



TE KATONGA NUI

LOT NUMBER	HOUSE SIZE	SECTION SIZE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
5	125 SQM	784 SQM	3	2



DELIVERED IN PARTNERSHIP
WITH KA URUORA

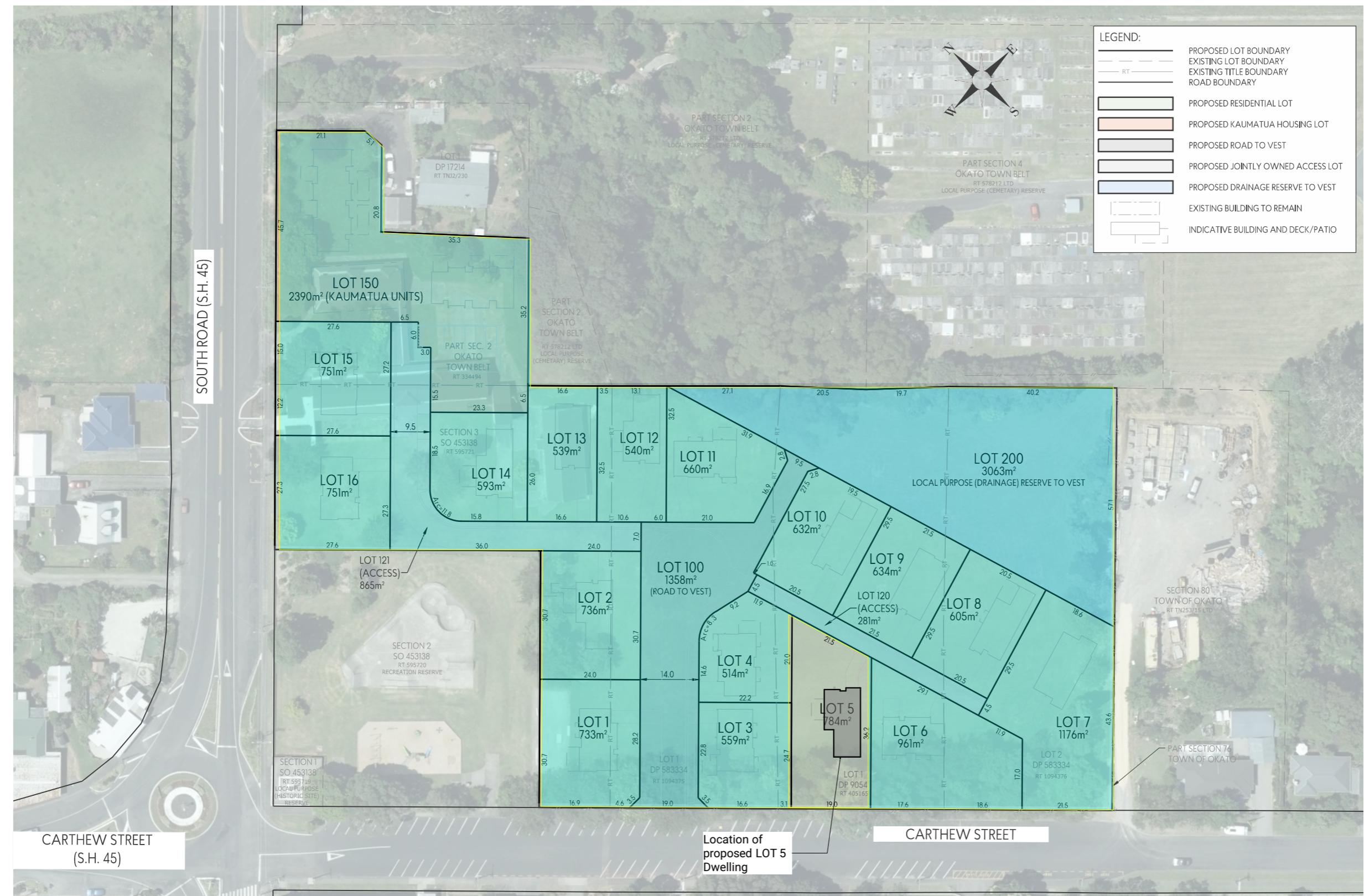
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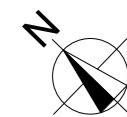
PLANNING & ZONING		CONSTRUCTION	CLADDING	FITOUT		
Lot / DP Number	Lot 1 DP 9054, Sections 68 and 76 Town of Ōkato, Section 3 SO 453138, Parts Section 2 Ōkato Town Belt (Ōkato Primary School)	Foundation Type Stud Height Typical Joinery Height Typical Internal Door Height Rebated Joinery	Cupolex Ecodome system (designed to NZS3604:2011 2.4m 2.1m 2m N/A)	Wall Cladding Type 1 Wall Cladding Type 2 Wall Cladding Type 3 Roof Cladding Fascia Type	JH Stria Truwood Vertical w/b N/A Trapezoidal Coloursteel Metal	Flooring Types Balustrade Type Shower Type Water Heating Space Heating
Address	Lot 5 - Ōkato School Development Taranaki					Carpet/Vinyl N/A Acrylic external HWC Heatpump
Territorial Authority	NPDC					
District Plan Zone	Low Density Residential					
Easements	N/a					
Relevant Consent Notices	TBC					
Resource Consent #	SUB23/48158 & LUC24/48481	Wall Insulation Ceiling Insulation C Floor Insulation 1 Wet Area Membrane	Thermakraft WaterGate Plus Thermakraft Covertek 401 90mm R2.4 Pink Batts Classic Wall 175mm R4 Pink Batts Classic Ceiling	Topographical Survey Structural Engineer N/a Geotechnical Engineer N/a	Envelope Engineering N/a Initia Engineering ITM	Site Coverage Floor Area Minimum Floor Level (to u/s floor) ITM
Wind Zone	High (to NZS3604:2011)					784m ² /15.94% 125m ²
Corrosion Zone	C					To NZBC
Earthquake Zone	1					

