



# TE KATONGA NUI

LOT NUMBER

13

HOUSE SIZE

125 SQM

SECTION SIZE

539 SQM

NUMBER OF BEDROOMS

3

NUMBER OF BATHROOMS

2



DELIVERED IN PARTNERSHIP  
WITH KA URURANGI

[WWW.TEKATONGANUI.NZ](http://WWW.TEKATONGANUI.NZ)

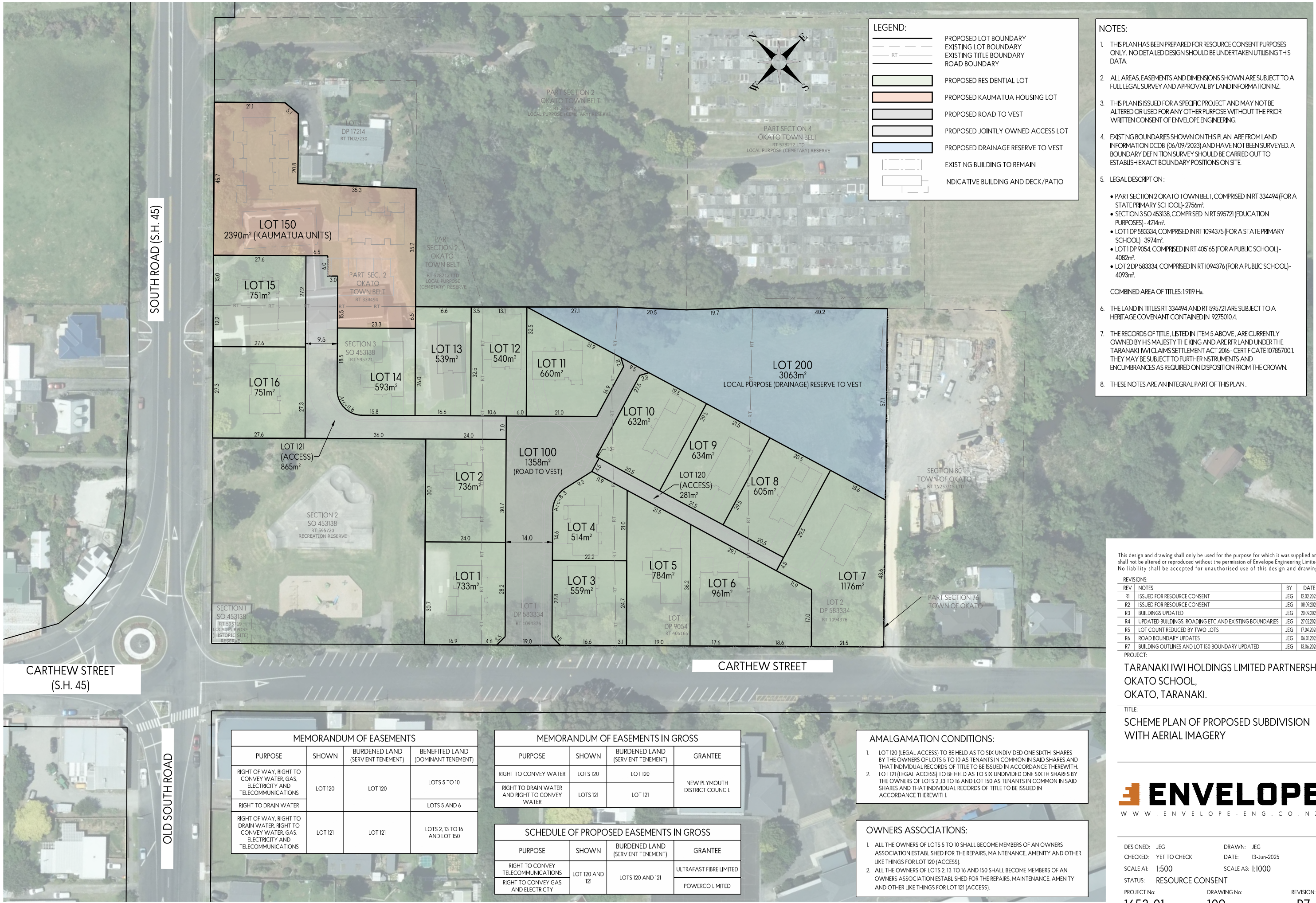
PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT	
Lot / DP Number	Lot 13 of Lot 1 DP 9054, Sections 68 and 76 Town of Ōkato, Section 3 SO 453138, Parts Section 2 Ōkato Town Belt (Ōkato Primary School)	Foundation Type	Cupolex Foundation	Wall Cladding Type 1	JH Linea WB	Flooring Types	Carpet/Vinyl
		Stud Height	2.4m	Wall Cladding Type 2	JH Axon 400	Balustrade Type	N/A
Address	Ōkato School Development Taranaki	Typical Joinery Height	2.1m	Wall Cladding Type 3	N/A	Shower Type	Acrylic
Territorial Authority	NPDC	Typical Internal Door Height	2m	Roof Cladding	Trapezoidal Coloursteel	Water Heating	HWC
District Plan Zone	Low Density Residential	Rebated Joinery	N/A	Fascia Type	Metal	Space Heating	Heatpump
Easements	N/A	Wall Underlay	Thermakraft WaterGate Plus	CONSULTANTS		SITE/BUILDING INFORMATION	
Relevant Consent Notices	N/A	Roof Underlay	Thermakraft Covertex 401	Topographical Survey	Envelope	Site Coverage	23%
Resource Consent #	Yes, refer to SUB23/48158 & LUC24/48481	Wall Insulation	Pink batts R2.2 90mm	Structural Engineer	N/A	Floor Area	125m²
Wind Zone	High 3604	Ceiling Insulation	Pink batts R4 195mm	Geotechnical Engineer	Initia Geotechnical Specialists	Minimum Floor Level (to u/s floor)	To NZBC
Corrosion Zone	C	Floor Insulation	N/A	Truss Manufacturer	ITM		
Earthquake Zone	1	Wet Area Membrane	N/A				



