



TE KATONGA NUI

LOT NUMBER

11

HOUSE SIZE

127 SQM

SECTION SIZE

660 SQM

NUMBER OF BEDROOMS

3

NUMBER OF BATHROOMS

2



DELIVERED IN PARTNERSHIP
WITH KA URURANGI

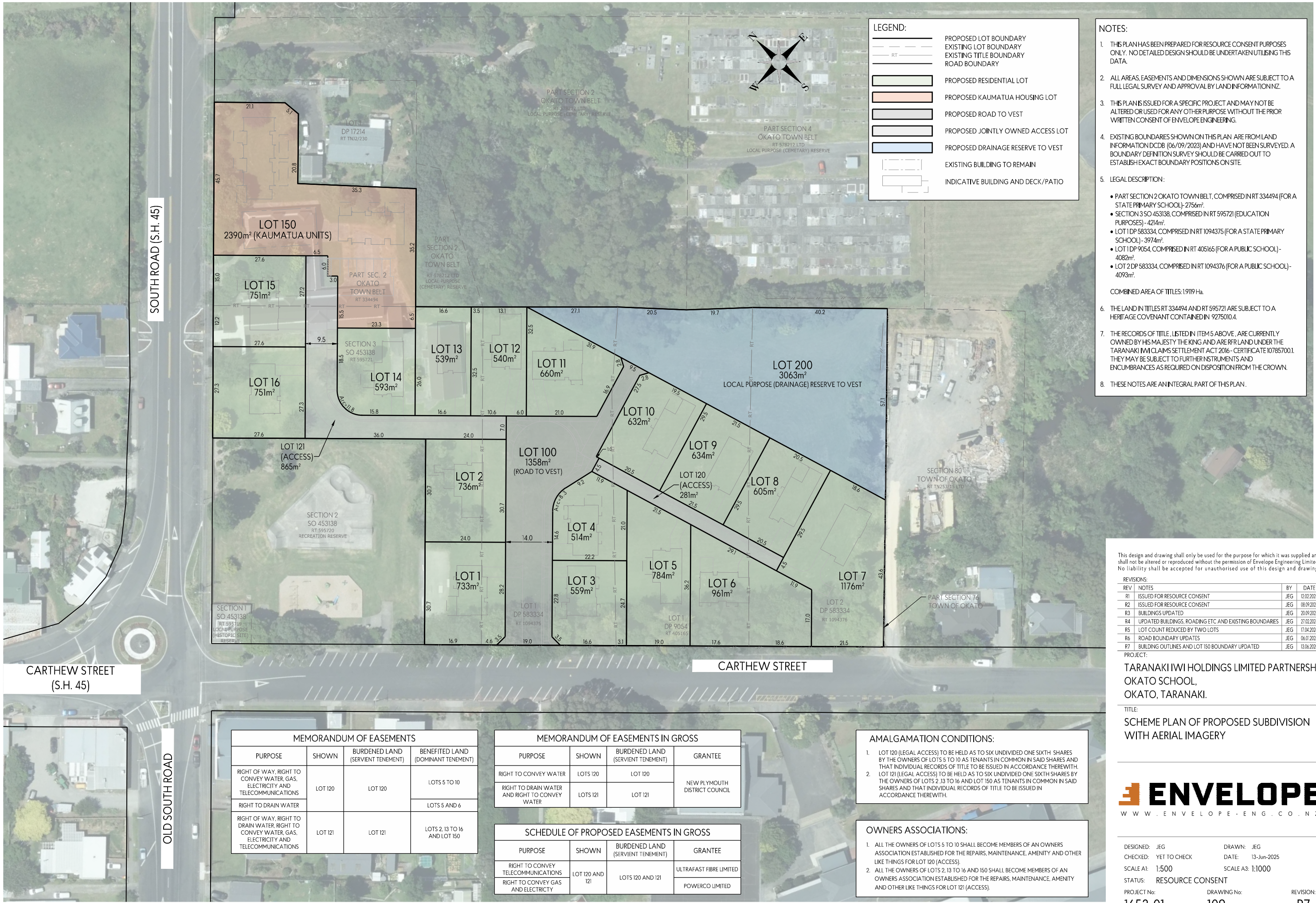
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PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT	
Lot / DP Number	Lot 1 DP 583334	Foundation Type	Cupolex Foundation	Wall Cladding Type 1	JH Stria	Flooring Types	Carpet
Address	Ōkato School Development Taranaki	Stud Height	2.4m	Wall Cladding Type 2	JH Axon 133	Balustrade Type	N/A
Territorial Authority	NPDC	Typical Joinery Height	2.1m	Wall Cladding Type 3	N/A	Shower Type	Acrylic
District Plan Zone	Low Density Residential	Typical Internal Door Height	2m	Roof Cladding	Corrugated Coloursteel	Water Heating	Stiebel Eltron WWK 222 H
Easements	TBC	Rebated Joinery	N/A	Fascia Type	Metal	Space Heating	Heatpump
Relevant Consent Notices	Consent Notices in Approved RC	Wall Underlay	Thermakraft WaterGate Plus	CONSULTANTS		SITE/BUILDING INFORMATION	
Resource Consent #	SUB23/48158 & LUC24/48481	Roof Underlay	Thermakraft Covertex 401				
Wind Zone	High as per NZS3604	Wall Insulation	90mm Pink Batts Ultra Wall R2.6	Topographical Survey	Envelope	Site Coverage	207.37m²/31.4%
Corrosion Zone	C	Ceiling Insulation	275mm Pink Batts Superbatts R7	Structural Engineer	N/a	Floor Area	127
Earthquake Zone	1	Floor Insulation	N/A	Geotechnical Engineer	Envelope	Minimum Floor Level (to u/s floor)	To NZBC
		Wet Area Membrane	N/A	Truss Manufacturer	ITM		



