

# Council Records

These records were obtained in February 2022. NPDC is currently undergoing a review of the property search report content. As such the documentation provided by the NPDC may not be a complete full record. We suggest you get your own professional advice on the provided content and in fact any NPDC files for this property.



- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

Yellow = Privately Owned

Grey = Out of Service/Closed

Stormwater

Water Supply

Waste Water





Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

## Code Compliance Certificate

Form 7, Section 95, Building Act 2004

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### The Building

Street Address of building: 488 A Carrington Road NEW PLYMOUTH 4371

Legal Description of land where building is located: LOT 1 DP 14498

Current, lawfully established use: Dwelling

Year first constructed: 2015

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### The Owner

Name of owner: Wendy Ann Zimmerman,  
John Thomas Zimmerman

Phone number: (Bus.) 06 755 0106

Email address:

tania.atkinson@goldenhomes.co.nz

Applicant: WTS Homes Ltd

Mail Address: PO Box 18002

NEW PLYMOUTH 4360

---

### Building Work

Building Consent number:

**BC15/118520**

Description of work:

**New four bedroom dwelling with attached  
double garage**

Issued by:

New Plymouth 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.

---

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

### CODE COMPLIANCE CERTIFICATE

---

### Building Services Coordinator

On behalf of: New Plymouth District Council

Date Issued: 31 December 2015

Liardet Street, Private Bag 2025, New Plymouth 4342, New Zealand

Phone: 06-759 6060, Fax: 06-759 6072, Email: [enquiries@npdc.govt.nz](mailto:enquiries@npdc.govt.nz)

