



# TE KATONGA NUI

LOT NUMBER

12

HOUSE SIZE

125 SQM

SECTION SIZE

540 SQM

NUMBER OF BEDROOMS

3

NUMBER OF BATHROOMS

2



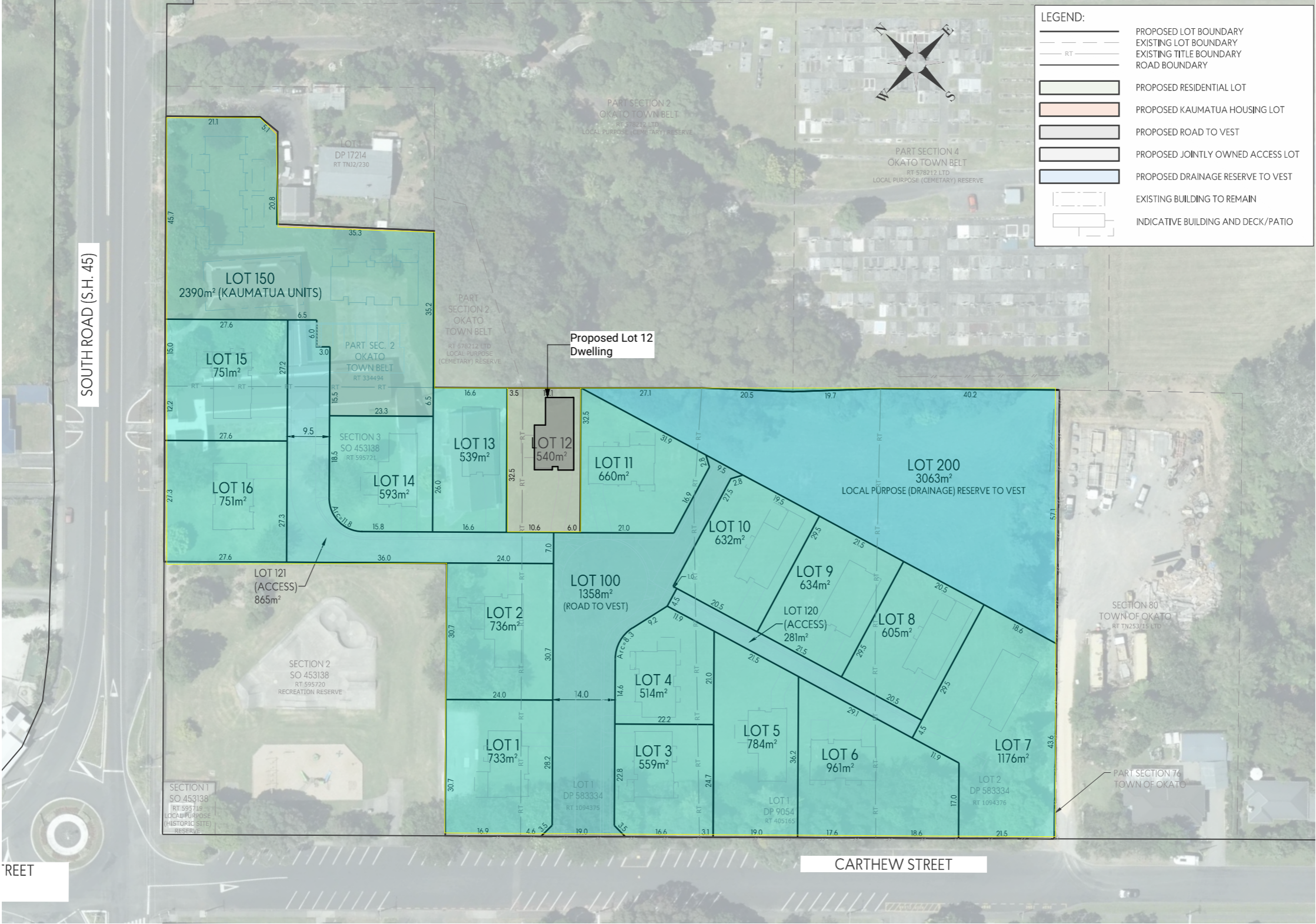
DELIVERED IN PARTNERSHIP  
WITH KA URURANGI

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

PLANNING & ZONING			CONSTRUCTION		CLADDING		FITOUT	
Lot / DP Number	Lot 1 DP 9054, Sections 68 and 76 Town of Ōkato, Section 3 SO 453138, Parts Section 2 Ōkato Town Belt (Ōkato Primary School) Ōkato School Development Taranaki		Foundation Type	SED Rib-Raft Foundation	Wall Cladding Type 1	JH Linea Weatherboard	Flooring Types	Carpet/Vinyl
Address			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	Trapezoidal Coloursteel	Water Heating	External HWC
Easements		TBC	Rebated Joinery	N/A	Fascia Type	Metal	Space Heating	Heatpump
Relevant Consent Notices		TBC	Wall Underlay	Thermakraft WaterGate Plus	CONSULTANTS		SITE/BUILDING INFORMATION	