Artistic Impression Only  
Not to be used for construction

Lot 13 - Typology K011		Client:	Taranaki Iwi Holdings LP		 Print In Color	 CREATIVE   FUNCTIONAL   ARCHITECTURE	Drawing Set: Working Drawings - K011		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 Wgtn Ltd.
Ōkato School Development		Job No:	24101				Drawn By: K Eyles		
Taranaki		Date:	4/07/2025				Scale:		
admin@primedesigns.co.nz		04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt				Drawing Sheet: Project Specifications		Drawing No: 102

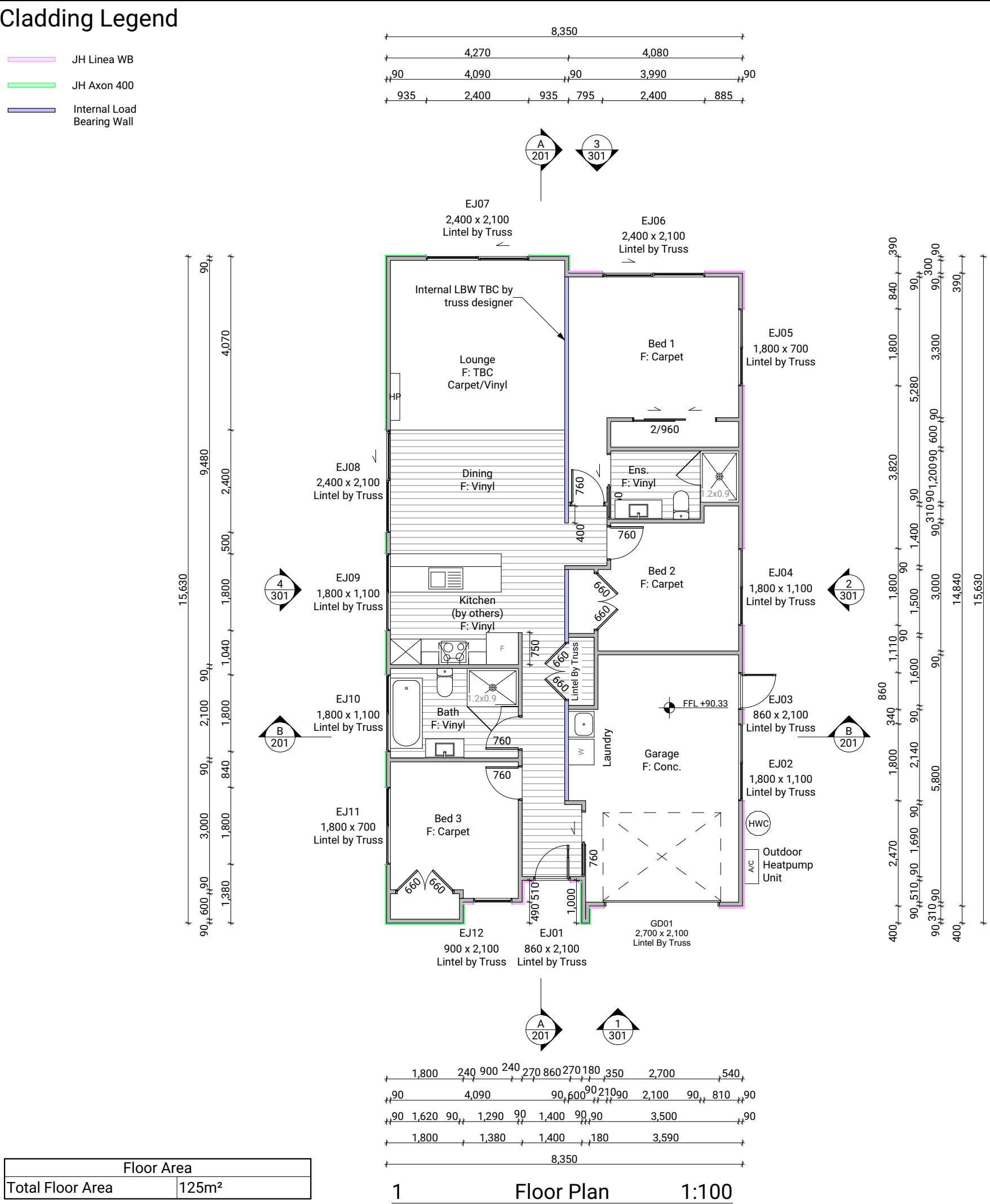






Cladding Legend

- JH Linea WB
- JH Axon 400
- Internal Load Bearing Wall



Floor Plan Notes

Walls

Wall framing general  
2/90x45mm top plates to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims  
Wall framing height to be 2465mm finished

DPC between bottom plate and concrete slab, Bowmac bottom plate crew bolt (M10x140) to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.

All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer

All window and door sizes shown on the plans refer to 'Box' size only and do not allow for packers. Pre-nailer to increase opening width accordingly  
**Lintels**  
Refer to truss manufacturers documentation for lintel sizes and fixings.

**Ground Floor wall framing**  
Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011  
Non-Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011

90x45 dwangs spaced at 800mm crs. NZS3604:2011 (Check cladding requirements for dwang spacing).

Fixings

**Zone B & C fixings and fastenings**  
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel  
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel  
Structural fixing within 600mm of the ground to be - Type 304 stainless steel  
All fixings to be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

**Fixings and fastenings all Zones**  
Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel

Underlays

**Thermakraft Wall underlay**  
Thermakraft Watgate Plus wall underlay installed to wall framing using 6-8mm staples or 20mm large head galvanized clouts at 300mm crs horizontally and vertically. 150mm min overlap at joins, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally, install 25mm wide Thermastrap horizontally at 300mm crs  
