



# TE KATONGA NUI

LOT NUMBER	HOUSE SIZE	SECTION SIZE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
6	127 SQM	961 SQM	3	2



DELIVERED IN PARTNERSHIP  
WITH KA URUORA

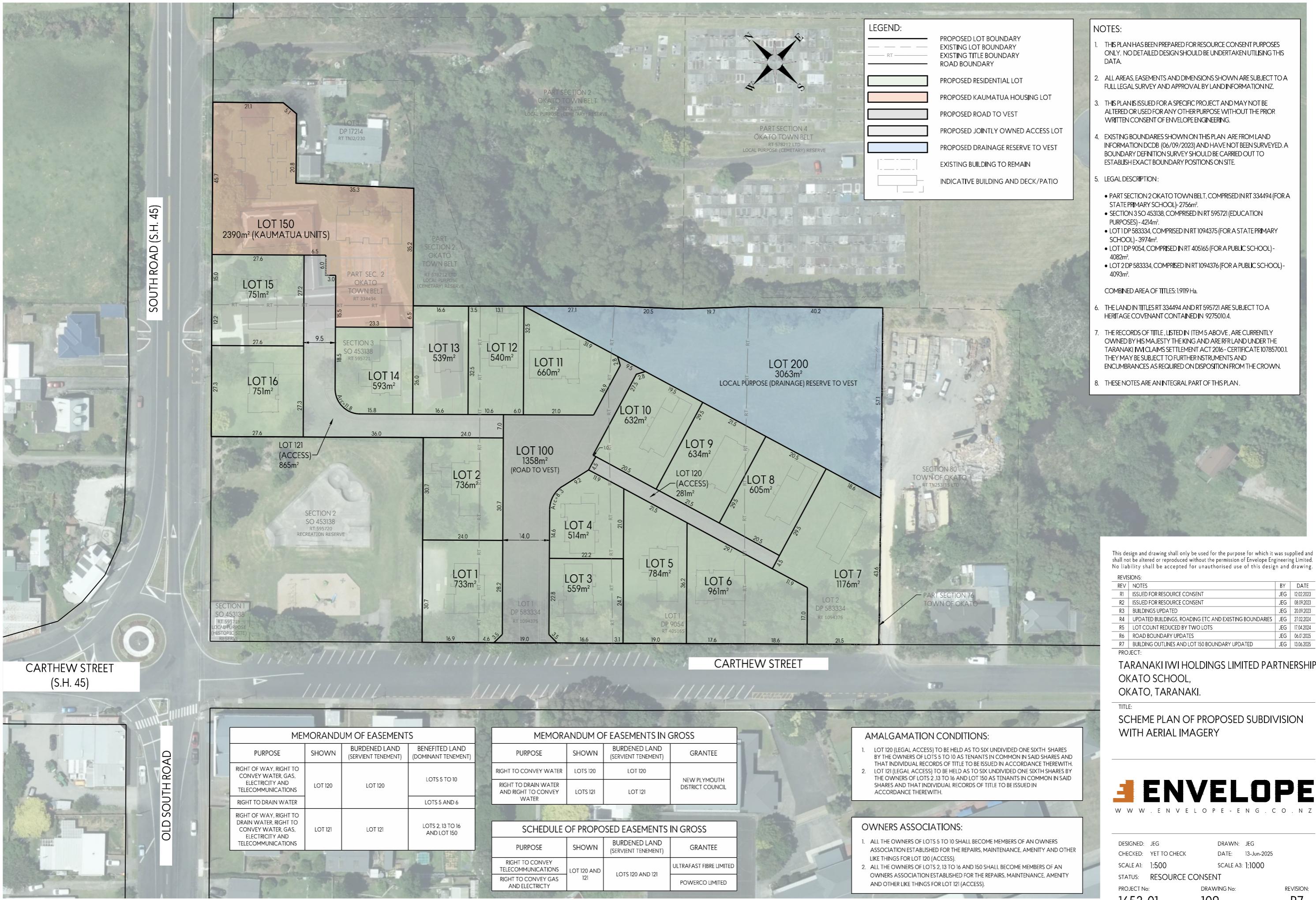
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PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT	
Lot / DP Number	Lot 1 DP 583334, Lot 1 DP 9054	Foundation Type	Cupolex Foundation	Wall Cladding Type 1	Truwood Vertical Weatherboards	Flooring Types	Carpet/Vinyl
Address	Ōkato School Development Taranaki	Stud Height	2.4m	Wall Cladding Type 2	JH Stria	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	Trapezoidal Coloursteel	Water Heating	Stiebel Eltron WWK 222 H
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 401				
Wind Zone	High as per NZS3604	Wall Insulation	90mm Pink Batts R2.2	Topographical Survey	Envelope	Site Coverage	197m <sup>2</sup> /20.5%
Corrosion Zone	C	Ceiling Insulation	245mm Pink Batts Superbatts R6 Ceiling	Structural Engineer	N/A	Floor Area	127
Earthquake Zone	1	Floor Insulation	N/A	Geotechnical Engineer	Envelope	Minimum Floor Level <small>(to u/s floor)</small>	To NZBC
		Wet Area Membrane	N/A	Truss Manufacturer	ITM		



