

Property File

Property Address: 61A Great North Road, Te Kamo

Property ID: 164867

Legal Description: Lot 1 DP 488784

Date Issued: 03-07-2026

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.



Code Compliance Certificate BC1400450

Section 95, Building Act 2004

Issued: 04 December 2014

The Building

Street Address of building:	61 Great North Road Kamo 0112
Legal Description of land where building is located:	Part LOT 1 DP 34301 LLP: 76023
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:	2014

The Owner

Quadrex Holdings Limited
PO Box 391
Whangarei 0140

Phone number:	4383779
Mobile number:	0274794296
Facsimile number:	N/A
Email address:	stevet@homeworld.co.nz
Website:	N/A

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

Contact Person

Homeworld Design and Build Limited
PO Box 391
Whangarei 0140

Phone number:	4383779
Mobile number:	N/A
Facsimile number:	N/A
Email address:	ellisr@homeworld.co.nz
Website:	N/A

Street address/registered office:	61 Great North Road Kamo 0112
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Building Work**Relocation of New Dwelling with Additions
and New Garage**

Building Consent number:

BC1400450

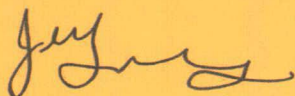
Issued by:

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.



Jennie ThomasSupport Assistant – Building Processing
On behalf of Whangarei District Council

04 December 2014

Date

Building Consent No: BC1400450

Section 51, Building Act 2004

Issued: 24 June 2014

Project Information Memorandum No: PM1400115

The Building

Street address of building: 61 Great North Road
Kamo 0112

Legal description of land where building is located: Part LOT 1 DP 34301
LLP:76023

Building name: N/A

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

Level/unit number: N/A

The Owner

Quadrex Holdings Limited
PO Box 391
Kamo 0141

Phone number: 4383779

Mobile number: N/A

Facsimile number: N/A

Email address: stevet@homeworld.co.nz

Website: N/A

Street address/registered office: 61 Great North Road
Kamo 0112

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

Contact Person

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PO Box 391
Whangarei 0140

Phone number: 4383779

Mobile number: N/A

Facsimile number: N/A

Email address: stevee@homeworld.co.nz

Website: N/A

Building Work

The following building work is authorised by this consent:

Relocation of New Dwelling with Additions and New Garage

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
 - iiii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
 2. A copy of your Electrical Certificate will be required.

Compliance Schedule

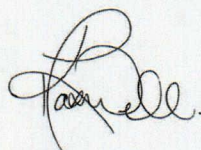
A compliance schedule is not required for the building.

Attachments

A notice of development contribution levies payable.

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 24 months from the date of issue.



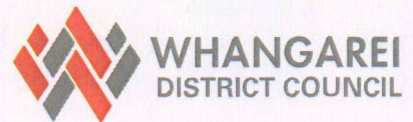
Kayla Maxwell
Support Assistant – Building Processing
On behalf of Whangarei District Council

24 June 2014

Date

In reply please quote
Or ask for

BCA140110
Kylee Akast



Forum North, Private Bag 9023
Whangarei 0148, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

17 July 2014

Homeworld Design and Build Limited
PO Box 391
Whangarei 0140

Dear Sir/Madam

Amendment to Building Consent: BC1400450
Description of Work: Alterations to Proposed Relocated Dwelling - Ensuite and Wardrobe
Site Address: 61 Great North Road Kamo 0112

Your application for an amendment to the above building consent has been approved. Please find your approved amended plans enclosed.

Please place these in your onsite building pack.

Yours faithfully

A handwritten signature in black ink, appearing to read "K Akast".

Kylee Akast
Support Assistant – Building Processing



PLAN

SCANNED

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: mailroom@wdc.govt.nz

WHANGAREI
DISTRICT COUNCIL

Private utility service as-built record

(Section 216, Building Act 2004)