**Thermakraft Aluband**  
Thermakraft Aluband flashing tape to be installed at openings as per manufacturer's installation requirements, unless noted on joinery details otherwise.

Insulation

**Wall insulation**  
90mm thick R2.2 Pink Batts Classic wall insulation to all external walls and internal walls between garage and habitable space. No insulation to garage external walls.  
**Ceiling insulation**  
195mm thick R4 Pink ceiling insulation, ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

James Hardie Linea weatherboards over 20mm cavity  
180mm James Hardie Linea weatherboards over 45x18mm H3.1 timber cavity battens on wall underlay. Refer to manufacturer's information & details for fixing and waterproofing requirements. Dwangs @ 800ctrs.  
James Hardie Axon Panel over 20mm cavity  
James Hardie Axon Panel 133 Smooth - Grooves 10mm wide x 2.25mm deep @ 133mm crs. Axon Panel over 70x19mm CLD cavity battens spaced @ 600crs. Refer to manufacturer's information & details for fixing and waterproofing requirements. Dwangs @ 800ctrs.

Linings

**10mm GIB plasterboard wall lining**  
Generally, line with 10mm GIB Standard plasterboard (Aqualine to wet areas, installed as per GIB Wet Area Systems specifications and installation manual 2021) stopped for level 4 paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specific wall linings & requirements.  
**13mm GIB board ceiling lining (Rondo batten)**  
Generally, line with 13mm Gib board ceiling with Rondo 310 ceiling battens and 311 clips at 600 crs fixed to trusses and/or joists. Gib Aqualine to wet areas. Stopped for level 4 finish.

**Wall linings adjacent to appliances**  
CL1.6 G3, Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition and comply with. Stainless steel, decorative high-pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are all suitable materials for these surfaces.

Floor Coverings

**Slip resistance**  
Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC:D1/AS1 Access.  
**Vinyl Plank Flooring - Avvio**  
Vinyl plank to be installed over vinyl adhesive in areas noted on floor plan. Where installed in a wet area (including laundry and kitchen), install as per attached manufacturer's documentation and E3/AS1 alternative solution documentation.

