



TE KATONGA NUI

LOT NUMBER	HOUSE SIZE	SECTION SIZE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
12	125 SQM	540 SQM	3	2



DELIVERED IN PARTNERSHIP
WITH KA URUORA

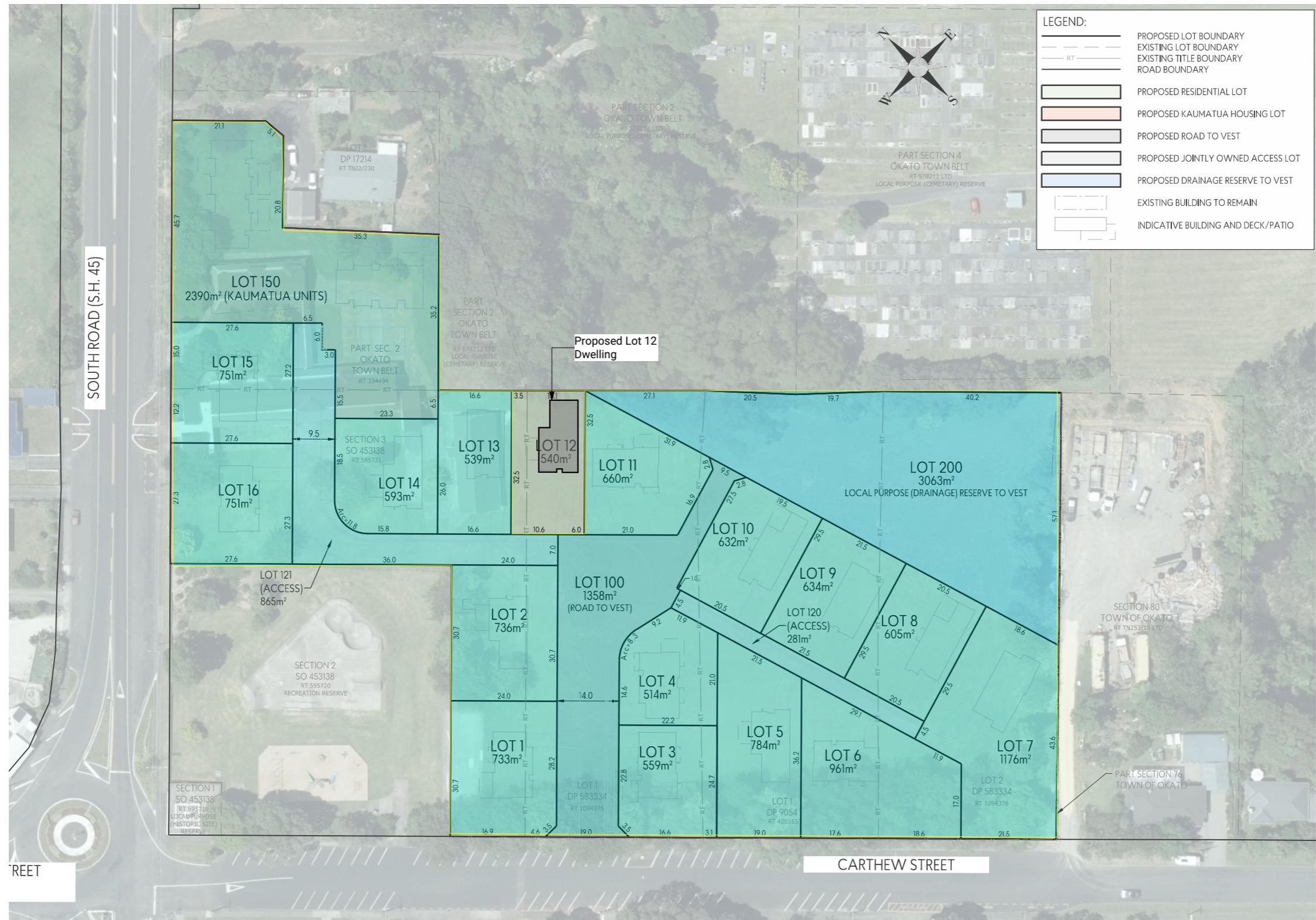
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PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT	
Lot / DP Number	Lot 1 DP 9054, Sections 68 and 76 Town of Ōkato, Section 3 SO 453138, Parts Section 2 Ōkato Town Belt (Ōkato Primary School)	Foundation Type	SED Rib-Raft Foundation	Wall Cladding Type 1	JH Linea Weatherboard	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	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 Covertek 401	Topographical Survey	Envelope	Site Coverage	184.1m ² /32%
Wind Zone	High	Wall Insulation	90mm R2.4 Pink Batts Classic Wall	Structural Engineer	N/a	Floor Area	125m ²
Corrosion Zone	C	Ceiling Insulation	225mm R4 Pink Batts Classic Ceiling	Geotechnical Engineer	Initia Engineering	Minimum Floor Level (to u/s floor)	To NZBC
Earthquake Zone	1	Floor Insulation	N/a	Truss Manufacturer	ITM		
Liquefaction Zone	3	Wet Area Membrane	N/a				



Lot 12	Client: Taranaki Iwi Holdings LP	 Print In Color	 PRIME DESIGNS 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 Wgt Ltd.	
Ōkato School Development	Job No: 24101			Drawn By: A Samson		
Taranaki	Date: 4/07/2025			Scale:		
admin@primedesigns.co.nz	04 528 8405			Drawing Sheet: Project Specifications		
						Drawing No: 102