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

Building consent no 1400450

Applicant's name Quadrex Holdings Limited

Mailing address P.O. Box 391, Kamo 0141

Site address 61 Great North Road, Kamo 0112

RECEIVED

30 JUL 2014

WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

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

Stormwater

Pipe diameter

☐ 80mm☒ 100mm☐ 150mm☐ 225mm☐ Other _____ mm

Pipe material

☒ uPVC☐ Vitrified clay☐ Ductile iron☐ Concrete☐ Other _____

Connection type

☒ Public utility service connection☐ Soak hole☐ Stream☐ Drain☐ Other _____

Water supply

Pipe material - cold

☐ uPVC☐ Copper☐ Polybutylene☐ Other _____

Pipe material - hot

☐ uPVC☐ Copper☐ Polybutylene

Other _____

Hot water cylinder

☐ High pressure _____ Litre☐ Low pressure _____ Litre

Meter type

Make _____

Model _____

Diameter _____ mm

Serial no _____

Reading

--	--	--	--	--	--

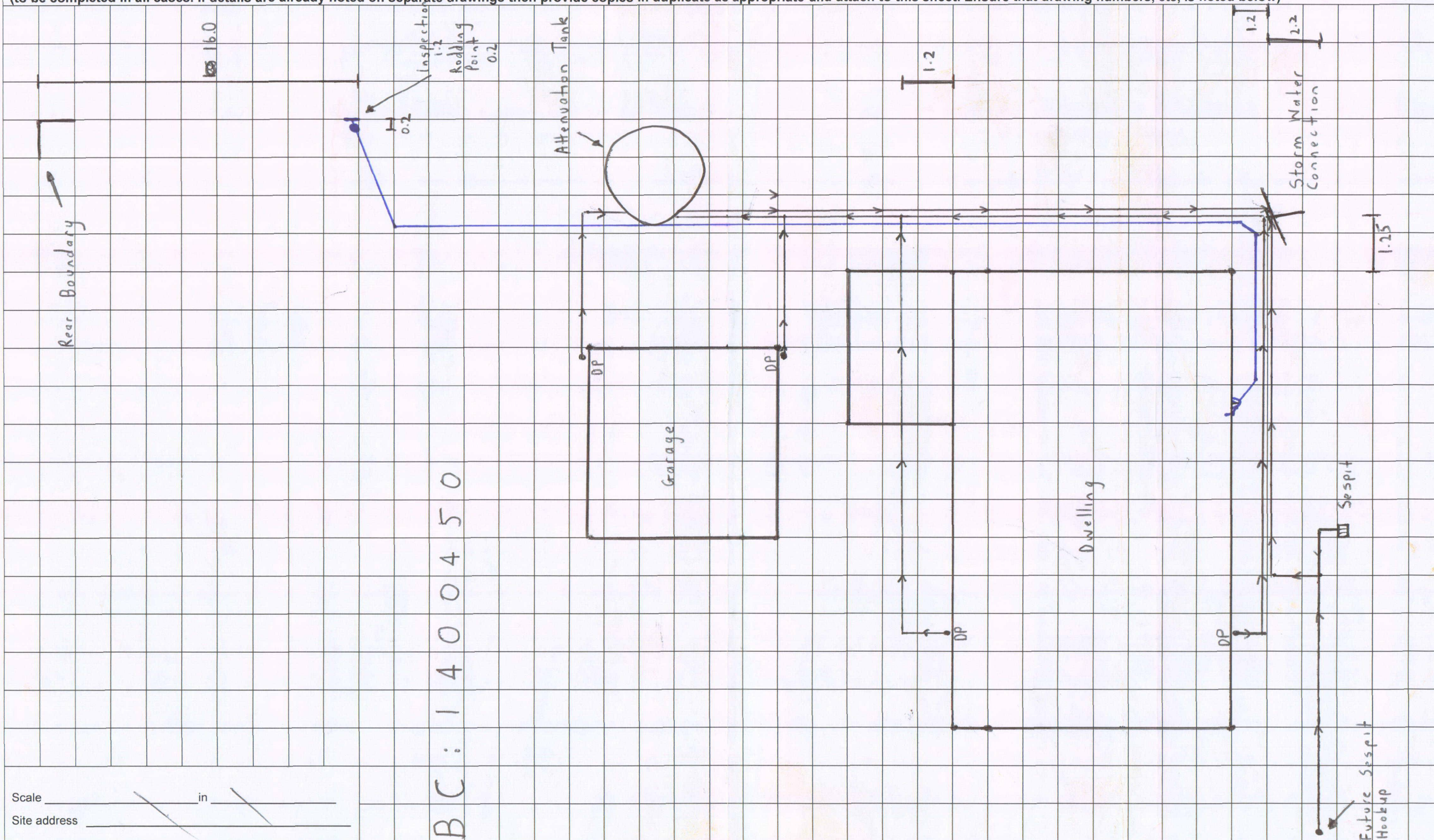
 m³
(Quote all black figures inclusive of zeros only)

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

SCANNED

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)



PART B As-built services information (continued)
Wastewater – pressure (pump make/model)

Connection diameter	Pipe material	Connection type
☐ 40mm	☐ uPVC	☐ Public utility service connection
☐ 50mm	☐ Vitrified clay	
☐ 80mm	☐ Concrete	☐ Septic tank
☐ Other _____ mm	☐ Other _____	☐ Other _____

