



# TE KATONGA NUI

LOT NUMBER	HOUSE SIZE	SECTION SIZE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
3	127 SQM	559 SQM	3	2



DELIVERED IN PARTNERSHIP  
WITH KA URUORA

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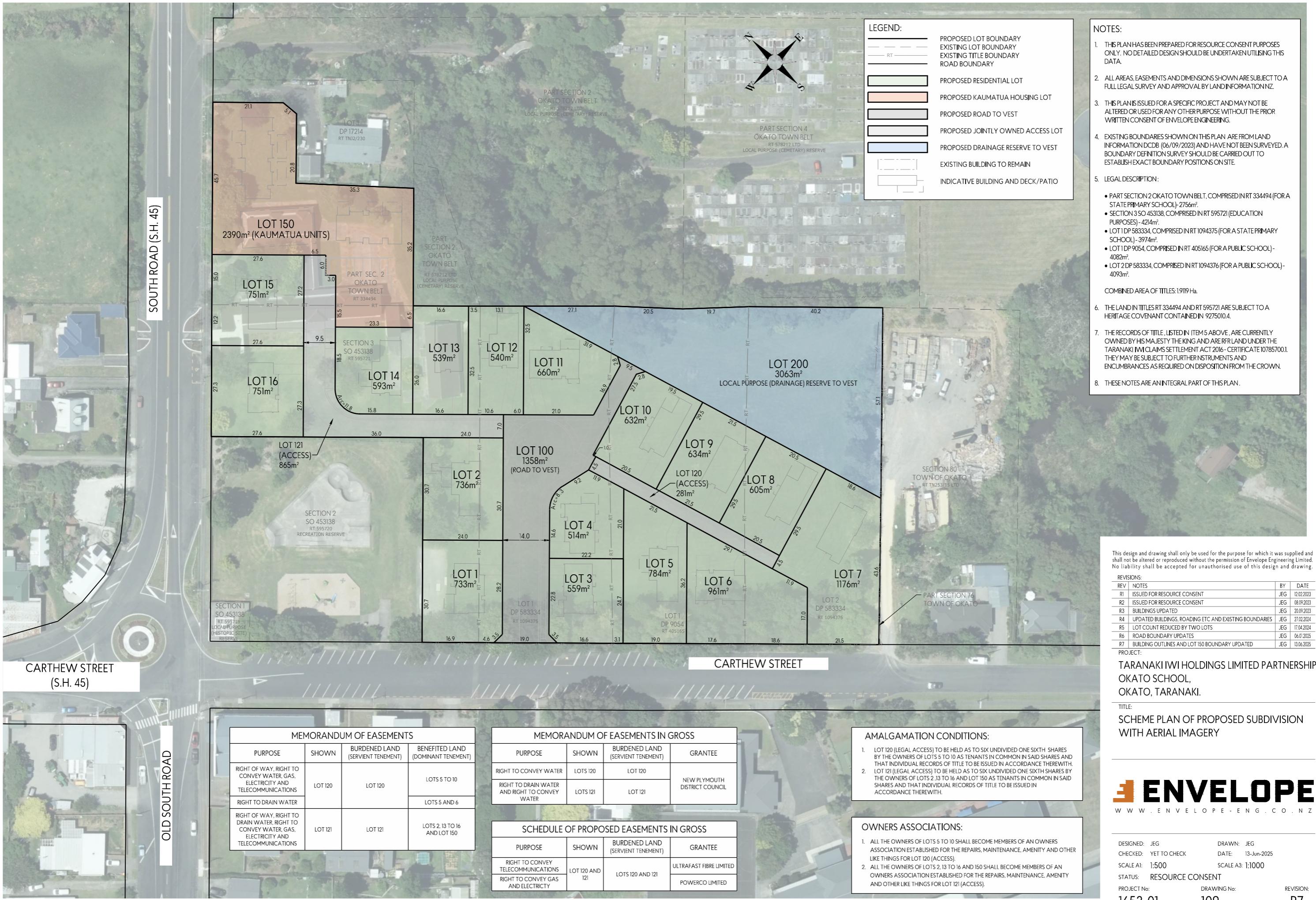


PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT		
Lot / DP Number	Lot 1 DP 58334	Foundation Type	Cupolex Foundation	Wall Cladding Type 1	JH Stria	Flooring Types	Carpet	
Address	Ōkato School Development Taranaki	Stud Height	2.4m	Wall Cladding Type 2	JH Axon 133	Balustrade Type	N/A	
Territorial Authority	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	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	Topographical Survey	Envelope	Site Coverage	173m <sup>2</sup> /31.5%	
Wind Zone	High as per NZS3604	Wall Insulation	90mm Pink Batts Ultra Wall R2.6	Structural Engineer	N/a	Floor Area	127	
Corrosion Zone	C	Ceiling Insulation	275mm Pink Batts Superbatts R7	Geotechnical Engineer	Envelope	Minimum Floor Level (to u/s floor)		
Earthquake Zone	1	Floor Insulation	N/A	Truss Manufacturer	ITM		To NZBC	
		Wet Area Membrane	N/A					

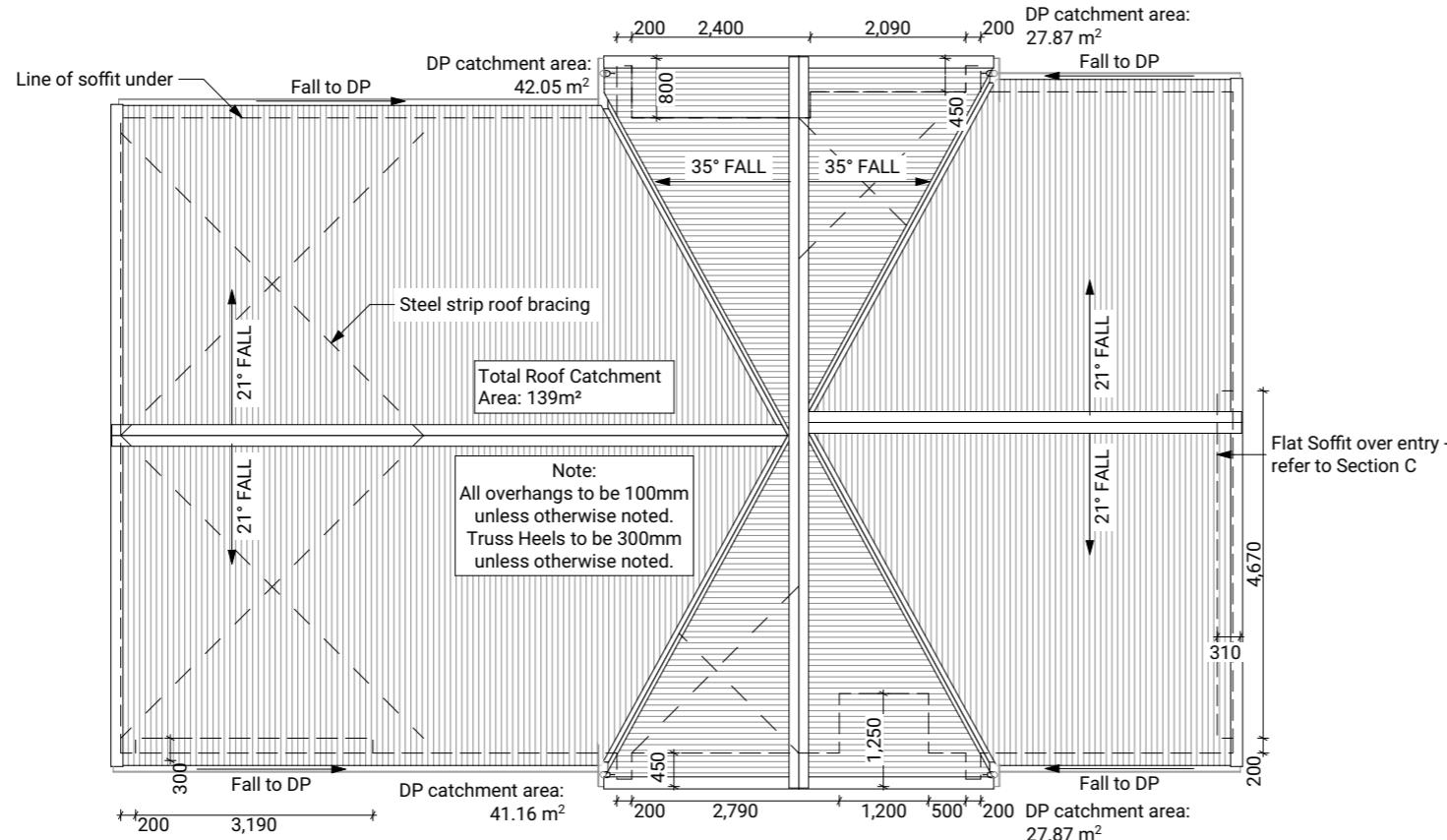


Artistic impression only, not  
to be used for construction