Interior Fit-out

**Internal doors**  
All internal door leaf widths as noted on floor plan, all heights 1980mm unless otherwise noted

Lot 13 - Typology K011

Ōkato School Development

Taranaki

Client:

Taranaki Iwi Holdings

LP

Job No:

24101

Date:

4/07/2025

Drawing Set:

Working Drawings -

K011

Drawn By:

K Eyles

Scale:

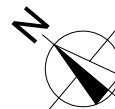
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Drawing No:

108

Drawing Sheet:

Floor Plan



Print In Color

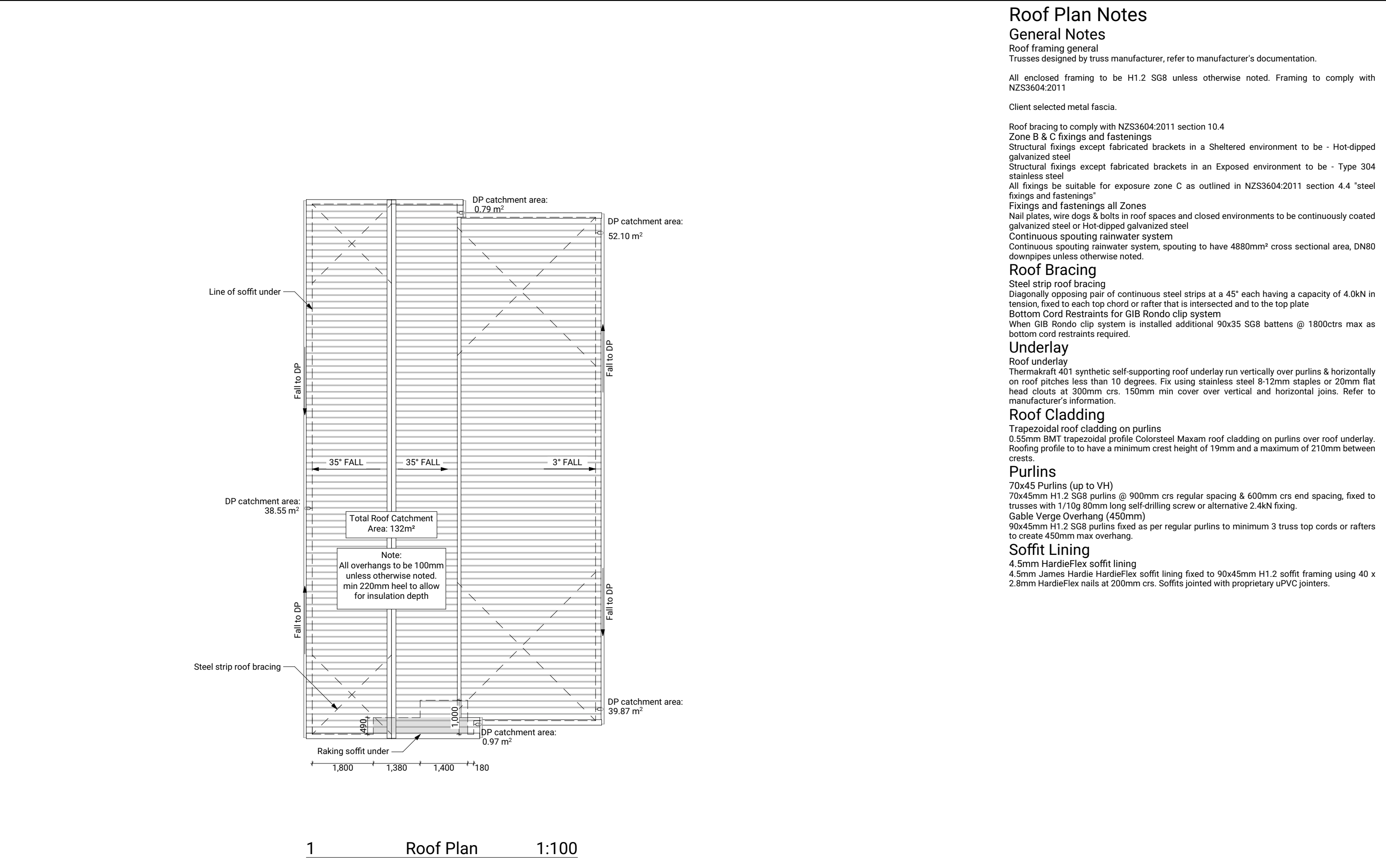
**PRIME DESIGNS**  
CREATIVE | FUNCTIONAL | ARCHITECTURE

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04 528 8405

3 Jupiter Grove, Upper Hutt

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1                      Roof Plan                      1:100

Roof Plan Notes

General Notes

Roof framing general  
Trusses designed by truss manufacturer, refer to manufacturer's documentation.