Wastewater - gravity

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

Wastewater – disposal system description

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

I, Derek Hulso

Being the ☒ Owner ☐ Occupier

☐ Certifying plumber

Reg no _____

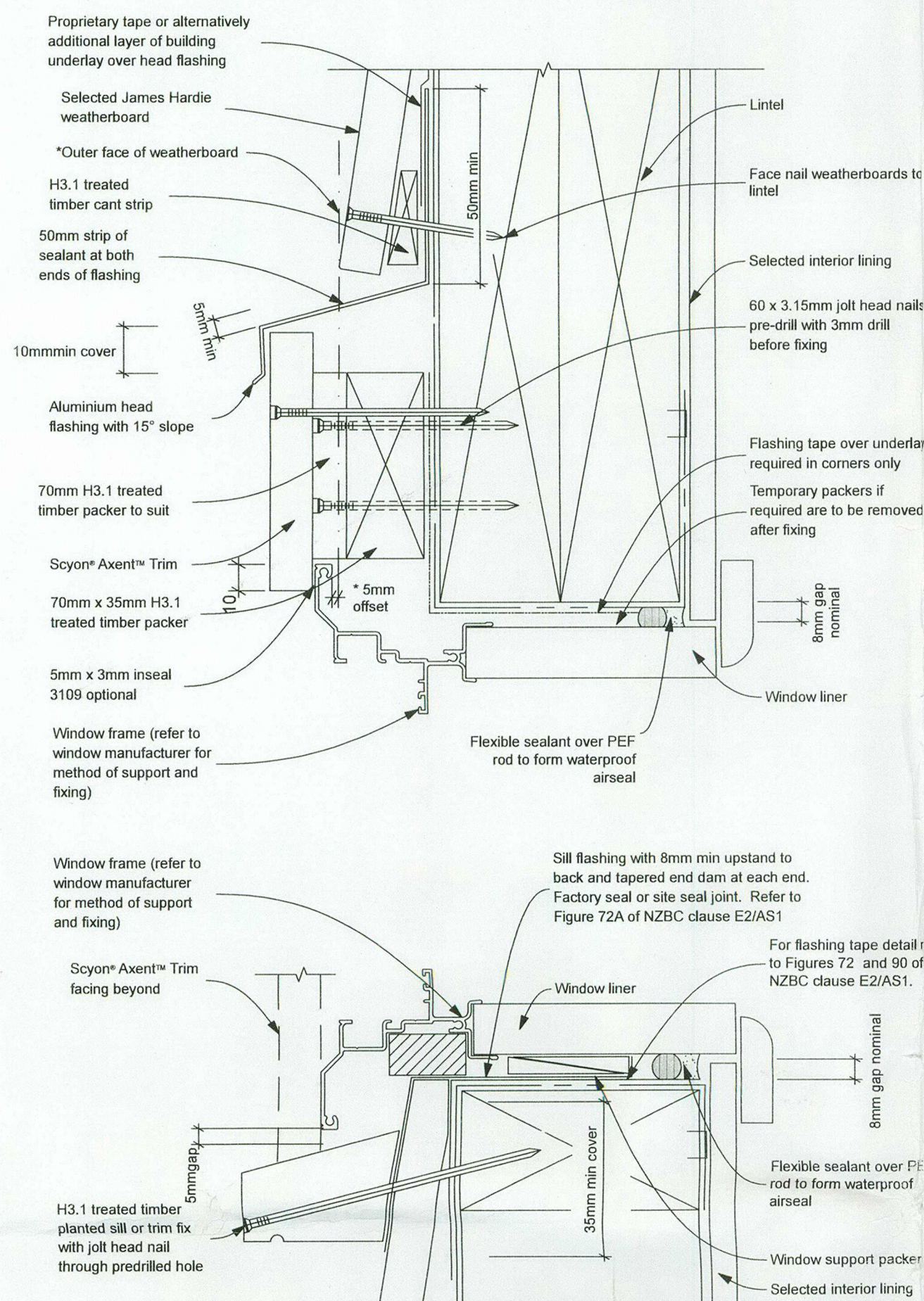
☒ Certifying drainlayer

Reg no 16049

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

pp. [Signature]
Signature

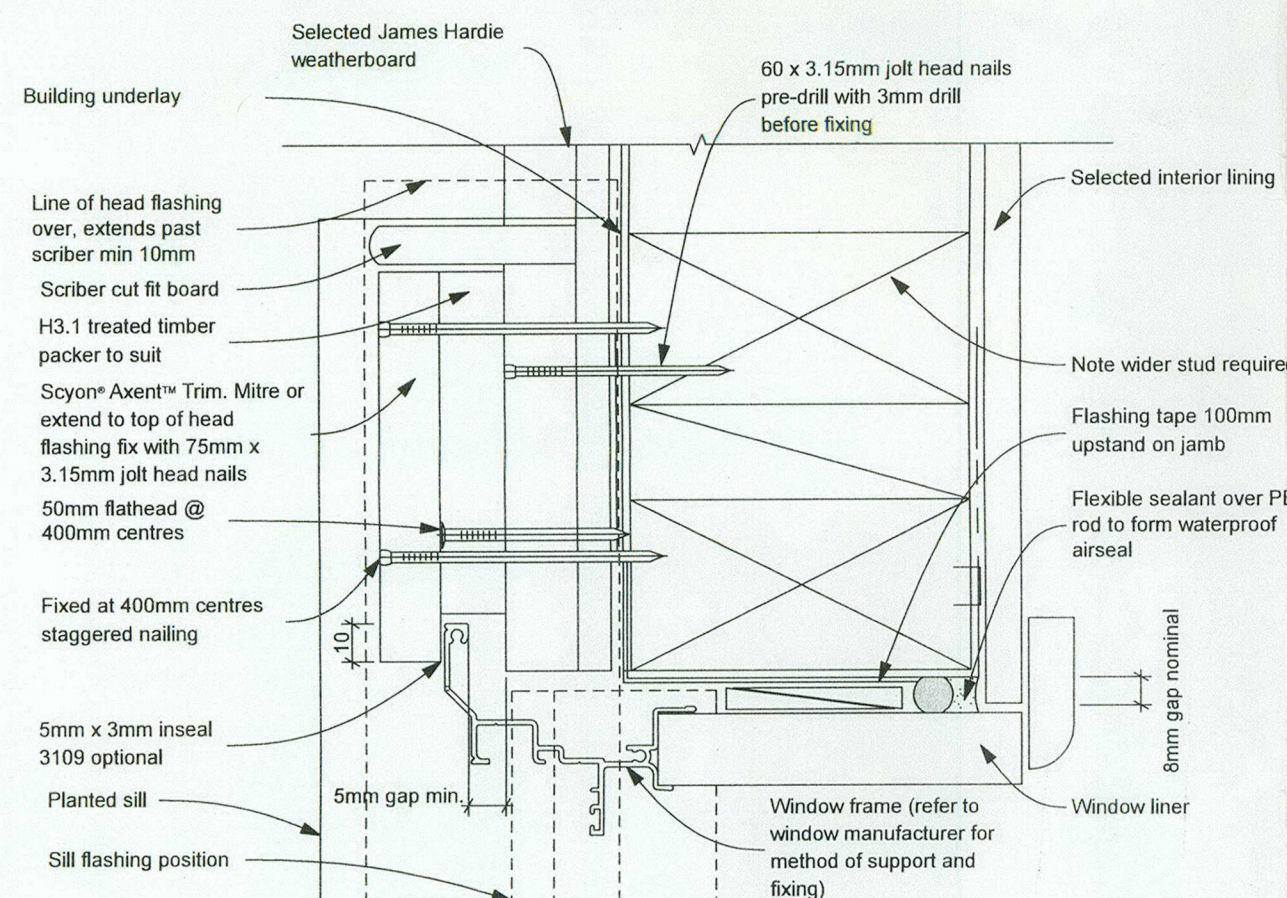
30/7/14
Date



General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Building underlay must comply with acceptable solution NZBC clause E2/AS1.
3. Flashing tape must have proven compatibility with the selected building underlay/James Hardie rigid air barrier and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Refer to the manufacturer or supplier for technical information for these materials.