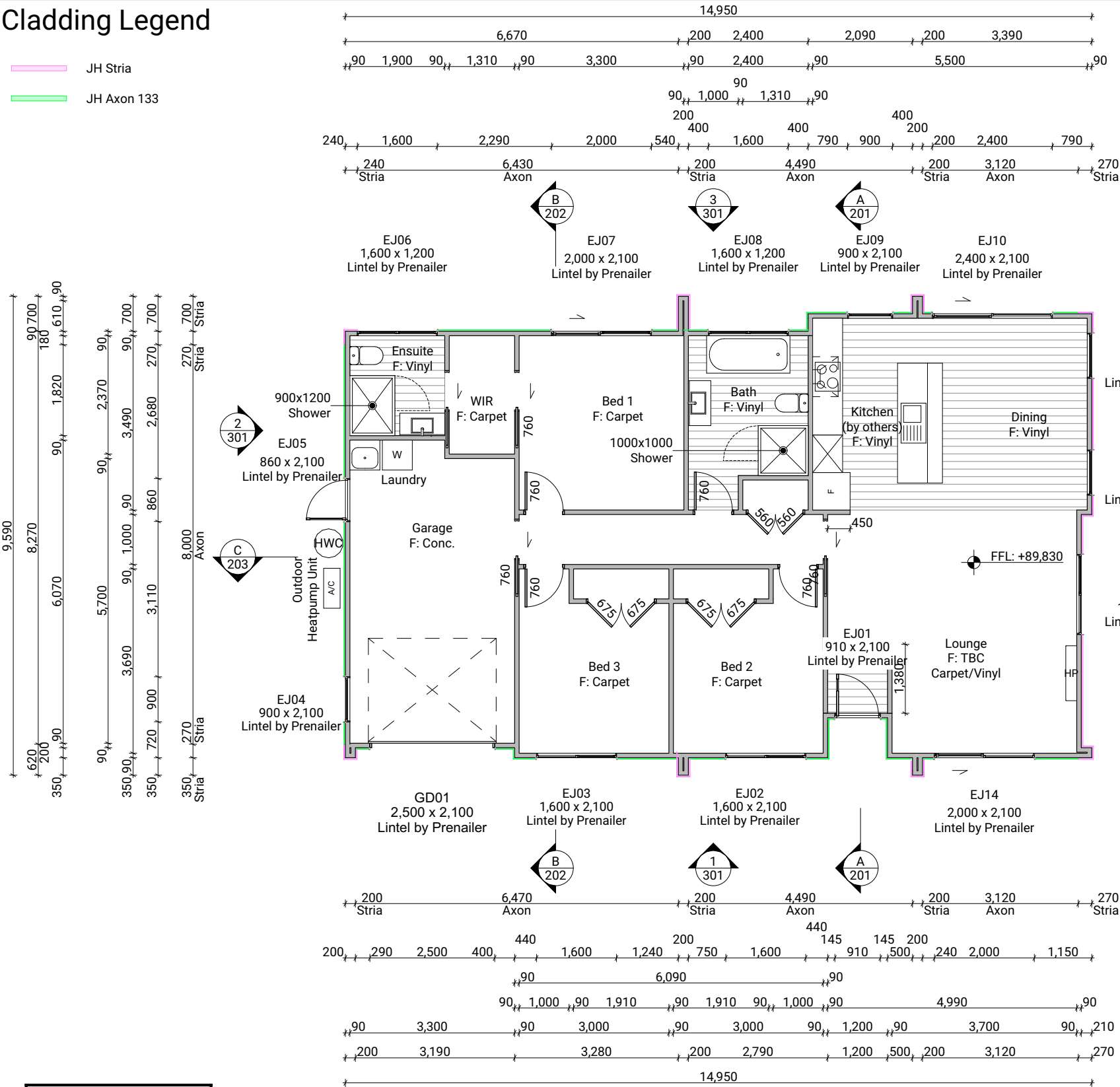
Artistic impression only, not to be used for construction

