



# Barrett Homes

Welcome to the *whānau*.

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## NEW DWELLING FOR: BARRETT HOMES (NORTHLAND) LTD

**ADDRESS:**  
LOT 4, 75 TAMURE PLACE  
THE DUNES, STAGE 1, WHANGAREI

Project No:	RUA4	Designed:	DP	Wind:	HIGH	Drawing:	COVER SHEET	Date:	10/12/2025
Plan:	NGAROTOS8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:1

**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.

CJ = Control joint

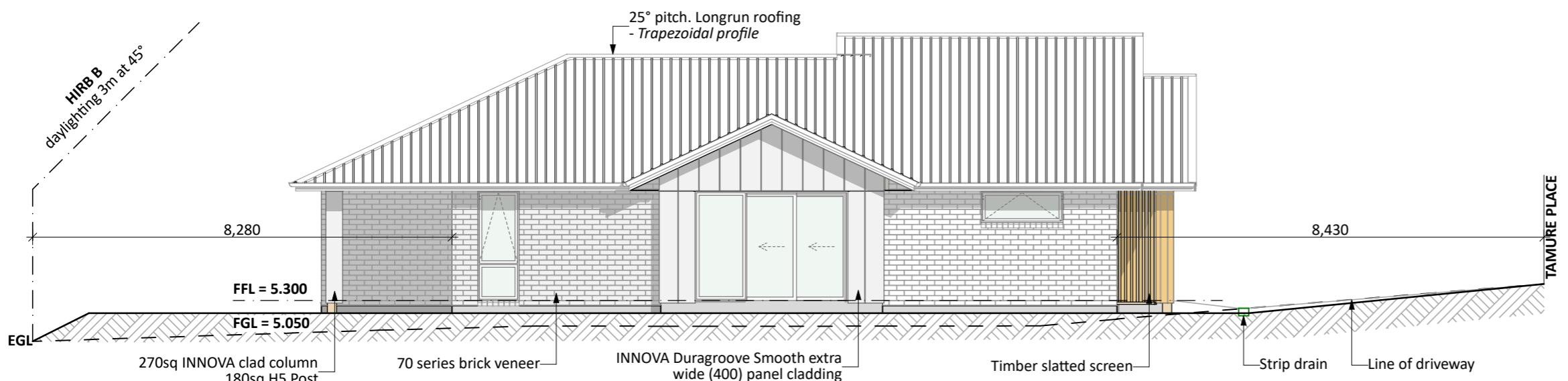
**Foundation:**  
Raft floor to engineers design (see plan notes and details)

**Wall Cladding:**  
70 series brick veneer - ensure cavity and weep holes are free from excess mortar  
INNOVA Duragroove Smooth extra wide (400) panel cladding  
Selected Vertical Cedar w/board cladding

