



TE KATONGA NUI

KAUMĀTUA UNIT*	UNIT SIZE	SECTION SIZE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
BLOCK B	66.19 SQM	2125 SQM	2-BEDROOMS	1

* PROPOSED DESIGNS



DELIVERED IN PARTNERSHIP
WITH KA URUORA

WWW.TEKATONGANUI.NZ

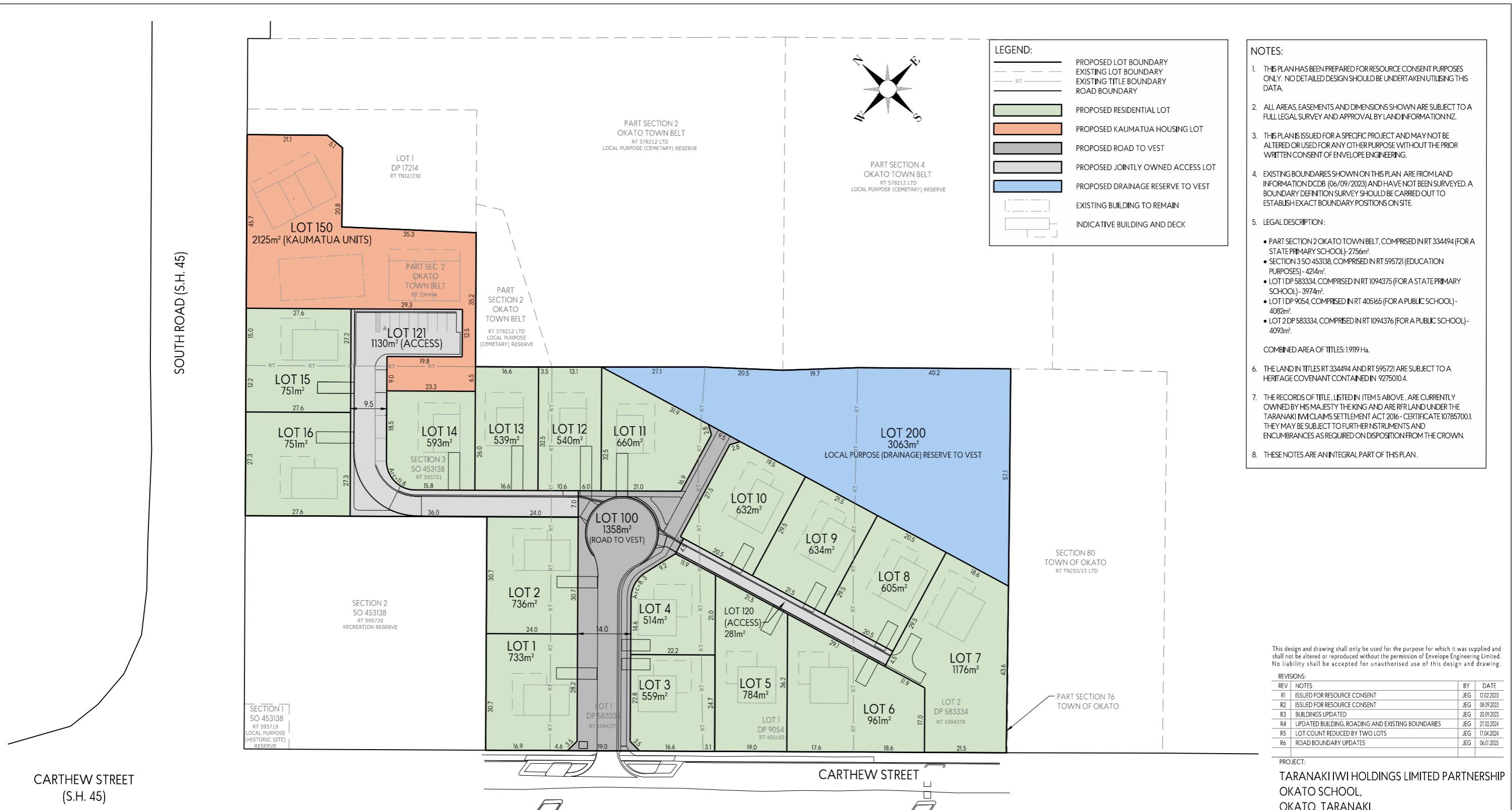


PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT		
Lot / DP Number	Part Section 2 Okato TN BELT, Section 3 SO 453138	Foundation Type	Cupolex Foundation	Wall Cladding Type 1	JH Stria	Flooring Types	Carpet/Vinyl	
Address	Ōkato School Development Taranaki	Stud Height	2.4m	Wall Cladding Type 2	JH Axon 133	Balustrade Type	N/A	
Territorial Authority	NPDC	Typical Joinery Height	2.1m	Wall Cladding Type 3	Truwood Vertical Weatherboards	Shower Type	Acrylic	
District Plan Zone	Low Density Residential	Typical Internal Door Height	2m	Roof Cladding	Corrugate Coloursteel	Water Heating	HWC	
Easements	N/A	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 Covertek 407	Topographical Survey	Envelope	Site Coverage	610.94 total (Refer to Site Plan)	
Wind Zone	High as per NZS3604	Wall Insulation	90mm Pink Batts R2.2	Structural Engineer	N/A	Floor Area	198.57m ²	
Corrosion Zone	C	Ceiling Insulation	225mm Pink Batts Superbatts R5	Geotechnical Engineer	Envelope	Minimum Floor Level (to u/s floor)		To NZBC
Earthquake Zone	1	Floor Insulation	N/A	Truss Manufacturer	ITM			
		Wet Area Membrane	N/A					



Artistic impression only, not