Typology K05.2B - Lot 11		Client:	Taranaki Iwi Holdings LP		 Print In Color		Drawing Set: Working Drawings		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: B Buchanan-Smith		
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 Stria
- JH Axon 133



Total Floor Area 127m²

Space	Glazing (NZBC G7)		Ventilation (NZBC G4)	
	Floor Area	Glazing Area	Ventilation Area	Ventilation%
Living Space	44.39m²	20.331m²	3.3615m²	7.57%
Bed 1	11.58m²	4.2m²	0.6175m²	5.33%
Bed 2	9.69m²	3.36m²	0.8625m²	8.90%
Bed 3	9.69m²	3.36m²	0.8625m²	8.90%

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.

Wall framing
Load bearing and non-load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm crs & 90x45 dwangs spaced at 800mm crs. to 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"

Underlays

Thermakraft Wall underlay
Thermakraft Watagate 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 joints, 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 R2.6 Pink Batts Ultra Wall insulation to all external walls and internal walls between garage and habitable space. No insulation to garage external walls.
Ceiling insulation
275mm thick R7 Pink Superbatts ceiling insulation, ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

James Hardie horizontal Stria cladding over 20mm cavity
Horizontal James Hardie Stria wide panel cladding over 45x18mm H3.1 timber cavity battens. 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 45x18mm H3.1 timber cavity battens spaced @ 600crs. Ensure double studs & cavity battens are installed over vertical joints of cladding. 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

Sheet Vinyl flooring
Client selected vinyl to be installed over vinyl adhesive in areas noted on floor plan. Seal vinyl to edge of painted skirting with clear silicone.
Slip resistance
Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC:D1/AS1 Access.