CCCERT-101-11-V1

Document Set ID: 7005038

Version: 1, Version Date: 06/01/2016

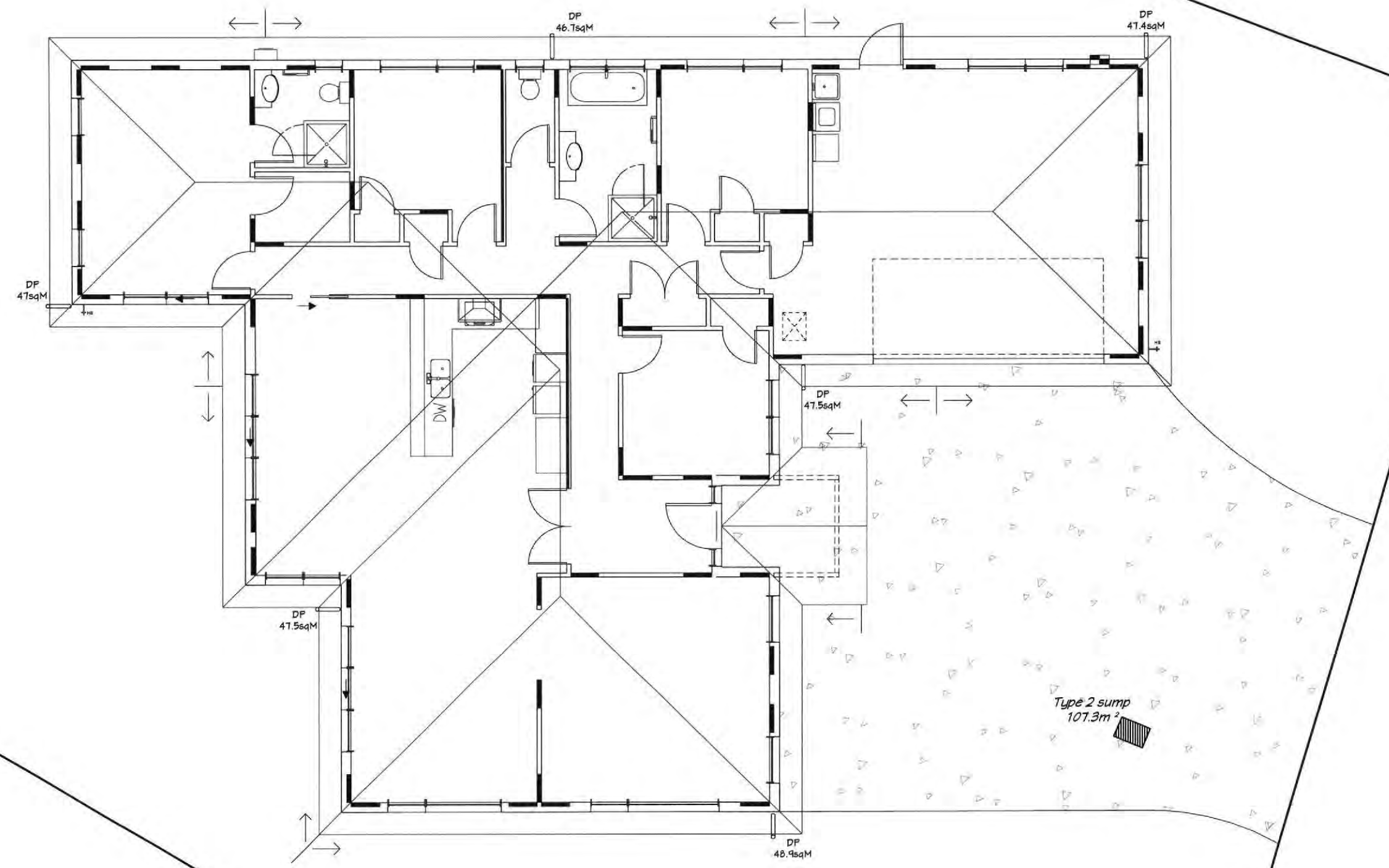




NOTE: This Drainage As-Built page is for the drainlayer to complete and supply for code of compliance if the method/layout of the drainage work has been finalised in a different manner to that shown on the Drainage Plan provided. In all cases any variation to the original drawings must comply with the relevant building code and reference to that code stated by the drainlayer.

Sewer  
Connection

NPDC Approved for  
17-07-15  
Building Consent



**KEY**

- 100mm PVC STORMWATER DRAIN
- 100mm PVC SOIL DRAIN
- WASTE PIPES
- oTV TERMINAL VENT
- oIP INSPECTION POINT
- oRE RODDING EYE
- GT GULLY TRAP
- oDP DOWNPIPES
- ALL DRAINAGE TO NZBC Clause G13

WTS Homes Limited  
Phone: (07) 849 3979

**GOLDEN HOMES**

FRAM Frames by: **zog**  
steel frames of the future today

PLAN NAME: **Legacy**  
© GOLDEN HOMES HOLDINGS LTD 2015

NOTES:

**Bracing Element Lines**

- Holes or intrusions into the ZOG® frame bracing elements may require engineers specific design for remedial work.
- ZOG® must be contacted for an alternative solution prior to any intrusions and/or modifications being made to bracing elements.
- Sewer & stormwater connections are to be confirmed on site prior to commencement of foundations.
- The sewer and stormwater disposal design is the responsibility of the plumber. 'RCDC Ltd' takes no responsibility for any errors that may occur. Compliance with all applicable codes are required at all times.
- Drain layer to confirm downpipe locations prior to commencement of construction.
- Vanity wastes - All vanity wastes to be put into wall frame to allow for wall hung vanities Sink volumes must comply with NZBC:**
- Laundry tub - to have a capacity to spill-level of no less than 35 litres, and be capable of fully containing a solid cylinder of 400 mm diameter and 200 mm depth
- Kitchen sink - The sink shall be capable of fully containing a solid cylinder of 300 mm diameter and 125 mm depth.

**REFER TO DRAINAGE DETAILS ALSO**

CLIENT:

**Zimmerman Residence**  
Lot No. 3, DP 479309  
486 Carrington Road  
New Plymouth

TERRITORIAL AUTHORITY:

**New Plymouth District Council**  
Rural Zone

SITE DATA: for zones upto & including

Ground Bearing:	100kPa
Sub-soil Classification:	E
Wind Zone:	Very High
Earthquake Zone:	1
Exposure Zone:	C
Climate Zone:	2
Rainfall Intensity:	97.2mm/hr
Snowload:	0.0kPa (open ground)

DRAWING TITLE:

**Drainage Plan**  
**As-Built**

JOB No:	2083	SALES:	Louise Tippett
ZOG No:	Z3470	DRAWN:	Matt
PLAN DATE:	02/06/2015		
SCALE:	1:100	SHEET No.	33 OF 33

