

# TE KOHA

LOT NUMBER

2

BEDROOMS

3

BATHROOMS

2

HOUSE SIZE (m<sup>2</sup>)

125

SECTION SIZE (m<sup>2</sup>)

437

LOT LOCATION   ROAD 1 FRONTAGE (ACCESS LEG)

IN PARTNERSHIP WITH  
**KA URUORA**

PROUDLY DEVELOPED BY  
 **Raukawa**

TEKOHA-TOKOROA.NZ

PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT	
Lot / DP Number		Foundation Type	Cupolex Foundation System	Wall Cladding Type 1	JH Linea Weatherboards	Flooring Type 1	Carpet
Address	Tokoroa East School Development	Stud Height	2.4m	Wall Cladding Type 2	JH Axon Panel	Flooring Type 2	Vinyl
Territorial Authority	SWDC	Typical Joinery Height	2.1m	Wall Cladding Type 3	N/A	Shower Type	Acyrlic
District Plan Zone	Commercial Zone	Typical Internal Door Height	2m	Roof Cladding	Trapezoidal	Water Heating	HWC
Easements	N/a	Rebated Joinery	N/A	Fascia Type	Metal	Space Heating	Heatpump
Relevant Consent Notices	RC condition 81 of Section 221	Wall Underlay	TBC	CONSULTANTS		SITE/BUILDING INFORMATION	
Resource Consent #	RM230072	Roof Underlay	TBC				
Wind Zone	High	Wall Insulation	90mm R2.2 Pink Batts Wall	Topographical Survey	Envelope	Site Area	436.73m <sup>2</sup>
Corrosion Zone	B	Ceiling Insulation	245mm R6 Pink Batts Superbatts	Structural Engineer	N/A	Site Coverage	125.41m <sup>2</sup> /28.7%
Earthquake Zone	2	Floor Insulation	N/A	Geotechnical Engineer	HDGO Engineer	Floor Area	125m <sup>2</sup>
Liquefaction Zone	N/a	Wet Area Membrane	N/A	Truss Manufacturer	ITM	Minimum Floor Level (to u/s floor)	+330