Interior Fit-out

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

Typology K05.2B - Lot 11 Client: Taranaki Iwi Holdings LP

Ōkato School Development Job No: 24101

Taranaki Date: 4/07/2025

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Print In Color



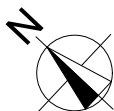
Drawing Set: Working Drawings

Drawn By: B Buchanan-Smith

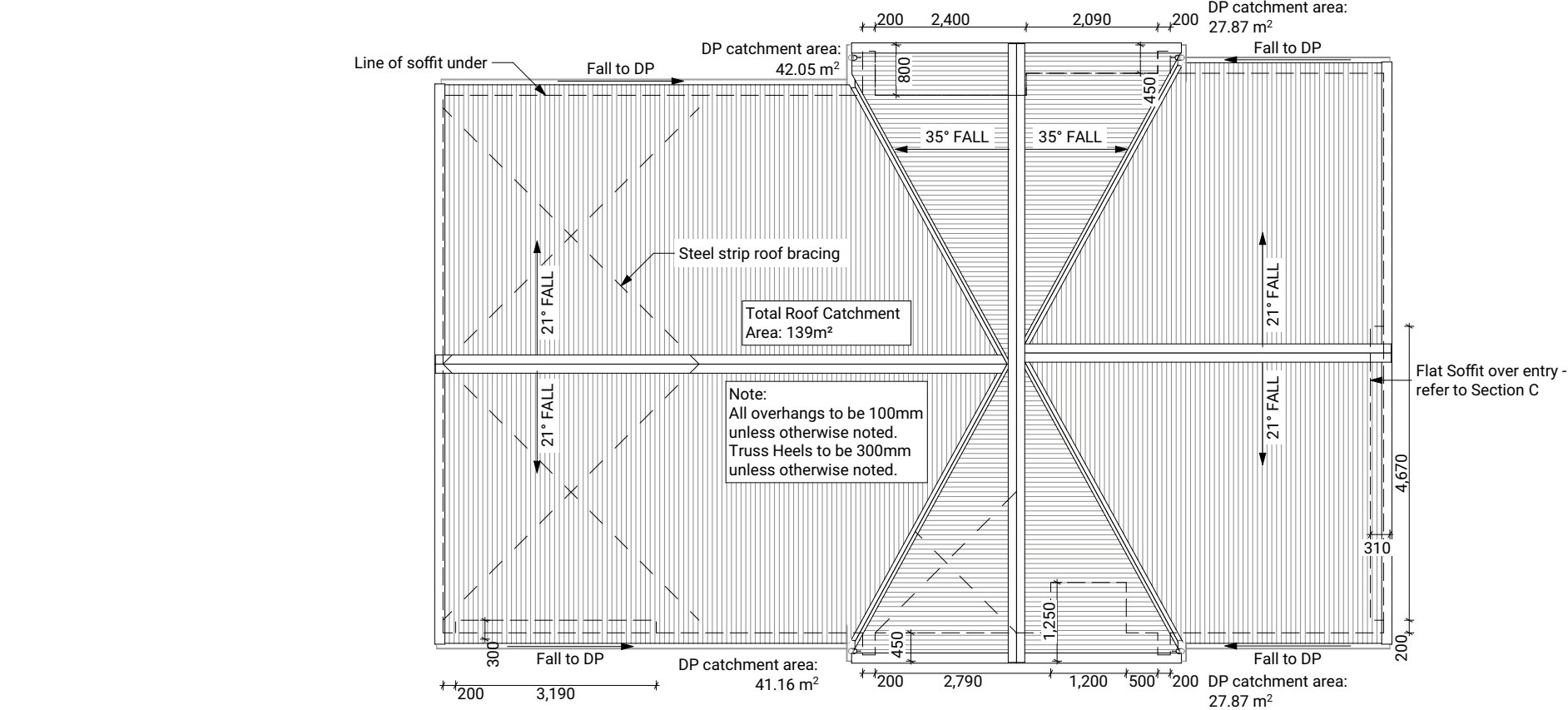
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Drawing Sheet: Floor Plan

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Drawing No: 109



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"
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 @ 1800ctr 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

Corrugated roof cladding on purlins
0.55mm BMT corrugated profile Colorsteel Maxam roof cladding on purlins over roof underlay.

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.

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Drawing Set: Working Drawings

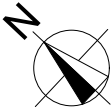
Drawn By: B Buchanan-Smith

Scale: 1:100

Drawing Sheet: Roof Plan

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Drawing No: 110



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 roof as per manufacturer's installation instructions.
Rangehood to be ducted and vented through roof.
Dryer to be vented seperately as per NZBC G4.

