



# Barrett Homes

Welcome to the *whānau*.

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ARTIST IMPRESSION ONLY

## NEW DWELLING FOR: BARRETT HOMES (BAY OF PLENTY) LTD

ADDRESS:  
LOT 02, 128B HASTINGS ROAD  
PYES PA, TAURANGA

CONCEPT PLAN APPROVAL

(confirmation to consent drawings)

Signature

Date

CONCEPT ONLY

MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Barrett Homes

Project No:	HR02	Designed:	CY	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	21/07/2025
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	
				Council:	TCC		PYES PA, TAURANGA	Scale:	



**Roofing**  
- Longrun roofing - Trapezoidal profile



**Panel cladding**  
- BGC Duragroove Smooth wide (150) panel cladding



**Metal cladding**  
- Vertically fixed Colorsteel cladding- trapezoidal



**Joinery**



**Decorative Screen**

*Please note that the material images are for illustrative purposes only and may not directly represent the final product. For exact details, please refer to the specifiaction.*  
\\bh-fs2\Projects\GM Projects\BAY OF PLENTY\Hastings Road\HR02\Concept Plans\3.1\HR02 Concept 3.1.pln  
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Barrett Homes

Project No:	HR02	Designed:	CY	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	21/07/2025
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	
				Council:	TCC		PYES PA, TAURANGA	Scale:	

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**General Notes:**  
Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

**NZBC D1/AS1 Access**  
Minimum slip resistance to steps and landings in accordance with NZBC D1/AS1 Table 2.  
Concrete or H5 timber step to all access points, min. 150mm and max. 190mm below finished floor level.

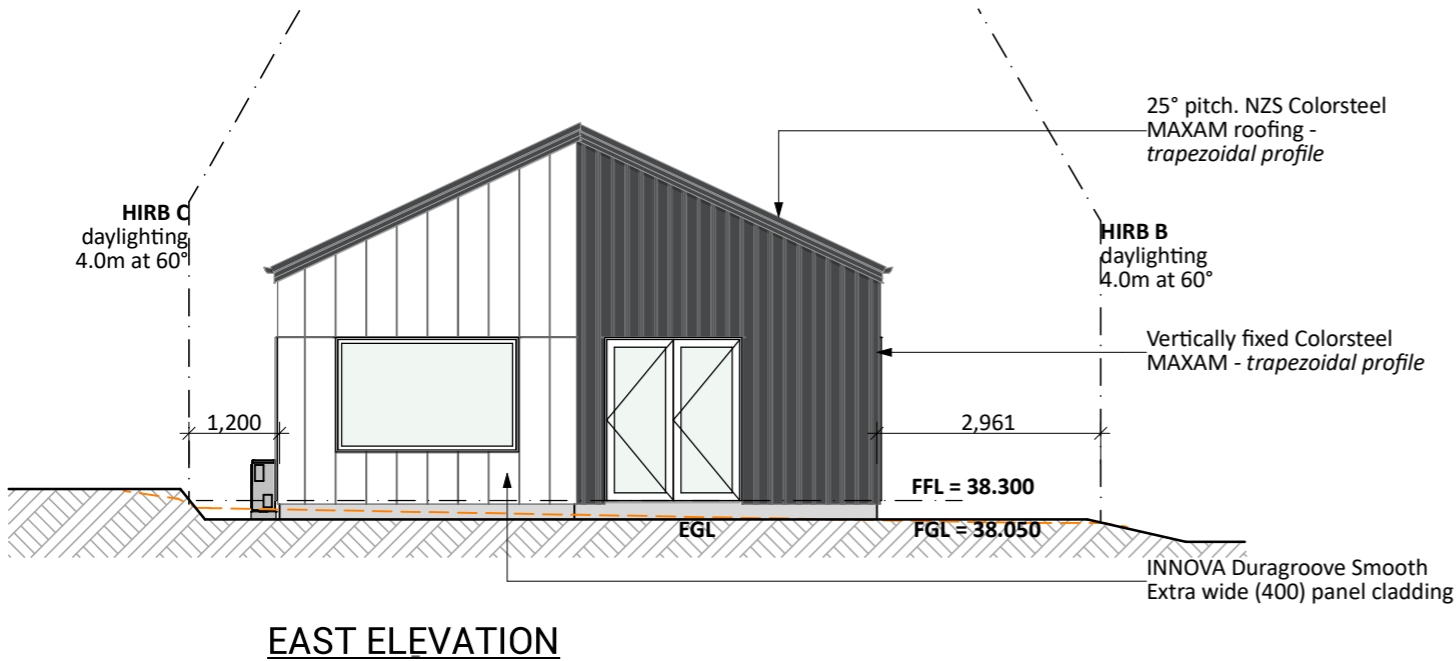
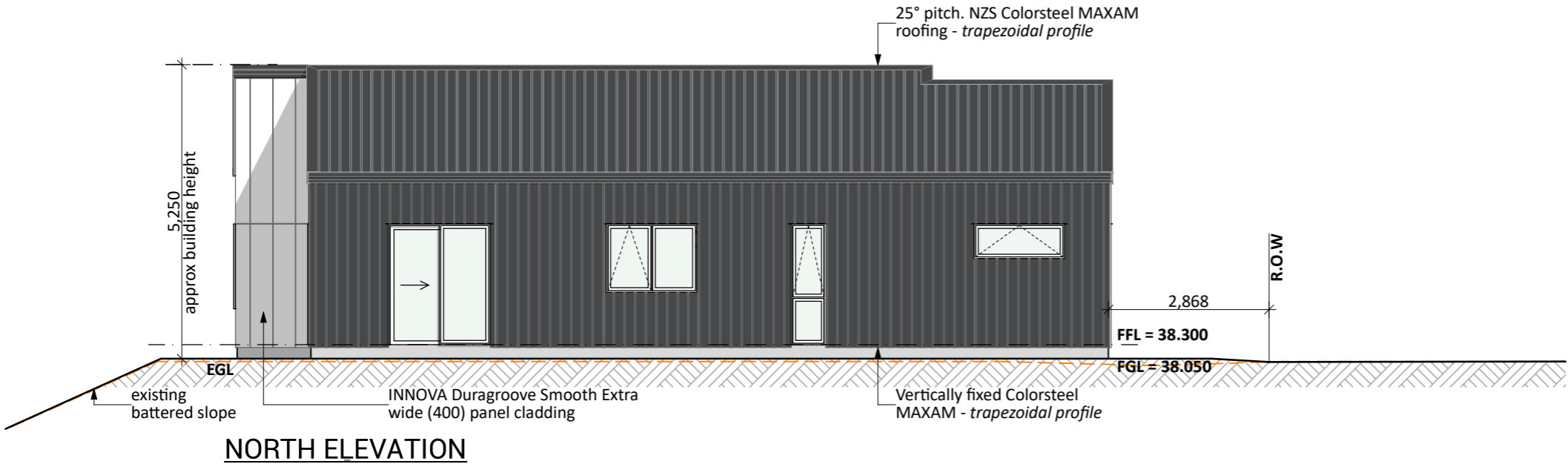
**Foundation:**  
Ribraft floor to Firth specifications (see plan notes and details)