NOTE:
FACING DIMENSIONS NOMINAL.
CHECK ON SITE TO MATCH EXISTING

SITE NOTES

61 GREAT NORTH ROAD
SPRINGS FLAT
WHANGAREI

LEGAL DESCRIPTION

PT LOT 1
D.P. 34301
AREA: 1002M²

WIND ZONE: (to NZS3604:2011):
ENVIRONMENT:
EXPOSURE ZONE:
EARTHQUAKE ZONE:

HIGH
LIVING 1
ZONE C
ZONE 1

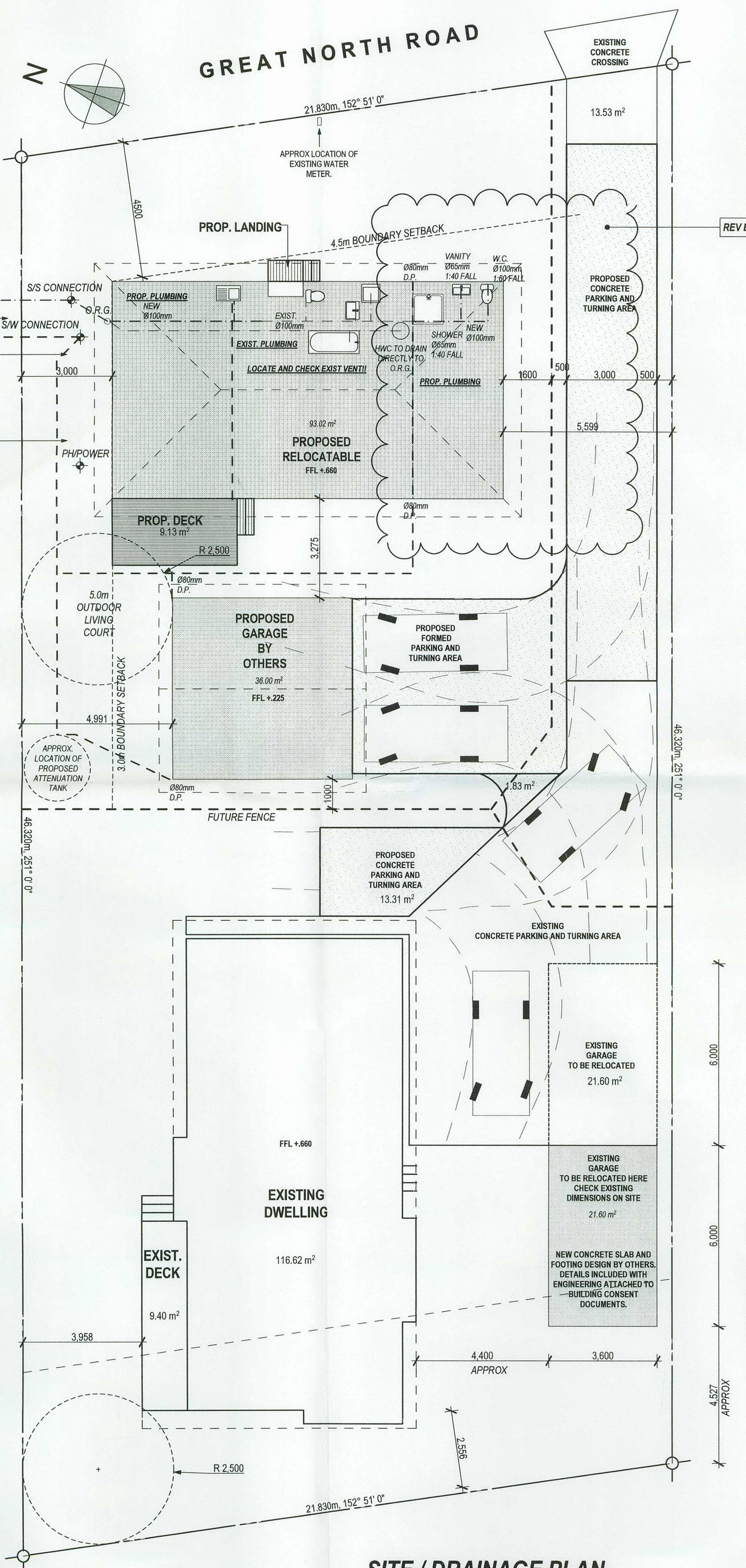
NOTE:
CONFIRM EXISTING
CONNECTIONS ON SITE.

Ø100mm U.P.V.C. SEWER
LINE
WITH 1:80 FALL TO
COUNCIL CONNECTION

Ø100mm U.P.V.C. S.W.
LINE
WITH 1:80 FALL TO
COUNCIL CONNECTION

NO CONTOURS AS SITE IS FLAT
(LESS THAN 1.0M FALL)

EXIST. DECK	9.4m ²
EXIST. DWELLING	116.62m ²
EXIST. GARAGE	21.6m ²
TOTAL EXISTING	147.62m ²
PROP. DECK	9.13m ²
PROP. RELOCATED	97.34m ²
PROP. GARAGE	36.0m ²
TOTAL PROP.	142.47m ²
TOTAL COVERAGE:	290.09m ²
SITE COVERAGE:	28.9%



SITE / DRAINAGE PLAN

1:100

RECEIVED
CUSTOMER SERVICES
09 JUL 2014
WHANGAREI
DISTRICT COUNCIL

TYPICAL NOTES:

FLOORS

F01
20mm KOPINE ULTRALOCK HD PARTICLE BOARD FLOORING
OVER H1.2 SG8 JOISTS ON
PERFORATED ALUMINIUM FOIL UNDERFLOOR INSULATION
WITH 100mm SAG OVER FLOOR JOISTS

DECK

H3.2 GRIPTRAP 'PREMIUM GRADE' DECKING ON
H3.2 DECK JOISTS.

WALLS

W01
SELECTED HARDIES WEATHERBOARDS
PLUS WRAP-ON H1.2 SG8 STUDS
10MM GIB AQUALINE STOPPED TO LEVEL 4. (10MM GIB AQUALINE
TO WEAREAS H3.2 WALL BATTENS.

ROOFS

R01
EXISTING PROFILED METAL ROOF.
EXISTING uPVC GUTTER AND DOWNPIPES.