Lot 3	Client: Taranaki Iwi Holdings LP	 Print In Color	 PRIME DESIGNS	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: 4/07/2025			Scale:	
admin@primedesigns.co.nz	04 528 8405			Drawing Sheet: Project Specifications	
	3 Jupiter Grove, Trentham, Upper Hutt				Drawing No: 102







## 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 4880mm<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 @ 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 cloots at 300mm crs. 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**

## Purlins

70x45mm H1.2 SG8 purlins @ 900mm c/s regular spacing & 600mm c/s 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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Ōkato School Development	Job No:	24101			Drawn By:	B Buchanan-Smith	
Taranaki	Date:	4/07/2025			Scale:	1:100	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt			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

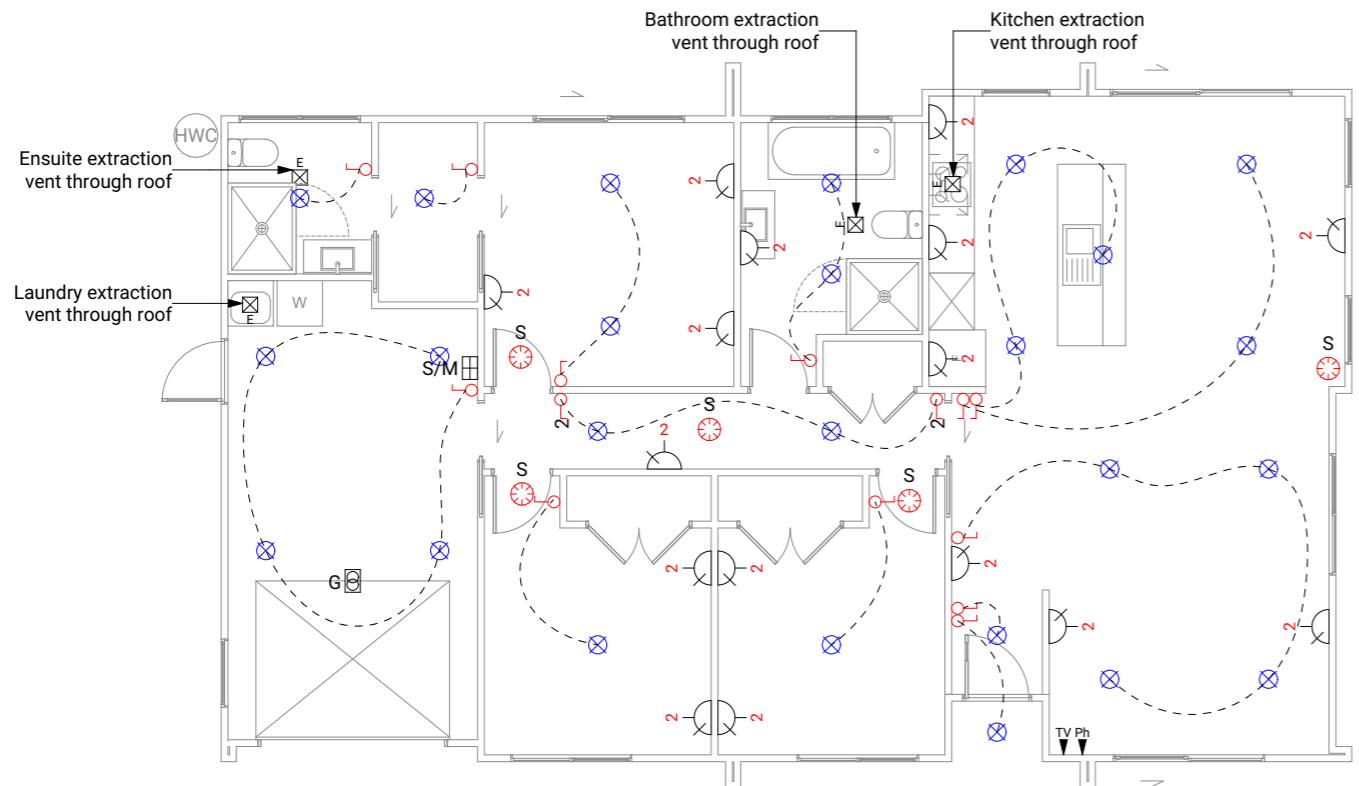
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm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