**Wall Cladding:**  
Vertically fixed Colorsteel - trapezoidal  
Innova Duragroove Smooth Extra wide (400) panel cladding

**Roof Cladding:**  
25° pitch. Longrun roofing - *Trapezoidal profile*

**Fascia and Spouting:**  
COLORCOTE fascia and spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

**Joinery:**  
Selected powder coated aluminium joinery with thermally improved Low E double glazing



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Project No:	HR02	Designed:	CY	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	21/07/2025
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	1
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100

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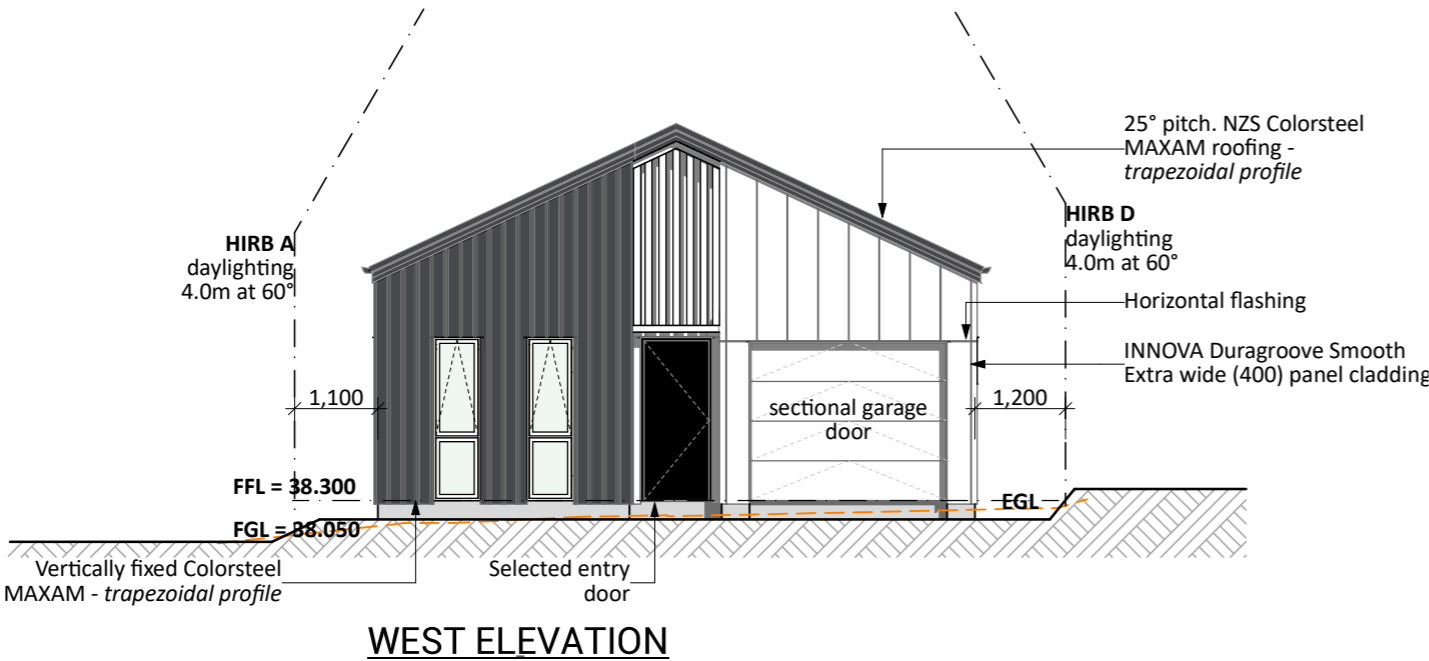
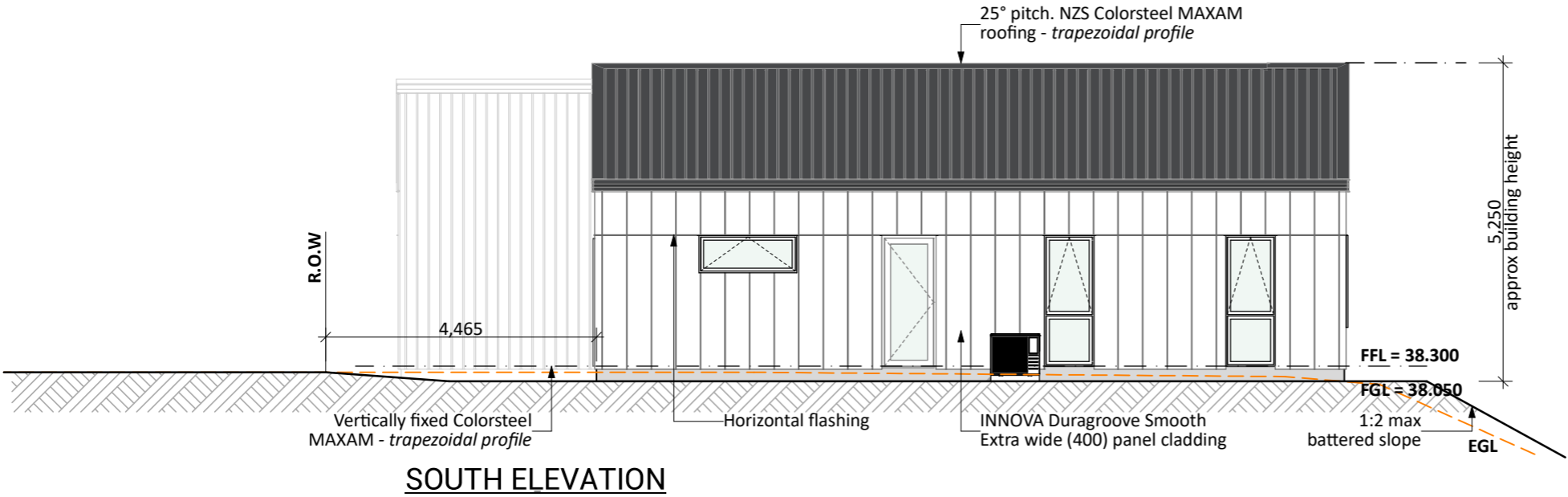
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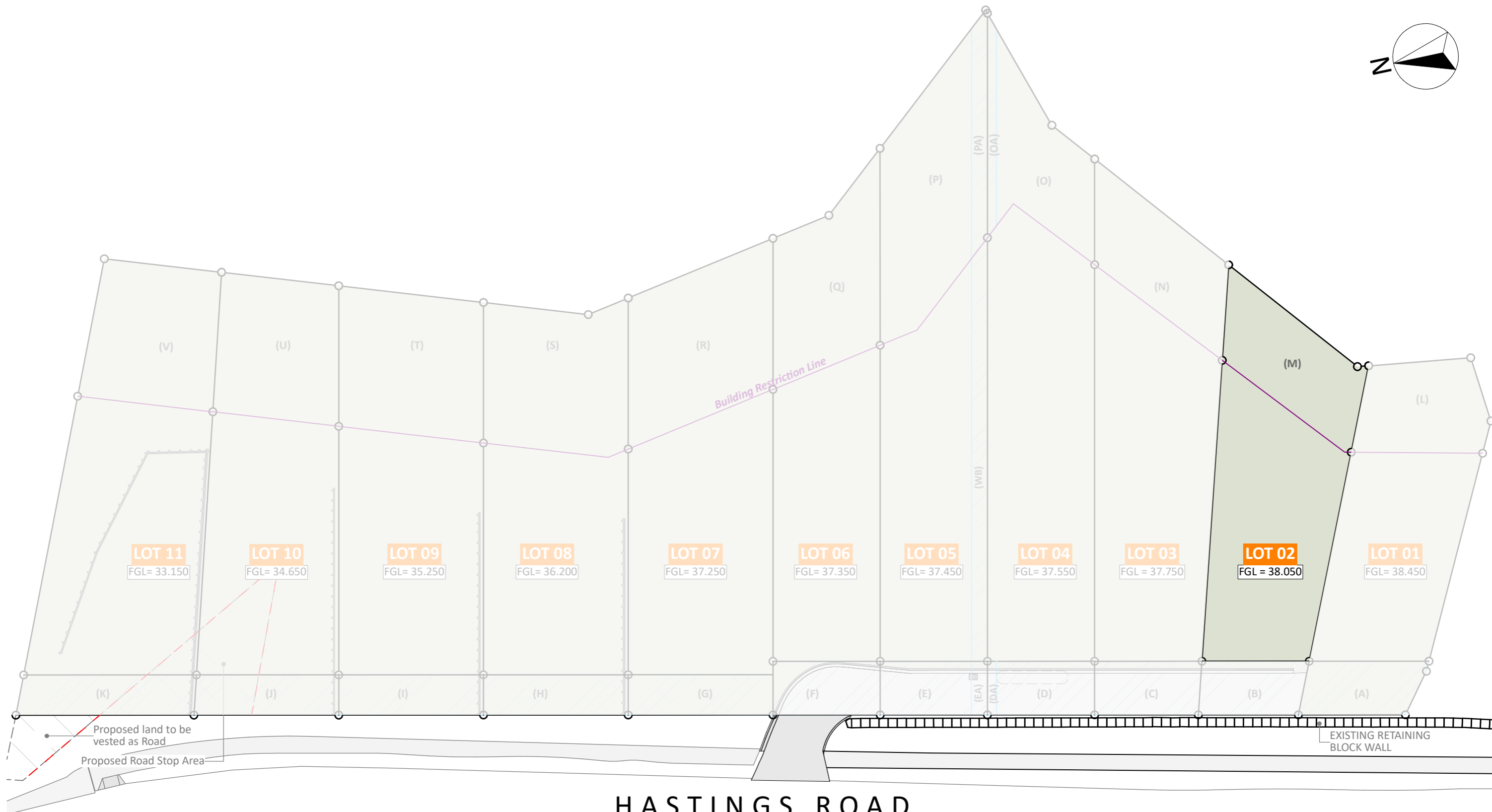
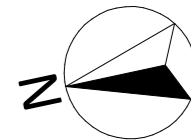