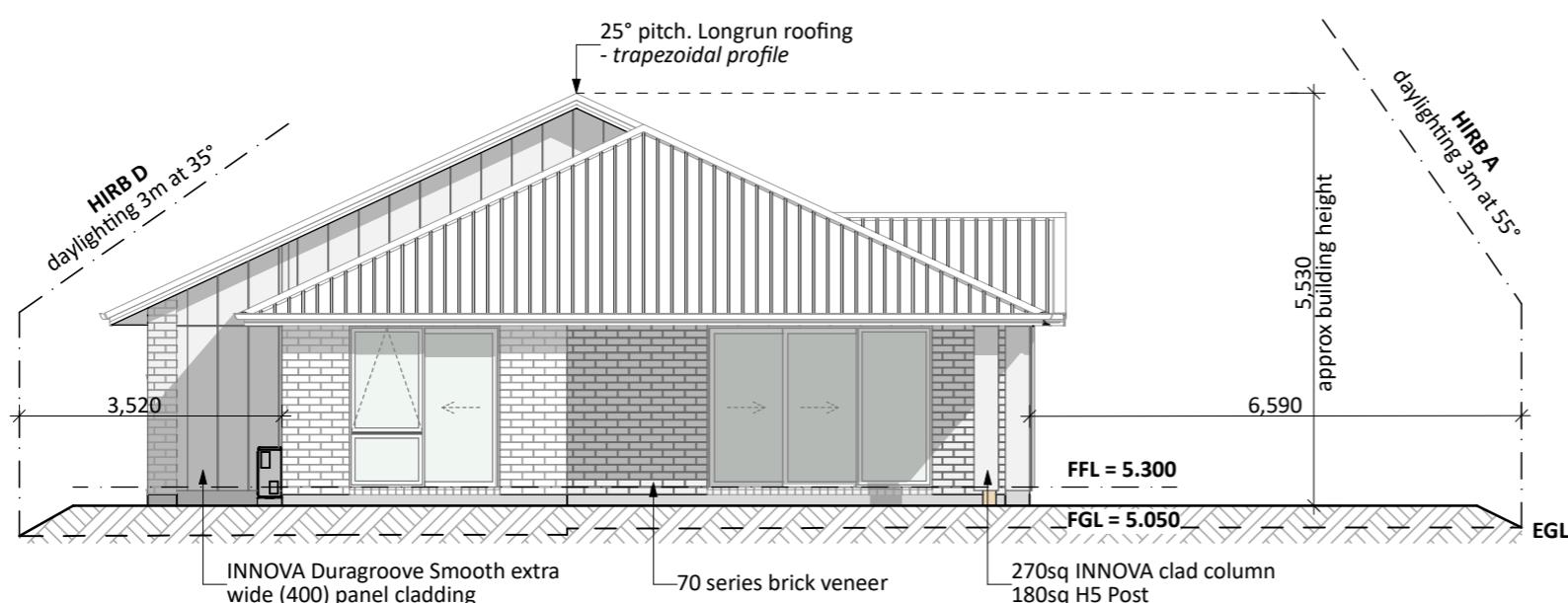
**Roof Cladding:**  
25° pitch. Longrun roofing - *Trapezoidal profile*