Rangehood to be ducted and vented through roof.

Dryer to be vented separately as per NZBC G4.

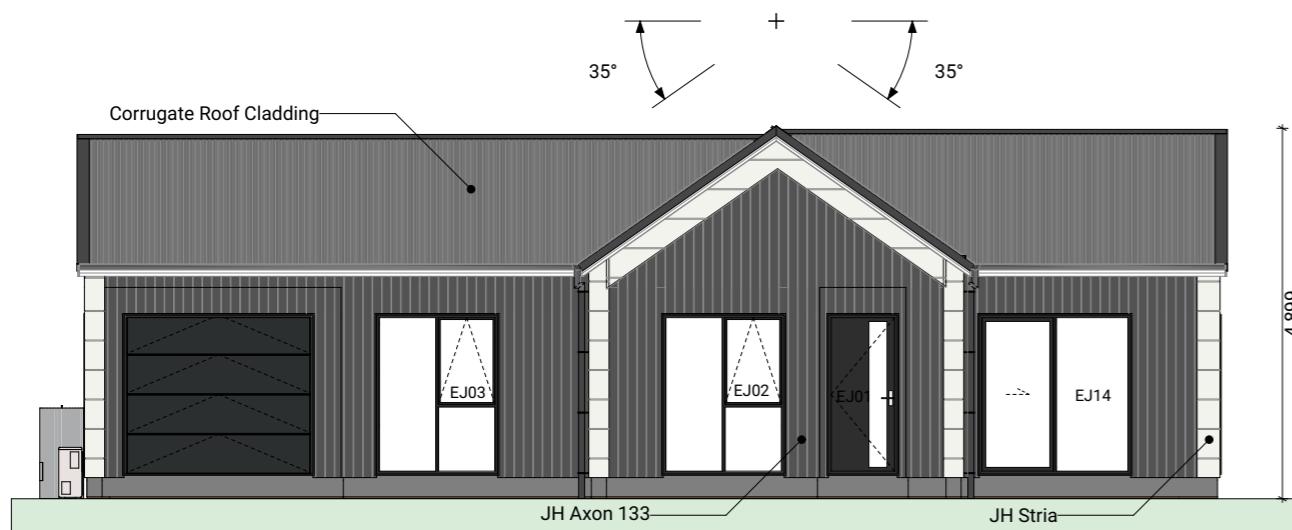


## Electrical Legend

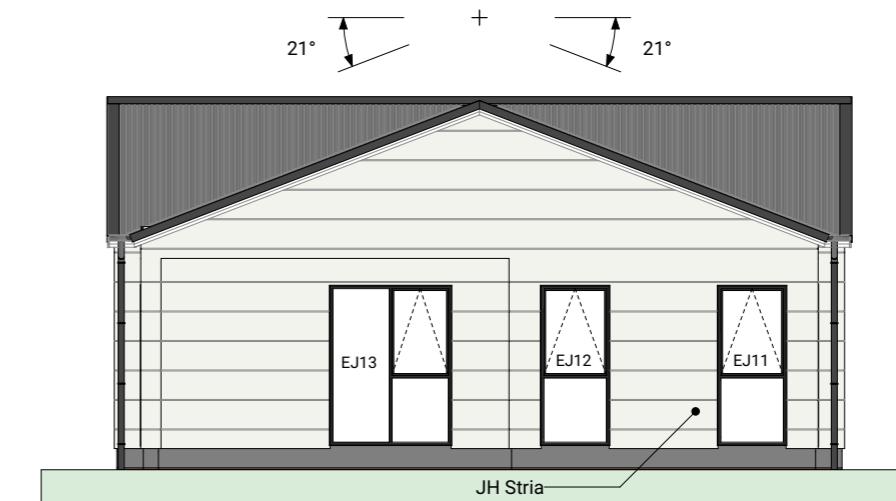
-  S/M Smart Meter
-  G Garage door motor
-  S Smoke detector
-  E Extractor fan
-  2 Power point
-  Ph Phone outlet
-  TV Television outlet
-  2 Light switch
-  2 2 way light switch
-  2 Recessed downlight