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Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	2
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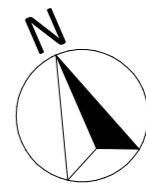
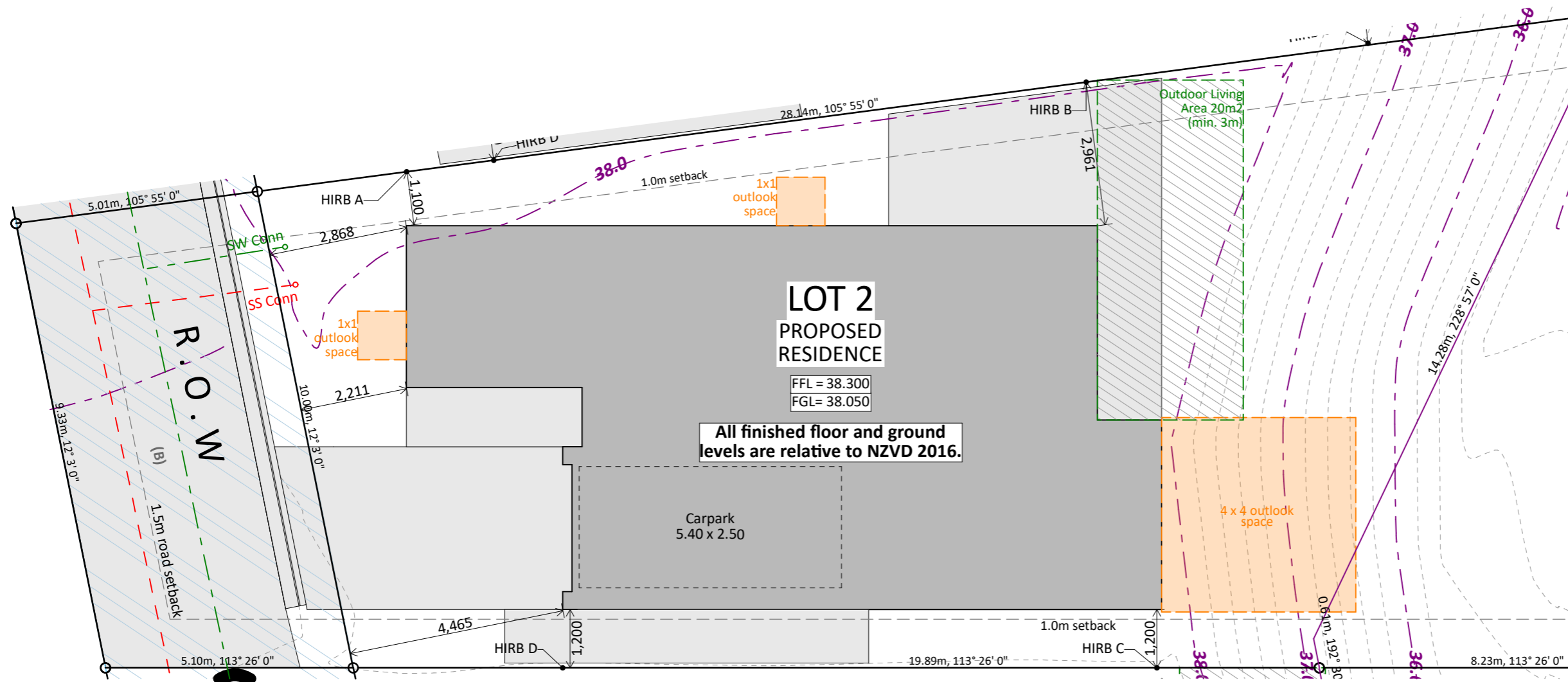
EASEMENT (A, B, C, D, DA, E, EA, F) (Right of way)
EASEMENT (B, C, D, DA, E, EA, F) (Right to convey water, electricity and telecommunications)
EASEMENT (EA, WB, PA) (Right to convey electricity)
EASEMENT (A, B, C, D, DA, E, EA, F, G, H, I, J, K) (Right to drain water and sewage)
LAND COVENANTS (L, M, N, O, P, Q, R, S, T, U, V) (Building Restriction Line)

<b>CONCEPT PLAN APPROVAL</b> (confirmation to consent drawings)	
<u>Signature</u>	<u>Date</u>
<b>CONCEPT ONLY</b> MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS	



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Project No: <b>HR02</b>	Designed: <b>CY</b>	Wind: <b>VERY HIGH</b>	Drawing: <b>LOCATION PLAN</b>	Date: <b>21/07/2025</b>
Plan: <b>New Design</b>	Drawn: <b>-</b>	EQ: <b>1</b>	Client Name: <b>BARRETT HOMES (BAY OF PLENTY) LTD</b>	Rev: <b>-</b>
Version: <b>3.1</b>	Checked: <b>CY</b>	Exposure: <b>C</b>	Site Address: <b>LOT 02, 128B HASTINGS ROAD</b>	Sheet: <b>3</b>
		Council: <b>TCC</b>	<b>PYES PA, TAURANGA</b>	Scale: <b>-</b>



#### Site Info:

**LOT: 02**  
**DP: 612184**  
**AREA: 434m<sup>2</sup>**

#### Site Planning Info:

**Planning Zone:**  
Medium Density Residential

**Yard Setbacks (minimum):** (Rules 14B.2.3 & 14B.2.4)  
Front: 1.5m  
Side: 1.0m  
Rear: 1.0m  
**COMPLIANT**

**Coverage Calculations:**  
Max coverage = 50% (Rule 14B.2.6a)  
Max impervious area = 70% (Rule 14B.2.6b)

#### Site Coverage:

**101.86 m<sup>2</sup> (Footprint) / 434m<sup>2</sup> (site area) = 23.47%**  
**COMPLIANT**

**Impervious areas:**  
**101.86 m<sup>2</sup> (Footprint) + 52.12m<sup>2</sup> (Impervious area)**  
**/ 434m<sup>2</sup> (site area) = 35.57%**  
**COMPLIANT**