Resource Consent #		SUB23/48158 & LUC24/48481	Roof Underlay	Thermakraft Covertex 401				
Wind Zone		High	Wall Insulation	90mm R2.4 Pink Batts Classic Wall	Topographical Survey	Envelope	Site Coverage	184.1m²/32%
Corrosion Zone		C	Ceiling Insulation	225mm R4 Pink Batts Classic Ceiling	Structural Engineer	N/a	Floor Area	125m²
Earthquake Zone		1	Floor Insulation	N/a	Geotechnical Engineer	Initia Engineering	Minimum Floor Level (to u/s floor)	To NZBC
Liquefaction Zone		3	Wet Area Membrane	N/a	Truss Manufacturer	ITM		



Lot 12		Client:	Taranaki Iwi Holdings LP		 Print In Color	 CREATIVE   FUNCTIONAL   ARCHITECTURE	Drawing Set:	WD	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:	A Samson		
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



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



Print In Color



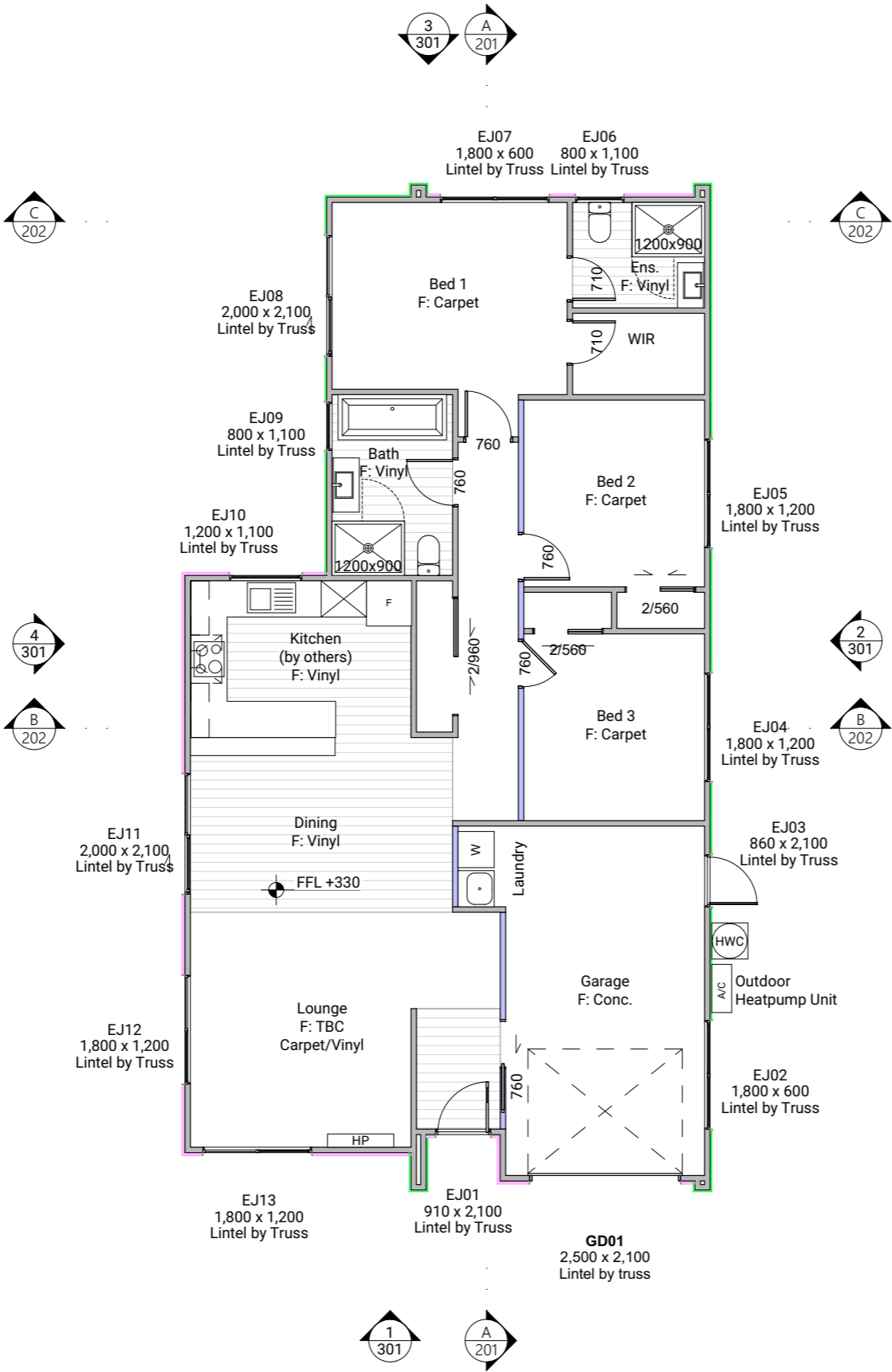
Drawing Set:	WD
Drawn By:	A Samson
Scale:	
Drawing Sheet:	Site Location Plan