Lot 3	Client:	Taranaki Iwi Holdings LP
Ōkato School Development	Job No:	24101
Taranaki	Date:	4/07/2025
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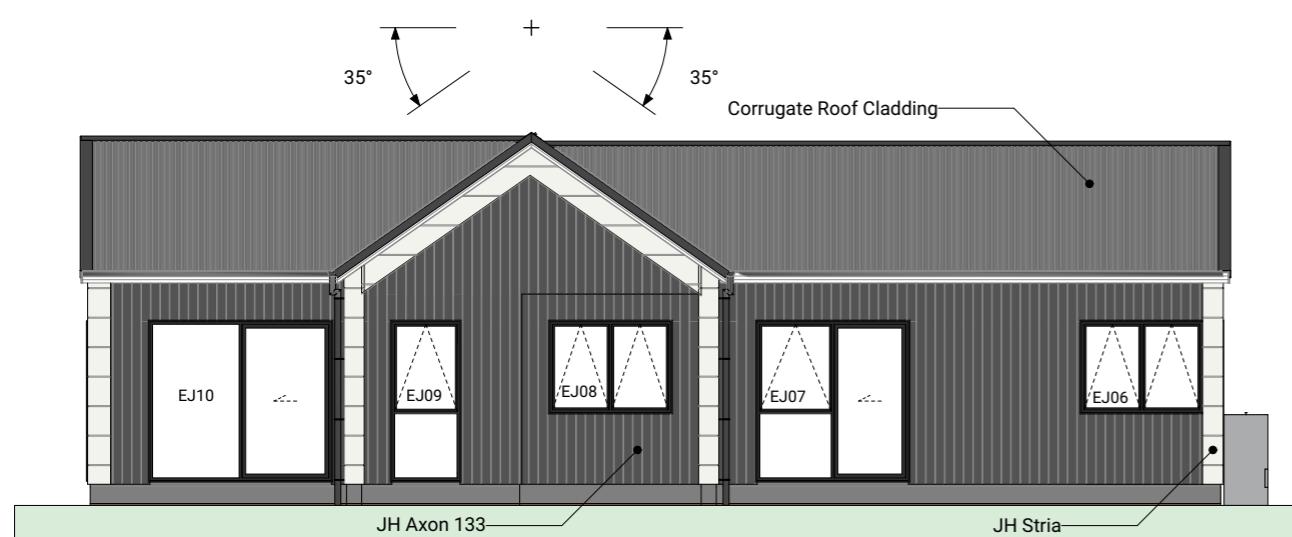
Drawing Set:	Working Drawings	All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work. do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs Wgt Ltd.
Drawn By:	B Buchanan-Smith	
Scale:	1:100	
Drawing Sheet:	Electrical Plan	Drawing No: 114



