

8 TE KOHA

LOT NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE (m ²)	SECTION SIZE (m ²)
7	3 + OFFICE	2	126	444

LOT LOCATION ROAD 1 FRONTAGE

IN PARTNERSHIP WITH

KA URUORA

PROUDLY DEVELOPED BY

 **Raukawa**

TEKOHA-TOKOROA.NZ

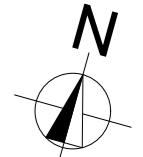
PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT	
Lot / DP Number	Part lot 15 DP 3320, Part lot 13&14 DP8320, Lot 7&8 DPS 23458	Foundation Type	Cupolex Ecodome slab (refer to manufacturer's drawings)	Wall Cladding Type 1	Brick	Flooring Types	Carpet/Vinyl Plank
Address	Lot 7 - Tokoroa East Primary School Development	Stud Height	2.465 m	Wall Cladding Type 2	Axon400	Balustrade Type	N/A
Territorial Authority	SWDC	Typical Joinery Height	2m	Wall Cladding Type 3	N/a	Shower Type	Acrylic shower liner and tray
District Plan Zone	Commercial Zone	Typical Internal Door Height	2m	Roof Cladding	Trapezoidal roof cladding	Water Heating	Outdoor HWC
Easements	N/a	Rebated Joinery	N/A	Fascia Type	Metal	Space Heating	Outdoor heatpump
Relevant Consent Notices				CONSULTANTS		SITE/BUILDING INFORMATION	
Resource Consent #	RM230072	TBC	Thermakraft WaterGate Plus	Topographical Survey	Envelope Engineering	Site Coverage	444.6m ² /31.4%
Wind Zone	High	Wall Underlay	Thermakraft Covertek 401	Structural Engineer	N/a	Floor Area	126m ²
Corrosion Zone	B	Roof Underlay	90mm R2.4 Pink Batts Classic Wall	Geotechnical Engineer	HDGO Engineer	Minimum Floor Level <small>(to u/s floor)</small>	To NZS3604:2011 (to 1953 Wellington Datum)
Earthquake Zone	2	Ceiling Insulation	195mm R4 Pink Batts Classic Ceiling	N/a	ITM		
Liquefaction Zone	N/a	Floor Insulation		Truss Manufacturer			
		Wet Area Membrane					



Artistic impression only, not to be used for construction.

Proposed Dwelling - K01	Client: Raukawa Iwi Development Ltd.	 PRIME DESIGNS CREATIVE FUNCTIONAL ARCHITECTURE	Drawing Set: Working Drawing	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 7 - Tokoroa East Primary	Job No: 24114 - K01		Drawn By: A Samson	
School Development	Date: 26/06/2025		Scale:	
admin@primedesigns.co.nz	04 528 8405		Drawing Sheet: Project Specifications	
				Drawing No: 102



Proposed Dwelling - K01	Client: Raukawa Iwi Development Ltd.	 Print In Color	PRIME DESIGNS CREATIVE FUNCTIONAL ARCHITECTURE	Drawing Set: Working Drawing	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 7 - Tokoroa East Primary School Development	Job No: 24114 - K01			Drawn By: A Samson		
	Date: 26/06/2025			Scale: 1:1000		
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet: Site Location Plan		Drawing No: 103