Lot 6	Client:	Taranaki Iwi Holdings LP	 Print In Color	 PRIME DESIGNS <small>CREATIVE   FUNCTIONAL   ARCHITECTURE</small>	Drawing Set:	Concept Design - K05.1B	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

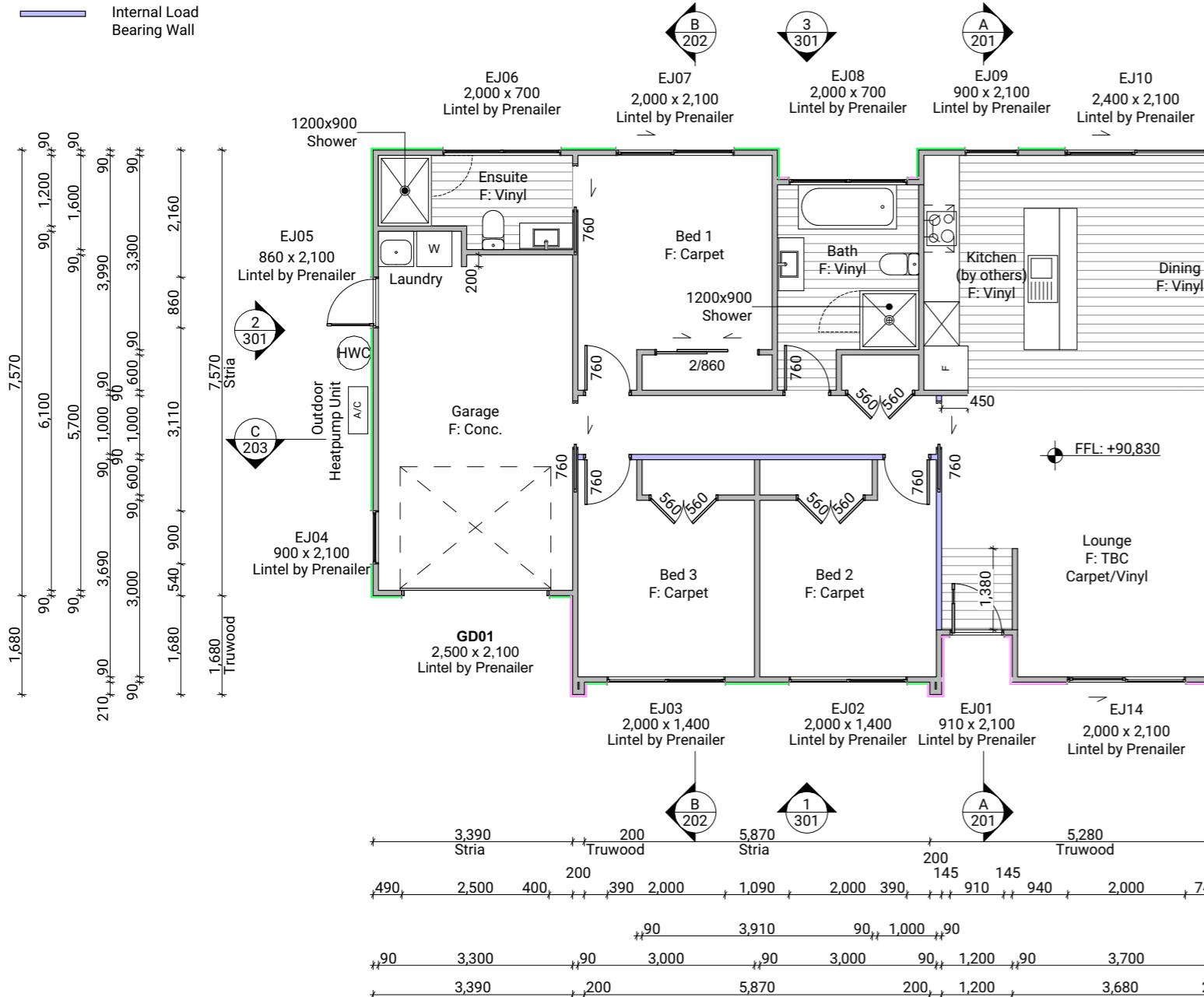


## Cladding Legend

- Truwood Vertical Weatherboards
- JH Stria

## Wall Legend

- Internal Load Bearing Wall



Space	Glazing (NZBC G7)		Ventilation (NZBC G4)		
	Floor Area	Glazing Area	Glazing%	Ventilation Area	Ventilation%
Living Space	45.21m <sup>2</sup>	16.621m <sup>2</sup>	36.76%	4.625m <sup>2</sup>	10.23%
Bed 1	11.58m <sup>2</sup>	4.2m <sup>2</sup>	36.27%	0.6175m <sup>2</sup>	5.33%
Bed 2	9.69m <sup>2</sup>	2.8m <sup>2</sup>	28.90%	1.2635m <sup>2</sup>	13.04%
Bed 3	9.69m <sup>2</sup>	2.8m <sup>2</sup>	28.90%	1.2635m <sup>2</sup>	13.04%

Lot 6 Client: Taranaki Iwi Holdings LP

Ōkato School Development Job No: 24101

Taranaki Date: 4/07/2025

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04 528 8405

3 Jupiter Grove, Trentham, Upper Hutt



**PRIME DESIGNS**  
CREATIVE | FUNCTIONAL | ARCHITECTURE

## 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 c/s 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.

Non-load bearing wall framing  
Load bearing and non-load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm c/s & 90x45 dwangs spaced at 800mm c/s. 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 fixings 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 Watergate Plus wall underlay installed to wall framing using 6-8mm staples or 20mm large head galvanized clouts at 300mm c/s horizontally and vertically. 150mm min overlap at joins, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally, install 25mm wide Thermstrap horizontally at 300mm c/s

#### 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

245mm thick R6 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.

Timber Weatherboards over 20mm cavity  
H3.1 180mm Timber weatherboards over 45x18mm H3.1 timber cavity battens on wall underlay. 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 c/s 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.

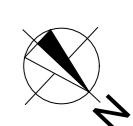
### Floor Coverings

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



Drawing Set: Concept Design - K05.1B

Drawn By: B Buchanan-Smith

Scale: 1:100

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

H3.1 timber fascia board, painted.  
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 8,000mm<sup>2</sup> 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 ctrs. 150mm min cover over vertical and horizontal joins. 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 have a minimum crest height of 19mm and a maximum of 210mm between crests.