# **BUILDING CONSENT**

**118520P**

**PROPERTY ID**

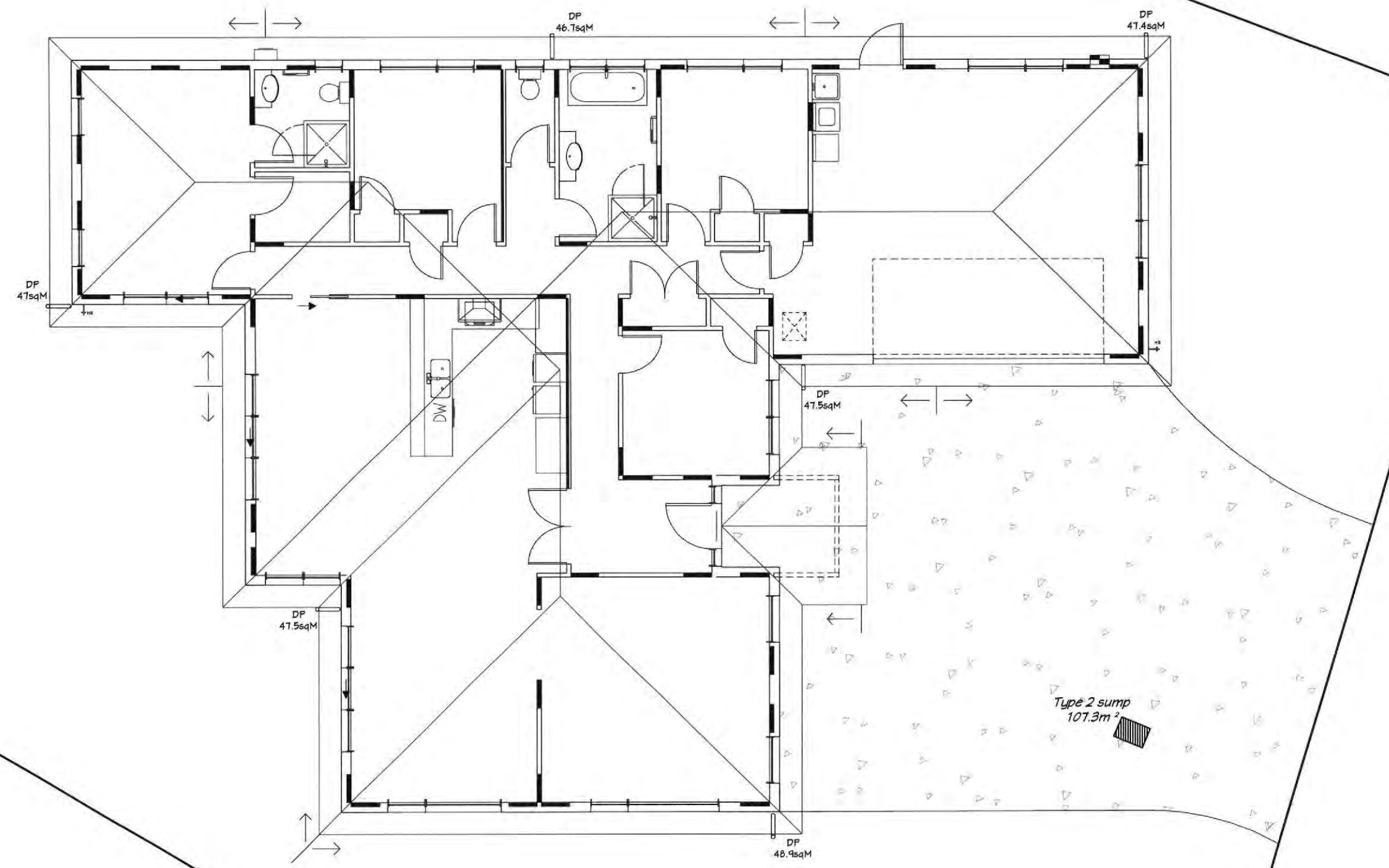
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**118520P**

NOTE: This Drainage As-Built page is for the drainlayer to complete and supply for code of compliance if the method/layout of the drainage work has been finalised in a different manner to that shown on the Drainage Plan provided. In all cases any variation to the original drawings must comply with the relevant building code and reference to that code stated by the drainlayer.