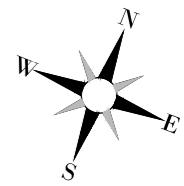
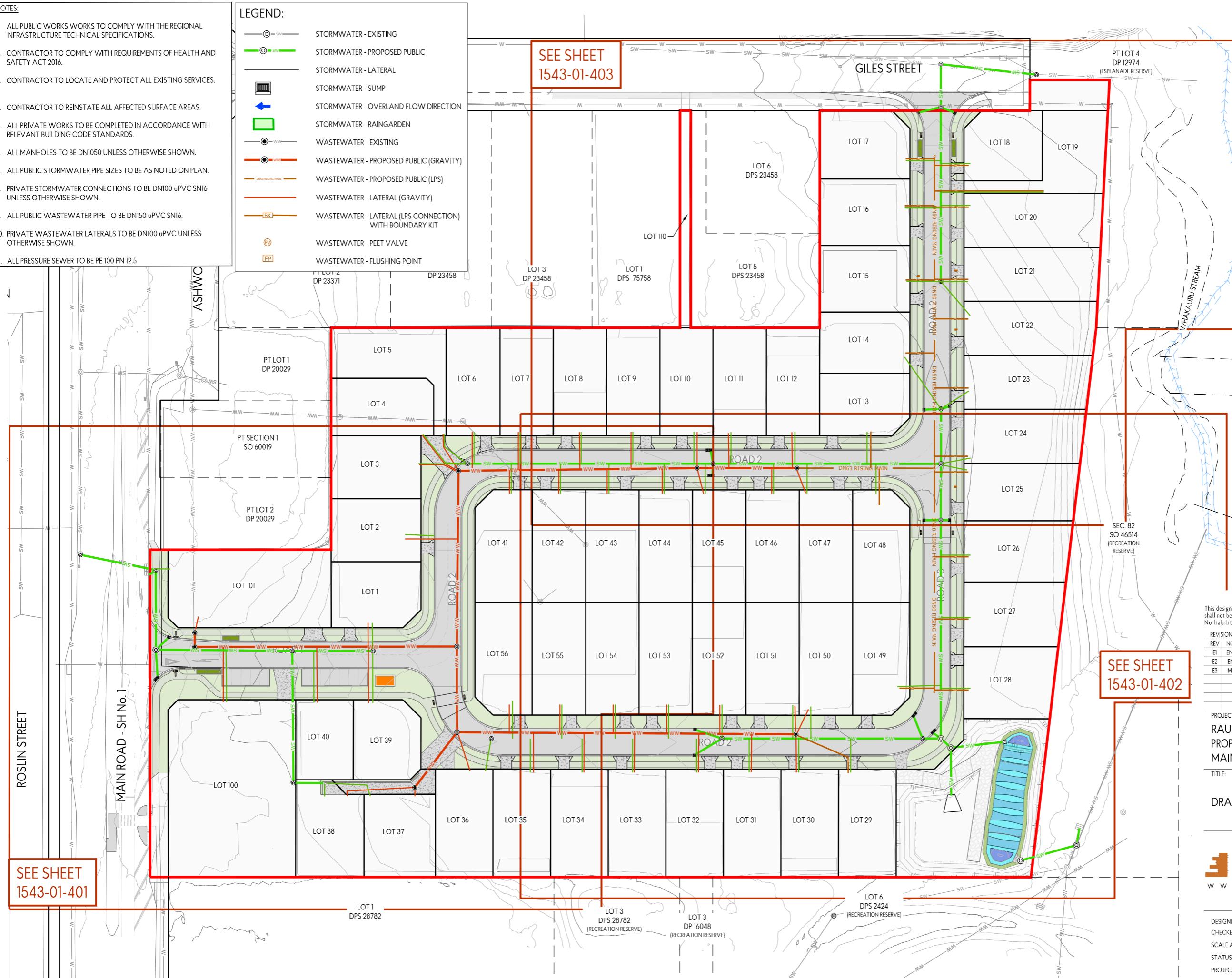
NOTES:

1. ALL PUBLIC WORKS WORKS TO COMPLY WITH THE REGIONAL INFRASTRUCTURE TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF HEALTH AND SAFETY ACT 2016.
3. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES.
4. CONTRACTOR TO REINSTATE ALL AFFECTED SURFACE AREAS.
5. ALL PRIVATE WORKS TO BE COMPLETED IN ACCORDANCE WITH RELEVANT BUILDING CODE STANDARDS.
6. ALL MANHOLES TO BE DNI050 UNLESS OTHERWISE SHOWN.
7. ALL PUBLIC STORMWATER PIPE SIZES TO BE AS NOTED ON PLAN.
8. PRIVATE STORMWATER CONNECTIONS TO BE DNI100 uPVC SNI6 UNLESS OTHERWISE SHOWN.
9. ALL PUBLIC WASTEWATER PIPE TO BE DNI150 uPVC SNI6.
10. PRIVATE WASTEWATER LATERALS TO BE DNI100 uPVC UNLESS OTHERWISE SHOWN.
11. ALL PRESSURE SEWER TO BE PE 100 PN 12.5

LEGEND:

- STORMWATER - EXISTING
- STORMWATER - PROPOSED PUBLIC
- STORMWATER - LATERAL
- STORMWATER - SUMP
- STORMWATER - OVERLAND FLOW DIRECTION
- STORMWATER - RAINGARDEN
- WASTEWATER - EXISTING
- WASTEWATER - PROPOSED PUBLIC (GRAVITY)
- WASTEWATER - PROPOSED PUBLIC (LPS)
- WASTEWATER - LATERAL (GRAVITY)
- WASTEWATER - LATERAL (LPS CONNECTION) WITH BOUNDARY KIT
- WASTEWATER - PEET VALVE
- WASTEWATER - FLUSHING POINT

SEE SHEET
1543-01-403



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REVISIONS:

REV	NOTES	BY	DATE
E1	ENGINEERING APPROVAL	LVG	06-12-2024
E2	ENGINEERING APPROVAL	LVG	21-01-2025
E3	MINOR ADJUSTMENTS	LVG	2025-02-08

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

TITLE:

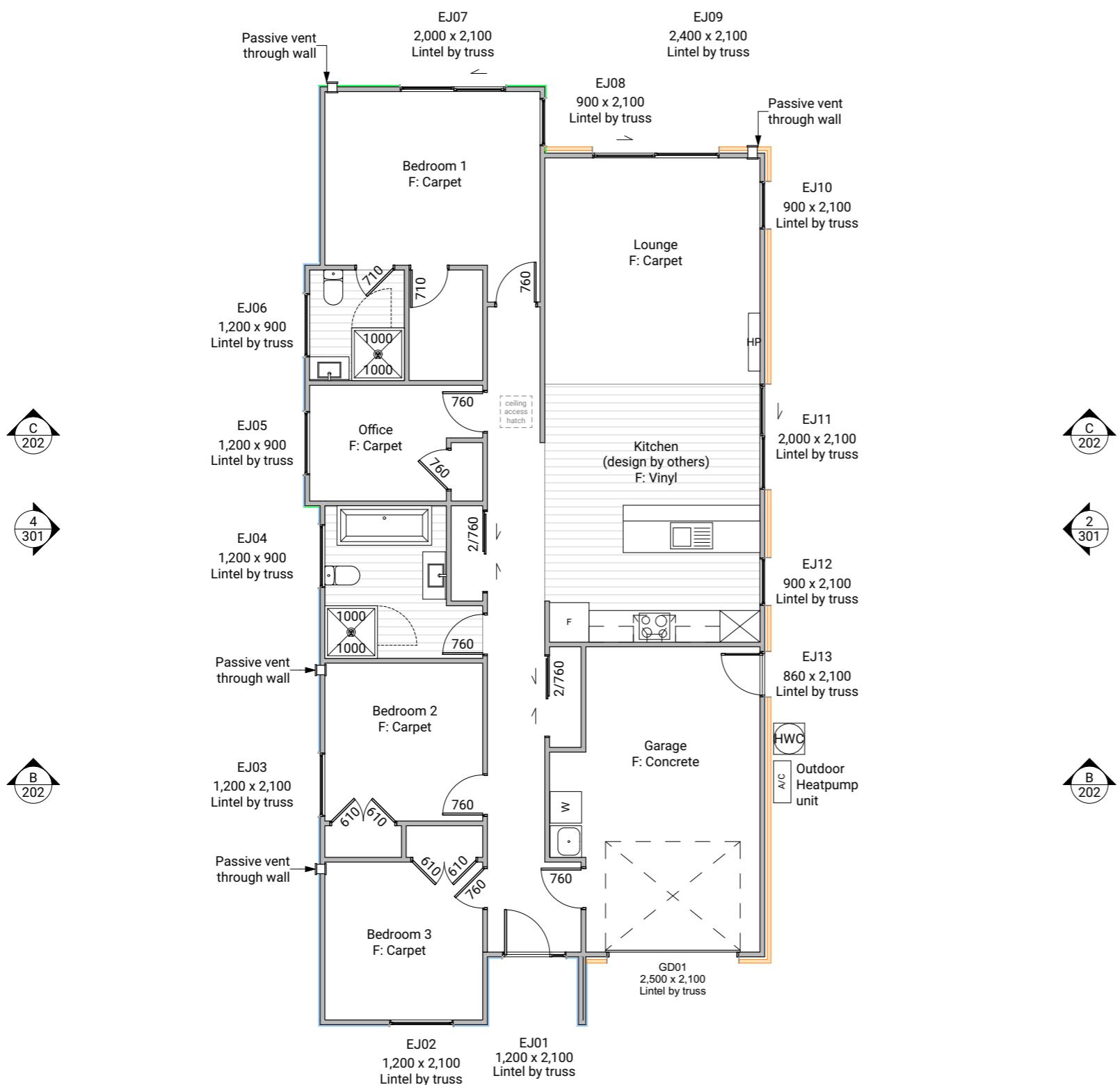
DRAINAGE LAYOUT PLAN

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: LVG DRAWN: LVG
CHECKED: LF DATE: 21-01-2025
SCALE A1: 1:500 SCALE A3: 1:1000
STATUS: ENGINEERING APPROVAL
PROJECT No: 1543-01 DRAWING No: 400
REVISION: E3

Cladding Legend

- Brick
- Axon400



Floor Area	
Total Floor Area	126m ²

Proposed Dwelling - K01	Client: Raukawa Iwi Development Ltd.
Lot 7 - Tokoroa East Primary	Job No: 24114 - K01
School Development	Date: 26/06/2025
admin@primedesigns.co.nz	04 528 8405

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 ctrs 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.
Where lintels are noted "SED lintels", refer to engineer's documentation for lintel sizes and fixings.

Ground Floor wall framing
Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm ctrs to NZS3604:2011
Non-Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm ctrs to NZS3604:2011

90x45 dwangs spaced at 800mm ctrs. 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 ctrs 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 ctrs

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 R2.4 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

195mm thick R4 Pink batts Ultra ceiling insulation, ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

James Hardie Axon Panel over 20mm cavity
James Hardie Axon Panel 400 Smooth (cladding weight: 13kg/m³) - Grooves 10mm wide x 2.25mm deep @ 400mm ctrs. 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.