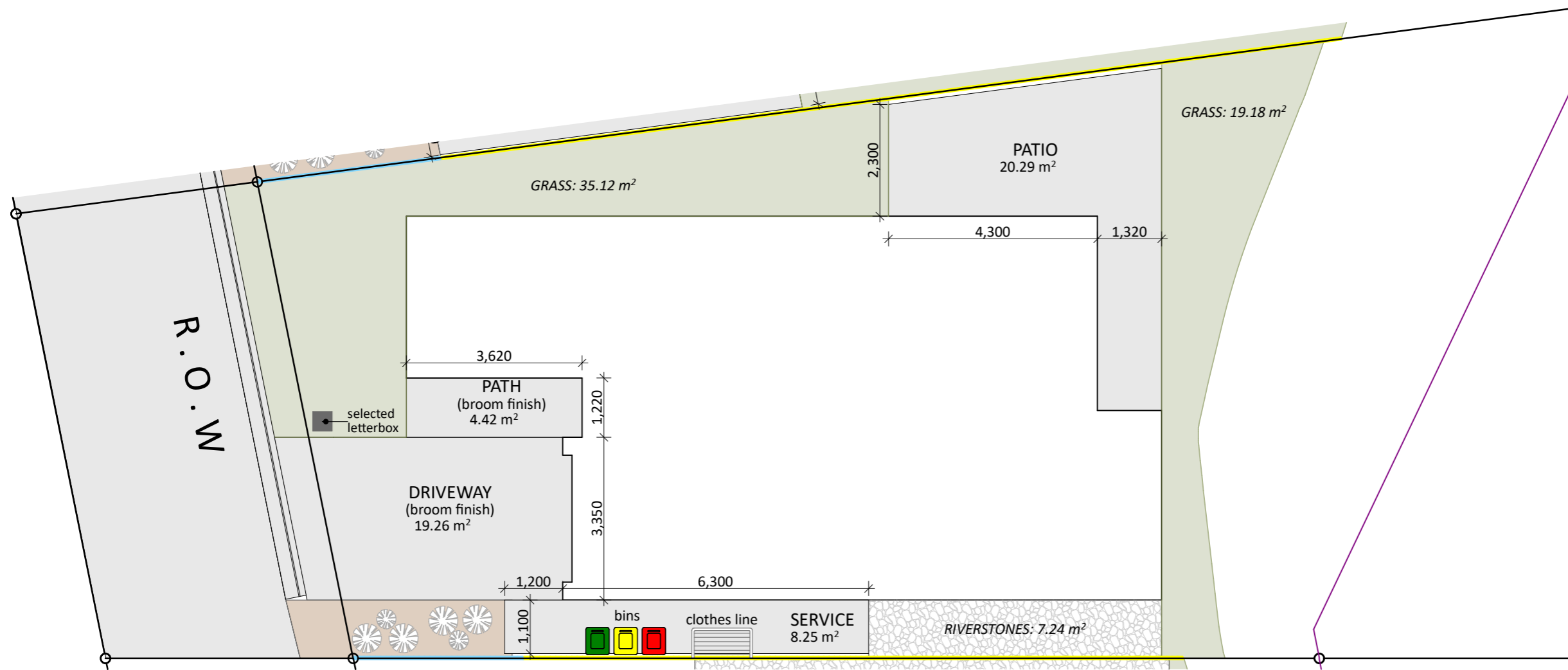
**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

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Barrett Homes

Project No:	HR02	Designed:	CY	Wind:	VERY HIGH	Drawing:	SITE PLAN	Date:	21/07/2025
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	4
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100



LANDSCAPING KEY:

GRASS

MULCH

CONCRETE (broom finish)

RIVERSTONE (or similar)

HEDGE/SELECTED PLANTINGS

1.8m NEIGHBOUR FRIENDLY FENCE

1.2m NEIGHBOUR FRIENDLY FENCE

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(confirmation to consent drawings)

Signature

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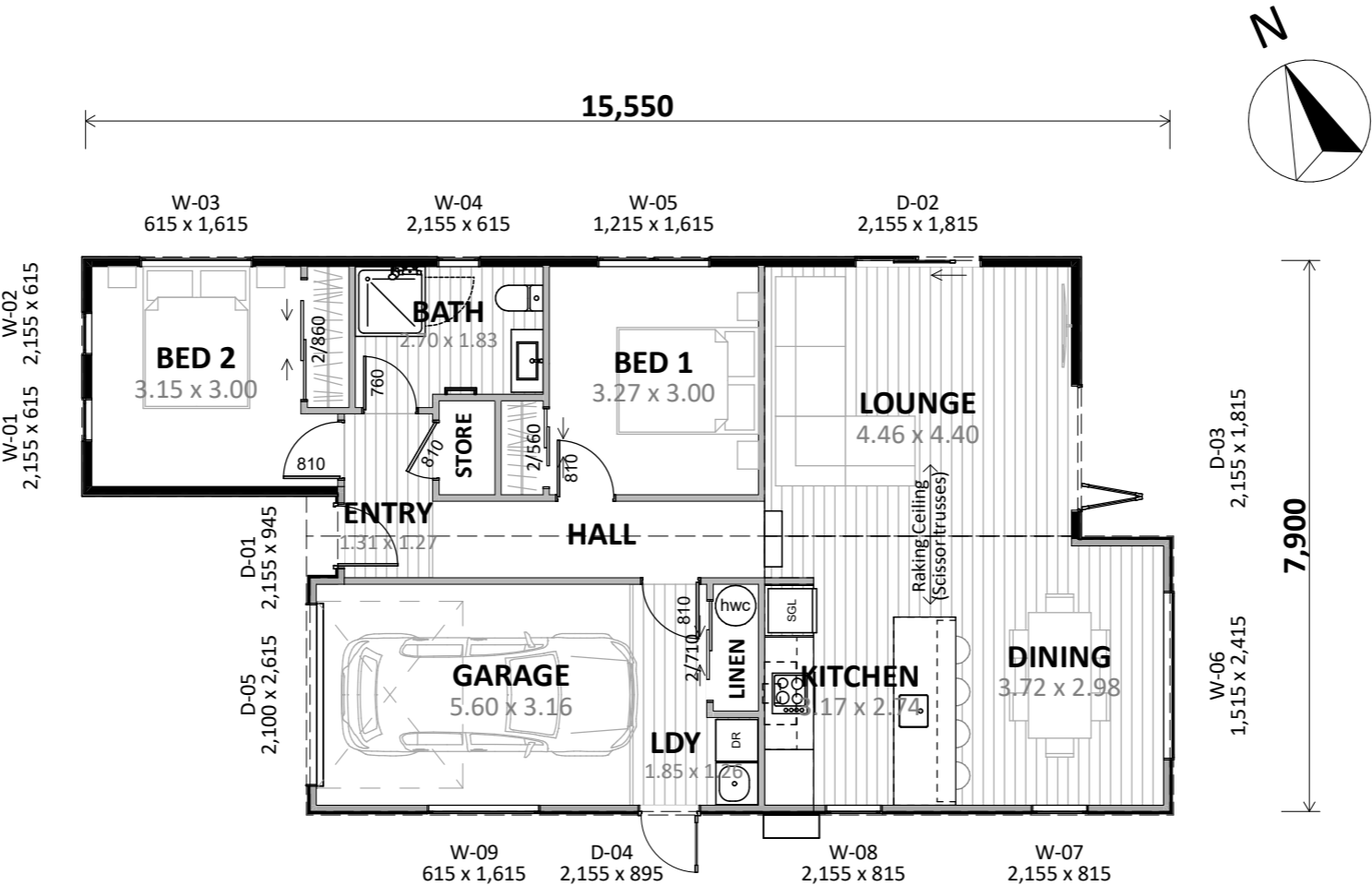
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Project No:	HR02	Designed:	CY	Wind:	VERY HIGH	Drawing:	LANDSCAPING PLAN	Date:	21/07/2025
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	5
			design@barrethomes.co.nz	Council:	TCC		PYES PA, TAURANGA	Scale:	1:100