to be used for construction

Kaumātua Block B	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 Wgt Ltd.	
Ōkato School Development	Job No: 24101			Drawn By: B Buchanan-Smith		
Taranaki	Date: 01/08/2025			Scale:		
admin@primedesigns.co.nz	04 528 8405			Drawing Sheet: Project Specifications		
				Drawing No: 102		



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY, RIGHT TO CONVEY WATER, GAS, ELECTRICITY AND TELECOMMUNICATIONS	LOT 120	LOT 120	LOTS 5 TO 10
RIGHT TO DRAIN WATER			LOTS 5 AND 6
RIGHT OF WAY, RIGHT TO DRAIN WATER, RIGHT TO CONVEY WATER, GAS, ELECTRICITY AND TELECOMMUNICATIONS	LOT 121	LOT 121	LOTS 13 TO 16 AND LOT 150

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO CONVEY WATER	LOTS 120	LOT 120	
RIGHT TO DRAIN WATER AND RIGHT TO CONVEY WATER	LOTS 121	LOT 121	NEW PLYMOUTH DISTRICT COUNCIL

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO CONVEY TELECOMMUNICATIONS	LOT 120 AND 121	LOTS 120 AND 121	ULTRAFAST FIBRE LIMITED
RIGHT TO CONVEY GAS AND ELECTRICITY			POWERCO LIMITED

AMALGAMATION CONDITIONS:			
1. LOT 120 (LEGAL ACCESS) TO BE HELD AS TO SIX UNDIVIDED ONE SIXTH SHARES BY THE OWNERS OF LOTS 5 TO 10 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.			
2. LOT 121 (LEGAL ACCESS) TO BE HELD AS TO FIVE UNDIVIDED ONE FIFTH SHARES BY THE OWNERS OF LOTS 13 TO 16 AND LOT 150 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.			