Brick veneer over cavity
70 series brick veneer, over 50mm drained cavity and wall underlay (Cladding weight: 11.135kg/m²). EH wall ties @ 400mm ctrs vertically and 600mm ctrs horizontally, refer to specification. Dwangs @ 800ctrs.

Acoustic Requirement
Minimum acoustic insulation as per NDY Noise Intrusion Assessment to meet the requirements of Resource Consent Condition 16.
Non-glazed walls to be 90mm studs with 90mm insulation and 10mm plasterboard, minimum cladding density 7.5kg/m².
Glazed areas to be 4mm glass/8mm air gap/4mm glass minimum.

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 ctrs 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

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), 3000mm² effective aerodynamic area per vent. Install in locations shown on floor plan.

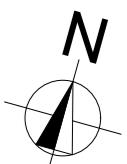
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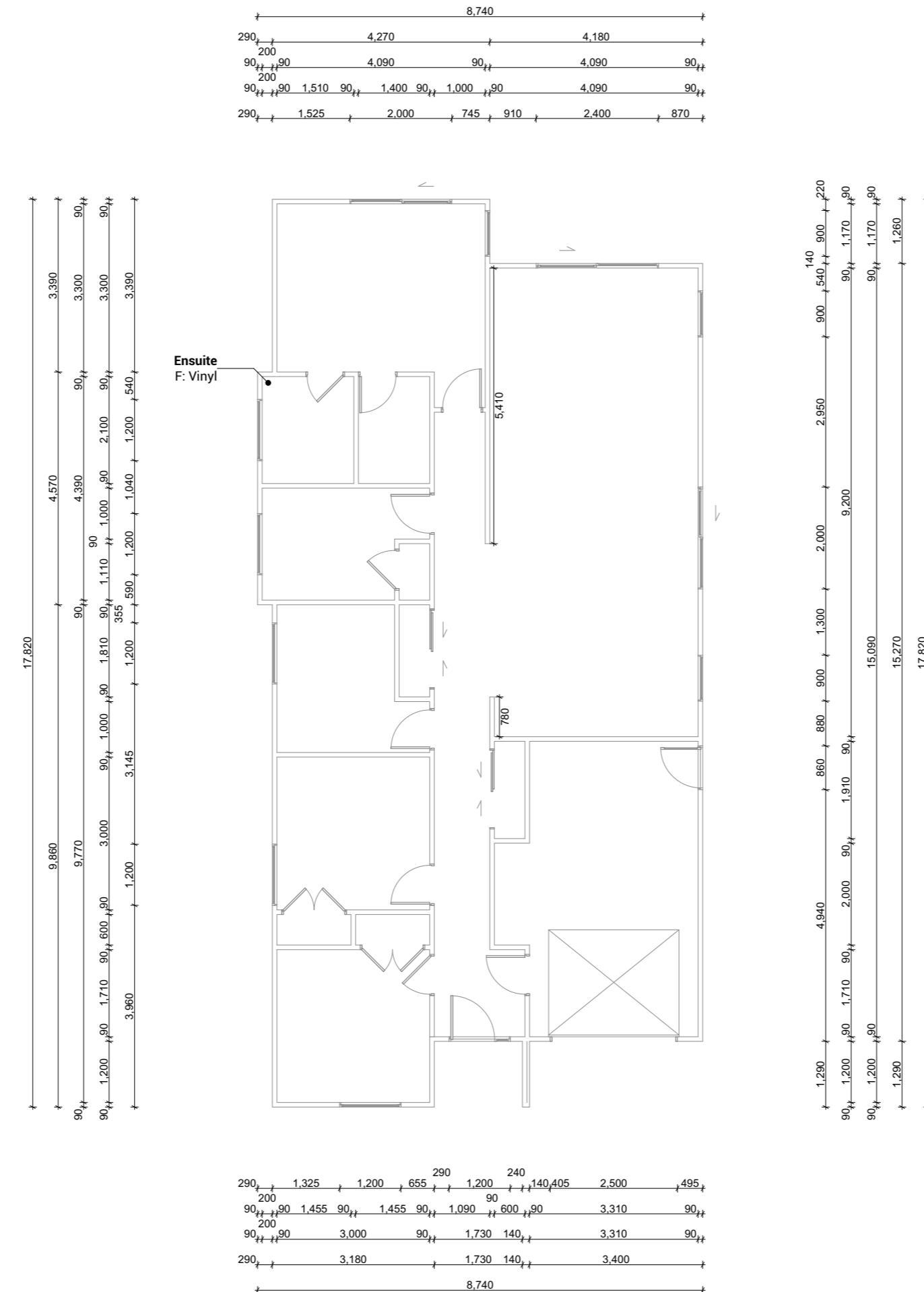
Drawn By: **A Samson**