CEILING

C01
10MM GIB LINING FIXED TO UNDERSIDE OF C835 STEEL
ROLLFORMERS @ 600CS MAX. STOPPED TO LEVEL 4.
R3.3 CEILING BATTENS OVER BATTENS.
(10MM GIB AQUALINE TO WEAREAS)

CEILING

C02
EXIST. SOFFIT LINING.

JOINERY

J01
SINGLE GLAZED, ALUMINIUM POWDERCOATED JOINERY.

TIMBER TREATMENT:

TREATMENT LEVELS TO COMPLY WITH NZBC CLAUSE B2/AS1
DURABILITY, NZS3602. TIMBER AND WOOD BASED PRODUCTS
FOR USE IN BUILDING AND NZS3604 CHEMICAL
PRESERVATION OF ROUND AND SAWN TIMBER.

H1.2-ALL WALL FRAMING AND ASSOCIATED MEMBERS
ROOF FRAMING, TRUSSES AND CEILING JOISTS
CLOSED FRAMING WITHIN SKILLION / FLAT ROOFS

FLASHING AND WRAP SYSTEMS

ALL FLASHINGS, FLASHING TAPES, WRAPS, UNDERLAYS AND
ASSOCIATED ACCESSORIES ARE TO BE INSTALLED STRICTLY
IN ACCORDANCE WITH THE MANUFACTURERS
SPECIFICATIONS.

DURABILITY OF STRUCTURAL FIXINGS FOR ZONE C

FIXINGS ARE TO COMPLY WITH NZBC B2 DURABILITY AND
NZS 3604:2011 SECTION 4 - DURABILITY.
ALL FIXINGS ARE TO BE TYPE 304 OR 316 STAINLESS STEEL
IN EXPOSED ENVIRONMENT.
ALL FIXINGS WITHIN 600mm OF THE GROUND TO BE TYPE 304
OR 316 STAINLESS STEEL.

PLUMBING AND DRAINAGE:

1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST
COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION
NZ STANDARD - AS/NZS 3500 PART 2.2
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH
NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1.

MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE PIPES

AND DRAINS:
1. AS/NZS 3500 PART 2 DISCHARGE PIPES AND DRAINS.
Ø65-140 FALL
Ø100-160 FALL

MINIMUM GRADIENT RATIO OF STORMWATER DRAINS:

NZBC E1/AS1
Ø100 - 1:60

IMPORTANT:

THIS SET OF DRAWINGS SHALL BE READ IN CONJUNCTION
WITH ATTACHED,

- 1) ENGINEERING CALCULATIONS.
- 2) MANUFACTURER'S LITERATURE.
- 3) SPECIFICATIONS.

1. ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011 AND
LOCAL TERRITORIAL AUTHORITY BYLAWS.
2. ALL INTERNAL DOOR SIZES SHOWN ARE FOR THE ACTUAL
DOOR AND ARE NOT THE TRIM SIZE.
3. ALL DIMENSIONS & UNDERGROUND SERVICES TO BE
CHECKED ON SITE BY CONTRACTORS BEFORE
COMMENCEMENT OF ANY WORK.
4. CONTRACTOR TO ENSURE ALL GROUND LEVELS & HEIGHT
RESTRICTIONS ARE CORRECT AND COMPLY WITH
TERRITORIAL AUTHORITY BYLAWS THROUGHOUT
CONSTRUCTION.
5. DO NOT SCALE FROM DRAWINGS & WORK FROM
DIMENSIONS SHOWN.

APPROVED 2014
BC NUMBER IDAY IMTH
00450 1707
WHANGAREI DISTRICT COUNCIL
BCA

NOTE: ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION.
DO NOT SCALE OFF PLANS.

homeworld design
& build

401 WESTERN HILLS DRIVE PH: (09) 438 3779
PO BOX 391, WHANGAREI FAX: (09) 438 3778
WWW.HOMEWORLD.CO.NZ

JOB No - QUADREX HOLDINGS
NEW RELOCATABLE AND DOUBLE GARAGE
61 GREAT NORTH ROAD
WHANGAREI

SET OUT & SITE PLAN

WORKING DRAWINGS-REV B

DATE: 8/07/2014

SHEET SIZE: A1

DRAWN: S.E.