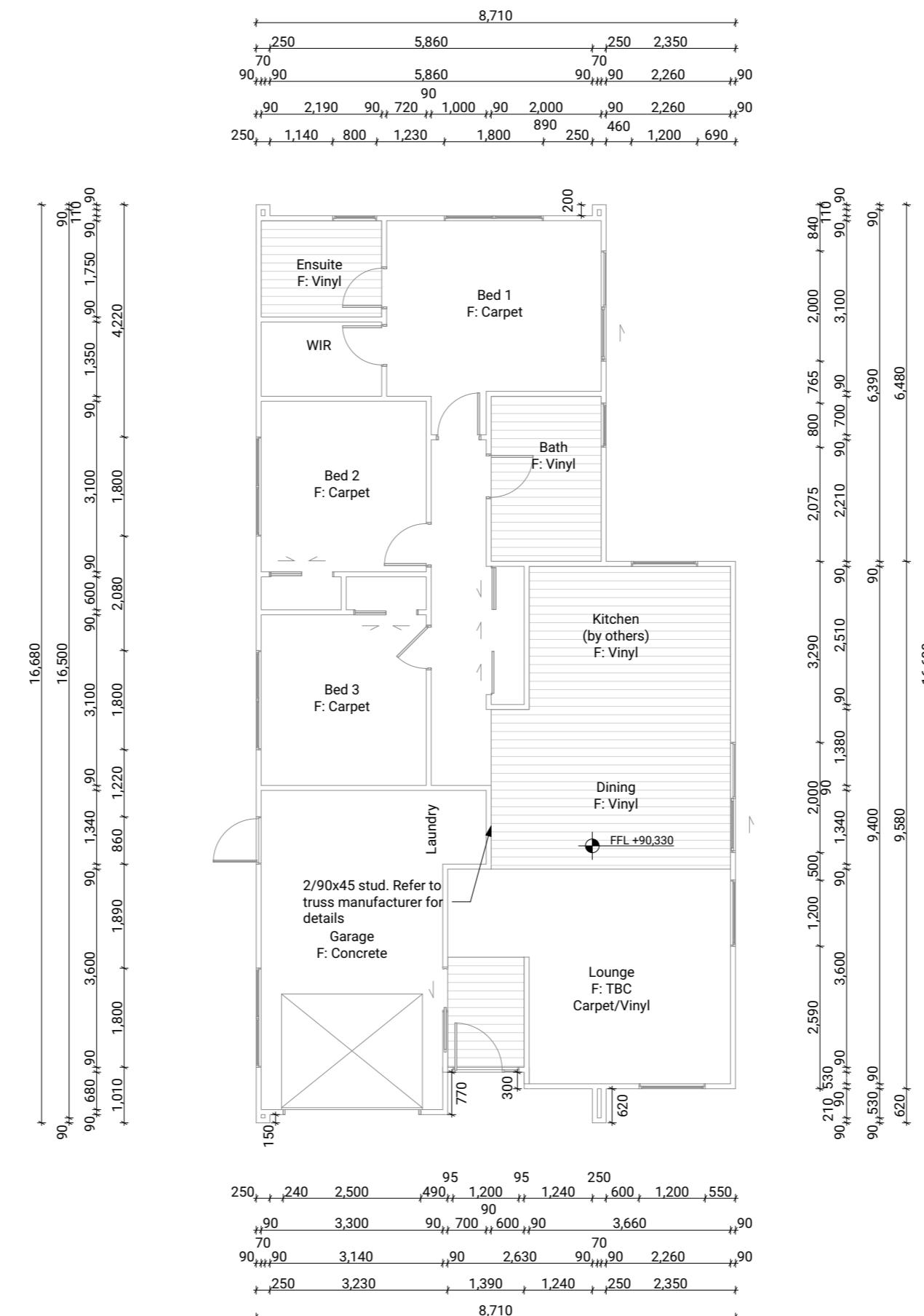


Lot 5	Client: Taranaki Iwi Holdings LP	 Print In Color	Drawing Set: WD - K03.1	All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work. Do not scale from drawings. If there are any inaccuracies with the drawings, please contact designer immediately. Copyright for design & drawings retained by Prime Designs Wgt Ltd.
Ōkato School Development	Job No: 24101		Drawn By: A Samson	
Taranaki	Date: 4/07/2025		Scale:	
admin@primedesigns.co.nz	04 528 8405		Drawing Sheet: Project Specifications	
	3 Jupiter Grove, Trentham, Upper Hutt			Drawing No: 102



Lot 5	Client: Taranaki Iwi Holdings LP	
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Taranaki	Date: 4/07/2025	
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Electrical Legend

-  S/M Smart Meter
-  G Garage door motor
-  S Smoke detector
-  E Extractor fan
-  Power point
-  Recessed downlight
-  Light switch
-  2 Two way light switch

Electrical Notes

General electrical notes
Ensure all habitable rooms are fitted with a minimum of one light fixture. All habitable internal spaces are to have a minimum illuminance of 20 lux or a minimal total wattage required per m² of floor area as shown in G8/AS1, Table 1. Lights in the stairwell to provide 100lux at tread level or a total wattage per m² of floor plan area as shown in D1/AS1 table8,

All electrical works to be installed to comply with NZBC G9/AS1, AS/NZS 3000:2018, AS/NZS 3008.1.2:2017, AS/NZS 5000.2:2006
Recessed downlights
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A
Smoke detectors
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm shall be located in the kitchen. There shall be at least one smoke level on each level. Where more than one smoke alarm is needed to meet the requirements, these alarms shall be interconnected as per NZS 4514:2021 clause 2.5. Smoke detectors to meet at least one of the following standards: UL 217, CAN/ULC S531, BS EN 14604, ISO 12239 or AS 3786
Mechanical ventilation
Extractor fans to be Manrose XF150 or similar, vent through wall as per manufacturer's installation instructions.
Rangehood to be ducted and vented through wall.
Dryer to be vented separately as per NZBC G4.