OWNERS ASSOCIATIONS:			
1. ALL THE OWNERS OF LOTS 5 TO 10 SHALL BECOME MEMBERS OF AN OWNERS ASSOCIATION ESTABLISHED FOR THE REPAIRS, MAINTENANCE, AMENITY AND OTHER LIKE THINGS FOR LOT 120 (ACCESS).			
2. ALL THE OWNERS OF LOTS 13 TO 16 AND LOT 150 SHALL BECOME MEMBERS OF AN OWNERS ASSOCIATION ESTABLISHED FOR THE REPAIRS, MAINTENANCE, AMENITY AND OTHER LIKE THINGS FOR LOT 121 (ACCESS).			

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

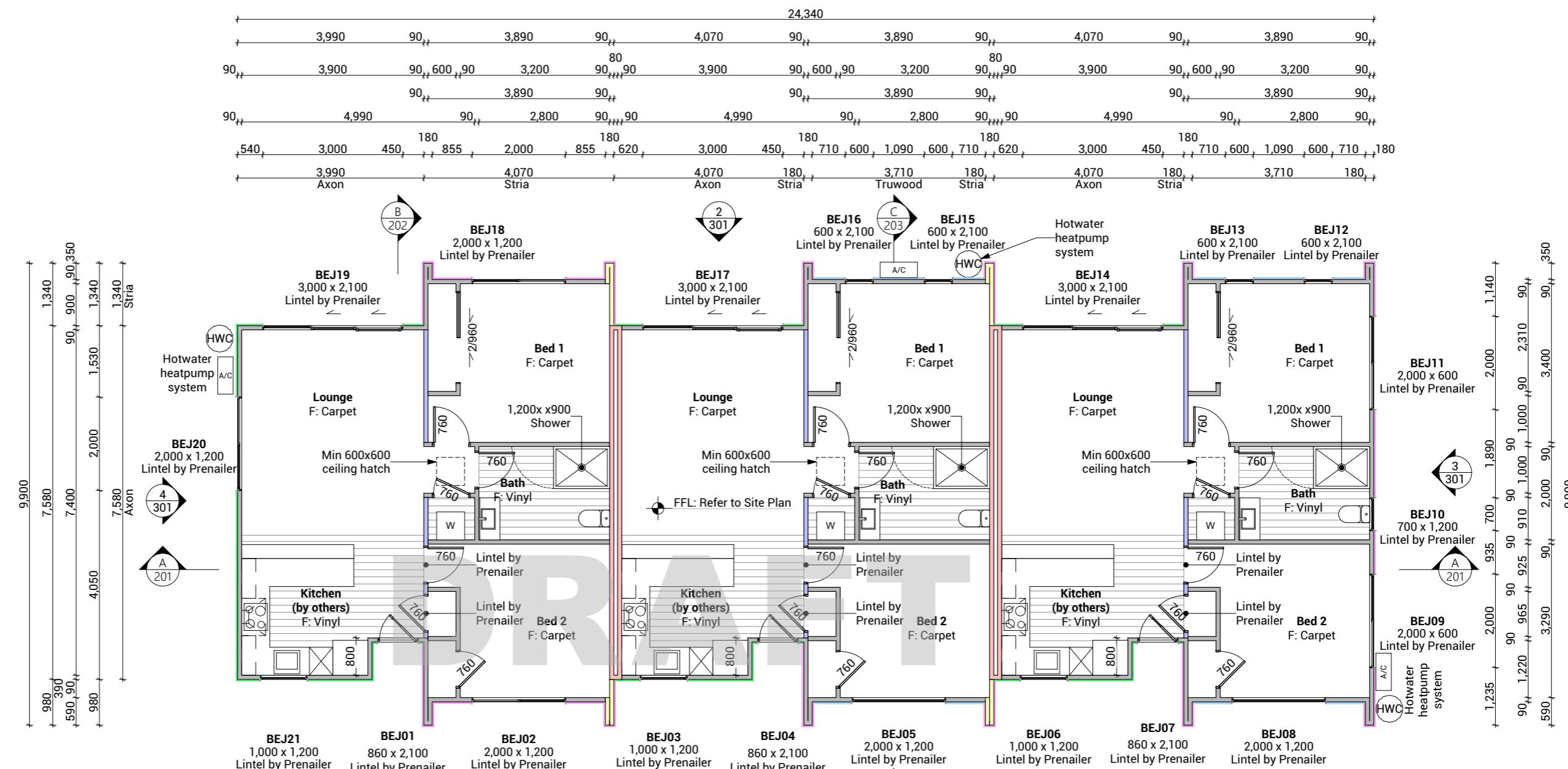
DESIGNED: JEG DRAWN: JEG
CHECKED: TOF DATE: 6-Jan-2025
SCALE A1: 1:500 SCALE A3: 1:1000
STATUS: RESOURCE CONSENT
PROJECT No: 1653-01 DRAWING No: 108
REVISION: R6