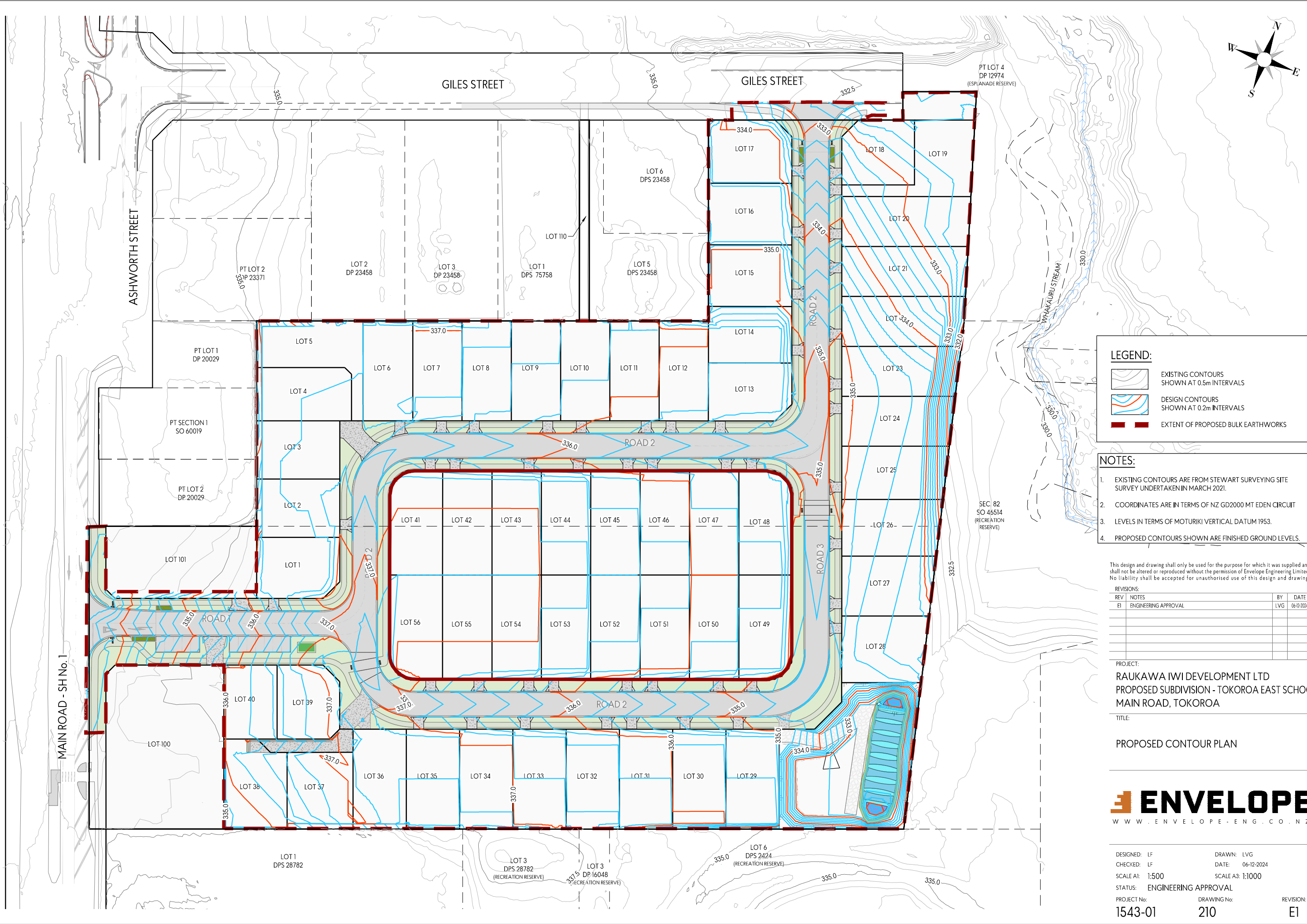
Typology K011		Client: Raukawa Iwi Development Ltd.		 Print In Color		Drawing Set:	Working Drawings	All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.
Lot 2 - Tokoroa East School Development		Job No: 24114				Drawn By:	B Buchanan-Smith	
		Date: 01/07/2025				Scale:		
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Typology K011		Client: Raukawa Iwi Development Ltd.		 Print In Color	 CREATIVE   FUNCTIONAL   ARCHITECTURE	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 New Zealand Limited.	
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Date: 01/07/2025						Scale: 1:1000			
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- LEGEND:**
- EXISTING CONTOURS SHOWN AT 0.5m INTERVALS
  - DESIGN CONTOURS SHOWN AT 0.2m INTERVALS
  - EXTENT OF PROPOSED BULK EARTHWORKS

- NOTES:**
- EXISTING CONTOURS ARE FROM STEWART SURVEYING SITE SURVEY UNDERTAKEN IN MARCH 2021.
  - COORDINATES ARE IN TERMS OF NZ GD2000 MT EDEN CIRCUIT
  - LEVELS IN TERMS OF MOTURIKI VERTICAL DATUM 1953.
  - PROPOSED CONTOURS SHOWN ARE FINISHED GROUND LEVELS.

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REVISIONS:			
REV	NOTES	BY	DATE
E1	ENGINEERING APPROVAL	LVG	06-12-2024

PROJECT:  
RAUKAWA IWI DEVELOPMENT LTD  
PROPOSED SUBDIVISION - TOKOROA EAST SCHOOL  
MAIN ROAD, TOKOROA

TITLE:  
  