Sewer  
Connection

NPDC Approved for  
17-07-15  
Building Consent



**KEY**

- 100mm PVC STORMWATER DRAIN
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- ALL DRAINAGE TO NZBC Clause G13

WTS Homes Limited  
Phone: (07) 849 3979

GOLDEN HOMES

FRAM Frames by: **zog**  
steel frames of the future today

PLAN NAME: **Legacy**  
© GOLDEN HOMES HOLDINGS LTD 2015

NOTES:

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**Zimmerman Residence**  
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486 Carrington Road  
New Plymouth

TERRITORIAL AUTHORITY:  
New Plymouth District Council  
Rural Zone

SITE DATA: for zones upto & including  
Ground Bearing: 100kPa  
Sub-soil Classification: E  
Wind Zone: Very High  
Earthquake Zone: 1  
Exposure Zone: C  
Climate Zone: 2  
Rainfall Intensity: 97.2mm/hr  
Snowload: 0.0kPa (open ground)

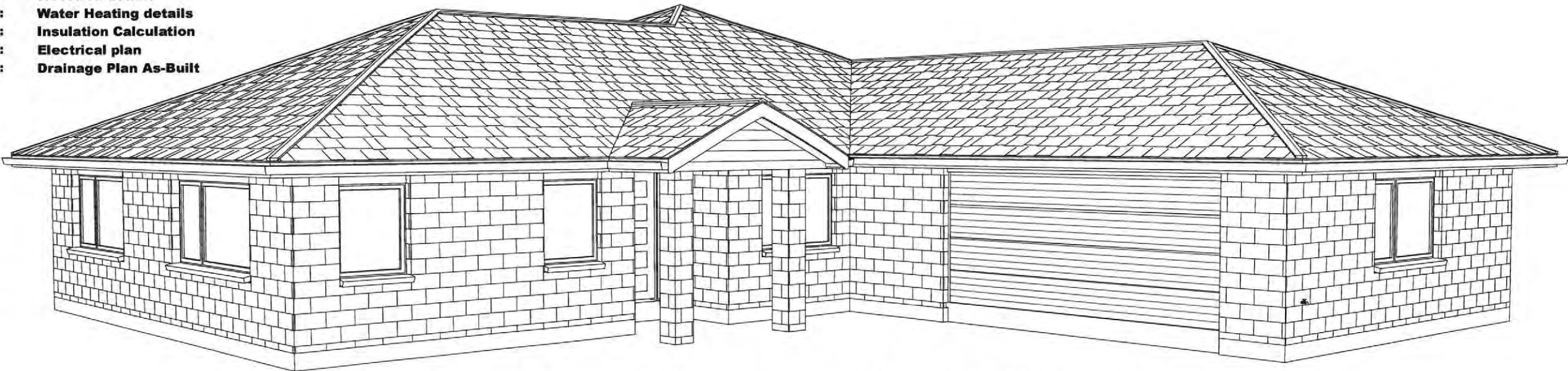
DRAWING TITLE:  
**Drainage Plan**  
**As-Built**

JOB No:	2083	SALES:	Louise Tippett
ZOG No:	Z3470	DRAWN:	Matt
PLAN DATE:	02/06/2015		
SCALE:	1:100	SHEET No.	33 OF 33



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BUILDING COMPONENT, NOMINATED MEANS OF COMPLIANCE

Foundation	AS 2870. Concrete raft slab: Foundation plan, Foundation details
Wall framing	ZOG® 0.75mm G550 Z275 steel framing: Framing details
Roof framing	ZOG® 0.75mm G550 Z275 steel trusses: Roof framing details
Roofing	E2/AS1: Roof flashings
Cladding	E2/AS1: Elevations & risk matrix, Exterior Joinery Details, Cladding Details
Bracing	NZS 3604:2011: Bracing plan, Bracing details
Insulation	NZBC-Clause H1, energy efficiency, 3rd edition: Insulation Calculations
Internal linings	E3/AS1: Cross Sections
Bathrooms	E3/AS1: Wet Area Details
Showers	E3/AS1: Wet Area Details
Water Heating	Refer: Water Heater Details
Water supply	AS/NZ3500.2 Drawn water supply.
Sanitary Plumbing	G13/AS1: Drainage plan
Drainage	G13/AS2: Drainage plan
Laundry	G2/AS1: Floor plan
Kitchen	G3/AS1: Floor plan
Kitchen spaces	G3/NM1: Floor plan (in service history)
Smoke alarms	F7/AS1: Electrical plan
Natural light	G7/AS1: Floor plan
Ventilation	G4/AS1: Floor plan
Access	D1/AS1: Floor plan



Rex Collins BP101182 - Design 2  
Craig Wearne BP101178 - Design 2

NPDC Approved for  
17 JUL 2015  
Building Consent

WTS Homes Limited  
Phone: (07) 849 3474

FRAMING by:

PLAN NAME: **Legacy**  
© GOLDEN HOMES HOLDINGS LTD. 2015

NOTES:  
ZOG® frames & trusses

- ZOG® frames & trusses are designed using ProCAD engineering & detailing software.
- ZOG® framing is 90x40x0.75mm rollformed from AXXIS® steel provided by NZ Steel Ltd.
- Drawings should be read in conjunction with the latest ZOG® Manual

This job has been reviewed & a PS1 provided by:  
Hamish Pearse-Danker CPEng  
Chartered Prof Engineer No.1011810  
E3 Consultants NZ Ltd  
43 First Avenue  
Tauranga  
Ph 07 577 9757

**Building Design Summary**  
Site data

- Ground bearing: (refer AS2870)
- Subsoil Class: (NZS1170, section 5)
- Wind zone: (NZS3604, section 5)
- E-quake zone: (NZS3604, figure 5.4)
- Climate zone: (NZS4218, B1)
- Exposure zone: (NZS3604, figure 4.2)
- Rainfall zone: (NZBC:E1, Niwa)
- Snowload: (NZS3604, figure 15.1)

Building data

- Building cat: (NZS3604, table 1.1)
- Floor live loads: (NZS3604, table 1.2)
- Protect. from fire: (C1/AS1: Risk Group SH)

CLIENT:  
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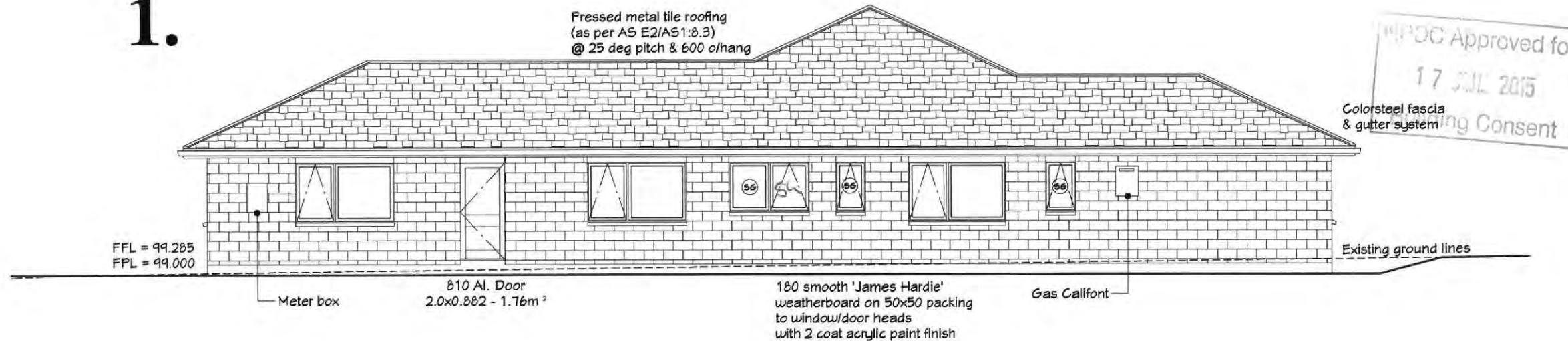
TERRITORIAL AUTHORITY:  
New Plymouth District Council  
Rural Zone

SITE DATA: for zones upto & including  
Ground Bearing: 100kPa  
Sub-soil Classification: E  
Wind Zone: Very High  
Earthquake Zone: 1  
Exposure Zone: C  
Climate Zone: 2  
Rainfall Intensity: 97.2mm/hr  
Snowload: 0.0kPa (open ground)

DRAWING TITLE:  
**Contents & Design**

JOB No:	2083	SALES:	Louise Tippet
ZOG No:	Z3470	DRAWN:	Matt
PLAN DATE:	02/06/2015		
SCALE:		SHEET No.	1 OF 33

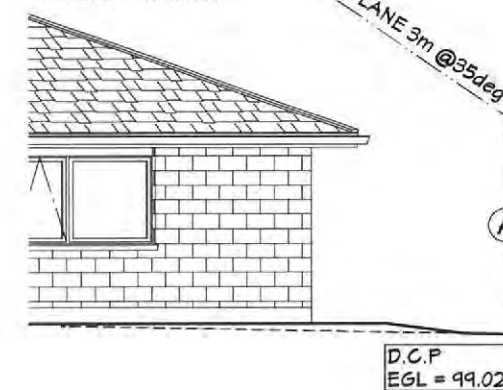
1.