PAGE: 01 OF 5



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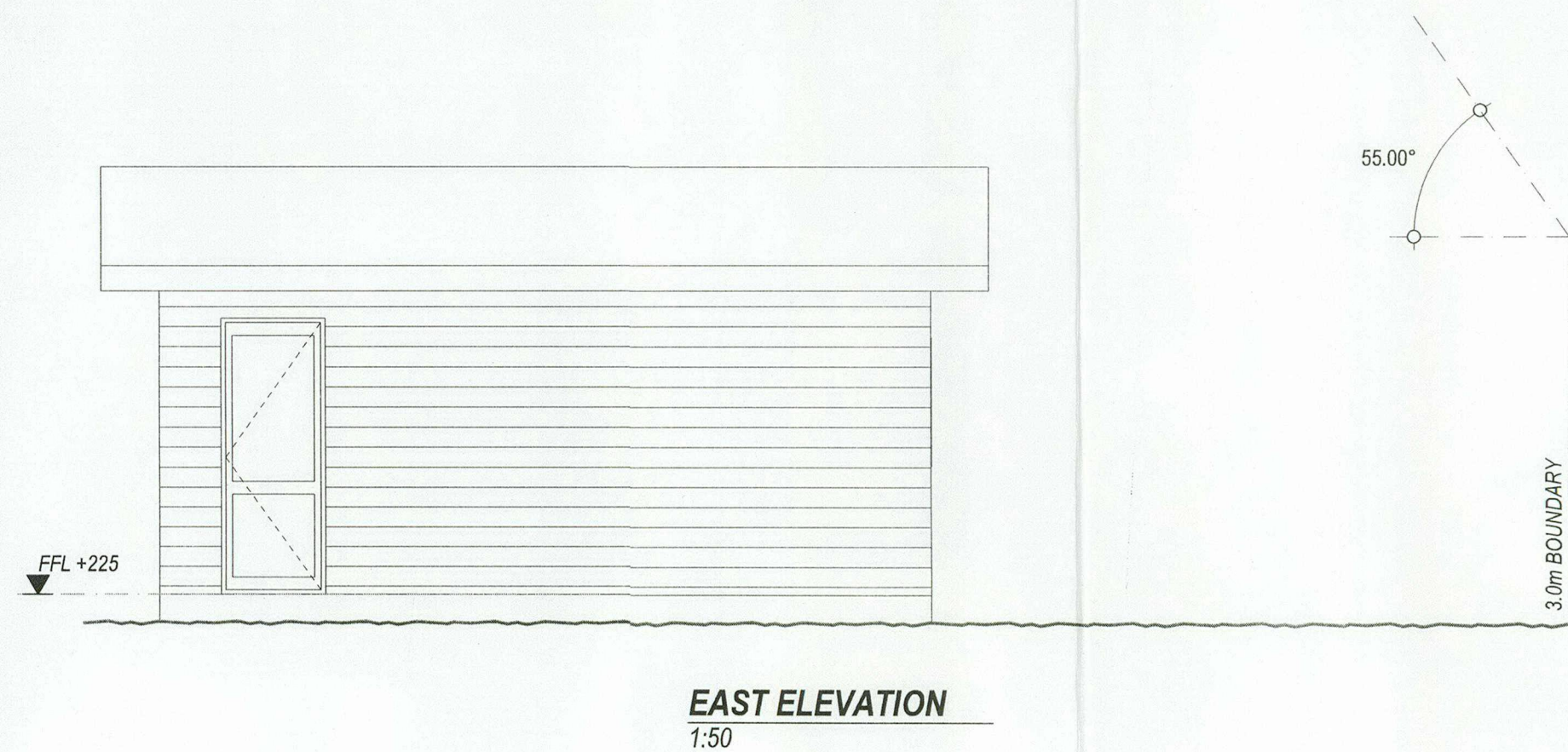
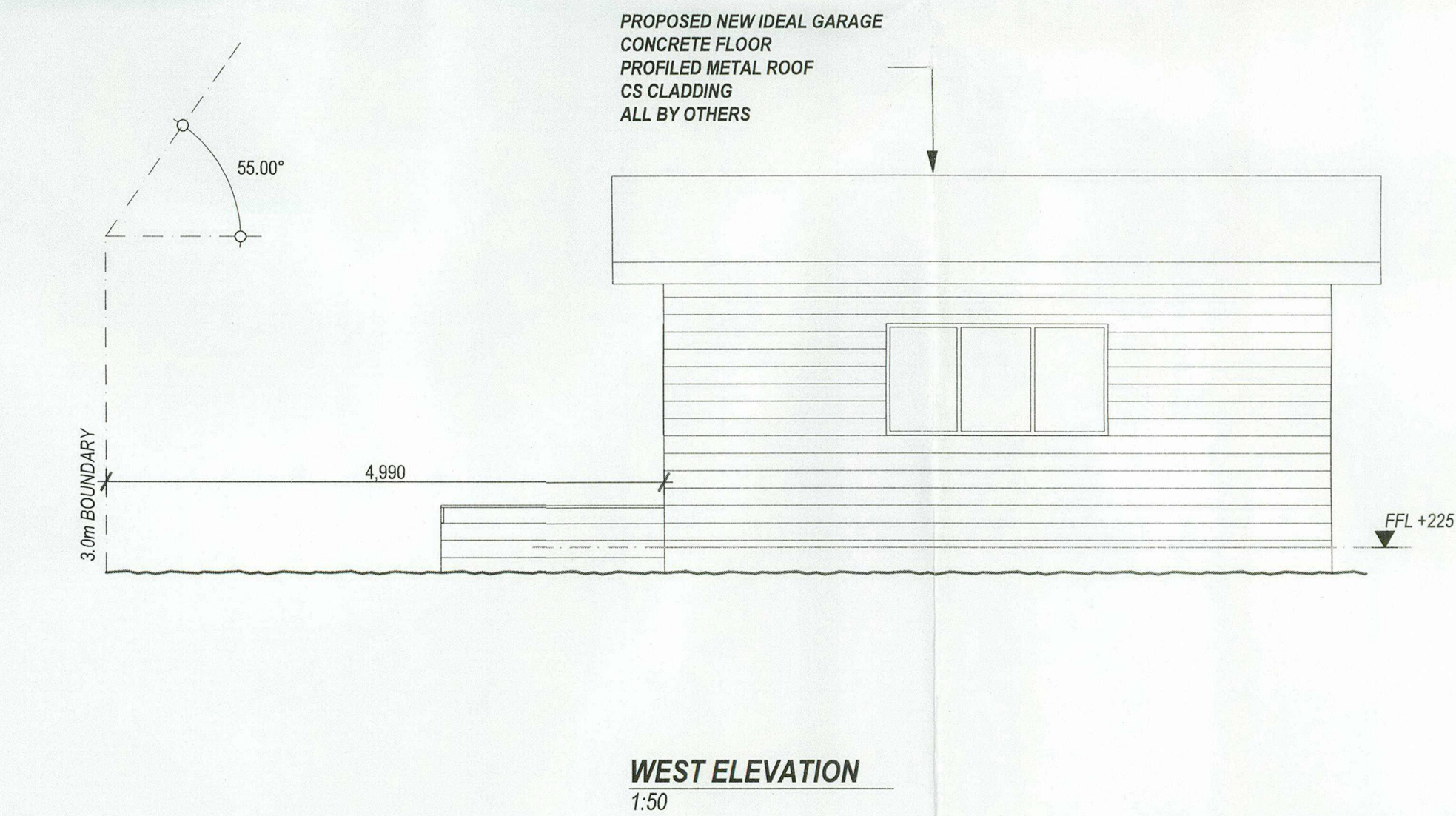