All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011

Client selected metal fascia.

Roof bracing to comply with NZS3604:2011 section 10.4  
Zone B & C fixings and fastenings  
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel  
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel  
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"  
Fixings and fastenings all Zones  
Nail plates, wire dogs & bolts in roof spaces and closed environments to be continuously coated galvanized steel or Hot-dipped galvanized steel  
Continuous spouting rainwater system  
Continuous spouting rainwater system, spouting to have 4880mm² cross sectional area, DN80 downpipes unless otherwise noted.

Roof Bracing

Steel strip roof bracing  
Diagonally opposing pair of continuous steel strips at a 45° each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected and to the top plate  
Bottom Cord Restraints for GIB Rondo clip system  
When GIB Rondo clip system is installed additional 90x35 SG8 battens @ 1800ctrs max as bottom cord restraints required.

Underlay

Roof underlay  
Thermakraft 401 synthetic self-supporting roof underlay run vertically over purlins & horizontally on roof pitches less than 10 degrees. Fix using stainless steel 8-12mm staples or 20mm flat head clouts at 300mm crs. 150mm min cover over vertical and horizontal joints. Refer to manufacturer's information.

Roof Cladding

Trapezoidal roof cladding on purlins  
0.55mm BMT trapezoidal profile Colorsteel Maxam roof cladding on purlins over roof underlay. Roofing profile to to have a minimum crest height of 19mm and a maximum of 210mm between crests.

Purlins

70x45 Purlins (up to VH)  
70x45mm H1.2 SG8 purlins @ 900mm crs regular spacing & 600mm crs end spacing, fixed to trusses with 1/10g 80mm long self-drilling screw or alternative 2.4kN fixing.  
Gable Verge Overhang (450mm)  
90x45mm H1.2 SG8 purlins fixed as per regular purlins to minimum 3 truss top cords or rafters to create 450mm max overhang.

Soffit Lining

4.5mm HardieFlex soffit lining  
4.5mm James Hardie HardieFlex soffit lining fixed to 90x45mm H1.2 soffit framing using 40 x 2.8mm HardieFlex nails at 200mm crs. Soffits jointed with proprietary uPVC jointers.

Lot 13 - Typology K011		Client:	Taranaki Iwi Holdings LP		 <div>Print In Color</div>		Drawing Set:	Working Drawings - K011		<div>All work must comply with relevant NZS &amp; 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 &amp; drawings retained by Prime Designs Wgtn Ltd.</div>			
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Taranaki		Date:	4/07/2025				Scale:	1:100					
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Electrical Notes