Project No:	HR02	Designed:	CY	Wind:	VERY HIGH	Drawing:	CONCEPT PLAN	Date:	21/07/2025
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	6
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100



**Plan Notes:**  
2.425 Stud height throughout  
All joinery 2155 head height  
Raking to Kitchen, Dining & Lounge (Scissor Trusses)

**Floor Area:**  
Area o/frame: 101.86 m<sup>2</sup>

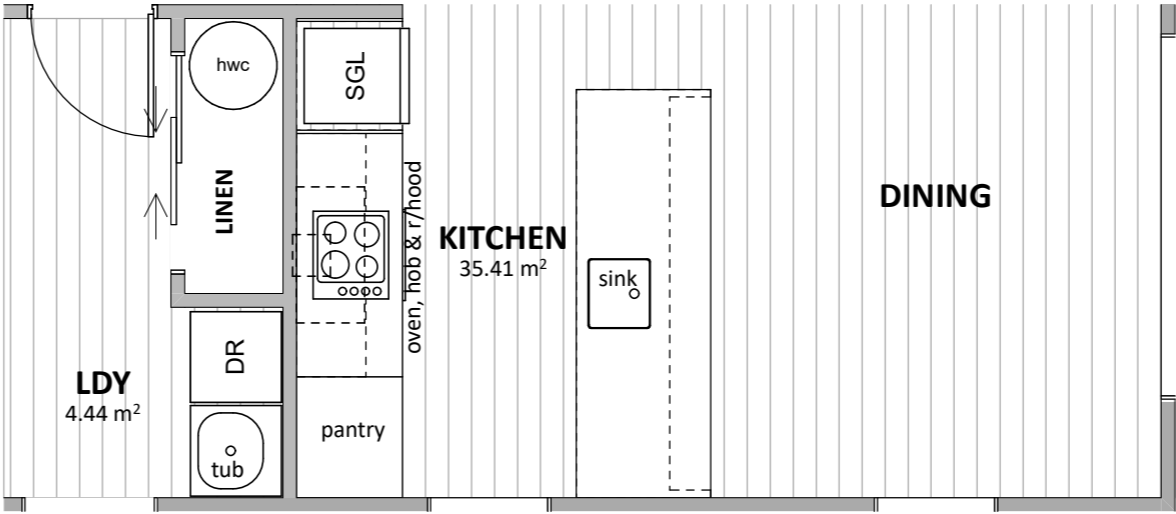
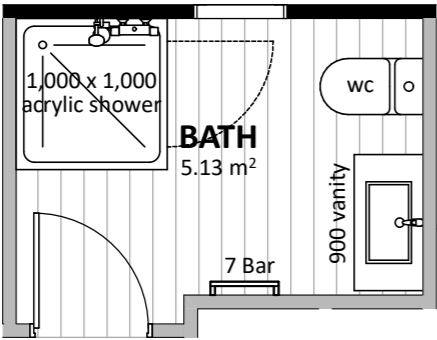
**Cladding Key:**

Vert Profiled Metal

INNOVA Duragroove

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Signature \_\_\_\_\_ Date \_\_\_\_\_