PROPOSED CONTOUR PLAN

**ENVELOPE**  
WWW.ENVELOPE-ENG.CO.NZ

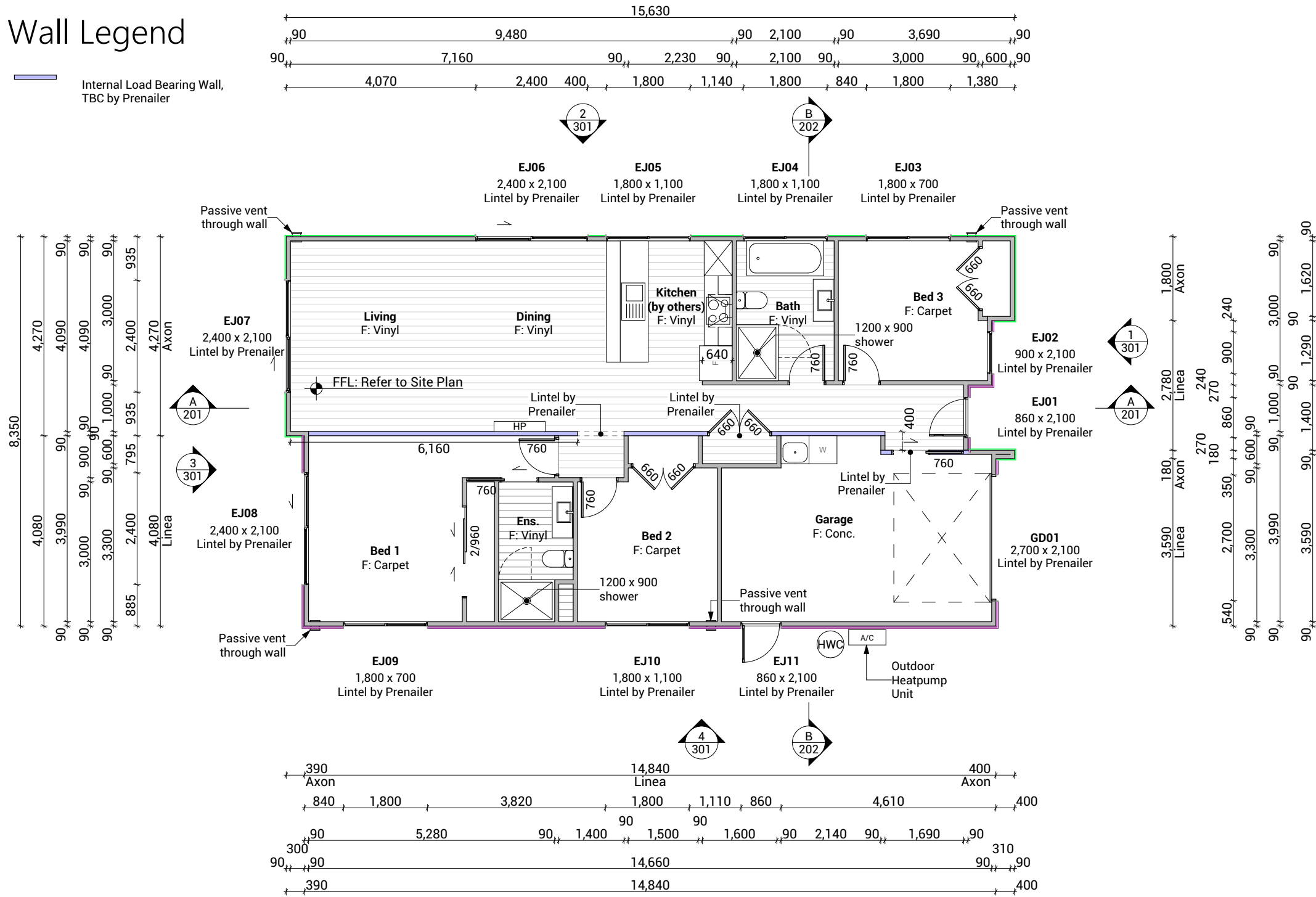
DESIGNED: LF	DRAWN: LVG
CHECKED: LF	DATE: 06-12-2024
SCALE A1: 1:500	SCALE A3: 1:1000
STATUS: ENGINEERING APPROVAL	
PROJECT No: 1543-01	DRAWING No: 210
	REVISION: E1

Cladding Legend

- James Hardie Axon 400
- James Hardie Linea WB

Wall Legend

- Internal Load Bearing Wall, TBC by Prenailer



Floor Plan Notes

Walls

Wall framing general

Additional 140x35mm top plate to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims  
Wall framing height to be 2455mm 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.