1

Electrical Plan

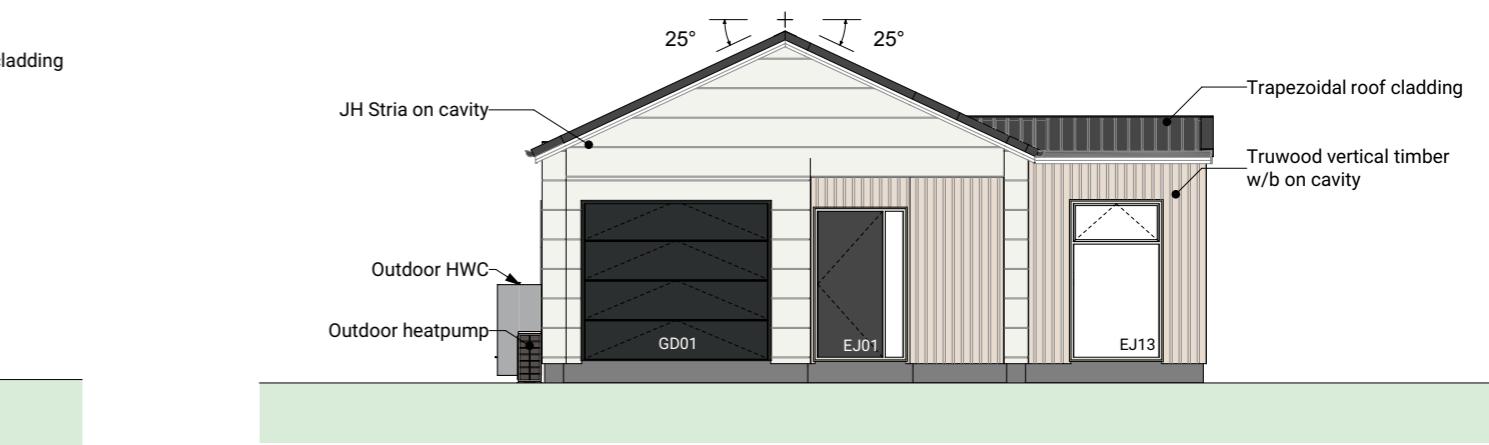
1:100

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Ōkato School Development	Job No: 24101		Drawn By: A Samson		
Taranaki	Date: 4/07/2025		Scale: 1:100		
admin@primedesigns.co.nz	04 528 8405		Drawing Sheet: Electrical Plan		
				Drawing No: 112	

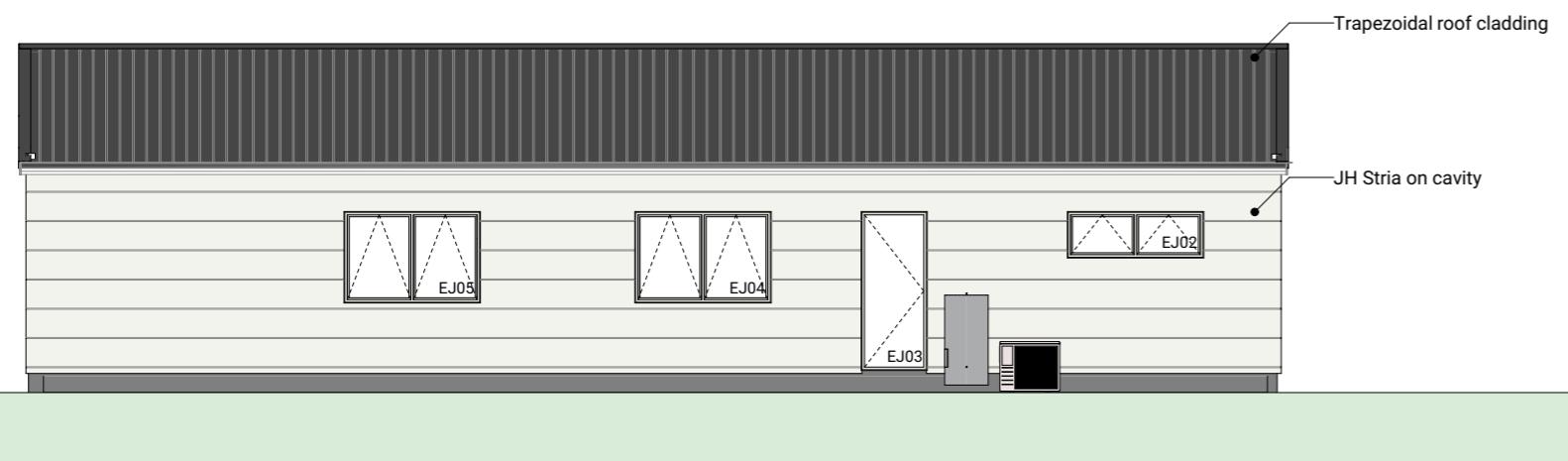
BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		10