Cladding Legend

- JH Stria
- JH Axon 133
- Truwood Vertical Weatherboards

Wall Legend

- Internal Load Bearing Wall, TBC by prenailer
- JHETSS60h Fire Rated Wall
- GBTLAB 60b Fire Rated Wall



Kaumātua Block B

Client: Taranaki Iwi Holdings LP



PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Ōkato School Development

Job No:

24101

Taranaki

Date:

01/08/2025

admin@primedesigns.co.nz

04 528 8405

3 Jupiter Grove, Trentham, Upper Hutt

Drawing Set: **Working Drawings**

Drawn By: **B Buchanan-Smith**

Scale: **1:100**

Drawing Sheet: **Floor Plan**

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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 5,000mm² 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 Covertek 407 Fire-Retardant 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 ctrs. 150mm min cover over vertical and horizontal joins. 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 ctrs regular spacing & 600mm ctrs end spacing, fixed to trusses with 1/10g 80mm long self-drilling screw or alternative 2.4kN fixing.

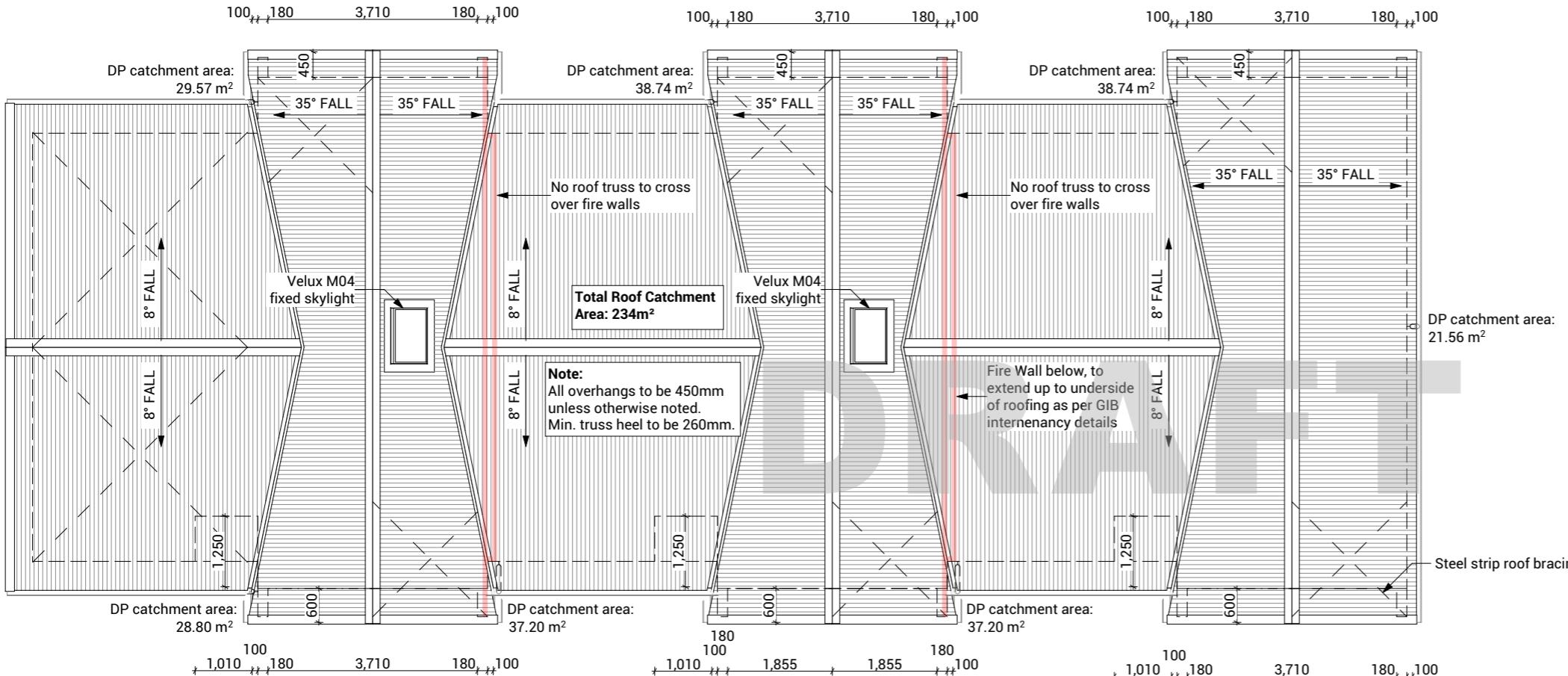
Gable Verge Overhang (450mm)