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**Floor Types Key:**

= Vinyl Floor

= Tiled Floor

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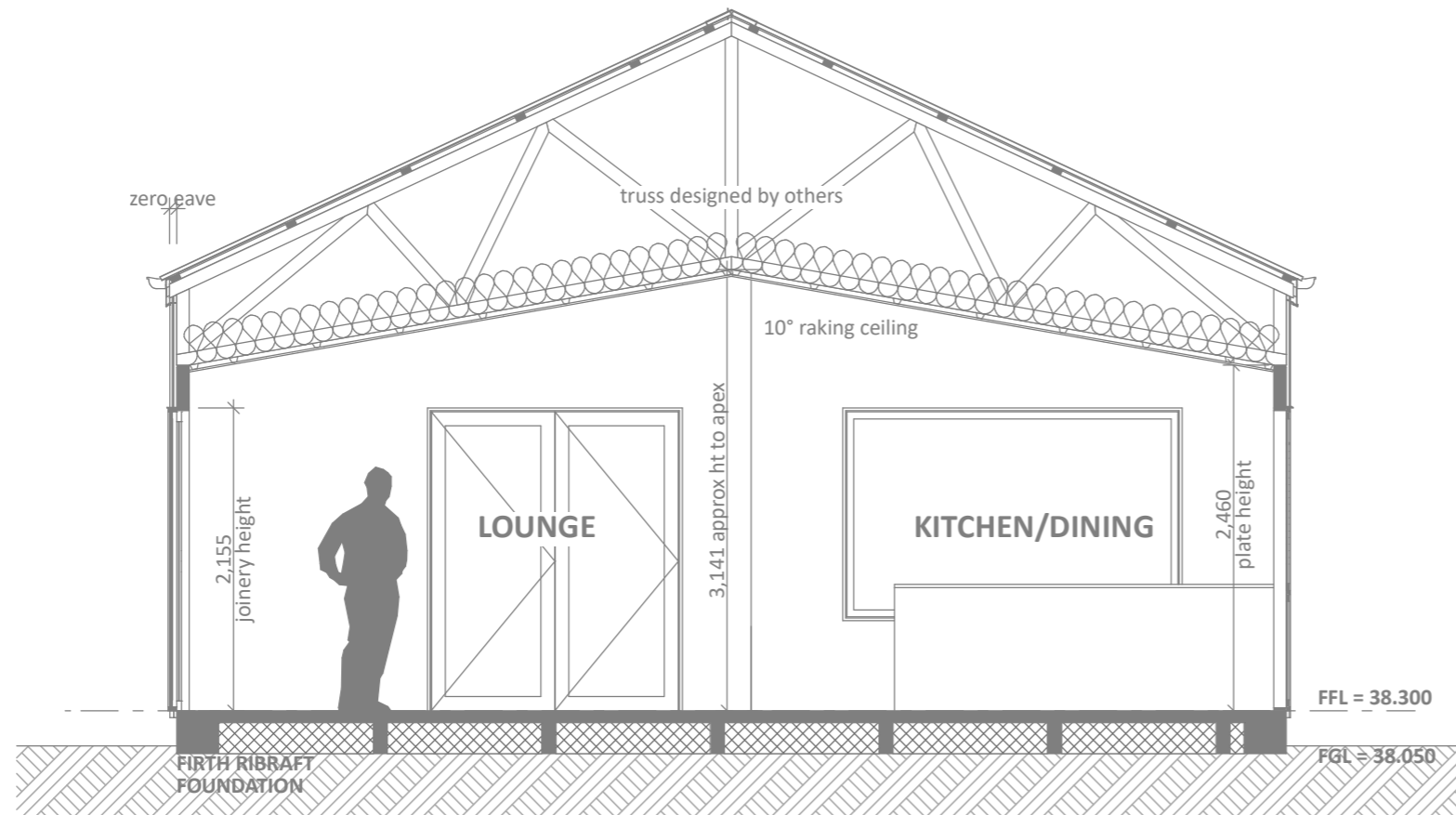
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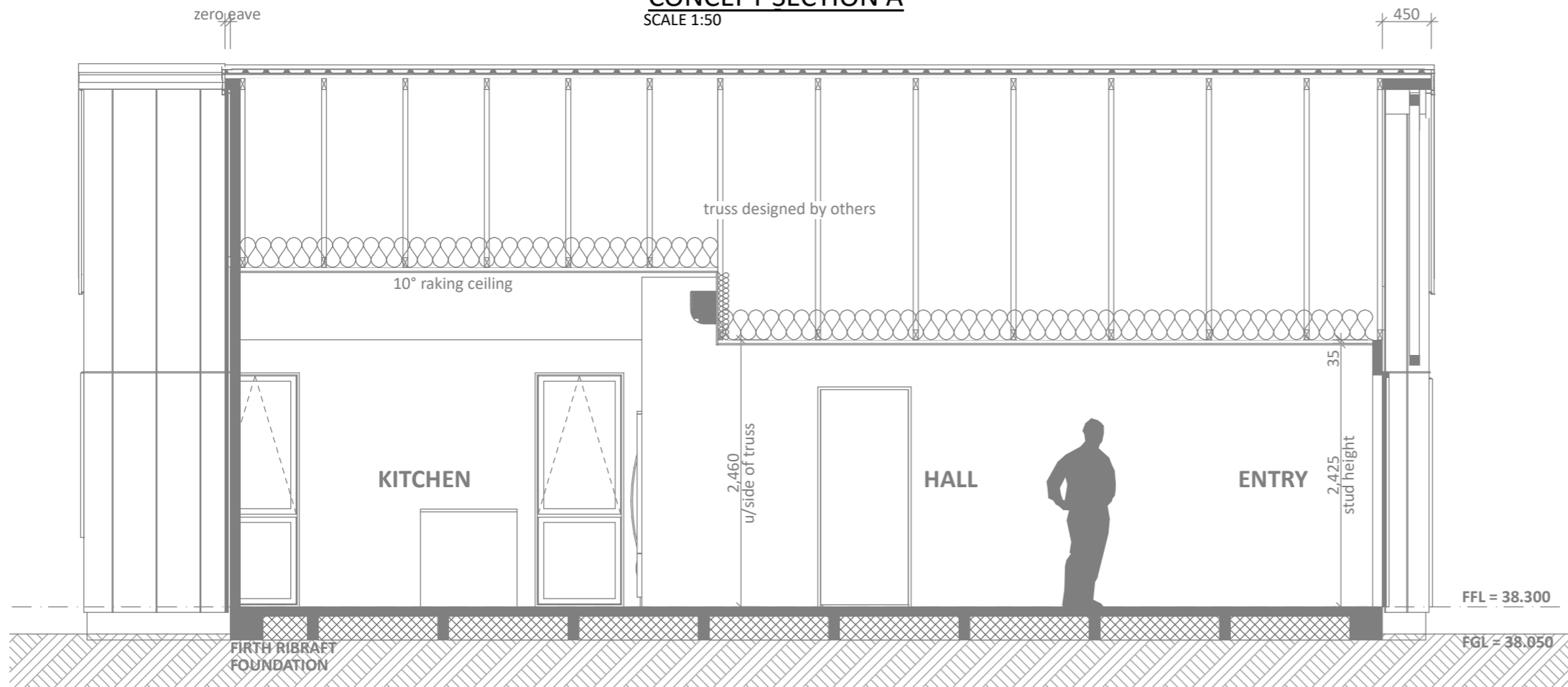
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Project No:	HR02	Designed:	CY	Wind:	VERY HIGH	Drawing:	KITCHEN & BATHROOM	Date:	21/07/2025
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	7
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**CONCEPT SECTION A**  
SCALE 1:50