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.	
Drawing No:	104

Legend

- JH Linea Weatherboard
- JH Axon 133
- Internal LBW

Natural Light and Ventilation Calculation			
	Floor Area	Light %	Ventilation %
Lounge/Kitchen	39.47m²	4.08m² / 10.34%	2.52m² / 6.38%
Bedroom 1	10.89m²	1.4m² / 12.86%	1.19m² / 10.93%
Bedroom 2	9.90m²	1.4m² / 14.14%	1.19m² / 12.02%
Bedroom 3	9.29m²	3.92m² / 42.20%	1.81m² / 19.48%



Floor Area	
Total Floor Area	125m²

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 - Pink Batts

90mm thick R2.4 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 - Pink Batts

225mm thick R5 Pink Batts Ultra 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 Axon400 Panel over 20mm cavity

James Hardie Axon Panel 400 Smooth - Grooves 10mm wide x 2.25mm deep @ 400mm crs. Axon Panel over 45x18mm H3.1 timber cavity battens spaced @ 600crs. Ensure double studs & cavity battens are installed over vertical joins 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

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

Architraves

Architraves to be installed to all internal doors and windows

Lot 12 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



Print In Color



Drawing Set: WD

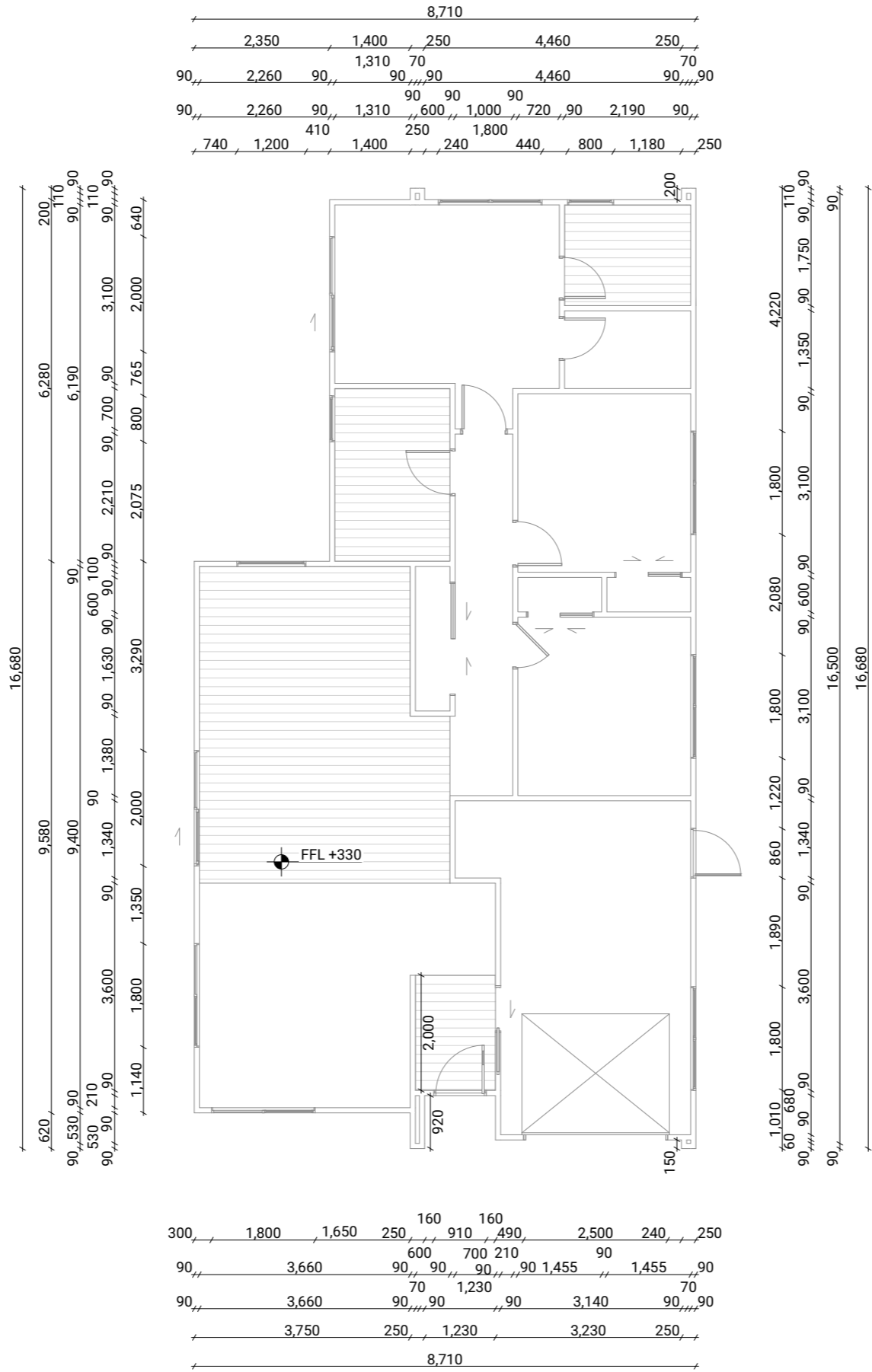
Drawn By: A Samson

Scale:

Drawing Sheet: Floor Plan

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.








Drawing No: 107



Lot 12		Client:	Taranaki Iwi Holdings LP				Drawing Set:	WD	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:	A Samson	
Taranaki		Date:	4/07/2025				Scale:		
admin@primedesigns.co.nz		04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:		Dimension Plan	Drawing No:	108



Electrical Legend

-  S/M
- Smart Meter
-  G
- Garage door motor
-  S
- Smoke detector
-  E
- Extractor fan
-  P
- Power point
-  L
- Light switch
-  D
- Recessed downlight

Electrical Notes

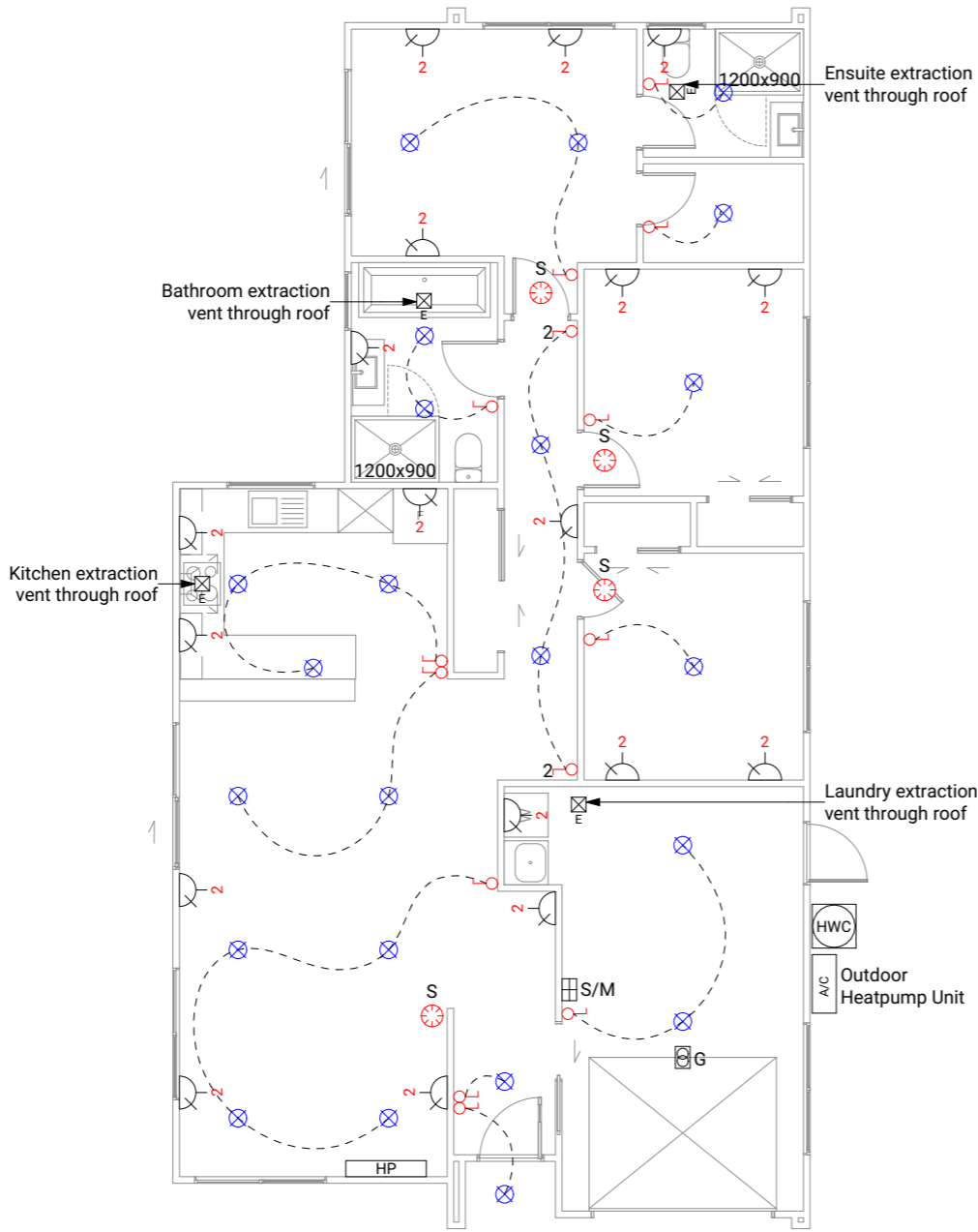
General electrical notes  
Ensure all habitable rooms are fitted with a minimum of one light fixture. All habitable internal spaces are to have a minimum illuminance of 20 lux or a minimal total wattage required per m2 of floor area as shown in G8/AS1, Table 1. Lights in the stairwell to provide 100lux 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 seperately as per NZBC G4.