Wall framing

Load bearing wall framing and 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"

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

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 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 Axon Panel over 20mm cavity

James Hardie Axon Panel 133 Smooth - Grooves 10mm wide x 2.25mm deep @ 133mm crs. Axon Panel over 45x18mm H3.1 timber cavity battens spaced @ 600ctrs. 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

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.

Slip resistance

Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC:D1/AS1 Access.

Interior Fit-out

Internal doors

All internal door leaf widths as noted on floor plan, all heights 1980mm unless otherwise noted

Passive Ventilation

Passive ventilation to be provided to habitable spaces (living area and bedrooms) in the form of Manrose Puro through wall passive vent kit (non filtered). 3000mm<sup>2</sup> effective aerodynamic area per vent. Install in locations shown on floor plan.

Total Floor Area	125
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Space	Glazing (NZBC G7)		Ventilation (NZBC G4)	
	Floor Area	Glazing Area	Glazing%	Ventilation Area
Living Space	38.01m <sup>2</sup>	12.06m <sup>2</sup>	31.73%	2.43m <sup>2</sup>
Bed 1	14.95m <sup>2</sup>	6.3m <sup>2</sup>	42.14%	1.3425m <sup>2</sup>
Bed 2	9.57m <sup>2</sup>	1.98m <sup>2</sup>	20.69%	0.935m <sup>2</sup>
Bed 3	9.26m <sup>2</sup>	3.15m <sup>2</sup>	20.69%	1.18m <sup>2</sup>

Typology K011 Client: Raukawa Iwi Development Ltd.