**e3 Professional Consulting Engineers**  
Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code  
Jun 12, 2015  
Hamish Pearse-Danker CPEng 1011810  
on behalf of e3 Consultants NZ Ltd

2a.

Refer to site plan for elevation reference



2.



Table 2 Building envelope risk matrix Paragraph 3.1.2, Figure 1					
Risk factor	Risk Severity				Subtotals for each risk factor
	Low	Med	High	Very High	
Wind zone (per NZS 3604)	0	0	1	2	1
Number of storeys	0	1	2	4	0
Roof/wall intersection design	0	1	3	5	1
Eaves width	0	1	2	5	1
Envelope complexity	0	1	3	6	1
Deck Design	0	2	4	6	0
Total Risk Score					4

WTS Homes Limited  
Phone: (01) 849 3979

**GOLDEN HOMES**

FRAM Frame by: **zog**  
steel frames of the future today

PLAN NAME: **Legacy**  
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NOTES:

- All groundlines are indicative only and must be confirmed on site prior to commencement of any site works
- Finished floor levels in relation to height to boundary recession plane requirements are the responsibility of the floor layer. Any discrepancies between the plan and the actual site levels are the responsibility of the floor layer and must be reported to 'RDC Ltd' immediately
- All claddings fixed as per manufacturers specifications
- EGL = Existing Ground Level
- FFL = Finished Floor Level
- FGL = Finished Ground Level
- GL = Ground Level
- FPL = Finished Platform Level

**Safety Glazing**

- All glazing is to be in accordance with the NZ Building Code Handbook and NZS 4223, Parts 1, 2, & 3 Code of Practice for Glazing in Buildings.
- All glazing panels to bathrooms and toilets to have safety glazing to the interior panel only
- All glazing to be confirmed by the manufacturer prior to construction

Ⓢ Indicates safety glass

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Rural Zone

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Wind Zone: Very High  
Earthquake Zone: 1  
Exposure Zone: C  
Climate Zone: 2  
Rainfall Intensity: 97.2mm/hr  
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DRAWING TITLE:  
**Elevations .1**

JOB No: 2083 SALES: Louise Tippet  
ZOG No: Z3470 DRAWN: Matt  
PLAN DATE: 02/06/2015  
SCALE: 1:100 SHEET No. 6 OF 33





FRAMING by: **zog**  
steel frames of the future today

PLAN NAME: **Legacy** Altered

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HOLDINGS LTD. 2015

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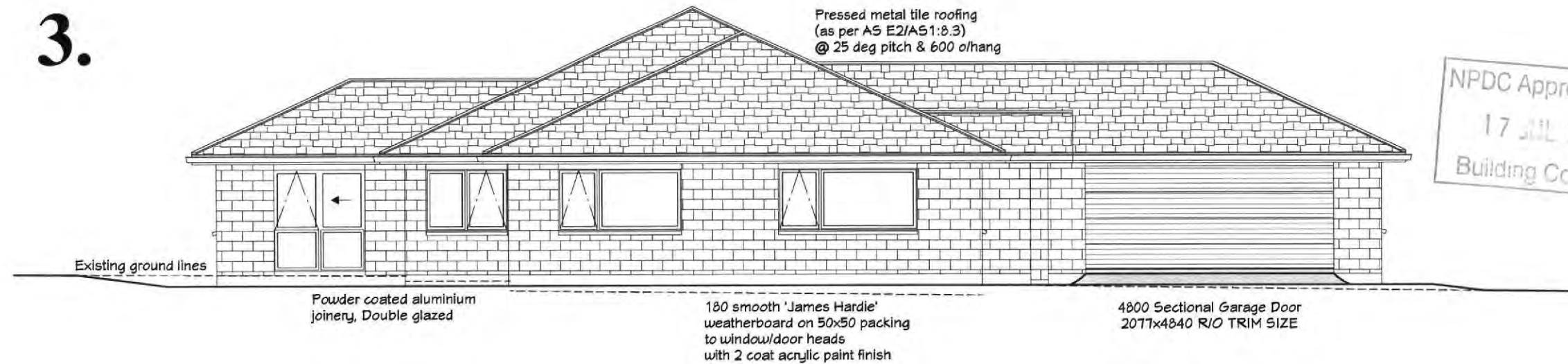
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Rural Zone