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 ctrs. Soffits jointed with proprietary uPVC jointers.



Kaumātua Block B	Client:	Taranaki Iwi Holdings LP
Ōkato School Development	Job No:	24101
Taranaki	Date:	01/08/2025
admin@primedesigns.co.nz		04 528 8405

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 Wgtm Ltd.
Drawn By: B Buchanan-Smith	
Scale: 1:100	
Drawing Sheet: Roof Plan	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

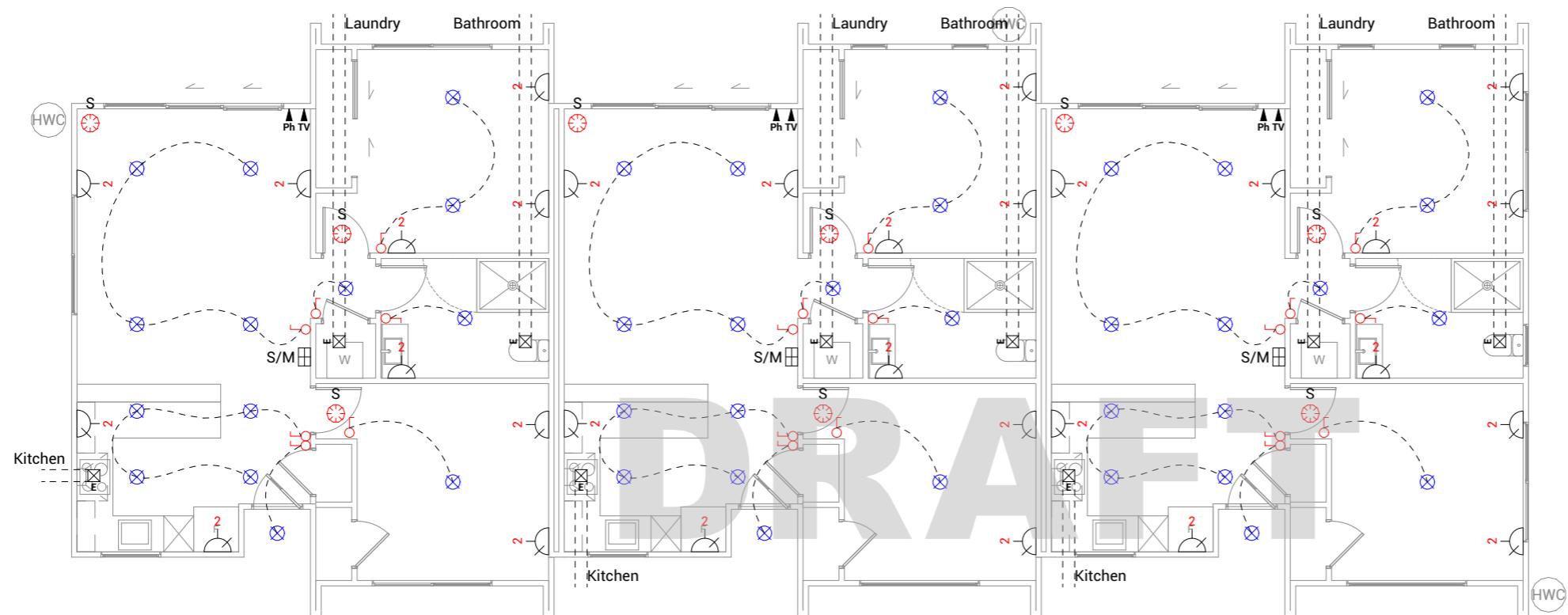
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A