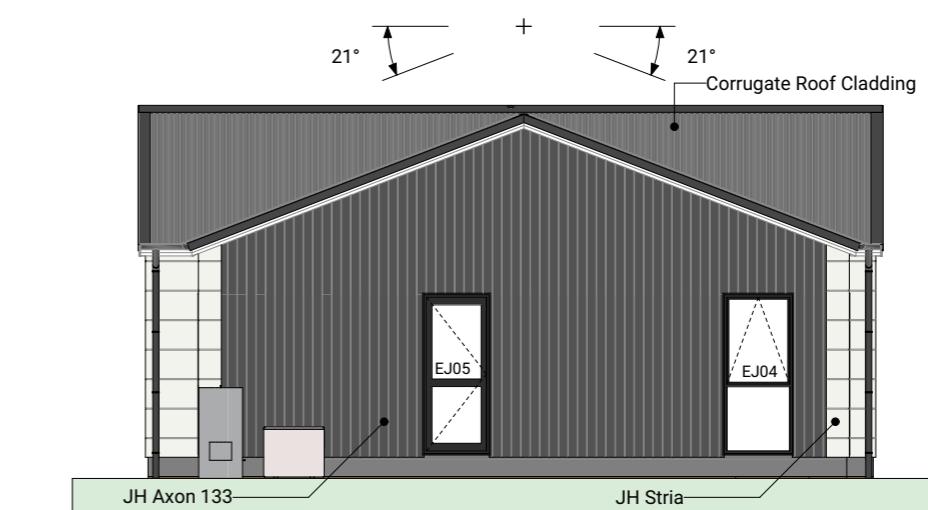
1 01 Elevation 1:100



4 04 Elevation 1:100



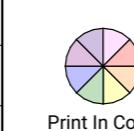
3 03 Elevation 1:100



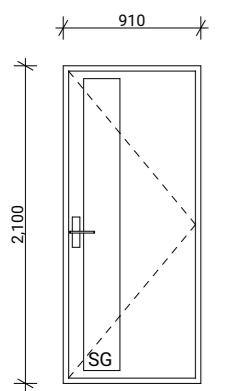
2 02 Elevation 1:100

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

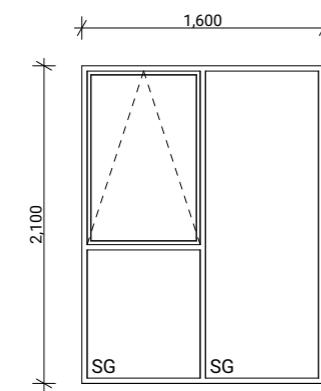
Lot 3	Client:	Taranaki Iwi Holdings LP
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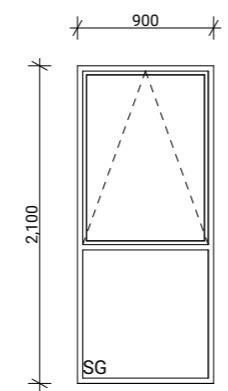
Drawing Set:	Working Drawings	All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work. do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs Wgt Ltd.
Drawn By:	B Buchanan-Smith	
Scale:	1:100	
Drawing Sheet:	Elevations	Drawing No: 301