Lot 2 - Tokoroa East School Development Job No: 24114

Date: 01/07/2025

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Print In Color



Drawing Set: Working Drawings

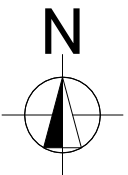
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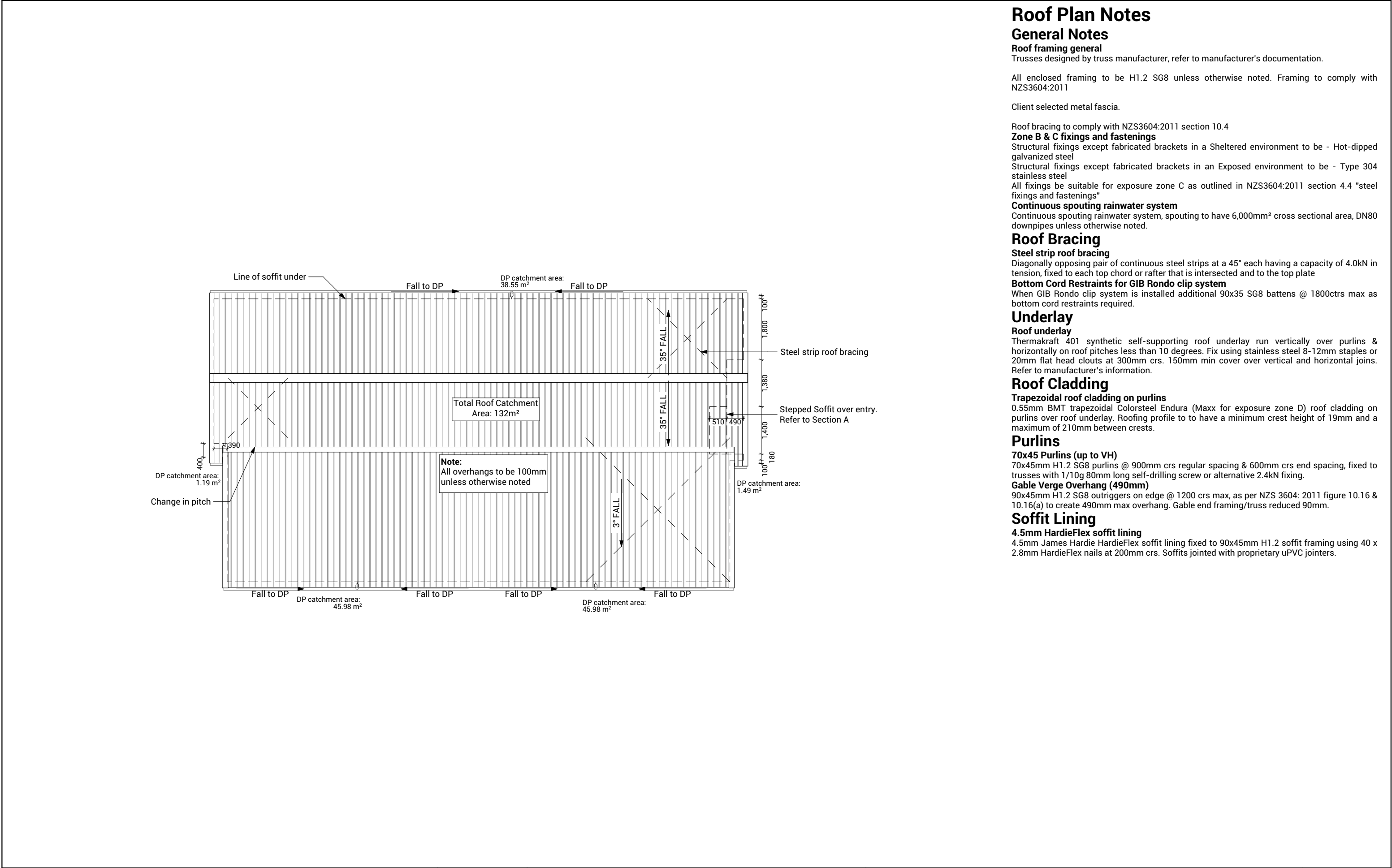
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Drawing Sheet: Floor Plan

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Drawing No: 107





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 6,000mm² 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 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 crs. 150mm min cover over vertical and horizontal joints. Refer to manufacturer’s information.

Roof Cladding

**Trapezoidal roof cladding on purlins**  
0.55mm BMT trapezoidal Colorsteel Endura (Maxx for exposure zone D) roof cladding on purlins over roof underlay. Roofing profile to 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 crs regular spacing & 600mm crs end spacing, fixed to trusses with 1/10g 80mm long self-drilling screw or alternative 2.4kN fixing.  
**Gable Verge Overhang (490mm)**  
90x45mm H1.2 SG8 outriggers on edge @ 1200 crs max, as per NZS 3604: 2011 figure 10.16 & 10.16(a) to create 490mm max overhang. Gable end framing/truss reduced 90mm.


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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Electrical Legend

- 


S/M

Smart Meter
- 


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
Garage door motor
- 

S


Smoke detector
- 

E


Extractor fan
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
Power point
- 