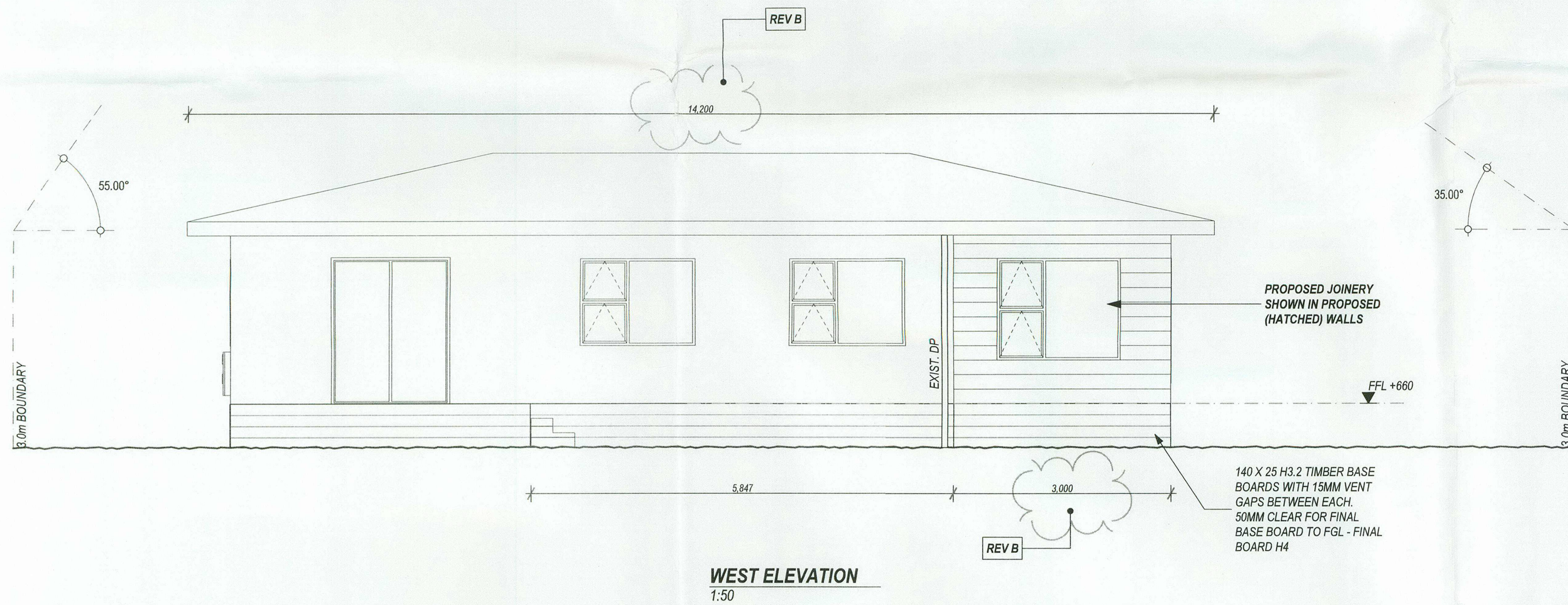
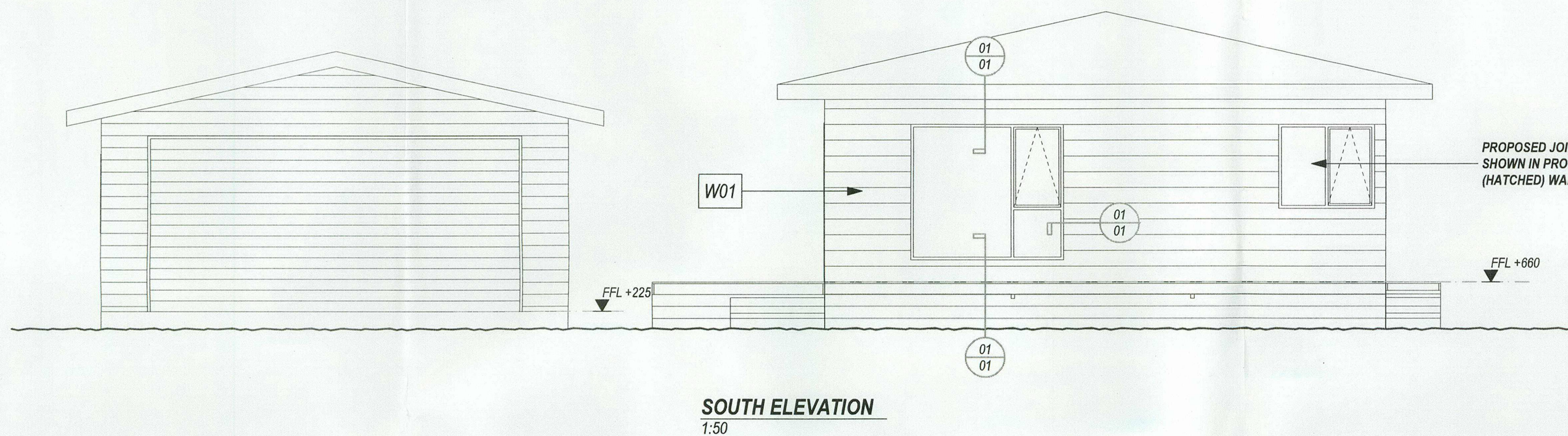
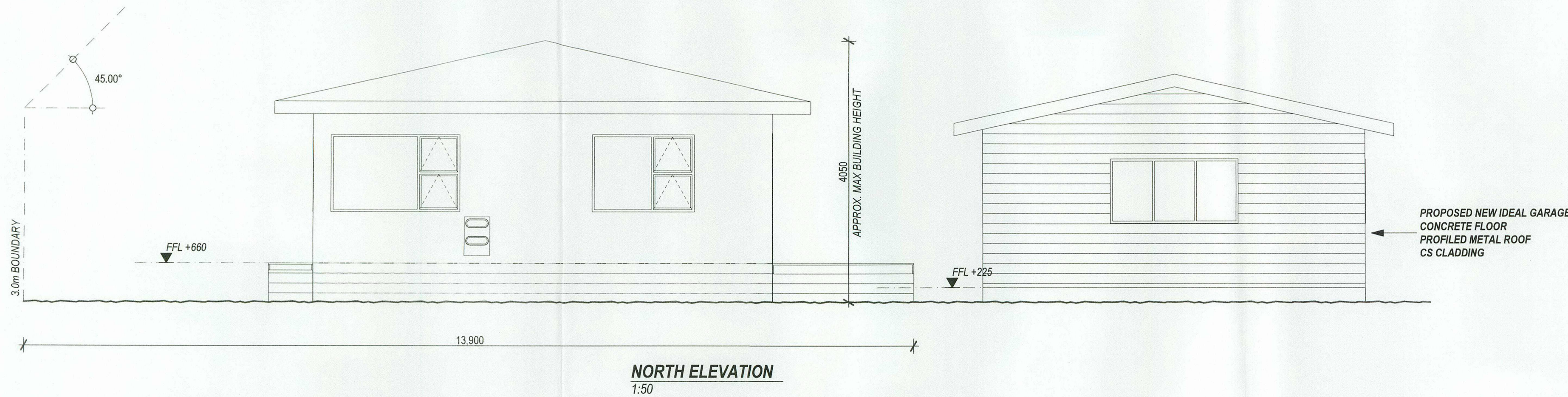
-QUADREX HOLDINGS-STAGE 2-PIM-WD02-7-7-