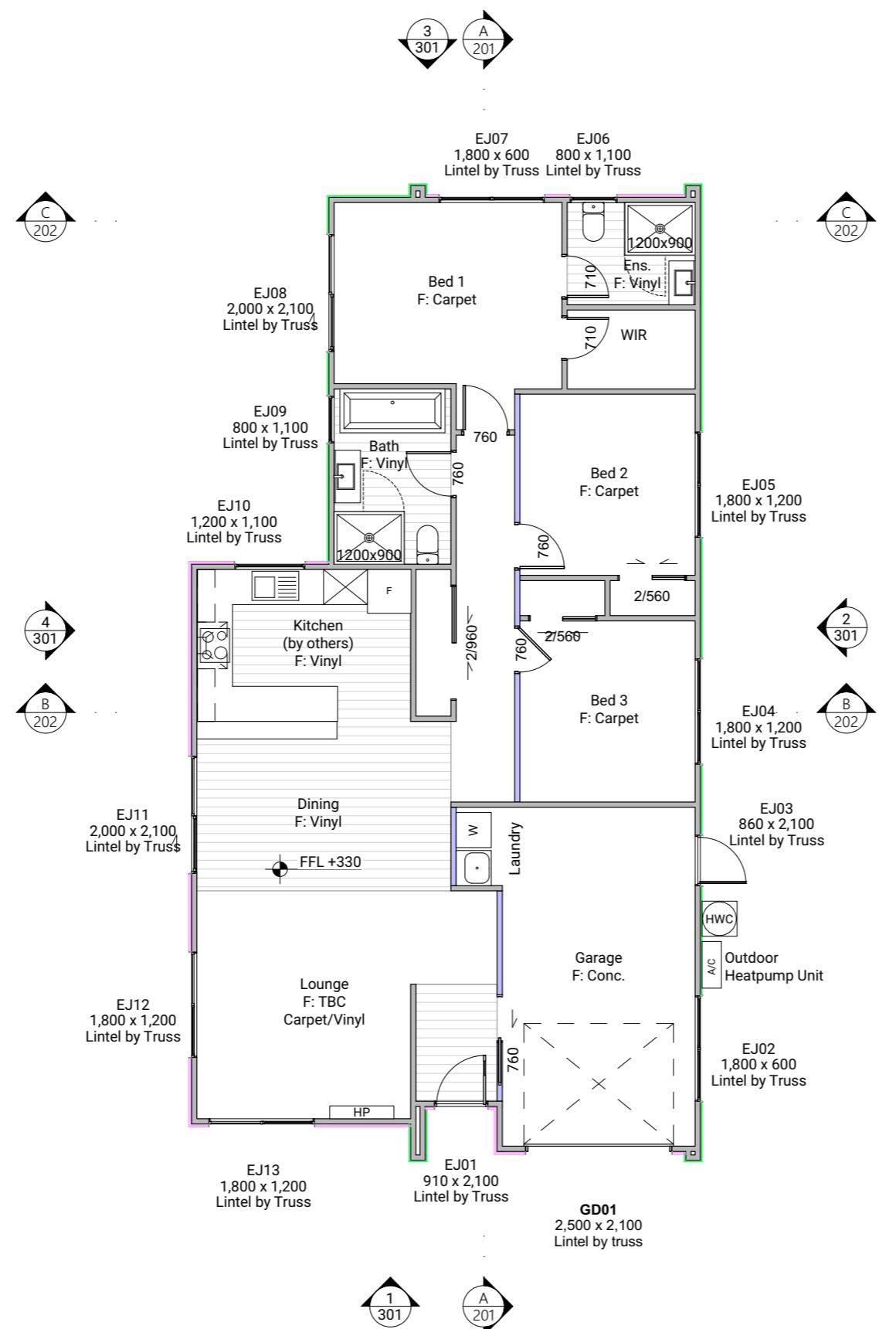


Ōkato School Development	Client:	Taranaki Iwi Holdings LP	 Print In Color	Drawing Set:	WD	All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work. do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs Wgt Ltd.
	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:	Site Location Plan	Drawing No: 104

Legend

- JH Linea Weatherboard
- JH Axon 133
- Internal LBW

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



Floor Area	
Total Floor Area	125m ²

Lot 12 Client: Taranaki Iwi Holdings LP

Ōkato School Development Job No: 24101

Taranaki Date: 4/07/2025

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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 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 Watergate Plus wall underlay installed to wall framing using 6-8mm staples or 20mm large head galvanized clouts at 300mm 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

