davis CLIENT: GH Northland Ltd.

DATE: 8/10/2015 SCALE: 1:100 SHEET: 07

NOTE:
It is the contractors responsibility to check and verify all dimensions and levels on site before commencing any works