2014.pln

01 WINDOW HEAD, SILL AND JAMB DETAIL

1:2

03



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WHANGAREI
DISTRICT COUNCIL

PROPOSED
AMENDED PLAN

RECEIVED
09 JUL 2014
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

Amended
AMENDMENT
Checked By.....
Building Officer.....
Planning Officer.....

TYPICAL NOTES:

FLOORS
F01
20mm KOPINE ULTRALOCK HD PARTICLE BOARD FLOORING
OVER H1.2 SG8 JOISTS ON
PERFORATED ALUMINIUM FOIL UNDERFLOOR INSULATION
WITH 100mm SAG OVER FLOOR JOISTS
F02
DECK
H3.2 GRIPTEAD 'PREMIUM GRADE' DECKING ON
H3.2 DECK JOISTS.
WALLS
W01
SELECTED HARDIES WEATHERBOARDS
TO MATCH EXISTING. OVER ON THERMAKRAFT WATERGATE
PLUS WRAP ON H1.2 SG8 STUDS.
10MM GIB LINING STOPPED TO LEVEL 4. (10MM GIB AQUALINE
TO WET AREAS) -R2.2 WALL BATTS.

ROOFS
R01
EXISTING PROFILED METAL ROOF.
R02
EXISTING uPVC GUTTER AND DOWNPIPES.
Ceilings
C01
13MM GIB LINING FIXED TO UNDERSIDE OF CB35 STEEL
ROLLFORMERS @ 600CRS MAX. STOPPED TO LEVEL 4
R3.3 CEILING BATTS OVER BATTENS.
(10MM GIB AQUALINE TO WET AREAS)
C02
EXIST. SOFFIT LINING.

JOINERY
J01
SINGLE GLAZED, ALUMINIUM POWDERCOATED JOINERY.

TIMBER TREATMENT:
TREATMENT LEVELS TO COMPLY WITH NZBC CLAUSE B2/AS1
DURABILITY, NZS3602. TIMBER AND WOOD BASED PRODUCTS
FOR USE IN BUILDING AND NZS3640 CHEMICAL
PRESERVATION OF ROUND AND SAWN TIMBER.

H1.2-ALL WALL FRAMING AND ASSOCIATED MEMBERS
ROOF FRAMING, TRUSSES AND CEILING JOISTS
ENCLOSED FRAMING WITHIN SKILLION / FLAT ROOFS

FLASHING AND WRAP SYSTEMS
ALL FLASHINGS: FLASHING TAPES, WRAPS, UNDERLAYS AND
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IN ACCORDANCE WITH THE MANUFACTURERS
SPECIFICATIONS.

DURABILITY OF STRUCTURAL FIXINGS FOR ZONE C
FIXINGS ARE TO COMPLY WITH NZBC B2 DURABILITY AND
NZS 3604:2011 SECTION 4 - DURABILITY.
ALL FIXINGS ARE TO BE TYPE 304 OR 316 STAINLESS STEEL
IN EXPOSED ENVIRONMENT.
ALL FIXINGS WITHIN 600mm OF THE GROUND TO BE TYPE 304
OR 316 STAINLESS STEEL.

GLAZING TO COMPLY WITH THE FOLLOWING STANDARDS
NZS 3504: SPECIFICATION FOR ALUMINIUM WINDOWS
NZS 4223: CODE OF PRACTICE FOR GLAZING IN BUILDINGS
NZS 4211: SPECIFICATION FOR THE PERFORMANCE OF
WINDOWS

INSTALL WITH FLASHING TAPE SYSTEM TO WRAP
MANUFACTURERS SPECIFICATIONS AND DETAILS.

APPROVED 2014
BC NUMBER IDAY IMTH
09450 1707
WHANGAREI DISTRICT COUNCIL
BCA

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

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DO NOT SCALE OFF PLANS.

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WWW.HOMEWORLD.CO.NZ

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NEW RELOCATABLE AND DOUBLE GARAGE
61 GREAT NORTH ROAD
WHANGAREI

ELEVATIONS

WORKING DRAWINGS-REV B

DATE: 8/07/2014
SHEET SIZE: A1
DRAWN: S.E.
PAGE: 03 OF 5



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