Ph


Phone outlet
- 


TV

Television outlet
- 


Light switch
- 

2

Two way light switch
- 

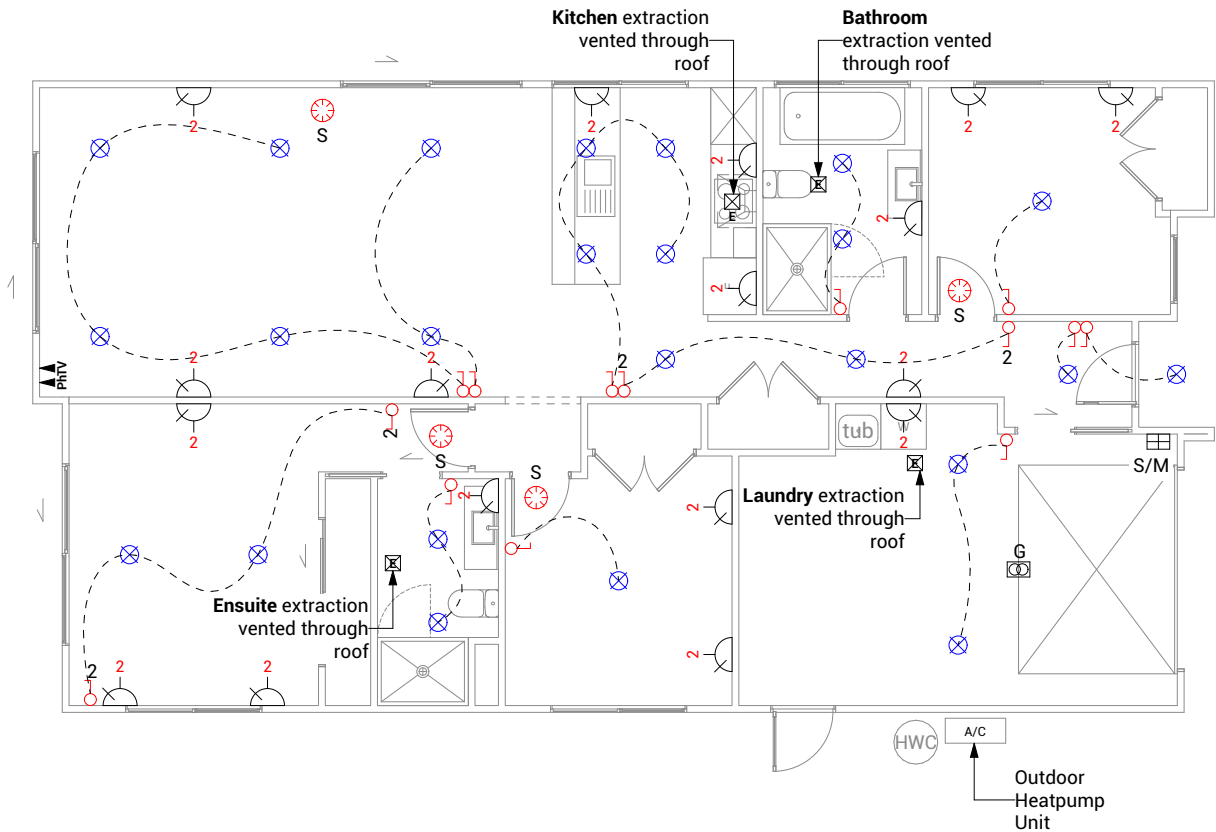
Recessed downlight
- 

HWC

External HWC
- 

A/C

Outdoor heatpump unit



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 seperately as per NZBC G4.

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Lot 2 - Tokoroa East School Development Job No: 24114 Date: 01/07/2025