Lot 12 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

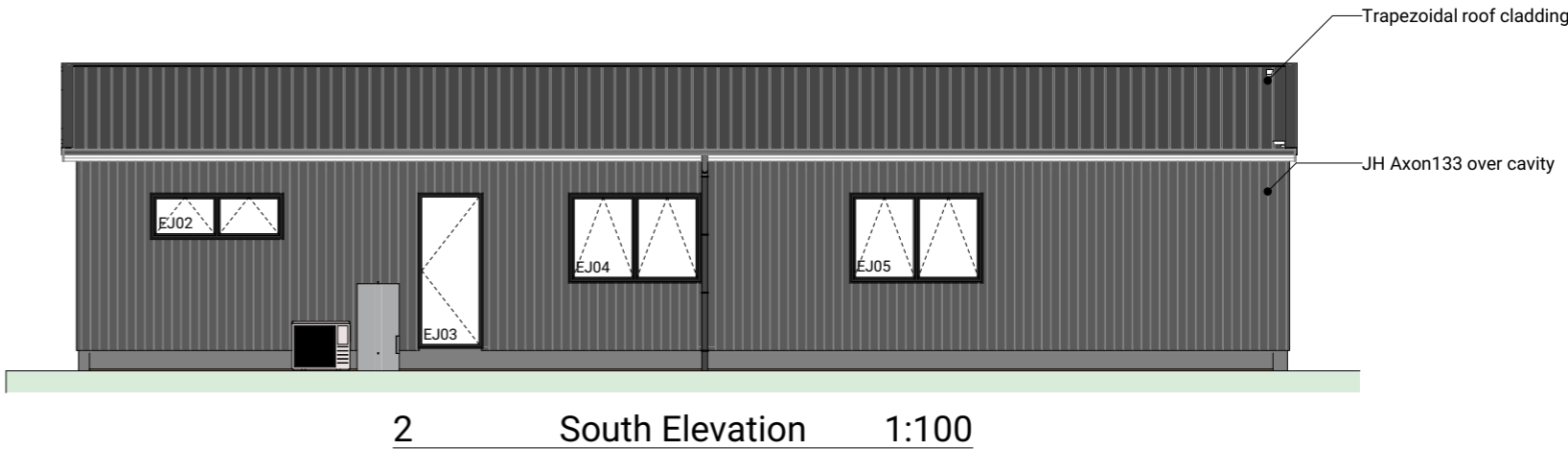