## Purlins

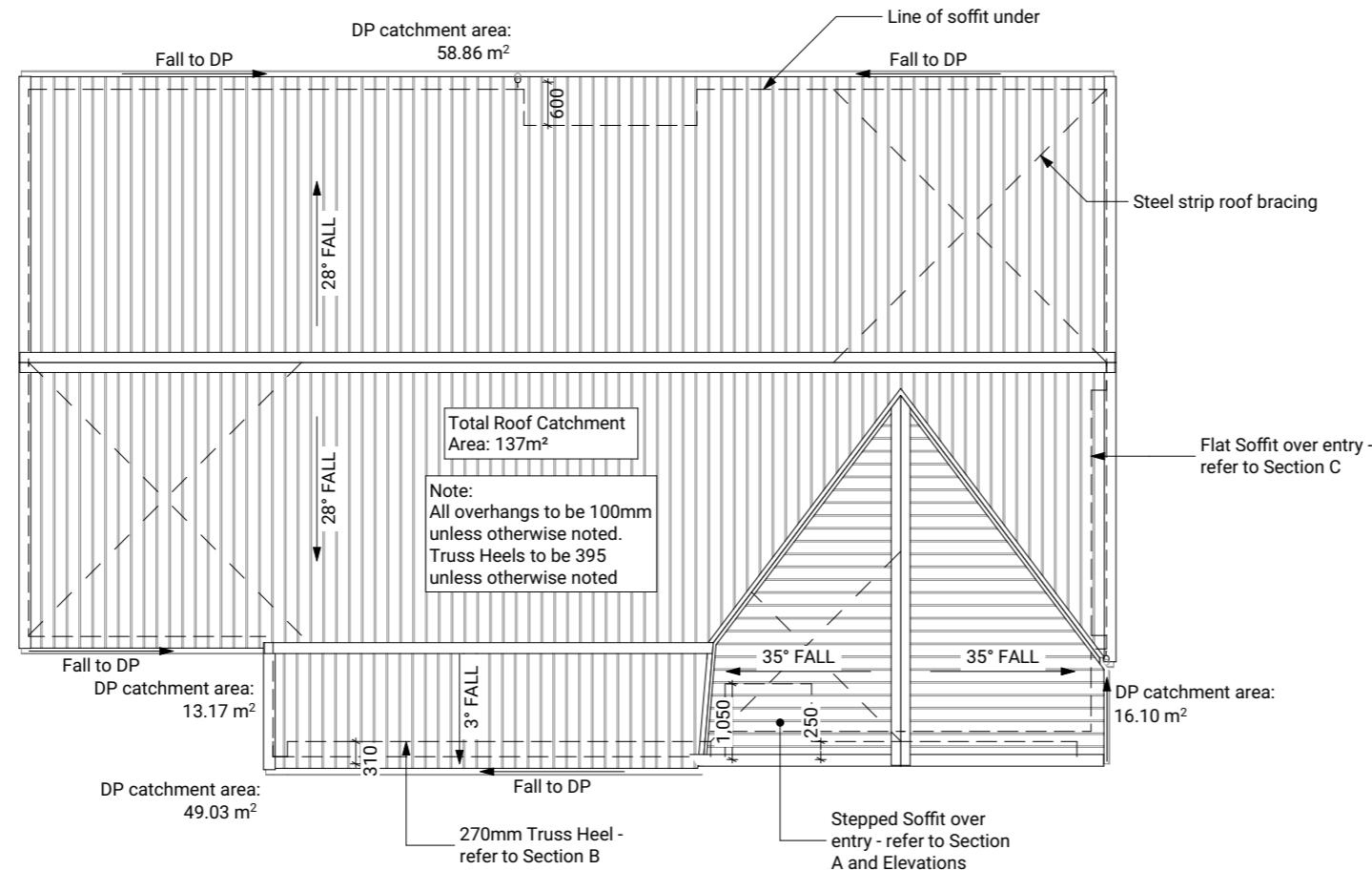
70x45 Purlins (up to VH)

70x45mm H1.2 SG8 purlins @ 900mm ctrs regular spacing & 600mm ctrs end spacing, fixed to trusses with 1/10g 80mm long self-drilling screw or alternative 2.4kN fixing.

## Soffit Lining

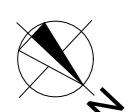
4.5mm HardieFlex soffit lining

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.



Lot 6	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:	Concept Design - K05.1B	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.
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 m<sup>2</sup> 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 m<sup>2</sup> 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