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Print In Color



Drawing Set: Working Drawings

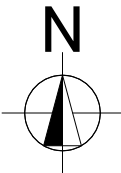
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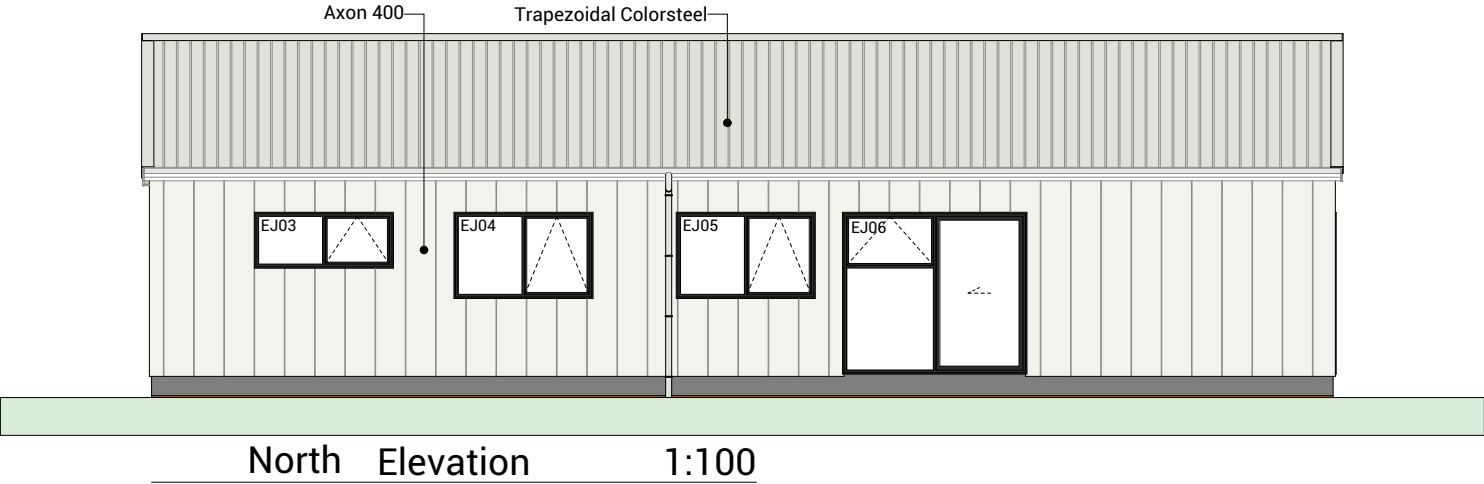
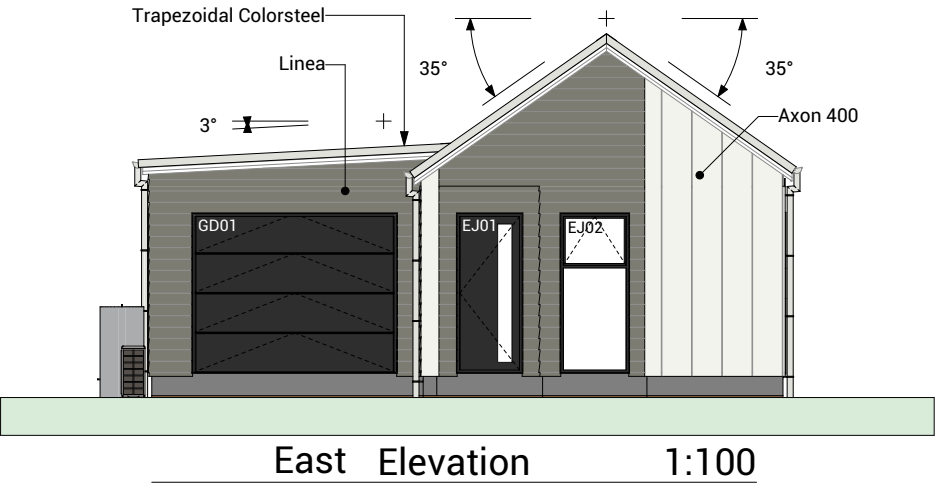
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Drawing Sheet: Electrical Plan