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

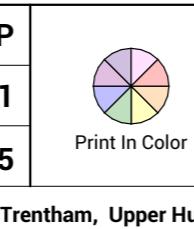
Extractor fans to be Manrose XF150 or similar, vent through soffit or wall as per manufacturer's installation instructions. Rangehood to be ducted and vented through soffit or wall. Dryer to be vented separately as per NZBC G4.

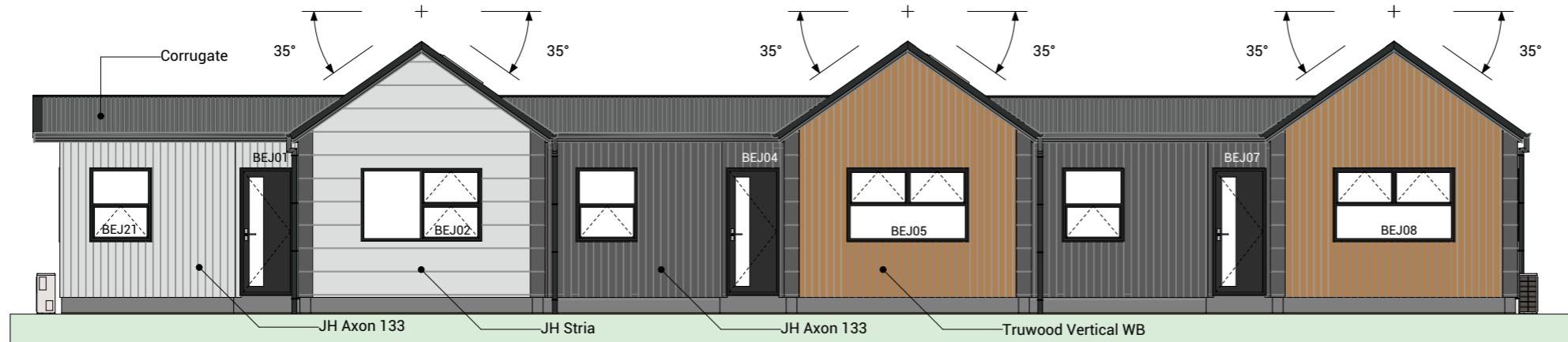


Electrical Legend

- S/M Smart Meter
- S Smoke detector
- E Extractor fan
- 2 Power point
- L Light switch
- Ph Phone outlet
- TV Television outlet
- 2 Two way light switch
- ⊗ Recessed downlight