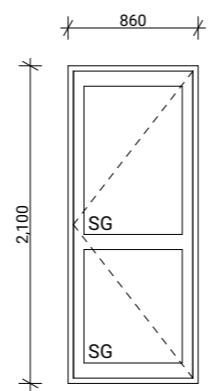
**EJ01**  
Type Entry Door  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety



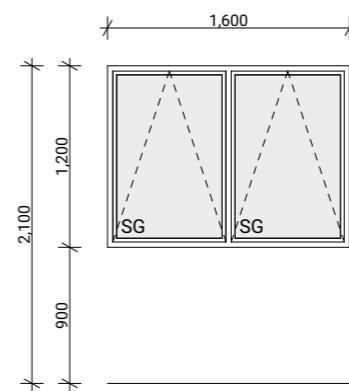
**EJ02, EJ03, EJ13**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety



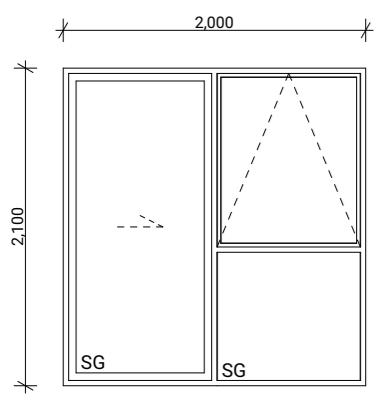
**EJ04, EJ09, EJ11, EJ12**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety



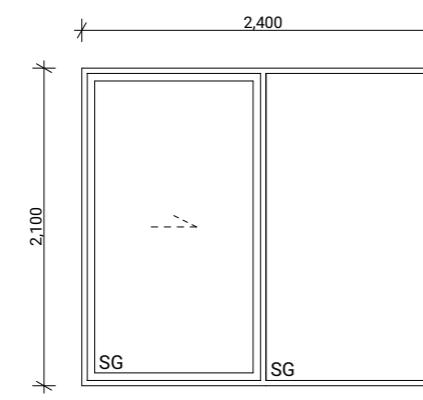
**EJ05**  
Type External Hinged Door  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety



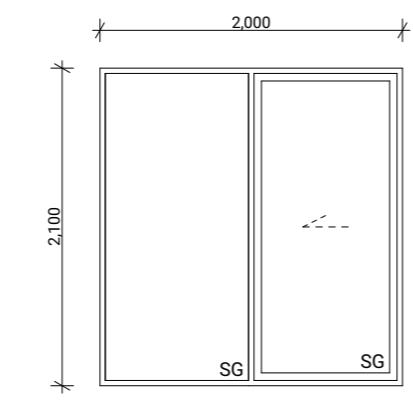
**EJ06, EJ08**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Obscured, Grade A Safety