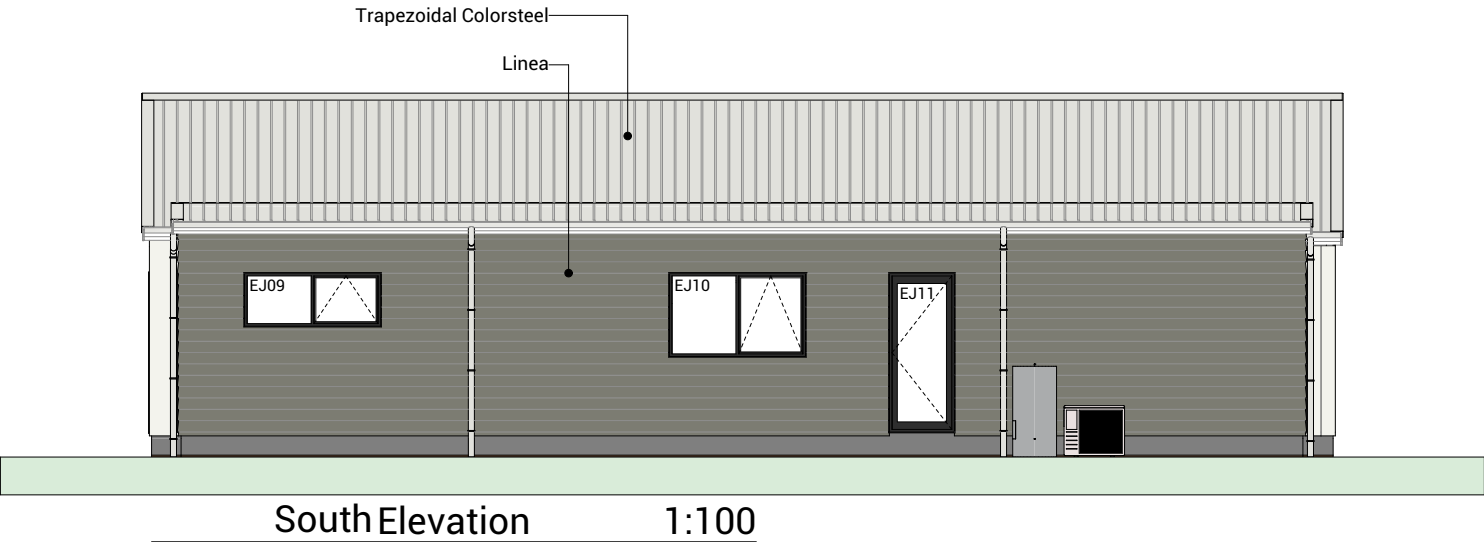
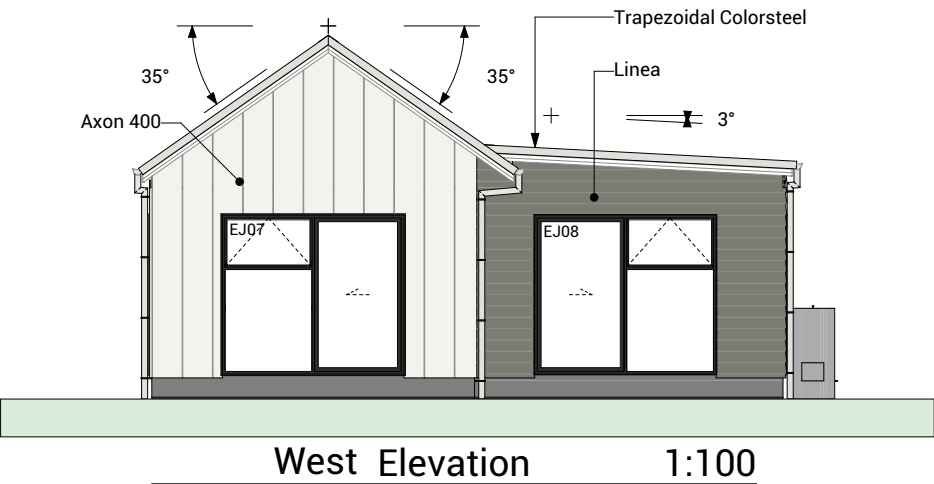
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Drawing No: 112





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	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		12



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Drawing Set: Working Drawings

Drawn By: B Buchanan-Smith

Scale: 1:100

Drawing Sheet: Elevations

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Drawing No: 301



**EJ01**

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

**EJ02**

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

**EJ03, EJ09**

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

**EJ04**

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

**EJ05**

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

**EJ06, EJ07**

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

**EJ08**

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

**EJ10**

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

**EJ11**

Type	External Hinged Door
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.



REFER DOCUMENTATION BY OTHERS FOR DETAILS OF ANY BARRIERS TO PREVENT FALLING, INCLUDING LOCATION AND CONSTRUCTION DETAILS.

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**FOR COUNCIL**  
LANDSCAPE PLAN

SHEET No.
-----------

L1.02