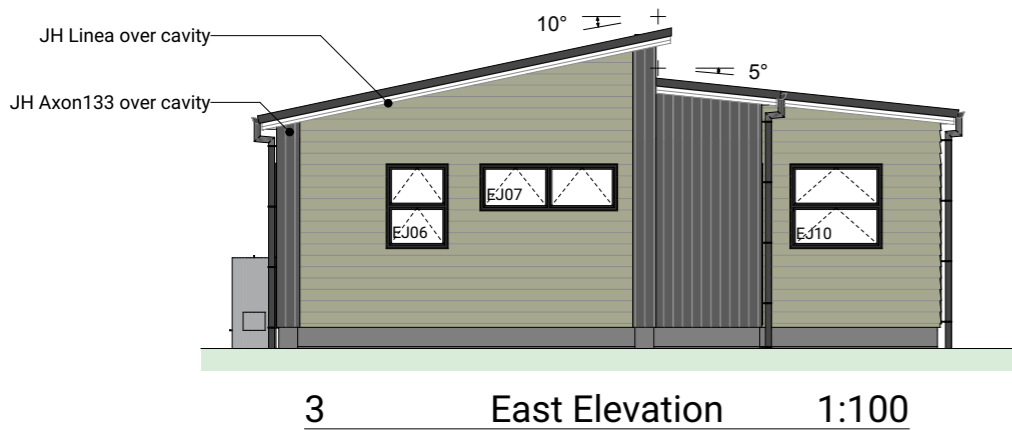
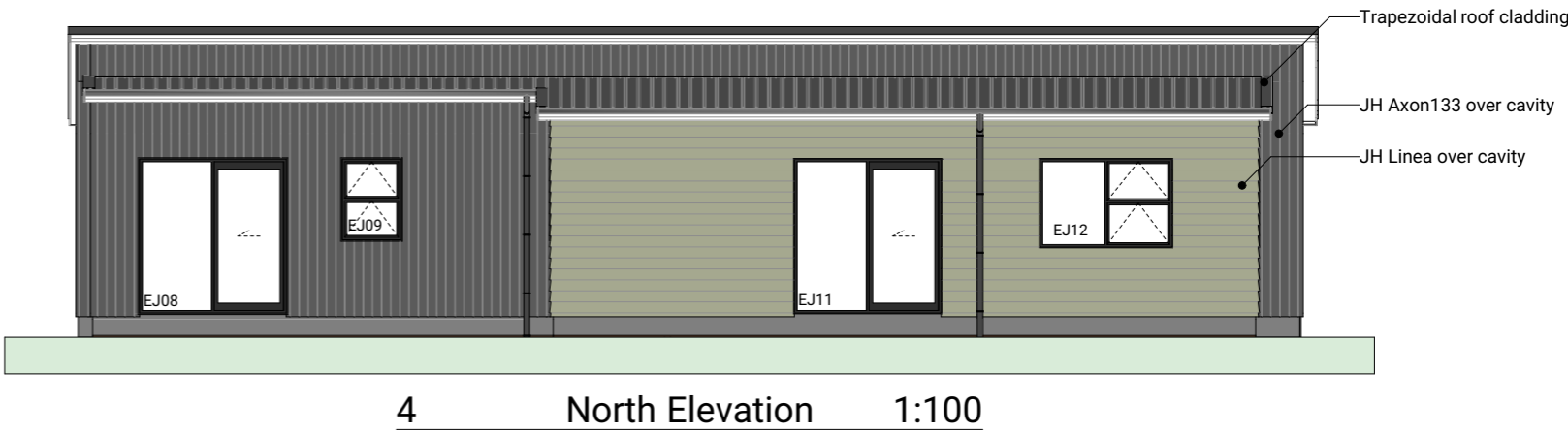
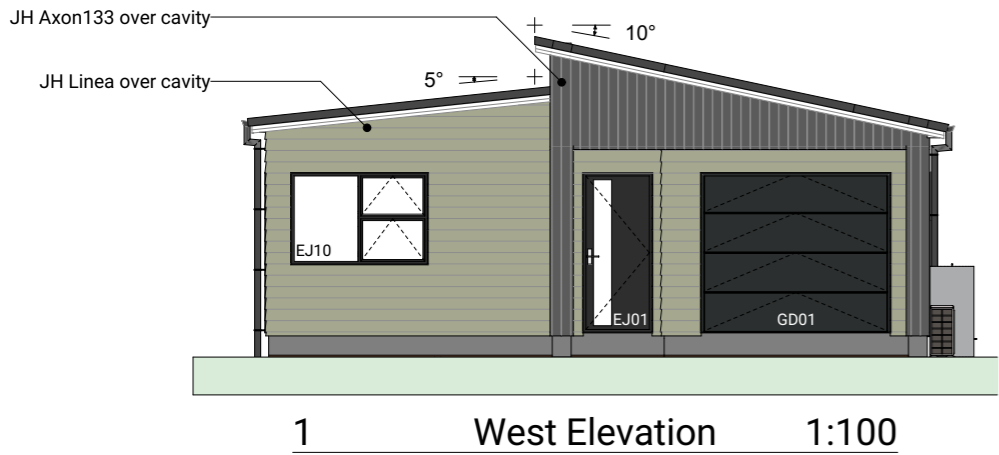
Drawn By: A Samson