Drawing Set: WD

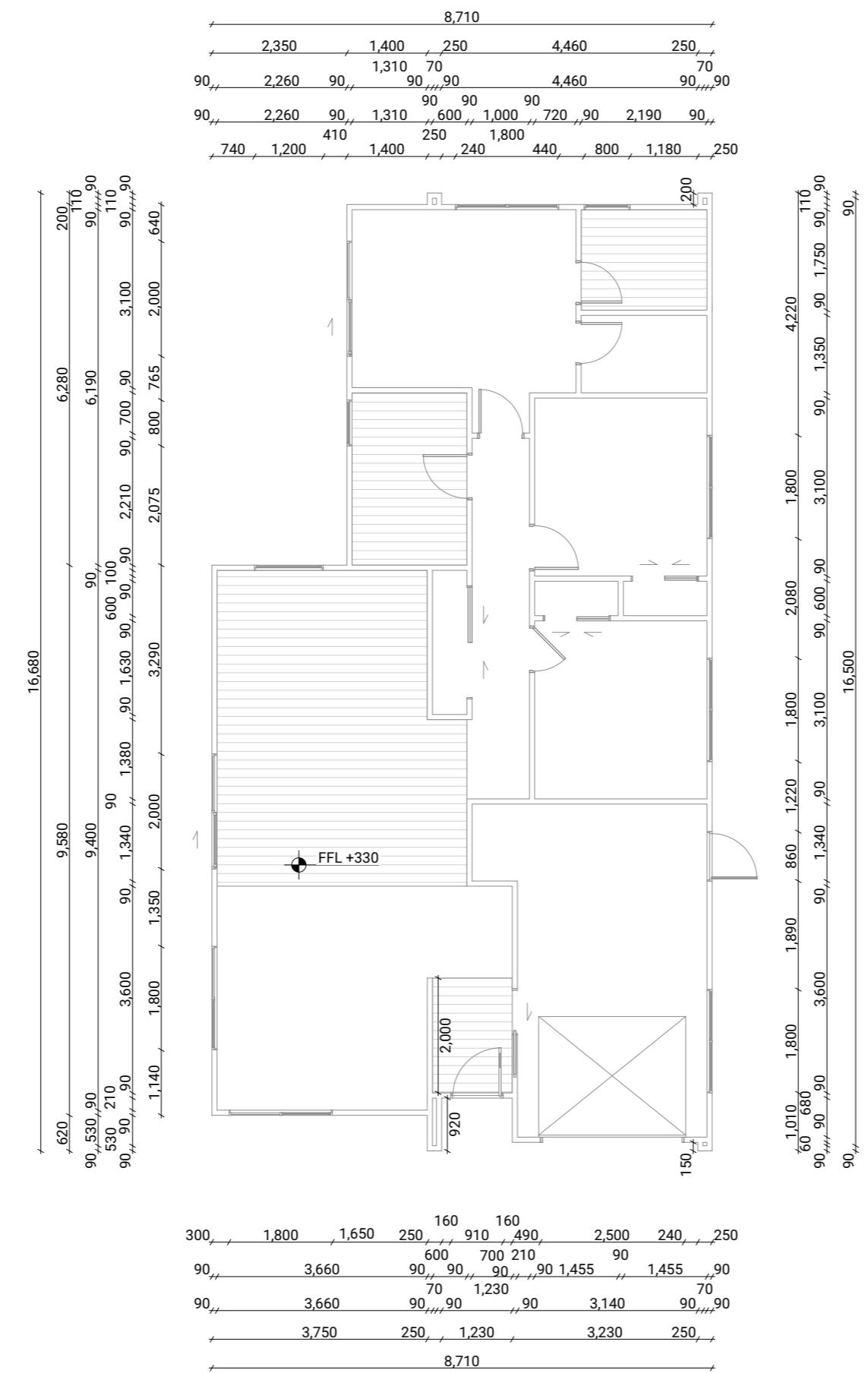
Drawn By: A Samson

Scale:

Drawing Sheet: Floor Plan

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Drawing No: 107



Lot 12 Ōkato School Development Taranaki	Client: Taranaki Iwi Holdings LP Job No: 24101 Date: 4/07/2025	Print In Color	 PRIME DESIGNS CREATIVE FUNCTIONAL ARCHITECTURE	Drawing Set: WD Drawn By: A Samson Scale: Drawing Sheet: Dimension 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.
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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"

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 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

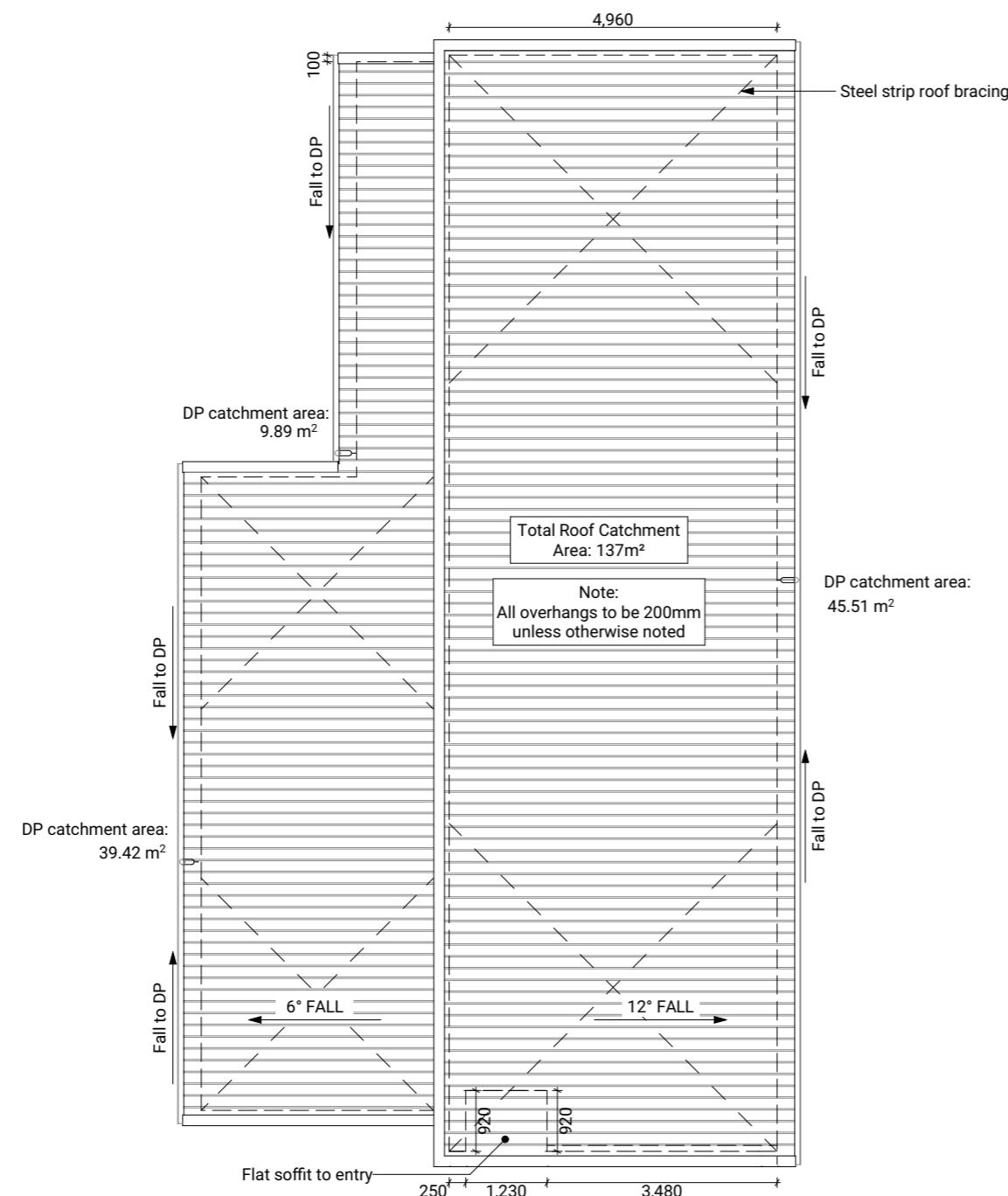
70x45 Purlins (up to VH)