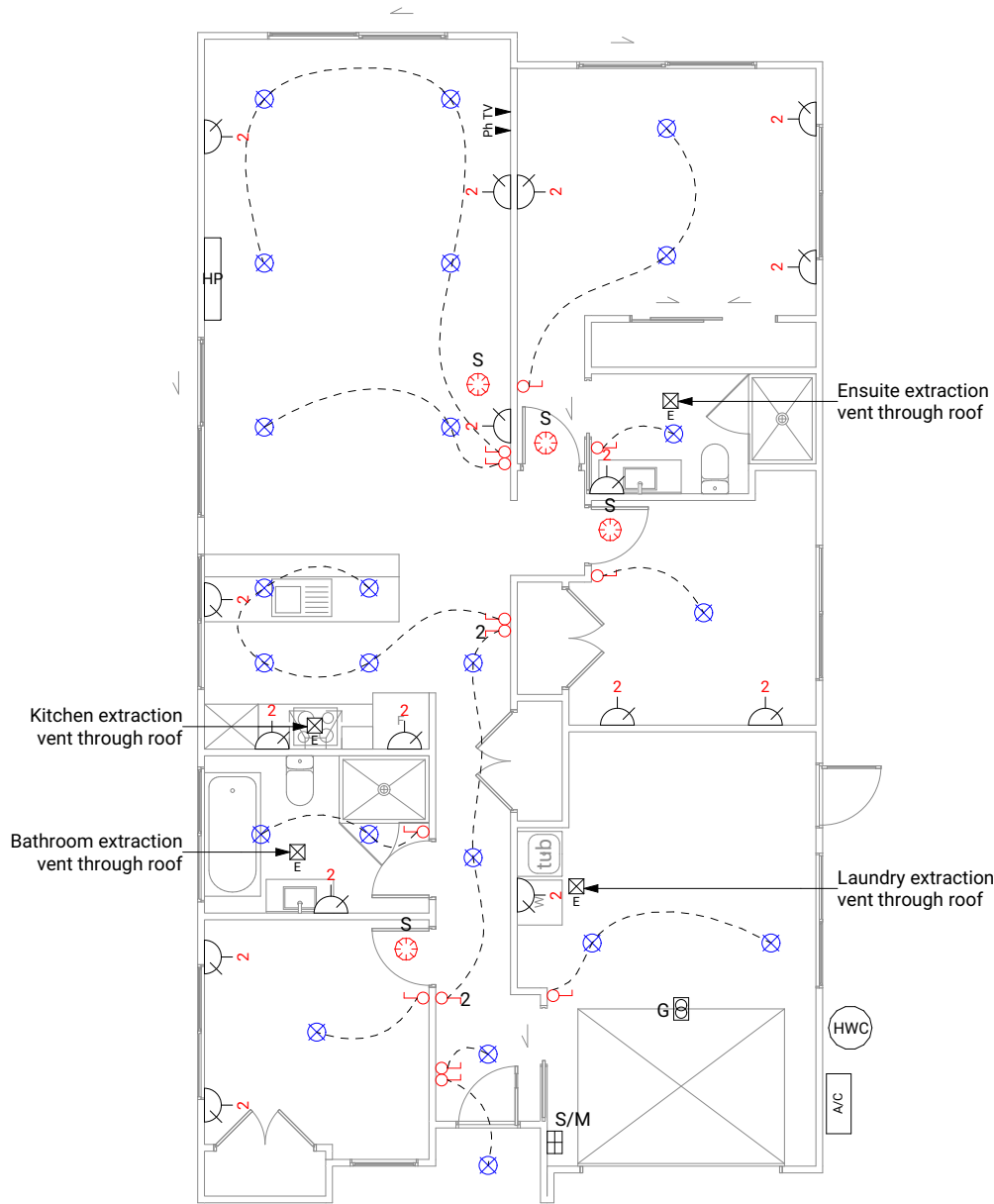
General electrical notes  
Ensure all habitable rooms are fitted with a minimum of one light fixture. All habitable internal spaces are to have a minimum illuminance of 20 lux or a minimal total wattage required per m2 of floor area as shown in G8/AS1, Table 1. Lights in the stairwell to provide 100lux 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 soffit or wall as per manufacturer's installation instructions. Rangehood to be ducted and vented through soffit or wall. Dryer to be vented seperately as per NZBC G4.

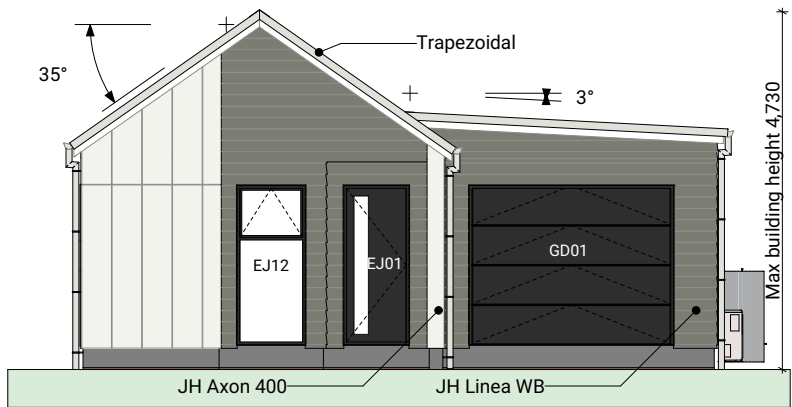


Electrical Legend

- [S/M] Smart Meter
- [G] Garage door motor
- [S] Smoke detector
- [E] Extractor fan
- [P] Power point
- [Ph] Phone outlet
- [TV] Television outlet
- [L] Light switch
- [2L] Two way light switch
- [X] Recessed downlight

1 Electrical Plan 1:100

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Taranaki	Date: 4/07/2025			Scale: 1:100	
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1 South-West Elevation 1:100



2 South-East Elevation 1:100



3 North-East Elevation 1:100



4 North-West Elevation 1:100

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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		12