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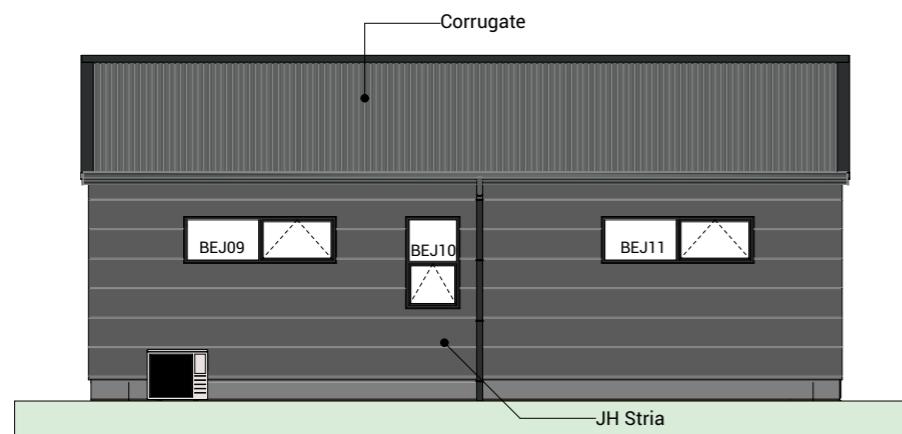




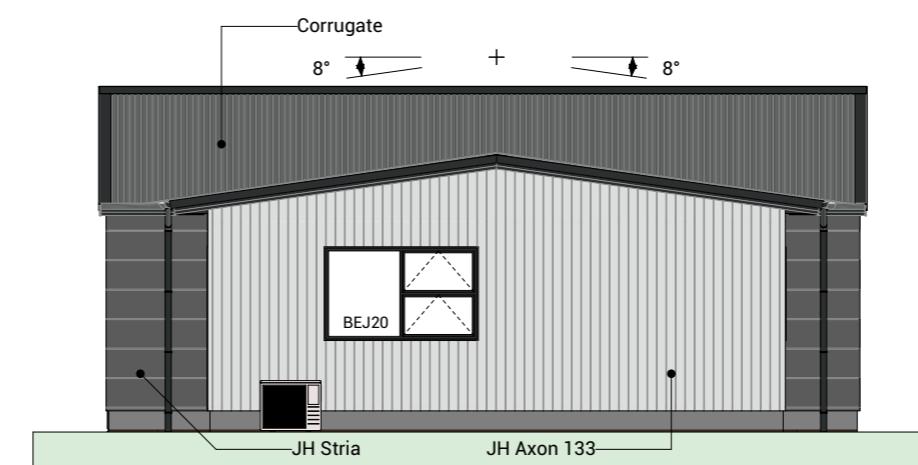
1 South-East Elevation 1:100



2 North-West Elevation 1:100



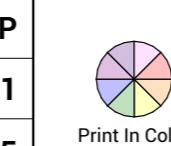
3 North-East Elevation 1:100

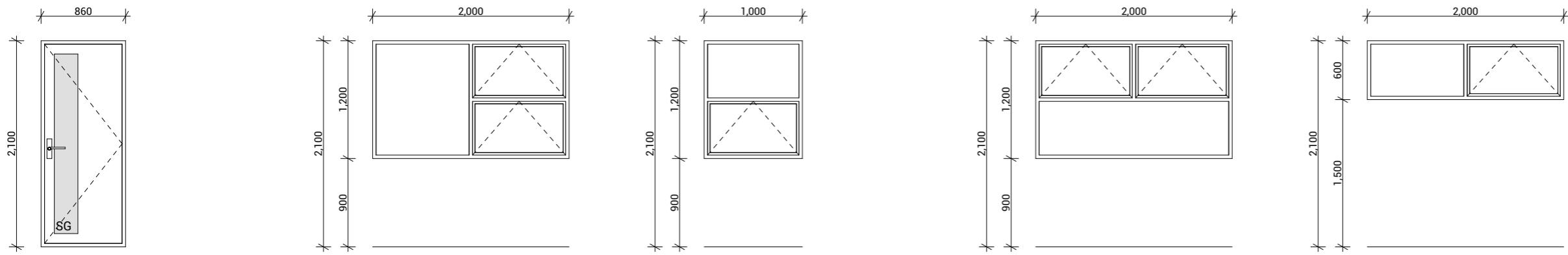


4 South-West Elevation 1:100

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	High risk	3
Eaves width	Low	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5