Scale: **1:100**

Drawing Sheet: **Floor Plan**

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Proposed Dwelling - K01	Client:	Raukawa Iwi Development
Lot 7 - Tokoroa East Primary School Development	Job No:	24114 - K
	Date:	27/01/2024
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove



Print In Color



Drawing Set:	Working Drawing	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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Scale:	1:100	
Drawing Sheet:	Dimension Plan	Drawing No: 109

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

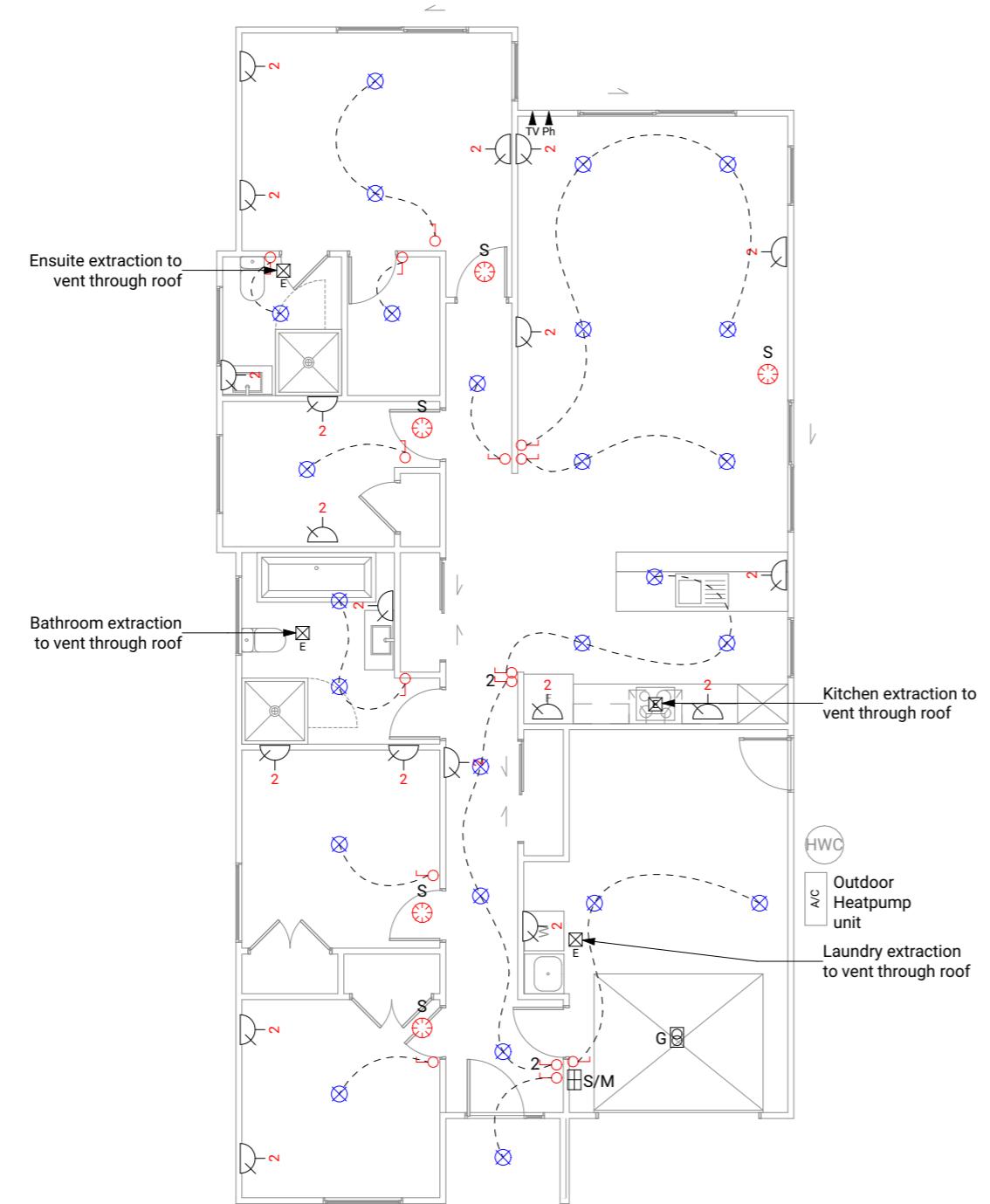
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm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

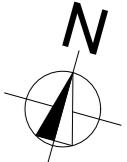
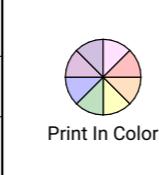
Extractor fans to be Manrose XF150 or similar, vent through wall as per manufacturer's installation instructions.