Lot 13 - Typology K011 Client: Taranaki Iwi Holdings LP

Ōkato School Development Job No: 24101

Taranaki Date: 4/07/2025

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Print In Color



Drawing Set: Working Drawings - K011

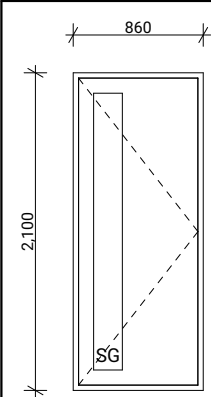
Drawn By: K Eyles

Scale: 1:100

Drawing Sheet: Elevations

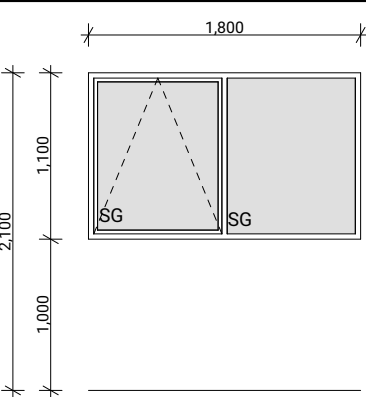
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Drawing No: 301



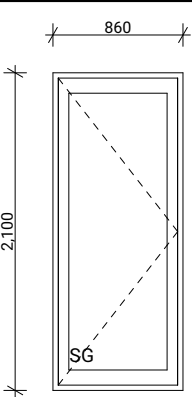
**EJ01**

Type	Entry Door
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



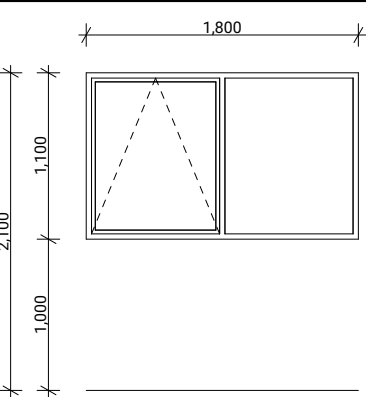
**EJ02, EJ10**

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Obscured, Grade A Safety



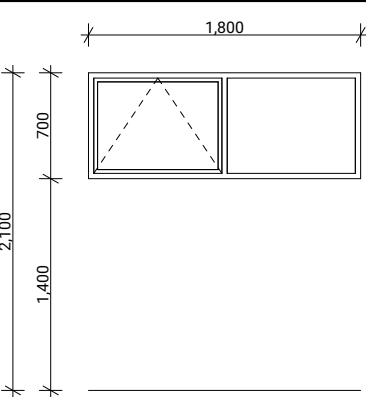
**EJ03**

Type	External Hinged Door
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Obscured, Grade A Safety