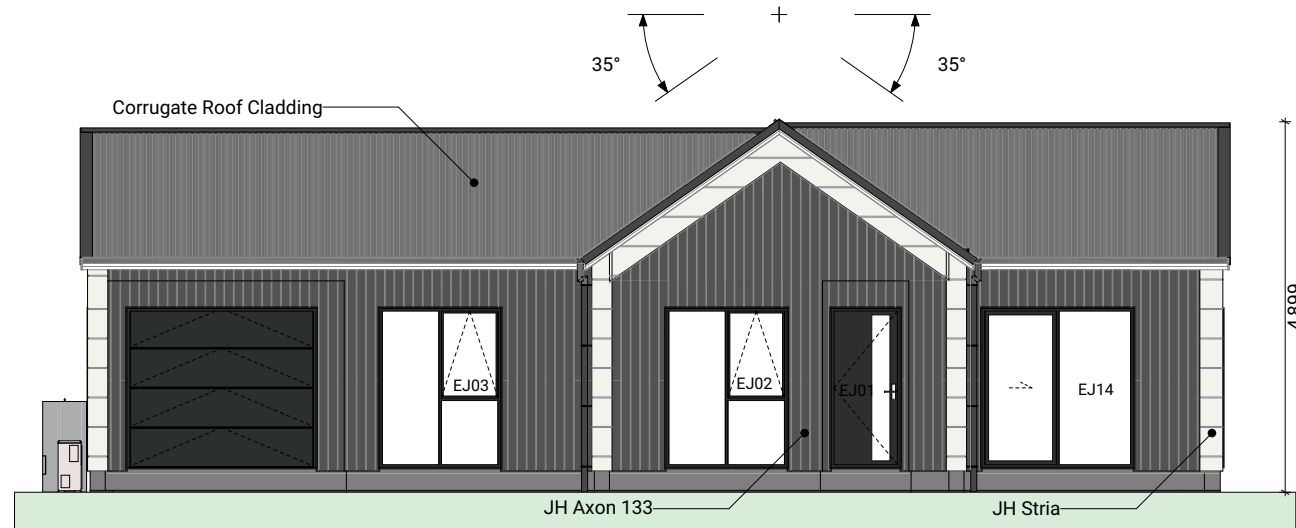
Electrical Legend

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

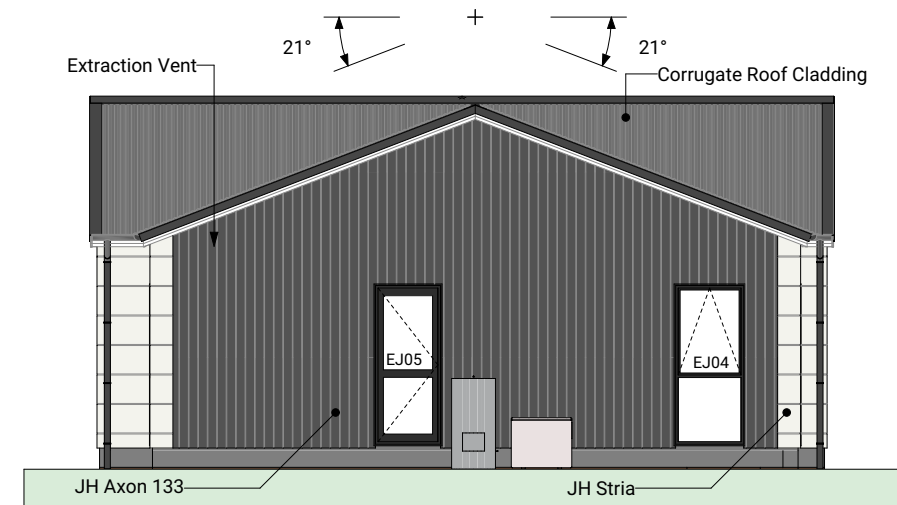
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Scale:	1:100	
Drawing Sheet:	Electrical Plan	Drawing No: 114