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BEJ01, BEJ04, BEJ07

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

BEJ02, BEJ18, BEJ20

Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E
Hardware Safety Stays, Owner to Select

BEJ03, BEJ06, BEJ21

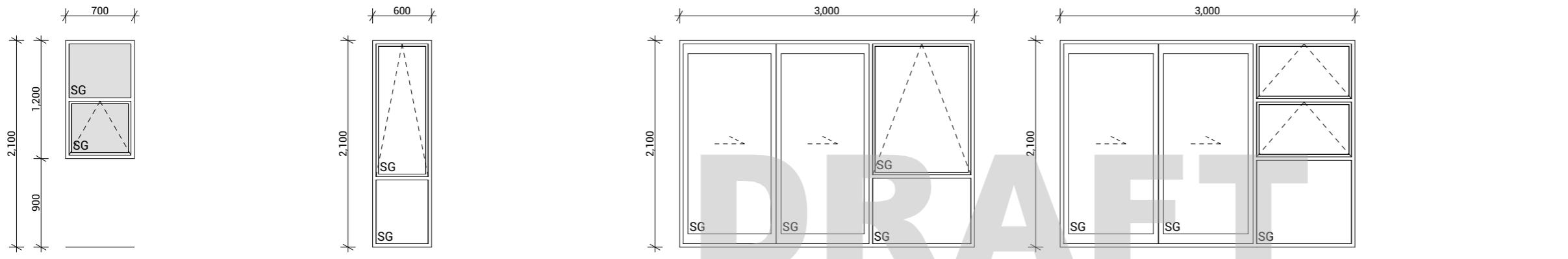
Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E
Hardware Safety Stays, Owner to Select

BEJ05, BEJ08

Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E
Hardware Safety Stays, Owner to Select

BEJ09, BEJ11

Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E
Hardware Safety Stays, Owner to Select



BEJ10

Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety
Hardware Safety Stays, Owner to Select

BEJ12, BEJ13, BEJ15, BEJ16

Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety
Hardware Safety Stays, Owner to Select

BEJ14, BEJ17

Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety
Hardware Safety Stays, Owner to Select

BEJ19

Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety
Hardware Safety Stays, Owner to Select

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

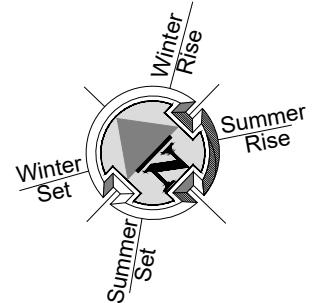
Reveal Depths

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.

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Ōkato School Development	Job No: 24101		Drawn By: B Buchanan-Smith	
Taranaki	Date: 01/08/2025		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
	KÖWHAUTU- 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	BARRIER TO PREVENT FALLING. REFER DOCUMENTATION BY OTHERS FOR DETAILS.
GATE	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).
HPU	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	IPUPARA/ HANGARUA - SERVICE AREA FOR RUBBISH/ RECYCLING BINS
LB	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	WASHING LINE - RETRACTABLE OR FOLD DOWN, FIXED TO FENCE OR POSTS.
LAMP POST	REFER DOCUMENTATION BY OTHERS FOR DETAILS
MANHOLE COVER	MANHOLE COVER. SHOWN INDICATIVELY. REFER EFFLUENT TREATMENT DOCUMENTATION.

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ER DRAWINGS BY OTHERS FOR RETAINING WALLS, BARRIERS WITH FALLS OVER 1M, STAIRS,
SKIDS & SITE DRAINAGE. LANDSCAPE PLANS ARE INDICATIVE AND ARE SUBJECT TO CHANGE.
HOW 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. 1

SCALES (A3):
1:150