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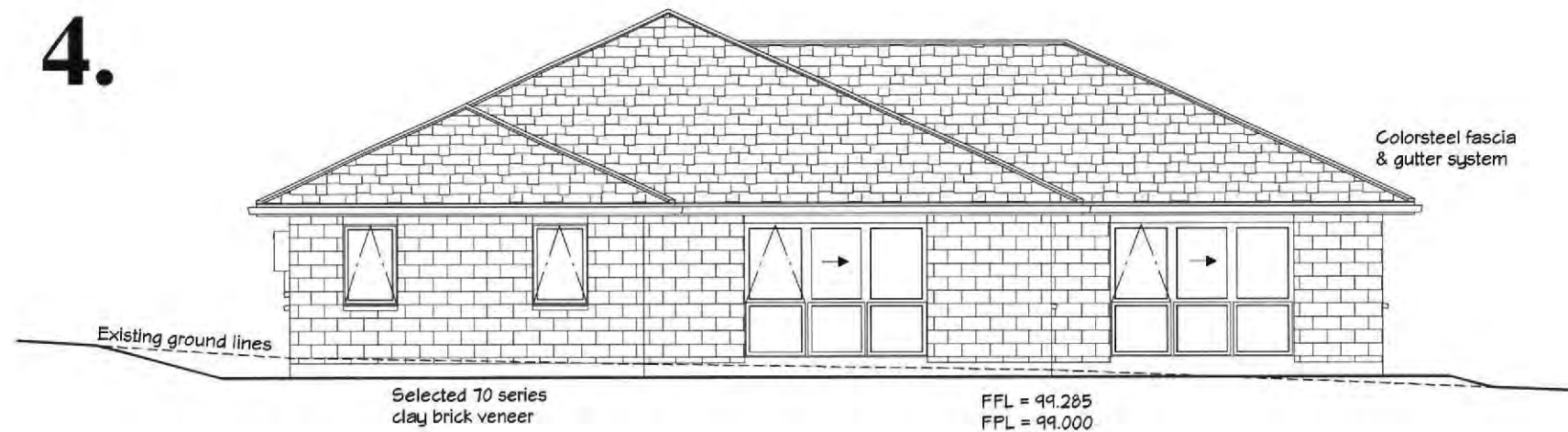
**DRAWING TITLE:**  
**Elevations .2**

**JOB No:** 2083 **SALES:** Louise Tippet  
**ZOG No:** Z3470 **DRAWN:** Matt  
**PLAN DATE:** 02/06/2015  
**SCALE:** 1:100 **SHEET No.** 1 OF 33

3.



4.



4a.