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 12
Ōkato School Development

Client: Taranaki Iwi Holdings LP
Job No: 24101

Taranaki

admin@primedesigns.co.nz

Date: 4/07/2025

04 528 8405



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Drawing Set: WD

Drawn By: A Samson

Scale:

Drawing Sheet: Roof Plan

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Drawing No:

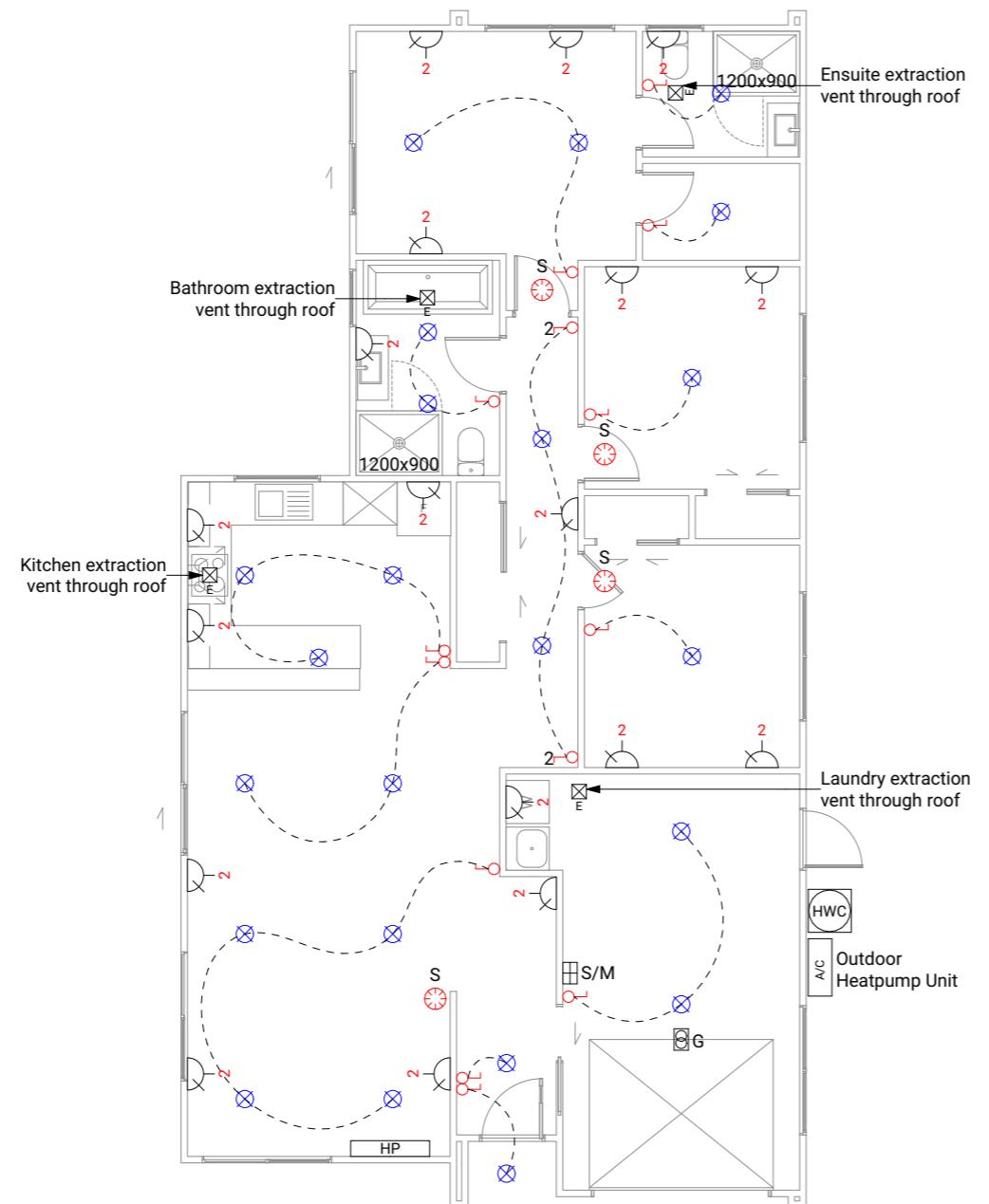
109

Electrical Legend

 S/M	Smart Meter
 G	Garage door motor
 S	Smoke detector
 E	Extractor fan
 P	Power point
 L	Light switch
 DL	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 m ² 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 ² 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.
	Ranghood to be ducted and vented through wall.
	Dryer to be vented separately as per NZBC G4.