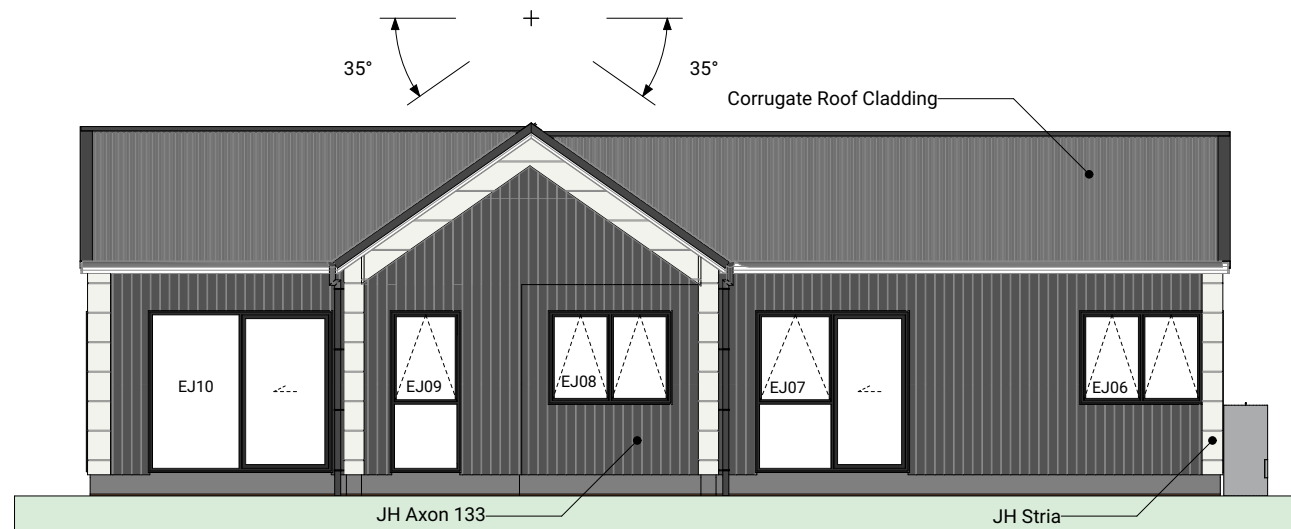


1 01 Elevation 1:100

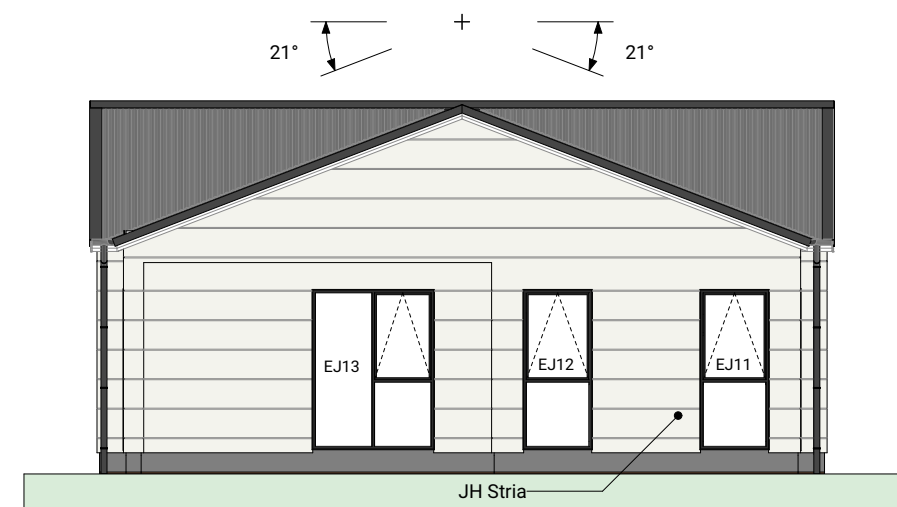


2 02 Elevation 1:100

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	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7



3 03 Elevation 1:100



4 04 Elevation 1:100

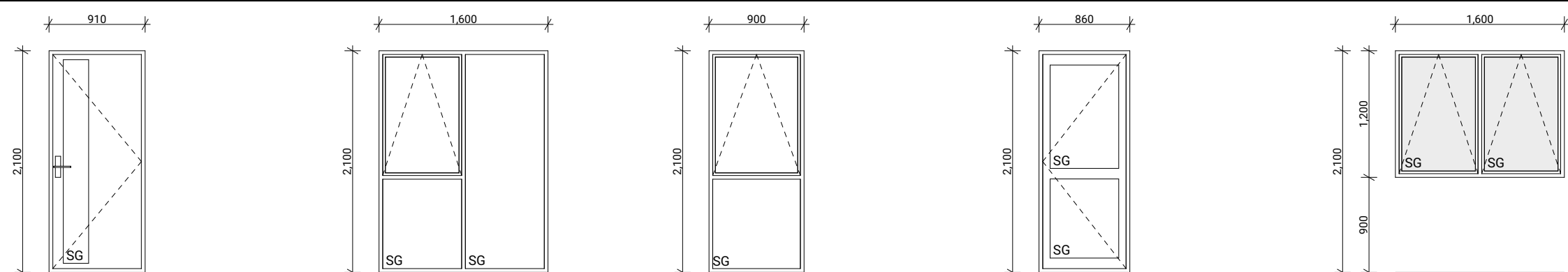
Typology K05.2B - Lot 11	Client:	Taranaki Iwi Holdings LP
Ōkato School Development	Job No:	24101
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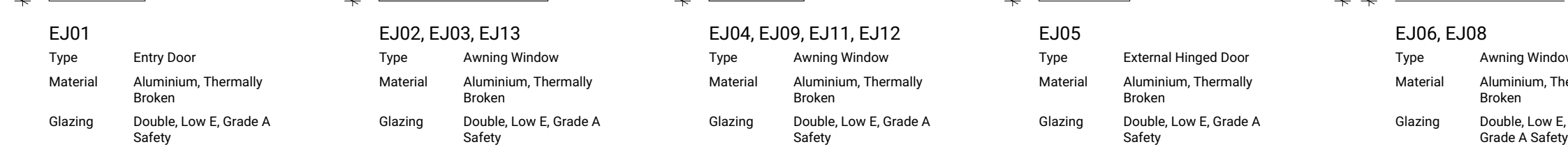
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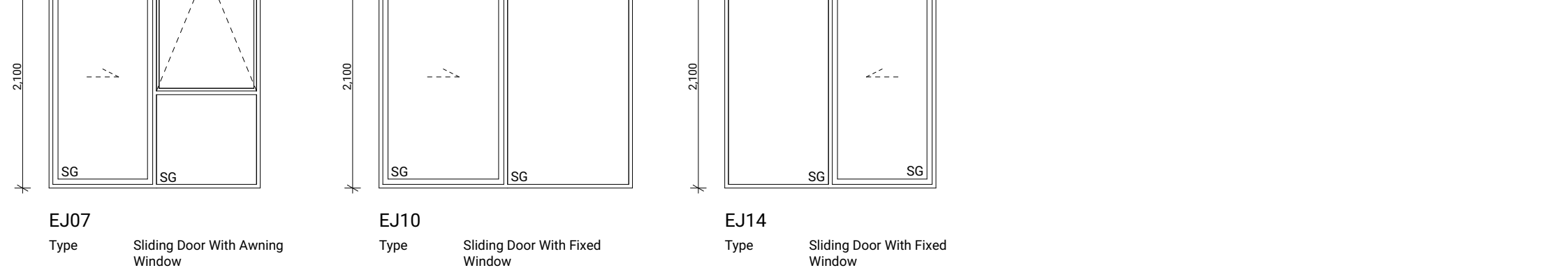
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Drawn By:	B Buchanan-Smith	
Scale:	1:100	
Drawing Sheet:	Elevations	
		Drawing No: 301