Refer to site plan for elevation reference

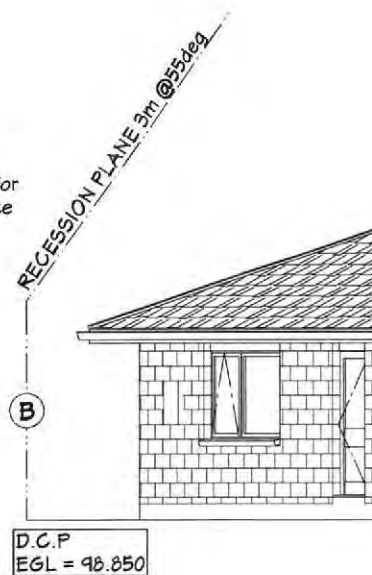
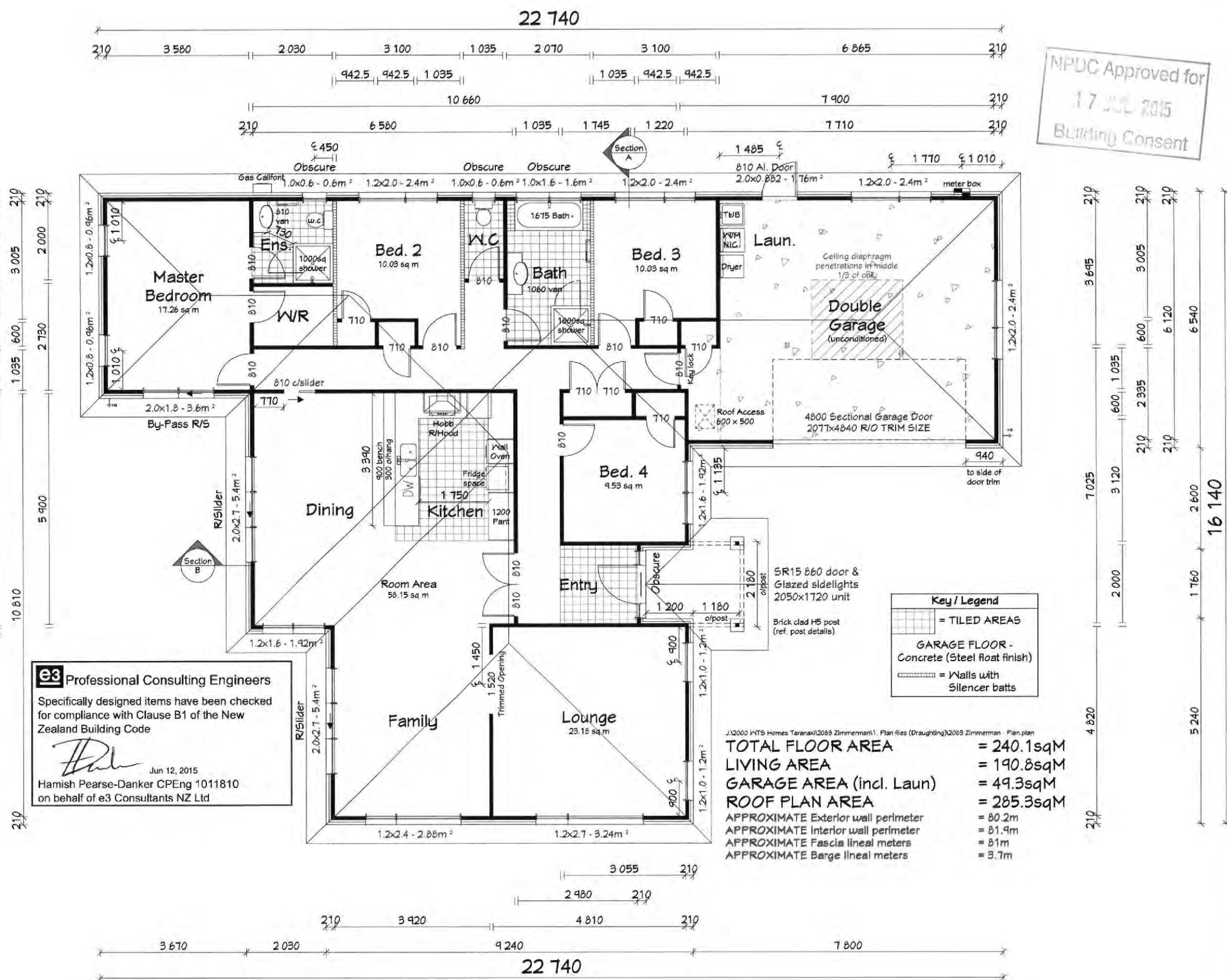


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on behalf of e3 Consultants NZ Ltd



WTS Homes Limited  
Phone: (07) 849 3479

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FRAM Frames by: **zog**  
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PLAN NAME: **Legacy**  
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NOTES:

- 84x41mm ZOG® framing
- Refer engineers PS1 for certification
- R/hood & Extractors vented to soffit or wall
- Pre-Fab roof access, trim 635x535mm
- Meter box width 500mm max
- Kitchen bench finish options; Stainless steel or a decorative high pressure laminate
- Basins/Vanities and benches are to be sealed to the adjacent walls to prevent fungal growth.
- Wet wall sheet linings finished with vinyl coated wall paper, semi-gloss or gloss coating and comply with NZ Building code clause E3-3.1.2
- Wet area floor finishes to be impervious and comply with NZ Building code clauses E3-3.1.1 & D1 A51/M1
- Internal and external walking surfaces to comply with NZBC D1/A51 2.1.1 - 2.1.3, and Table 2
- Refer to elevations for safety glazing

**Natural lighting & Ventilation**

- Natural lighting is provided via glazing to 10% of floor areas for individual rooms. Ref: G7/AS1, Clause 1.0
- Natural ventilation is provided via exterior openings of no less than 5% of floor area for individual rooms. Ref: G4/AS1, Clause 1.2

**ELEVATION GUIDE**

**1 2 3 4**

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Exposure Zone: C  
Climate Zone: 2  
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Snowload: 0.0kPa (open ground)

**DRAWING TITLE:**

**Floor plan**

**JOB No:** 2083 **SALES:** Louise Tippet

**ZOG No:** Z3470 **DRAWN:** Matt

**PLAN DATE:** 02/06/2015

**SCALE:** 1:100 **SHEET No.** 8 OF 33