**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

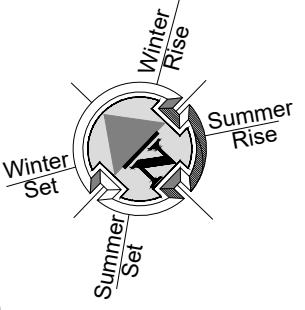
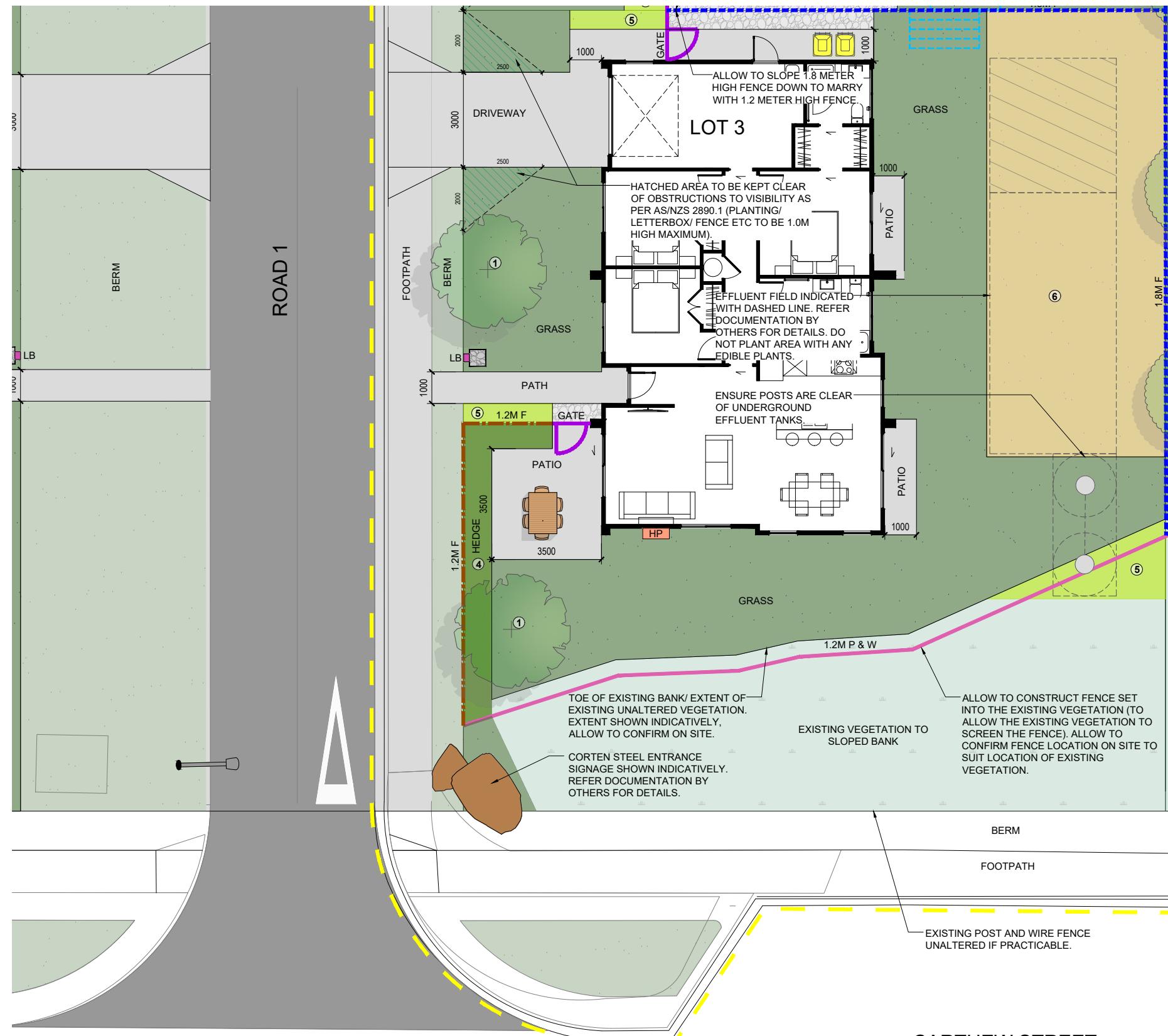


**EJ14**  
Type Sliding Door With Fixed Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety

## 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.

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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.
	HEDGE PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	LOW PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	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.
	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).
	EXTERIOR HEAT PUMP UNIT. REFER ARCHITECTURAL DRAWINGS FOR DETAILS. ELECTRICIAN TO CONFIRM LOCATION ON SITE.
	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 DOCUMENTATION BY OTHERS FOR DETAILS

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## OKATO SCHOOL OKATO, TARANAKI

# FOR COUNCIL LANDSCAPE PLAN

REV: E DATE: 25/06/2025 SHEET No.

SCALES (A3):  
1:150