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CREATIVE | FUNCTIONAL | ARCHITECTURE

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Drawn By: A Samson

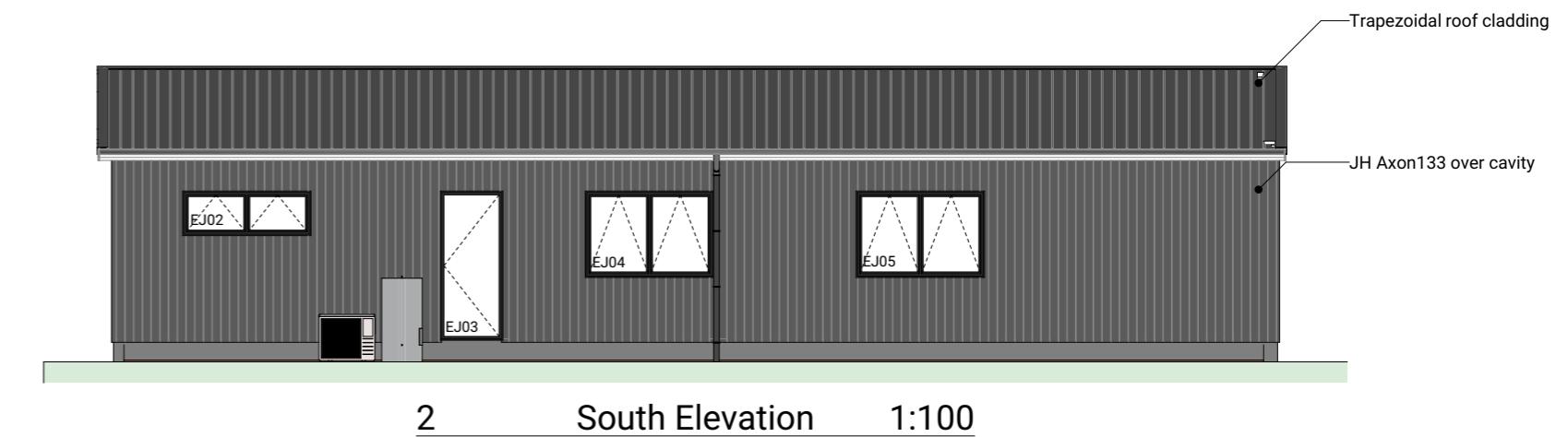
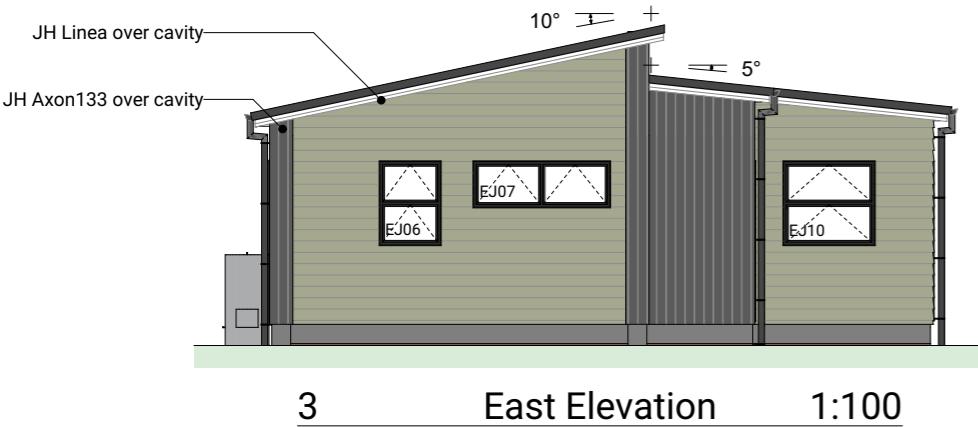
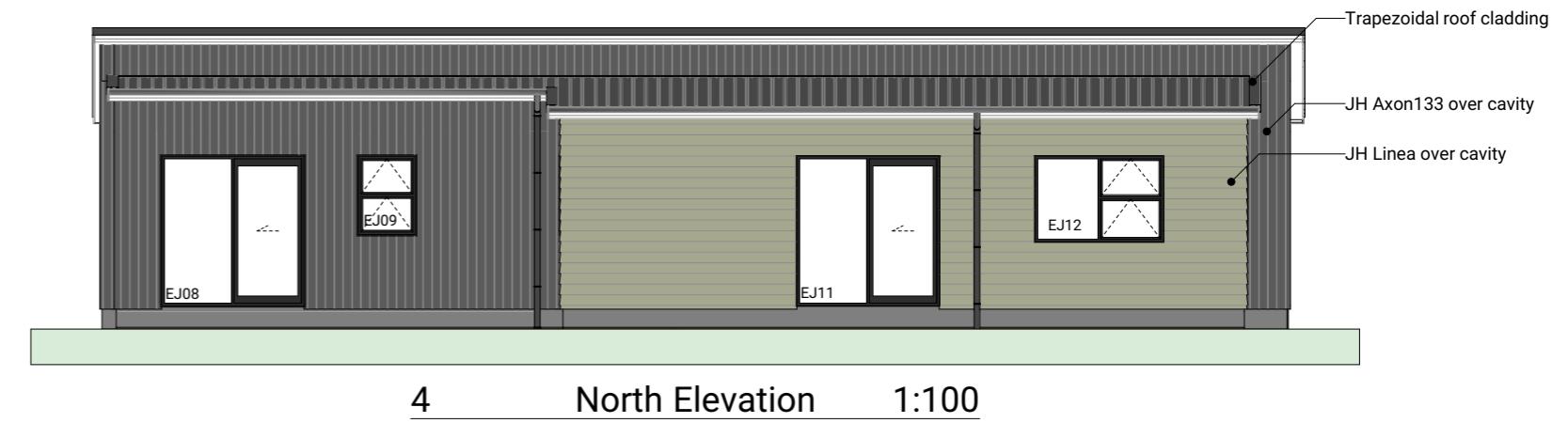
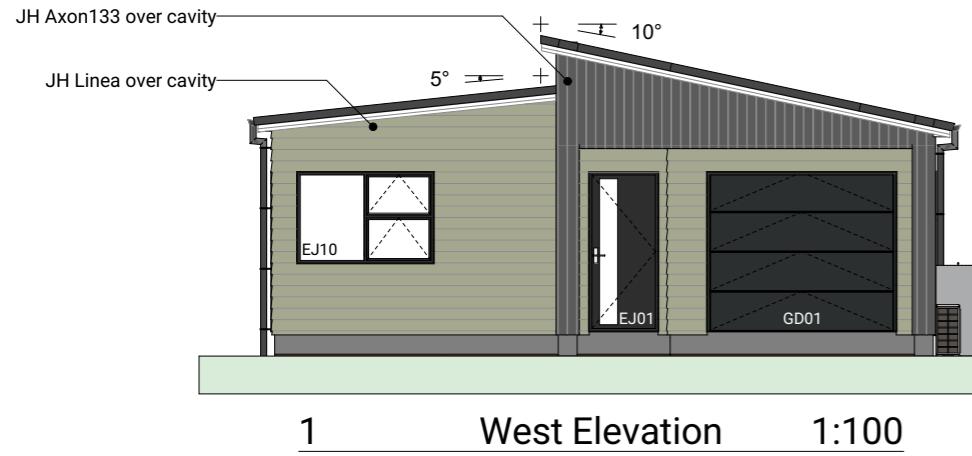
Scale:

Drawing Sheet: Electrical Plan

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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
Ōkato School Development

Client: Taranaki Iwi Holdings LP
Job No: 24101

Taranaki

Date: 4/07/2025

admin@primedesigns.co.nz

04 528 8405



Drawing Set: WD

Drawn By: A Samson

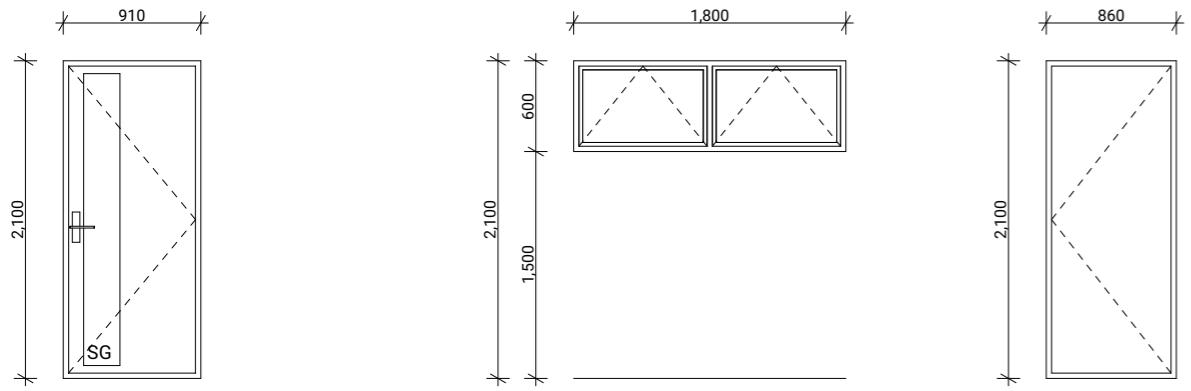
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Drawing Sheet: Elevations