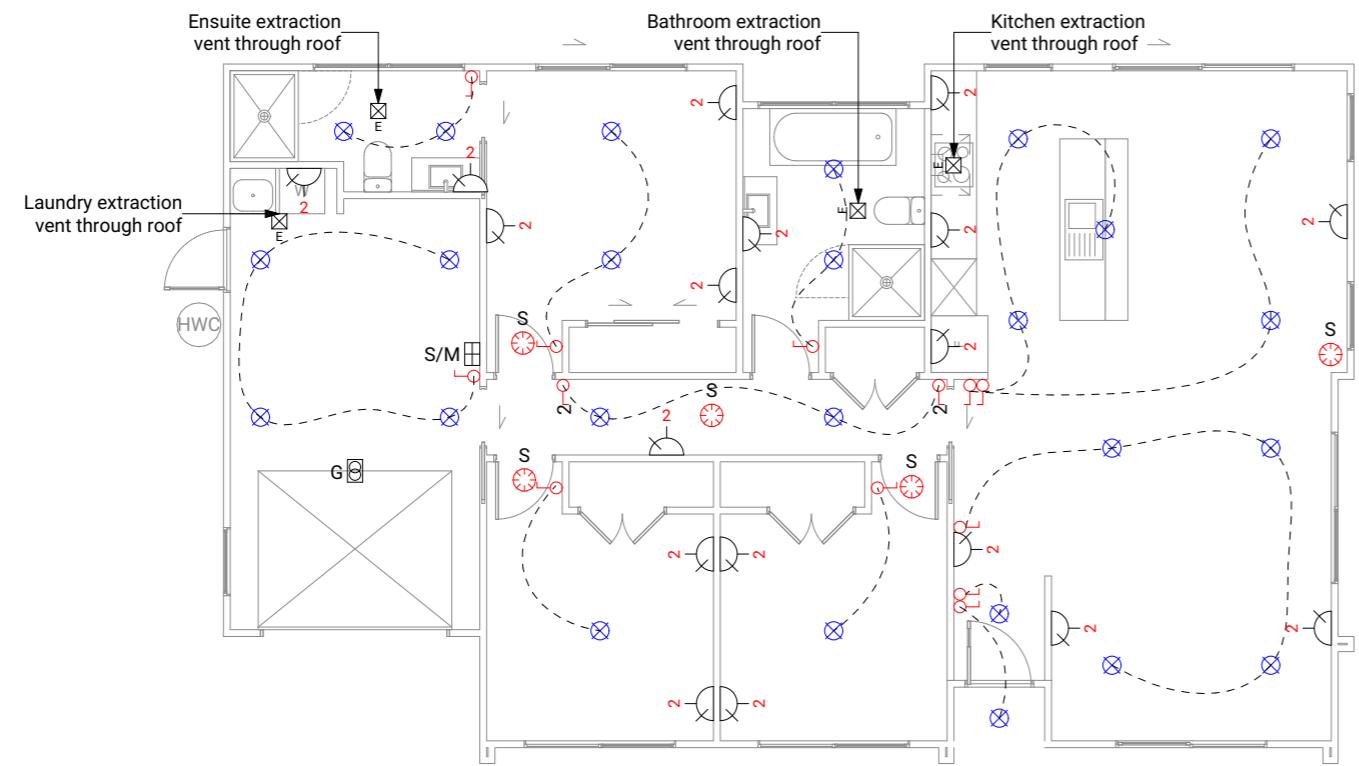
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm 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.

Ranghood to be ducted and vented through roof.

Dryer to be vented separately as per NZBC G4.