Scale:

Drawing Sheet: Electrical Plan

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.

Drawing No: 113



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 12

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

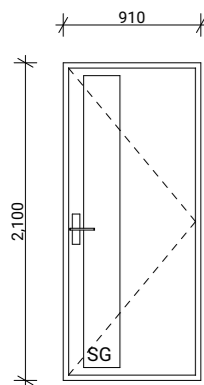
Drawn By: A Samson

Scale: 1:100

Drawing Sheet: Elevations

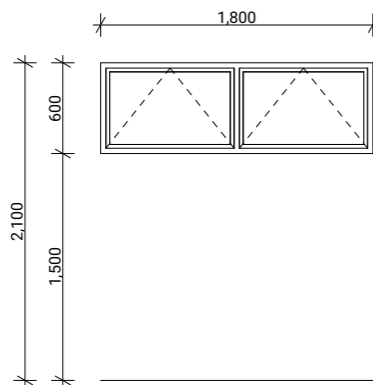
All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs Wgtn Ltd.

Drawing No: 301



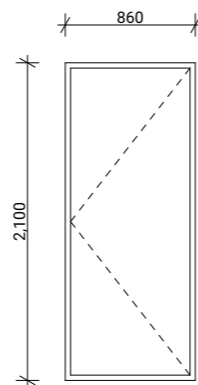
EJ01

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



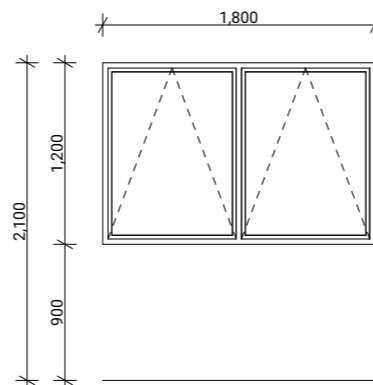
EJ02, EJ07

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



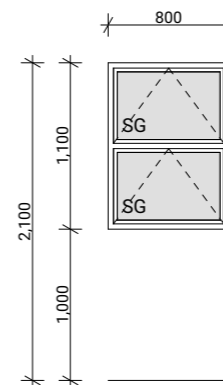
EJ03

Type	External Hinged Door
Material	Aluminium, Thermally Broken



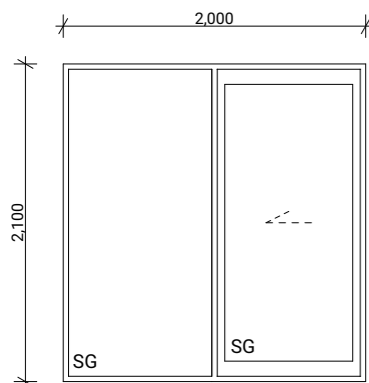
EJ04, EJ05

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



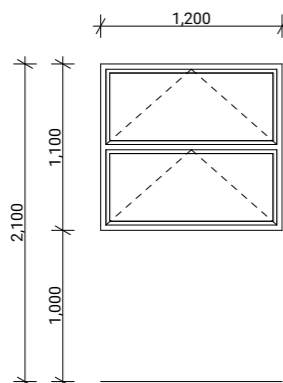
EJ06, EJ09

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



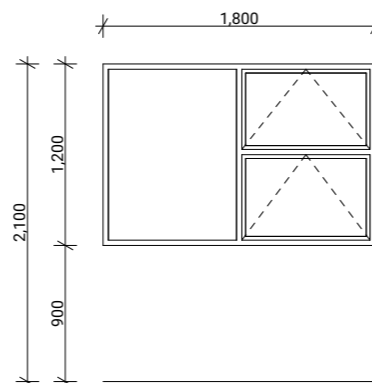
EJ08, EJ11

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