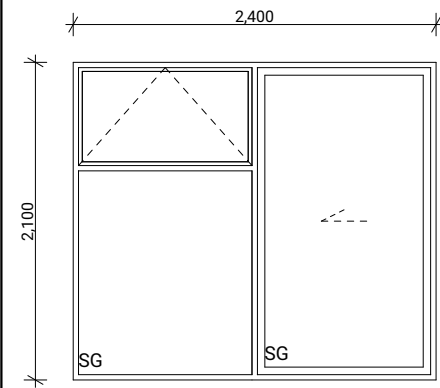
**EJ04, EJ09**

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E



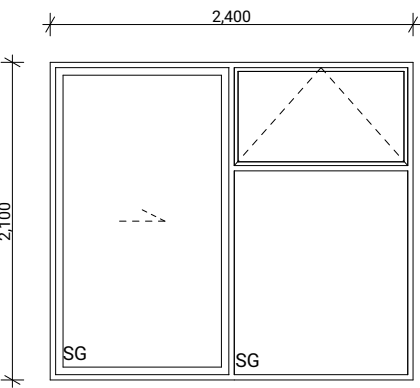
**EJ05, EJ11**

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E



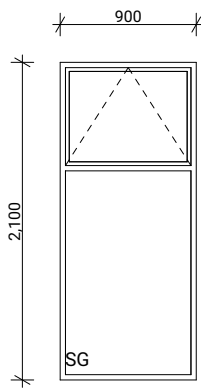
**EJ06**

Type	Sliding Door With Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



**EJ07, EJ08**

Type	Sliding Door With Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



**EJ12**

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety

# 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

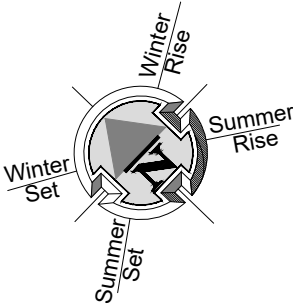
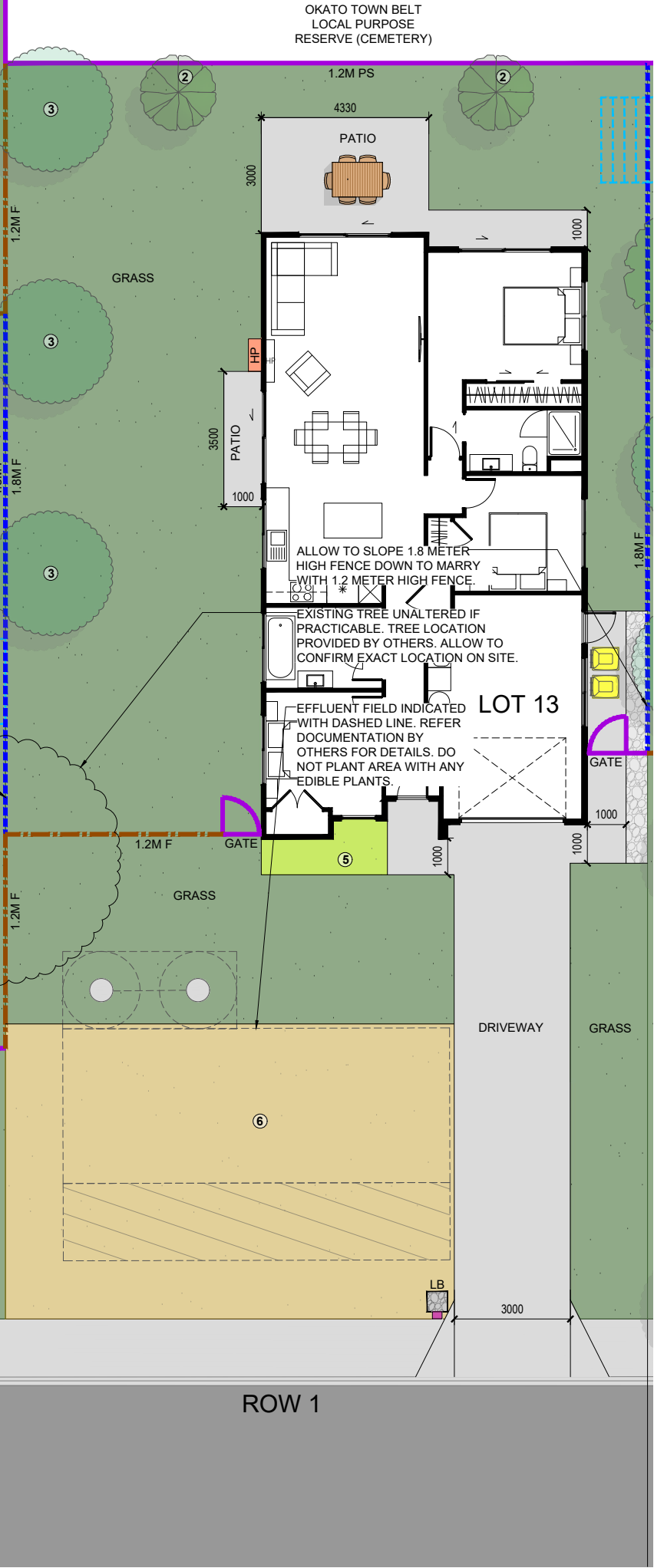
Glazing  
Glazing weight to comply with NZS4223.  
Glass to be Double pane: Low E3/Clear - Argon - Thermally improved Spacer (Ug 1.30)

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.





LEGEND	
	KARAEHE - GRASS
	RAIMA- CONCRETE. BRUSH FINISH
	ROAD. FINISH BY OTHERS
	KŌWHATU- STONES (PERMEABLE)
	EXISTING VEGETATION UNALTERED EXTENT SHOWN INDICATIVELY, ALLOW TO CONFIRM ON SITE.
	<b>4</b> HEDGE PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	<b>5</b> LOW PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	<b>6</b> 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 TO PREVENT FALLING. REFER DOCUMENTATION BY OTHERS FOR DETAILS.
	1.2M HIGH POOL STYLE GATE
	1.2M HIGH POOL STYLE FENCE
	1.2M HIGH TIMBER POST AND WIRE MESH FENCE
	EXISTING FENCE READ IN CONJUNCTION WITH NOTES
	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.

HO

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HOUSE OF ORANGE

DESIGN

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REFER DRAWINGS BY OTHERS FOR RETAINING WALLS, BARRIERS WITH FALLS OVER 1M, STAIRS,  
DECKS & SITE DRAINAGE. LANDSCAPE PLANS ARE INDICATIVE AND ARE SUBJECT TO CHANGE.  
ALLOW TO CONFIRM ALL LAYOUTS BEFORE CONSTRUCTION COMMENCES. 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		L2.13