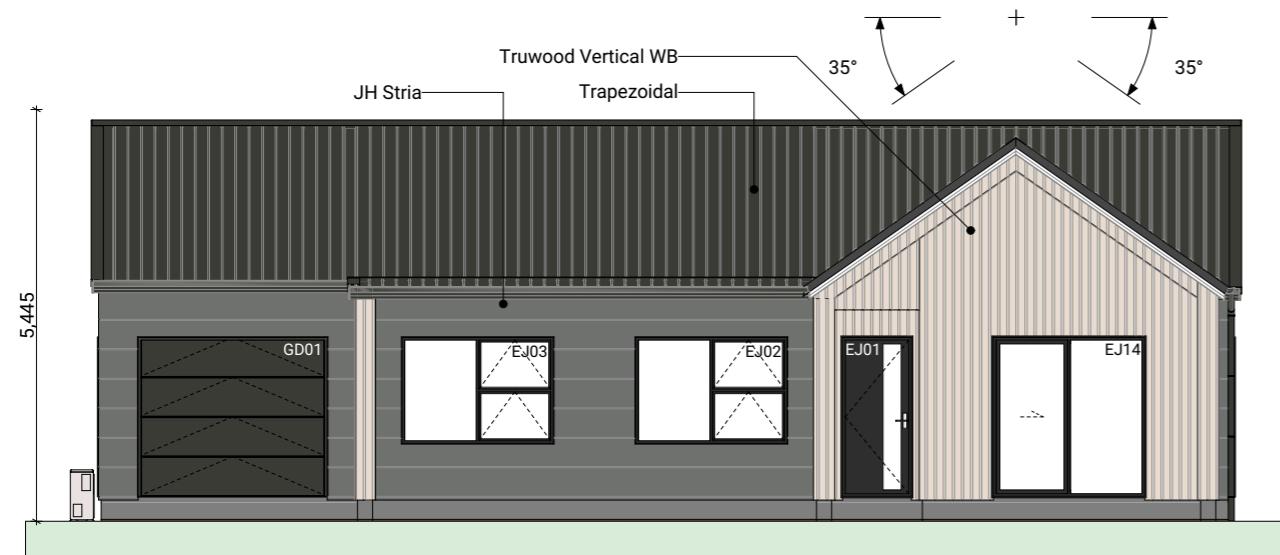


## Electrical Legend

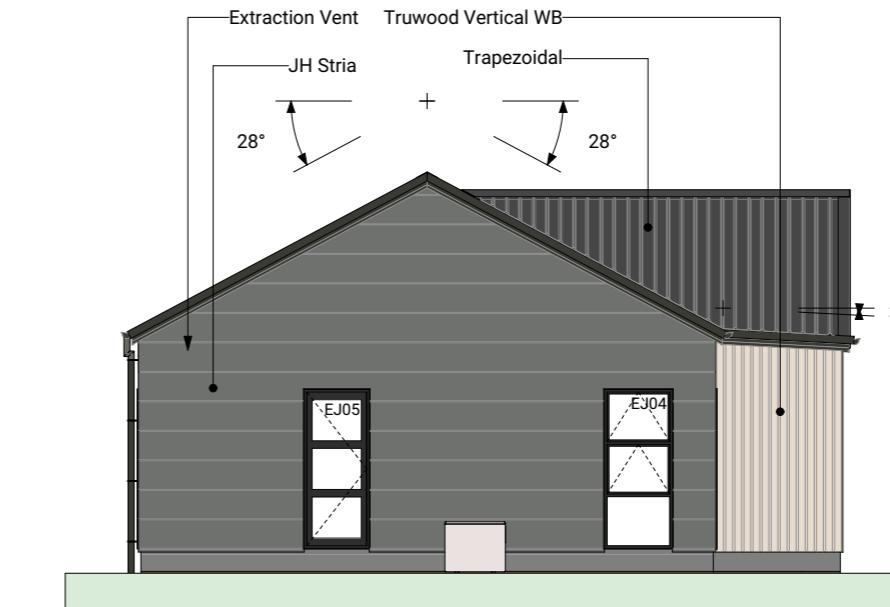
-  S/M Smart Meter
-  G Garage door motor
-  S Smoke detector
-  E Extractor fan
-  Ph Power point
-  Ph Phone outlet
-  TV Television outlet
-  L Light switch
-  2-Way Light switch
-  Recessed downlight