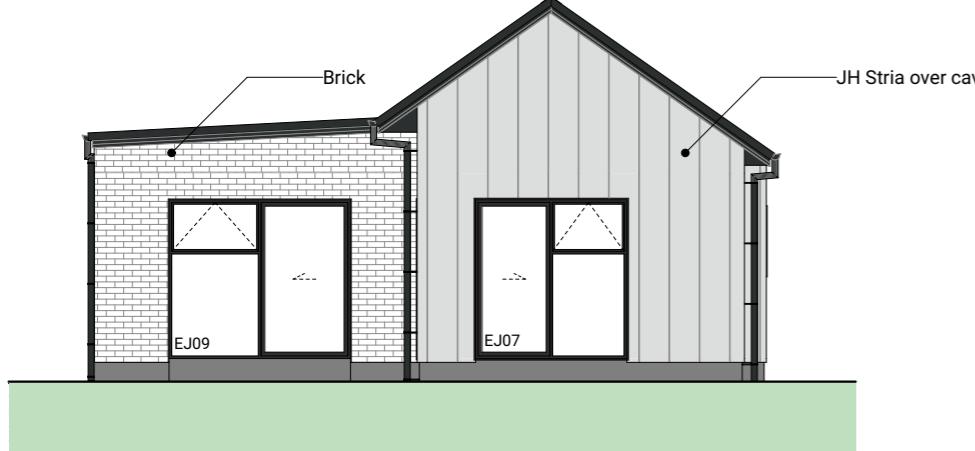
Ranghood to be ducted and vented through wall.

Dryer to be vented separately as per NZBC G4.



Proposed Dwelling - K01	Client: Raukawa Iwi Development Ltd.
Lot 7 - Tokoroa East Primary	Job No: 24114 - K01
School Development	Date: 26/06/2025
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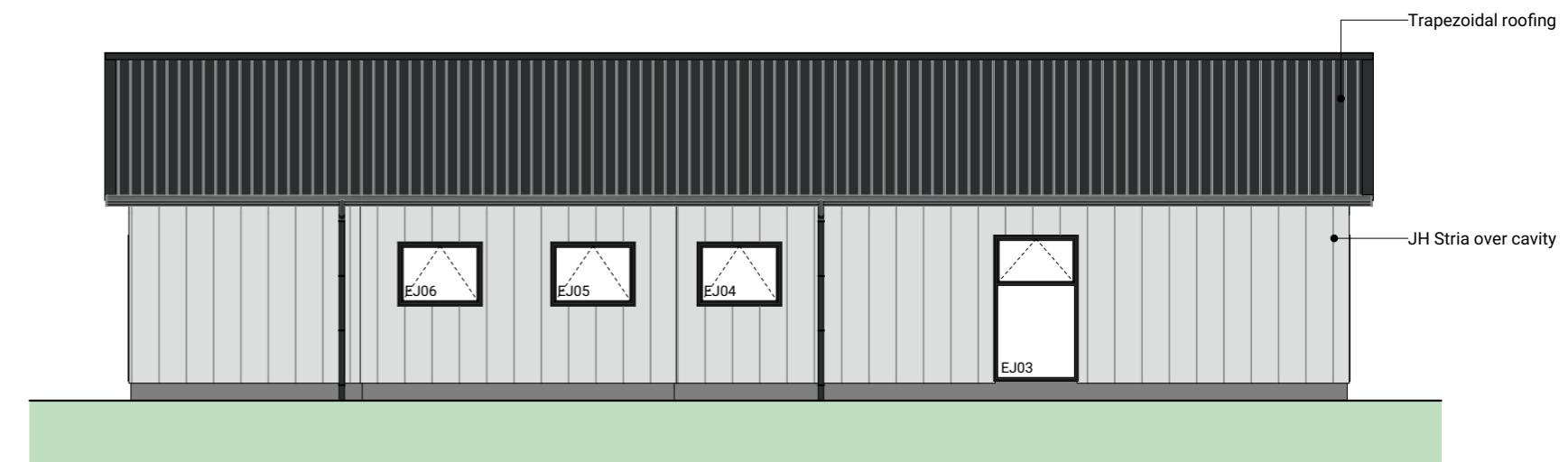
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2 East 1:100