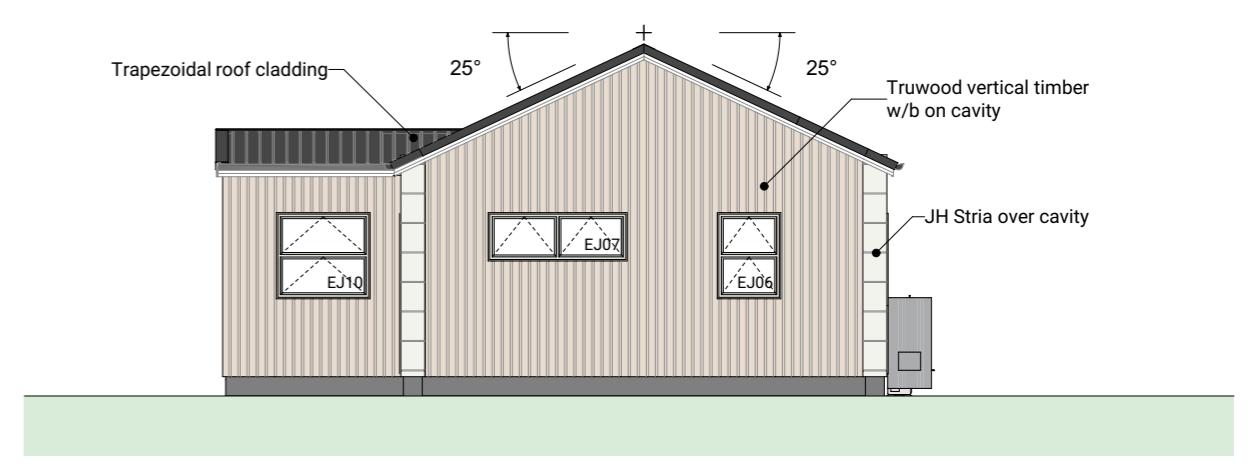
1 North Elevation



2 East Elevation

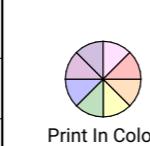


3 South Elevation

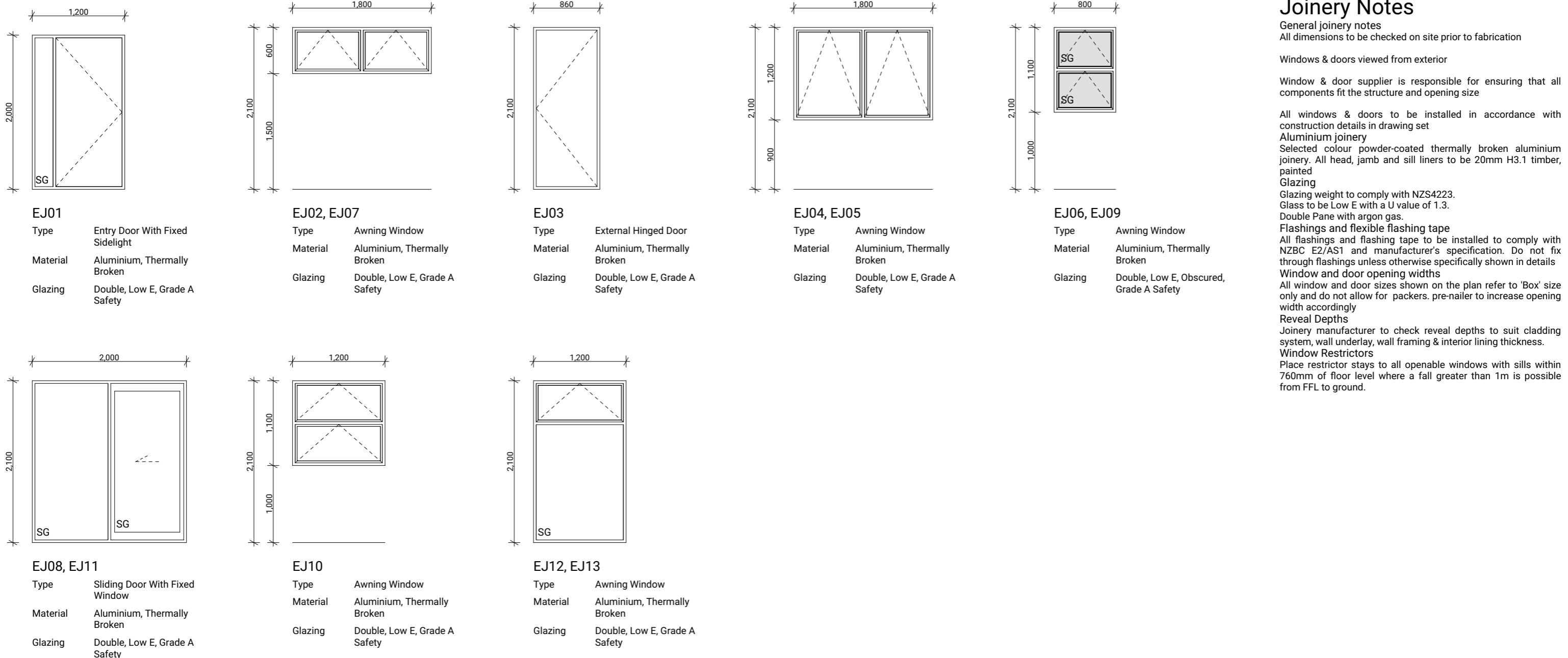


4 West Elevation

Lot 5	Client:	Taranaki Iwi Holdings LP
Ōkato School Development	Job No:	24101
Taranaki	Date:	4/07/2025
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt



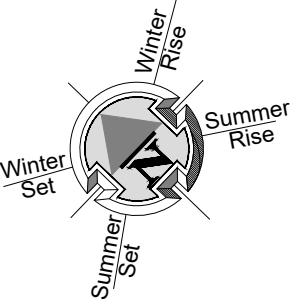
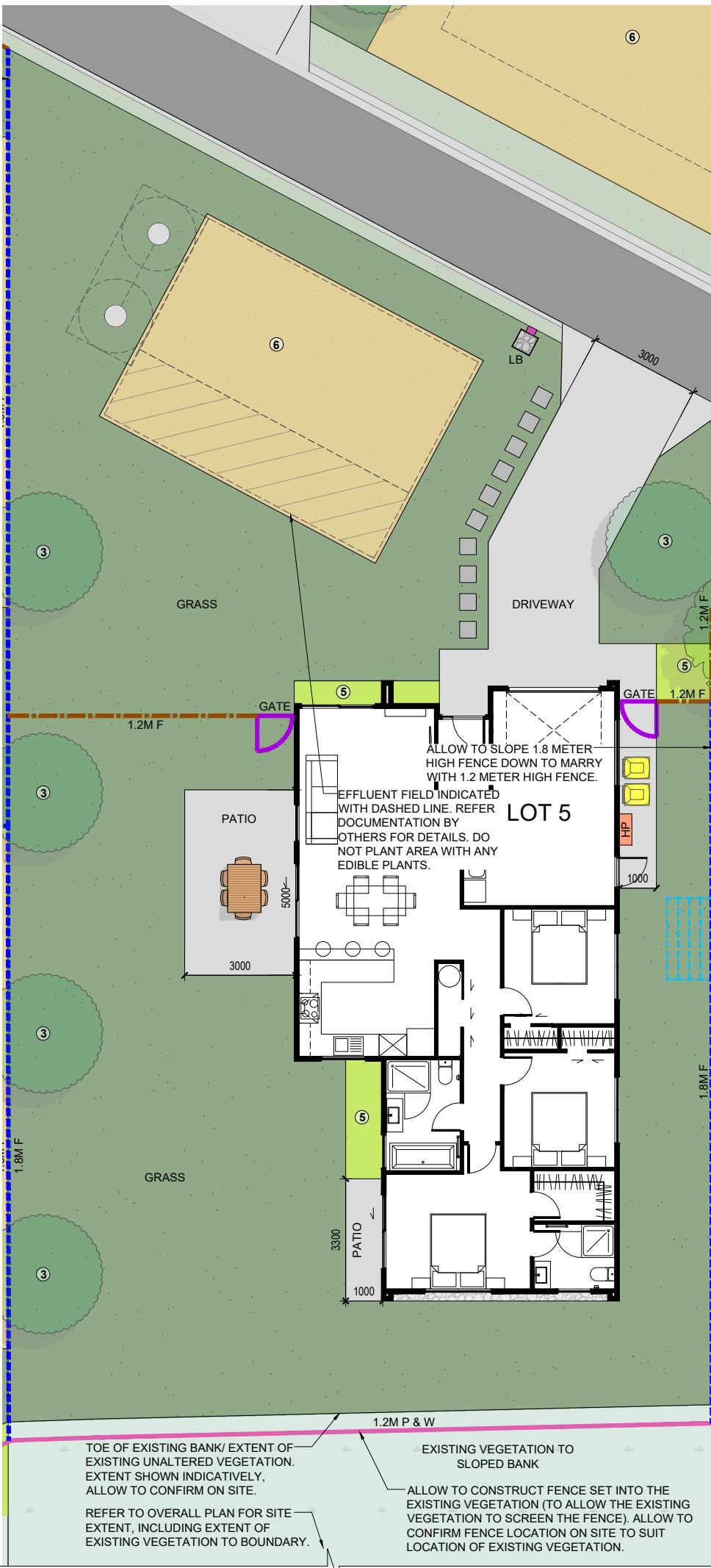
Drawing Set:	WD - K03.1	All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work. do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs Wgt Ltd.
Drawn By:	A Samson	
Scale:	1:100	
Drawing Sheet:	Elevations	Drawing No: 301