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



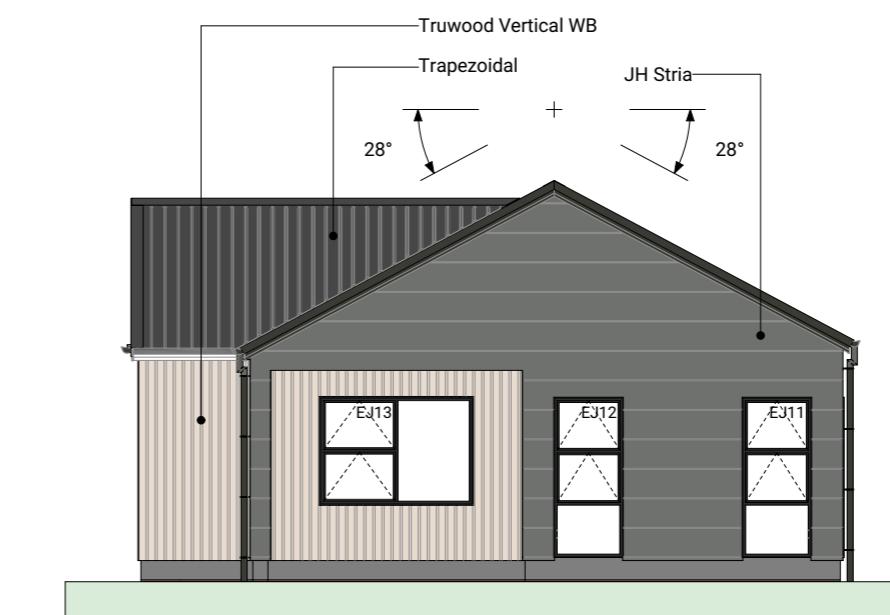
1 01 Elevation 1:100



2 02 Elevation 1:100



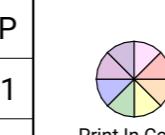
3 03 Elevation 1:100

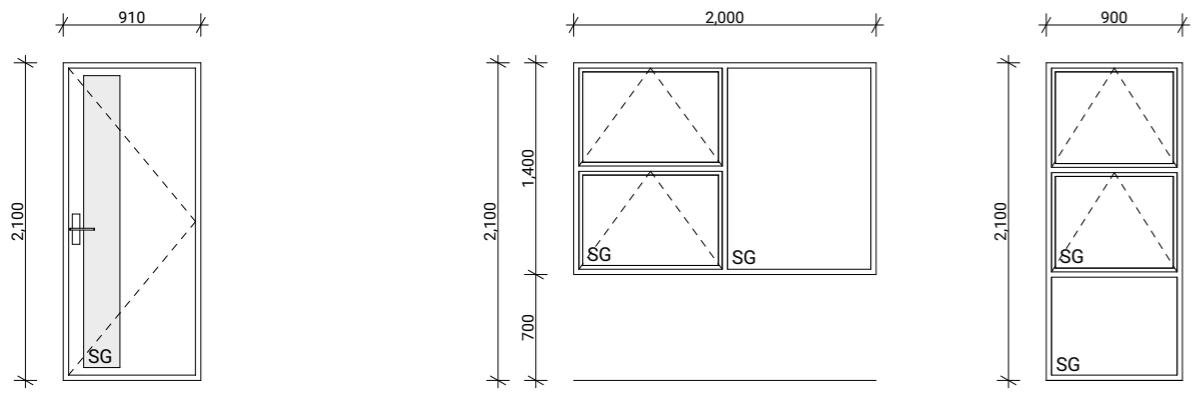


4 04 Elevation 1:100

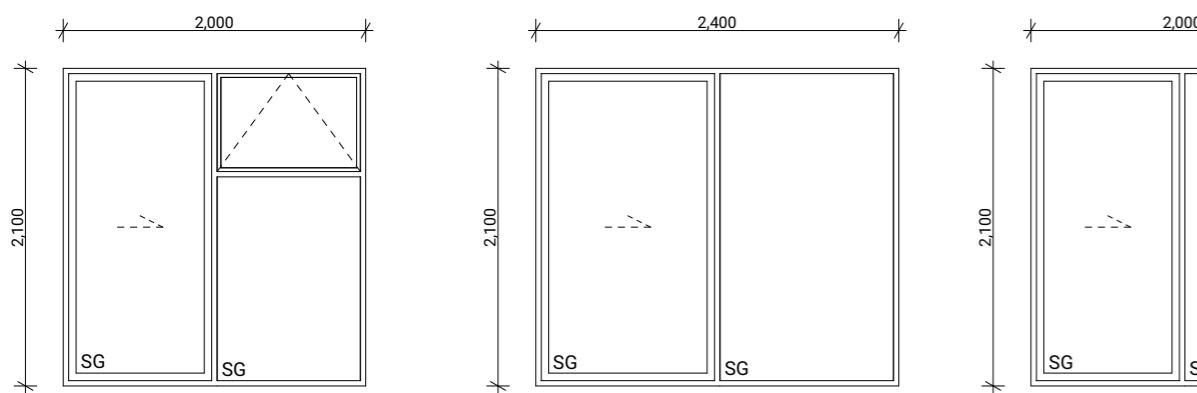
BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