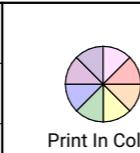
3 South 1:100

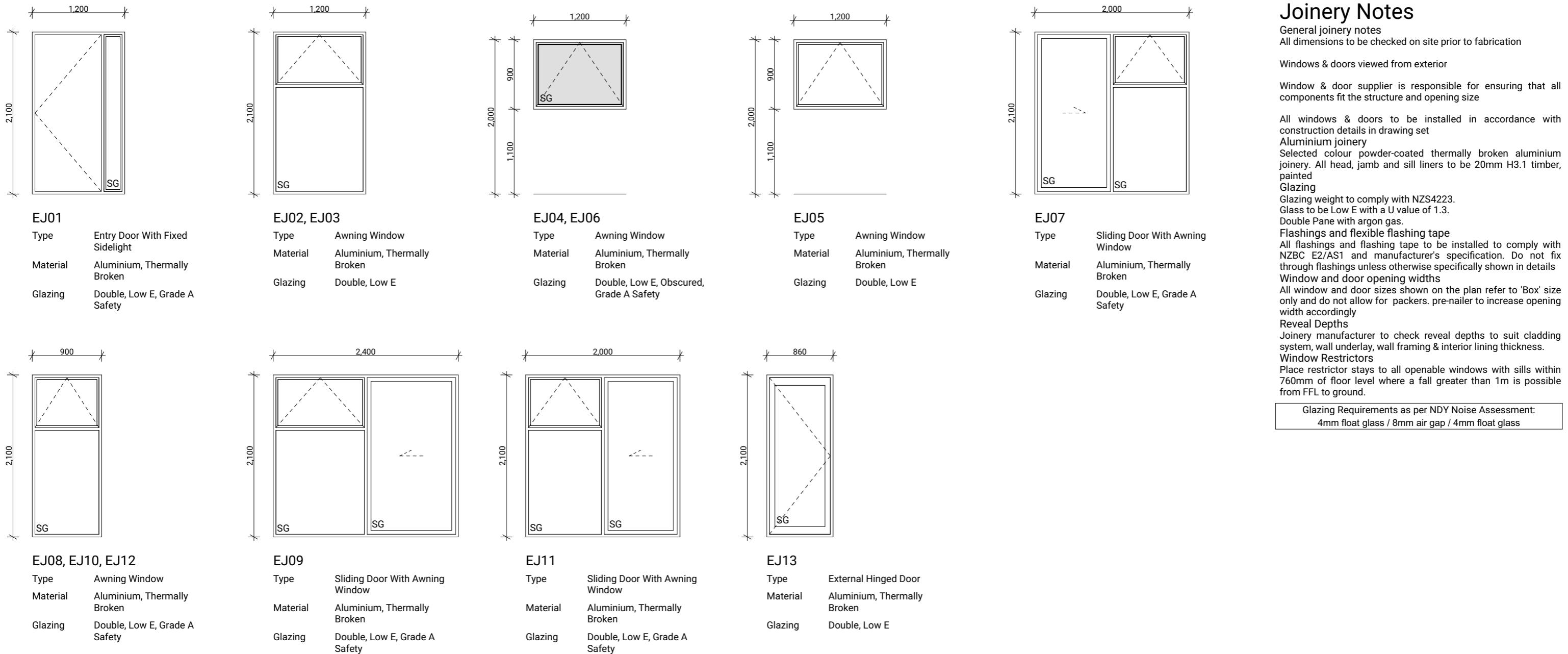


4 West 1:100

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	Very high risk	5
Eaves width	Low	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

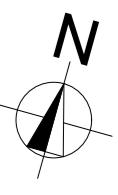
Proposed Dwelling - K01	Client: Raukawa Iwi Development Ltd.	
Lot 7 - Tokoroa East Primary	Job No: 24114 - K01	
School Development	Date: 26/06/2025	
admin@primedesigns.co.nz	04 528 8405	