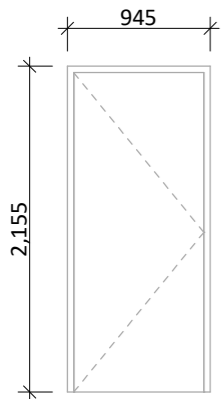
**CONCEPT SECTION B**  
SCALE 1:50

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
*Signature* *Date*

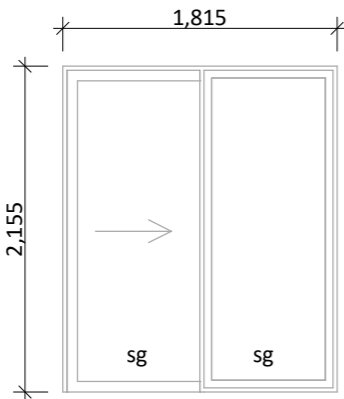
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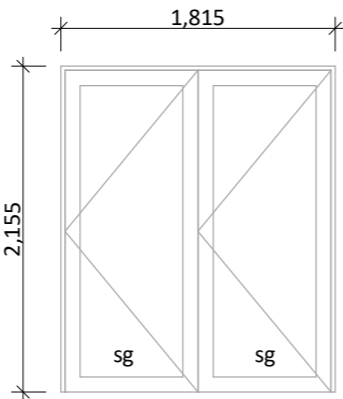
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Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	8
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:50



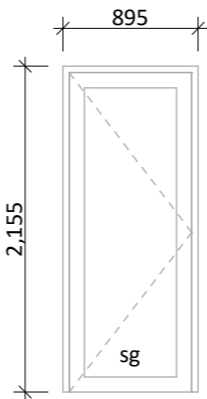
D-01  
Rebated joinery  
860 door leaf



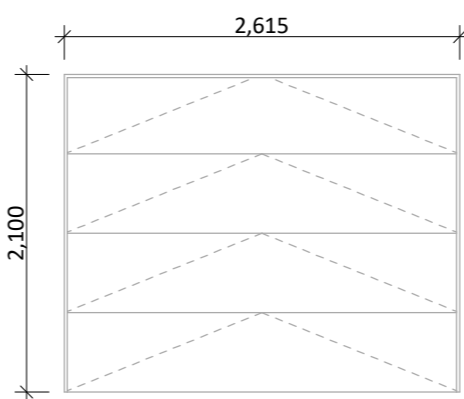
D-02  
Rebated joinery



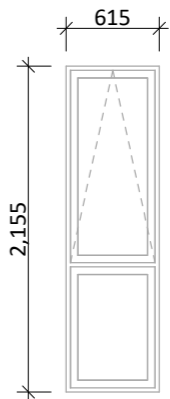
D-03  
Rebated joinery



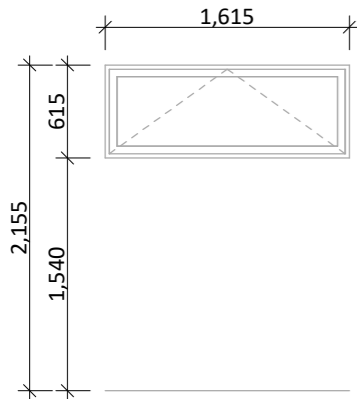
D-04  
810 door leaf



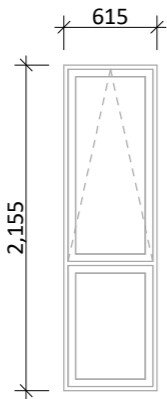
D-05



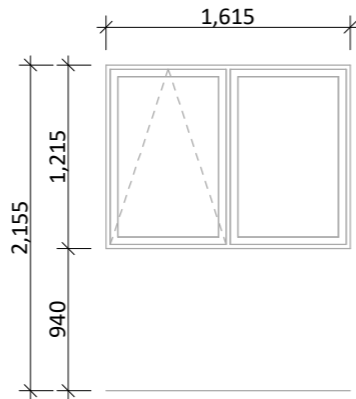
W-01, W-02



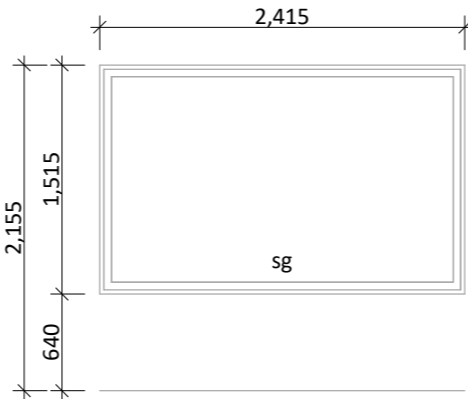
W-03, W-09



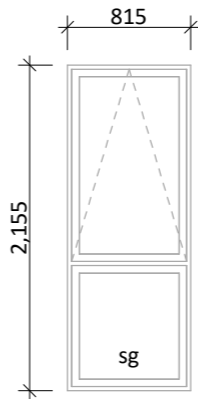
W-04  
obsc/sg



W-05



W-06



W-07, W-08

**General notes:**

Aluminium joinery head heights to be 2.155m (excludes rebated joinery units). Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture  
Thermally improved double glazing to all window and door joinery.  
Glazing in accordance with NZS 4223 & 2016 amendments.  
All glazing clear float unless noted anywhere, (refer to joinery schedule)  
- Low level glazing = Any glazing within 800mm from FFL, depending on size and proportions, safety glass or 5mm annealed will be required.  
- Doors with glazing area > 0.75m<sup>2</sup> = safety glass  
- Doors with glazing area < 0.75m<sup>2</sup> = 5mm annealed  
- Side panels within 800mm of a door = safety glass, side panels not within 800mm of door considered a window.  
sg = Safety glass as required by standards, joinery manufacturer to take precedence  
ss = Safety stays (in accordance with NZBC:F4 clause 2.0)  
obsc = Obscure glass

**REBATED JOINERY**

Rebated joinery sizes are to be confirmed with joinery manufacturer.

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Project No:	HR02	Designed:	CY	Wind:	VERY HIGH	Drawing:	JOINERY SCHEDULE	Date:	21/07/2025
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	3.1	Checked:	CY	Exposure:	C	Site Address:	LOT 02, 128B HASTINGS ROAD	Sheet:	9
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:50