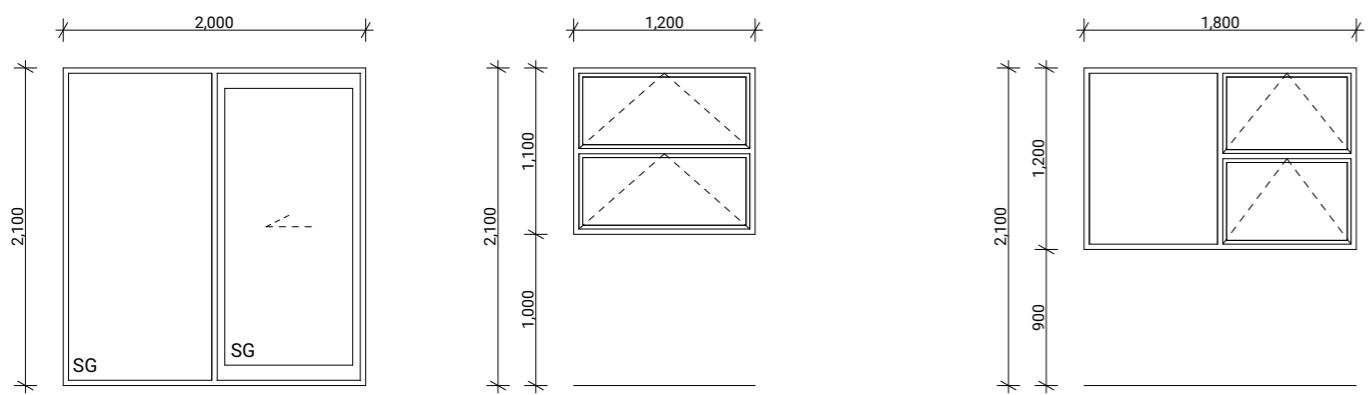
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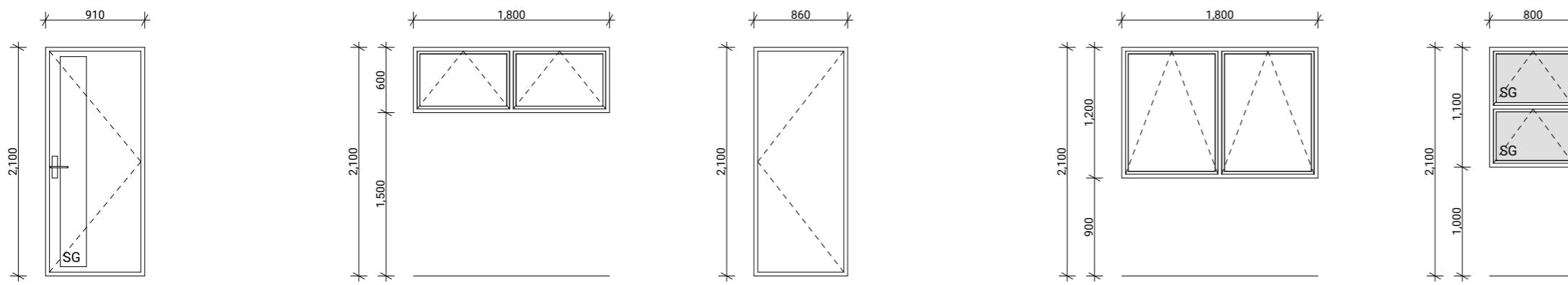
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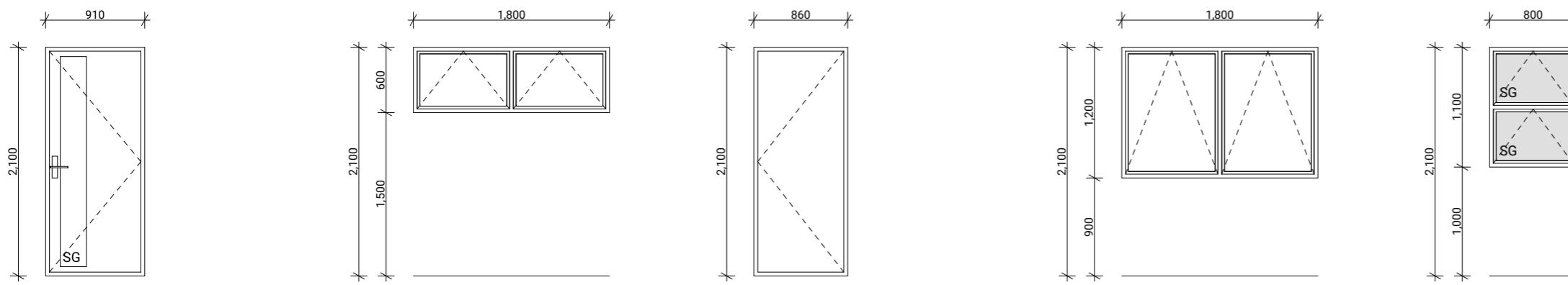
EJ01
Type Entry Door With Fixed Sidelight
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



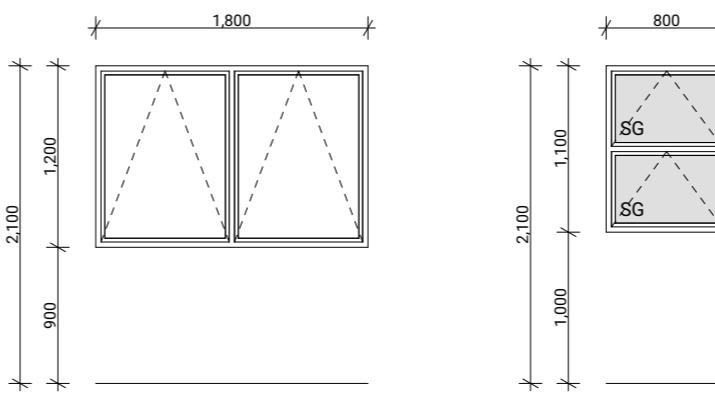
EJ08, EJ11
Type Sliding Door With Fixed Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



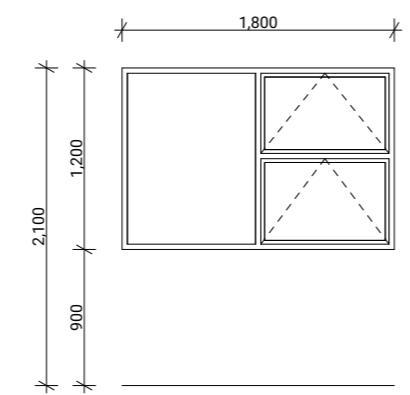
EJ02, EJ07
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E