Joinery Notes

General joinery notes
All dimensions to be checked on site prior to fabrication
Windows & doors viewed from exterior
Window & door supplier is responsible for ensuring that all components fit the structure and opening size
All windows & doors to be installed in accordance with construction details in drawing set
Aluminium joinery
Selected colour powder-coated thermally broken aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted
Glazing
Glazing weight to comply with NZS4223.
Glass to be Low E with a U value of 1.3.
Double Pane with argon gas.
Flashings and flexible flashing tape
All flashings and flashing tape to be installed to comply with NZBC E2/AS1 and manufacturer's specification. Do not fix through flashings unless otherwise specifically shown in details
Window and door opening widths
All window and door sizes shown on the plan refer to 'Box' size only and do not allow for packers, pre-nailer to increase opening width accordingly
Reveal Depths
Joinery manufacturer to check reveal depths to suit cladding system, wall underlay, wall framing & interior lining thickness.
Window Restrictors
Place restrictor stays to all openable windows with sills within 760mm of floor level where a fall greater than 1m is possible from FFL to ground.

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Ōkato School Development	Job No: 24101		Drawn By: A Samson	
Taranaki	Date: 4/07/2025		Scale: 1:50	
admin@primedesigns.co.nz	04 528 8405		Drawing Sheet: Window & Door Schedule	
				Drawing No: 501



LEGEND	
	KARAEHE - GRASS
	RAIMA- CONCRETE. BRUSH FINISH
	ROAD. FINISH BY OTHERS
	KÖWHA TU- STONES (PERMEABLE)
	EXISTING VEGETATION UNALTERED EXTENT SHOWN INDICATIVELY, ALLOW TO CONFIRM ON SITE.
	HEDGE PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	LOW PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	PLANTING TO EFFLUENT FIELD. READ IN CONJUNCTION WITH PLANTING PALETTE
	PAVERS (SHOWN INDICATIVELY)
1.8M F	1.8M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE
1.2M F	1.2M HIGH VISUALLY PERMEABLE TIMBER FENCE
BARRIER	BARRIER TO PREVENT FALLING. REFER DOCUMENTATION BY OTHERS FOR DETAILS.
	1.2M HIGH POOL STYLE GATE
1.2M PS	1.2M HIGH POOL STYLE FENCE
1.2M P & W	1.2M HIGH TIMBER POST AND WIRE MESH FENCE
EX F	EXISTING FENCE READ IN CONJUNCTION WITH NOTES
RW	RETAINING WALL (INDICATIVE. REFER ENGINEERING DOCUMENTATION FOR DETAILS).
	EXTERIOR HEAT PUMP UNIT. REFER ARCHITECTURAL DRAWINGS FOR DETAILS. ELECTRICIAN TO CONFIRM LOCATION ON SITE.
	EXTERIOR HOT WATER CYLINDER. REFER ARCHITECTURAL DRAWINGS FOR DETAILS.
	IPUPARA/ HANGARUA - SERVICE AREA FOR RUBBISH/ RECYCLING BINS
	POUAKA RETA- LETTERBOX. MAIL SLOT 0.9M - 1M FROM THE GROUND. TOP OF LETTERBOX NOT TO EXCEED 1M TO ENSURE NO OBSTRUCTIONS TO VISIBILITY FROM DRIVEWAYS.
	WASHING LINE - RETRACTABLE OR FOLD DOWN, FIXED TO FENCE OR POSTS.
	LAMP POST REFER DOCUMENTATION BY OTHERS FOR DETAILS
	MANHOLE COVER. SHOWN INDICATIVELY, REFER EFFLUENT TREATMENT DOCUMENTATION.

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TO CONFIRM ALL LAYOUTS BEFORE COMMENCEMENT. FLOOR PLANS AND
SITE PLANS SUPPLIED BY OTHERS, WE DO NOT TAKE LIABILITY FOR ITS ACCURACY.

OKATO SCHOOL
OKATO, TARANAKI

FOR COUNCIL

LANDSCAPE PLAN

REV: E DATE: 25/06/2025	SHEET No.
SCALES (A3): 1:150	L2.05