EJ10

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



EJ12, EJ13

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

## 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

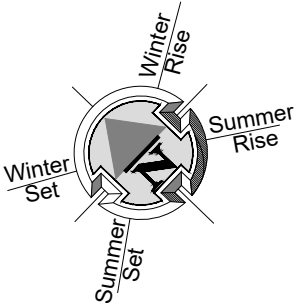
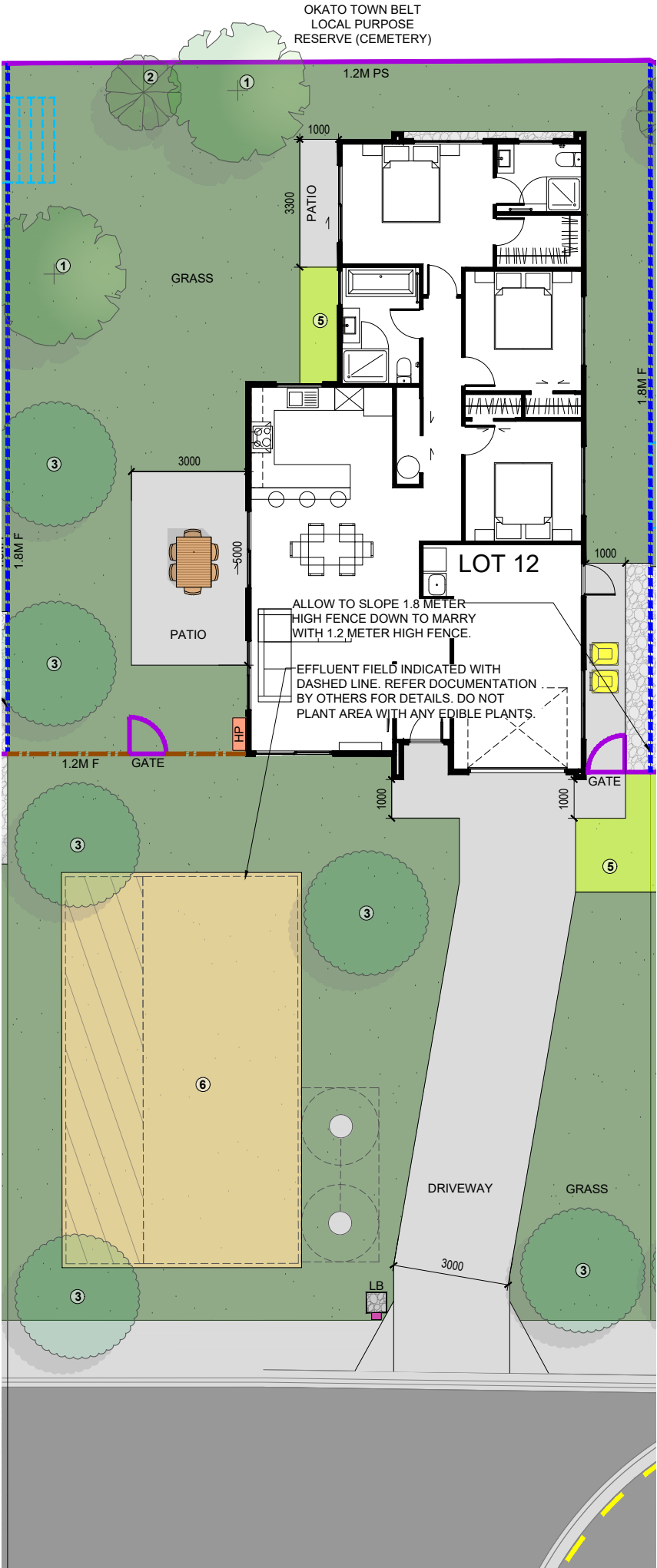
### Reveal Depths

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.

Lot 12	Client:	Taranaki Iwi Holdings LP	 Print In Color	Drawing Set:	WD	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:	A Samson			
Taranaki	Date:	4/07/2025		Scale:	1:50, 1:1			
admin@primedesigns.co.nz      04 528 8405      3 Jupiter Grove, Trentham, Upper Hutt					Drawing Sheet:	Window & Door Schedule	Drawing No:	501



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 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.

**HO  
OD** **HOUSE OF ORANGE  
DESIGN** LIMITED

COPYRIGHT RETAINED BY HOUSE OF ORANGE DESIGN LTD.  
CONTACT IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED.  
READ IN CONJUNCTION WITH THE SUBDIVISION, ARCHITECTURAL & ENGINEERING DRAWINGS.  
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

L2.12