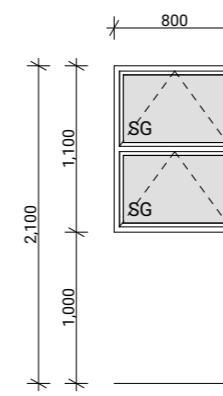
EJ03
Type External Hinged Door
Material Aluminium, Thermally Broken



EJ04, EJ05
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E



EJ12, EJ13
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E

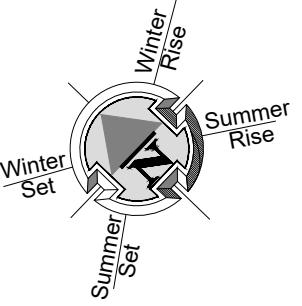
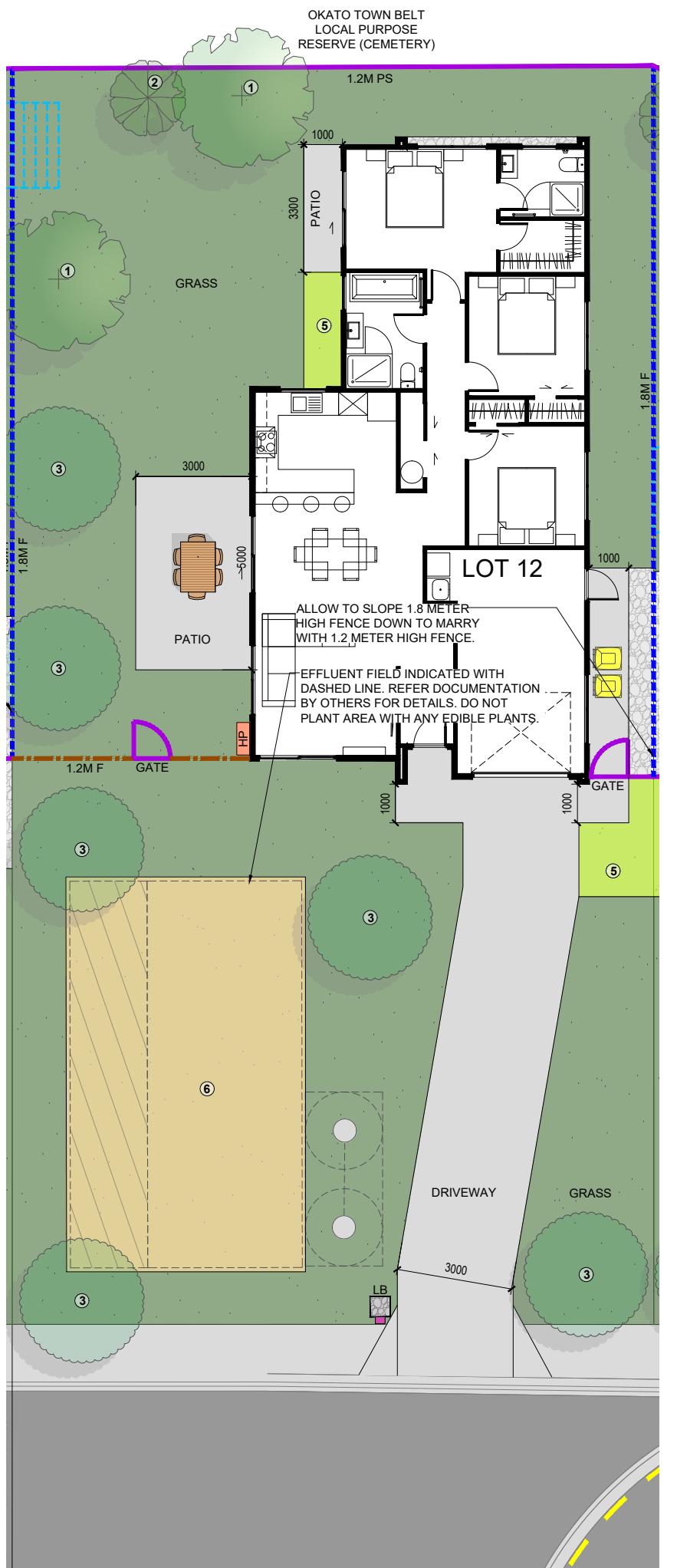


EJ06, EJ09
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Obscured, Grade A Safety

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.

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	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
	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).
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.
IP	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.
EE	WASHING LINE - RETRACTABLE OR FOLD DOWN, FIXED TO FENCE OR POSTS.
LP	LAMP POST REFER DOCUMENTATION BY OTHERS FOR DETAILS
	MANHOLE COVER. SHOWN INDICATIVELY.

The logo for House of Orange Design Limited. It features a white square on the left containing the word 'HOOD' in a bold, black, sans-serif font. To the right of the square, the words 'HOUSE OF ORANGE' are stacked vertically in a large, bold, black font. Below 'HOUSE OF ORANGE', the word 'DESIGN' is written in a slightly smaller, bold, black font. To the right of 'DESIGN', the words 'LIMITED' are written in a smaller, all-caps, black font.

OKATO SCHOOL
OKATO, TARANAKI

FOR COUNCIL

LANDSCAPE PLAN

REV: E	DATE: 25/06/2025	SHEET No.
SCALES (A3): 1:150		L2.12