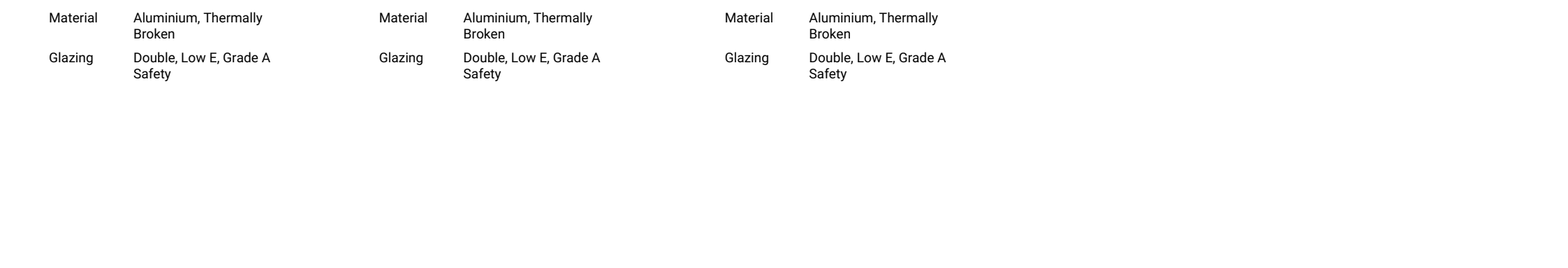
EJ01
Type Entry Door
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety




EJ02, EJ03, EJ13
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



EJ04, EJ09, EJ11, EJ12
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



EJ05
Type External Hinged Door
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



EJ06, EJ08
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Obscured, 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 Low E with a U value of 1.1.
Double Pane with argon gas.

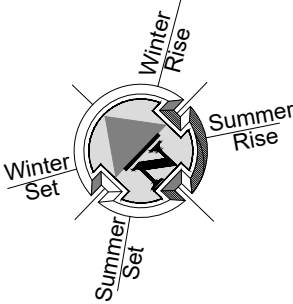
Flashings and flexible flashing tape
All flashings and flashing tape to be installed to comply with NZBC E2/AS1 and manufacturer's specification. Do not fix through flashings unless otherwise specifically shown in details

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.

OKATO TOWN BELT
LOCAL PURPOSE
RESERVE (CEMETERY)



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.
	4 HEDGE PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	5 LOW PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	6 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 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).
	HP EXTERIOR HEAT PUMP UNIT. REFER ARCHITECTURAL DRAWINGS FOR DETAILS. ELECTRICIAN TO CONFIRM LOCATION ON SITE.
	HWC 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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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		L2.11