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

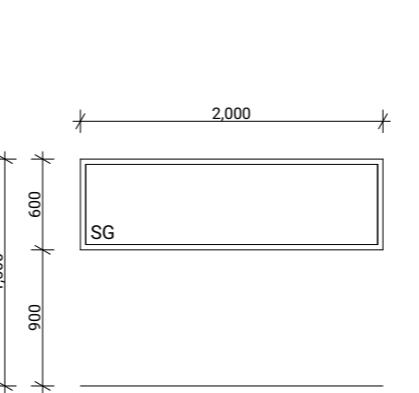


**EJ02, EJ03**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety

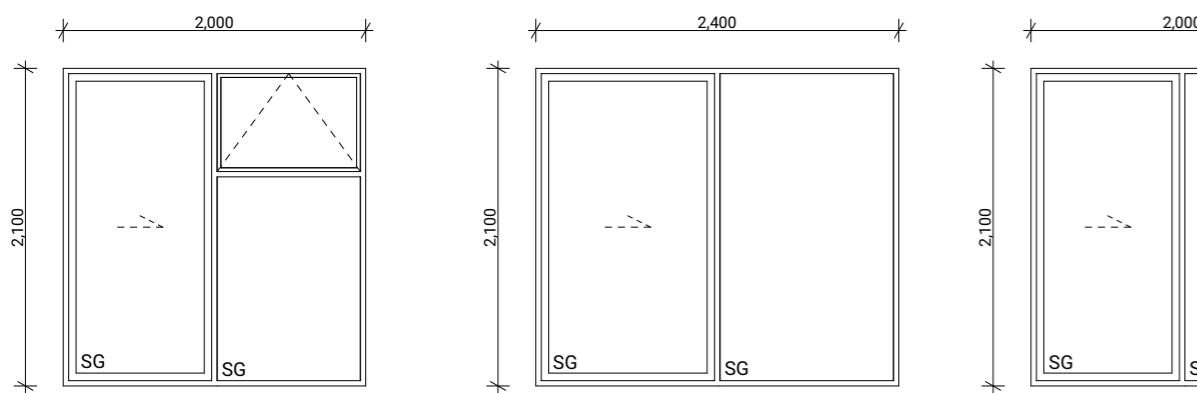
**EJ04, EJ09, EJ11, EJ12**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety

**EJ05**  
Type Entry Door  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Obscured, Grade A Safety

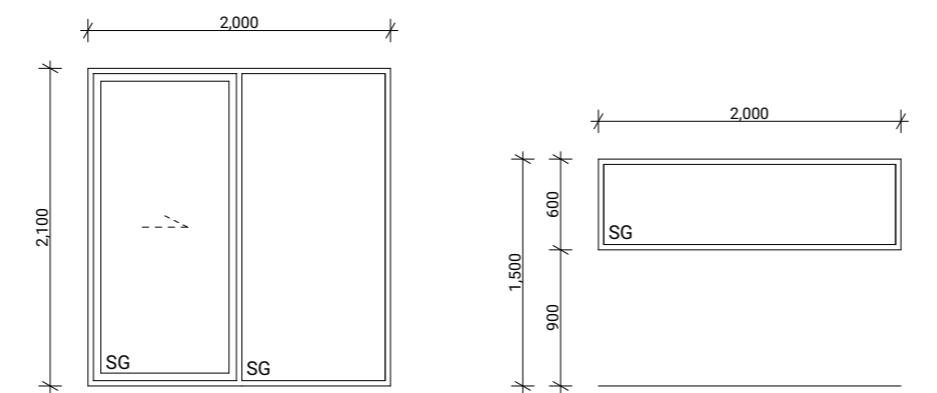
**EJ06, EJ08**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Obscured, Grade A Safety



**EJ07**  
Type Sliding Door With Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety



**EJ10**  
Type Sliding Door With Fixed Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety



**EJ13**  
Type Sliding Door With Fixed Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety

**EJ14**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety  
Window jamb to align with counter top behind. Measure on site

## 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

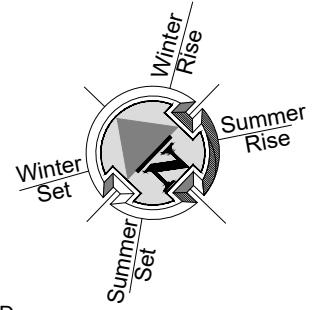
**Reveal Depths**

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: 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	
KÖWHATU- 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).	
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		L2.06