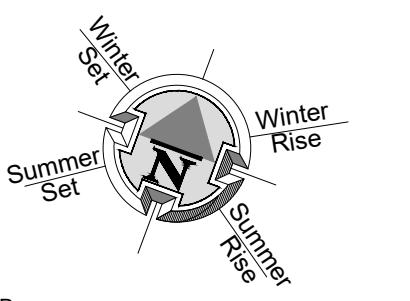
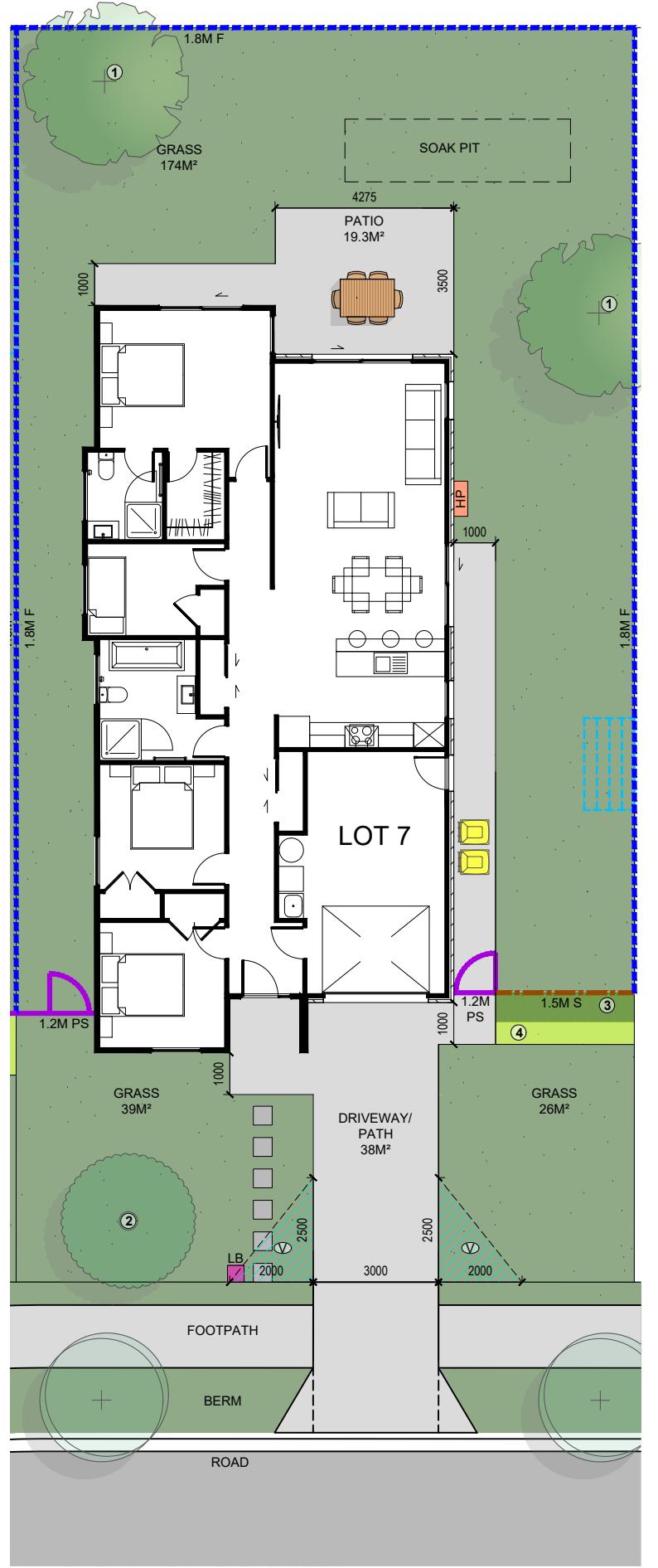




Joinery Notes
General joinery notes
All dimensions to be checked on site prior to fabrication
Windows & doors viewed from exterior
Window & door supplier is responsible for ensuring that all components fit the structure and opening size
All windows & doors to be installed in accordance with construction 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.

Glazing Requirements as per NDY Noise Assessment:
4mm float glass / 8mm air gap / 4mm float glass

Proposed Dwelling - K01	Client: Raukawa Iwi Development Ltd.	 Print In Color	 PRIME DESIGNS	CREATIVE FUNCTIONAL ARCHITECTURE	Drawing Set: Working Drawing	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 7 - Tokoroa East Primary School Development	Job No: 24114 - K01			Date: 26/06/2025	Drawn By: A Samson		
					Scale: 1:50		
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	
KÖWHATU- STONES (PERMEABLE)	
TYPE 1 FRUIT TREE (READ IN CONJUNCTION WITH PLANTING PALETTE)	
TYPE 2 SPECIMEN TREE (READ IN CONJUNCTION WITH PLANTING PALETTE)	
HEDGE PLANTING (READ IN CONJUNCTION WITH PLANTING PALETTE)	
LOW PLANTING (READ IN CONJUNCTION WITH PLANTING PALETTE)	
PAVERS (SHOWN INDICATIVELY)	
1.8M F 1.8M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE	
1.8M OS 1.8m high timber batten fence with gaps for 50% visually permeability	
1.5M S 1.5M HIGH TIMBER BATTEN FENCE	
1.2M PS 1.2M HIGH POOL STYLE GATE	
1.2M PS 1.2M HIGH POOL STYLE FENCE	
EX F EXISTING FENCE. REFER NOTES FOR DETAILS	
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.	
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.	
UNIT NUMBER #	
WASHING LINE - RETRACTABLE OR FOLD DOWN, FIXED TO FENCE OR POSTS.	
2000 HATCHED AREA TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY AS PER AS/NZS 2890.1 (PLANTING/ LETTERBOX/ FENCE ETC TO BE 1.0M HIGH MAXIMUM).	
SOAK PIT SOAK PIT. REFER TO DOCUMENTATION BY OTHERS FOR ALL DETAILS.	
REFER DOCUMENTATION BY OTHERS FOR DETAILS OF ANY BARRIERS TO PREVENT FALLING, INCLUDING LOCATION AND CONSTRUCTION DETAILS.	

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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.

TOKOROA EAST SCHOOL SITE
MAIN ROAD, TOKOROA

**FOR COUNCIL
LANDSCAPE PLAN**

REV: 3	DATE: 24/07/2025	SHEET No.
SCALES (A3): 1:150		L1.07