**Fascia and Spouting:**  
COLORCOTE fascia, spouting & 80mm Ø MARLEY PVC downpipes

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



**NORTH ELEVATION**



**EAST ELEVATION**

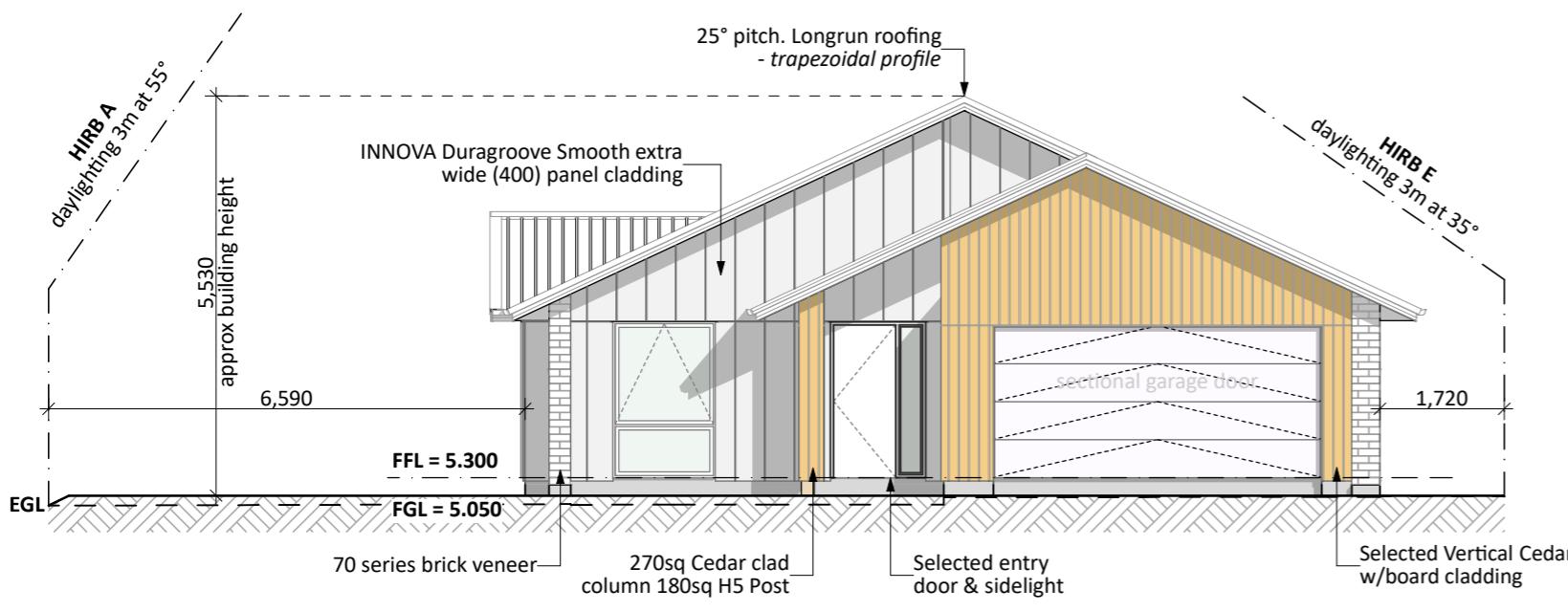
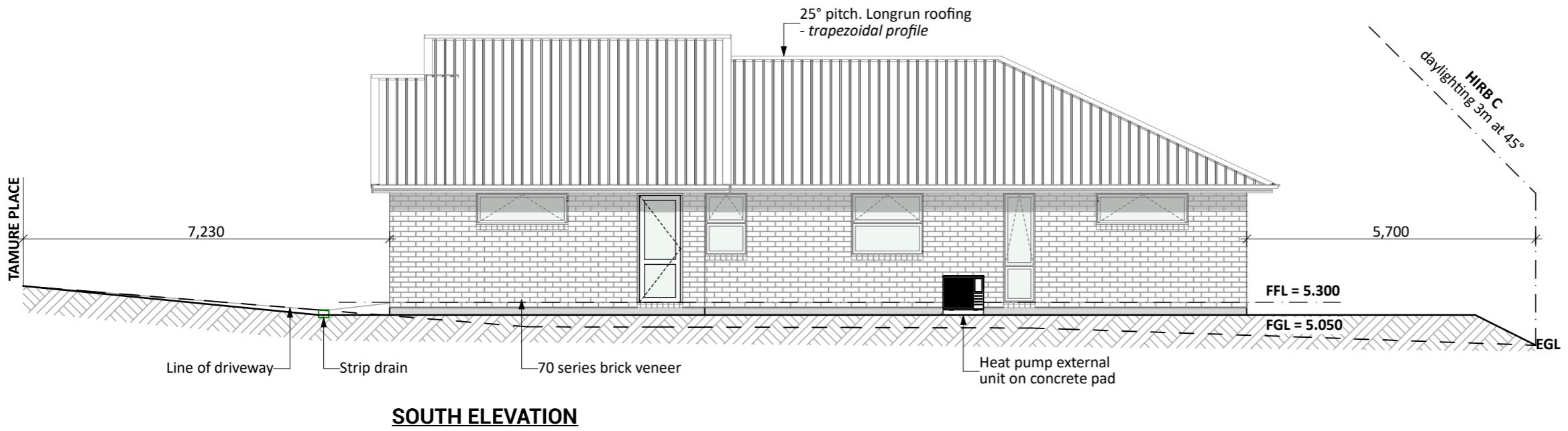
Minimum platform heights are in accordance with Land Development & Engineering Ltd geotech report #18319. Minimum heights include:

- FFL = 5.00 RL
- FGL = 4.50 RL

Platform heights are to be confirmed prior to the slab construction by licensed surveyor

**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



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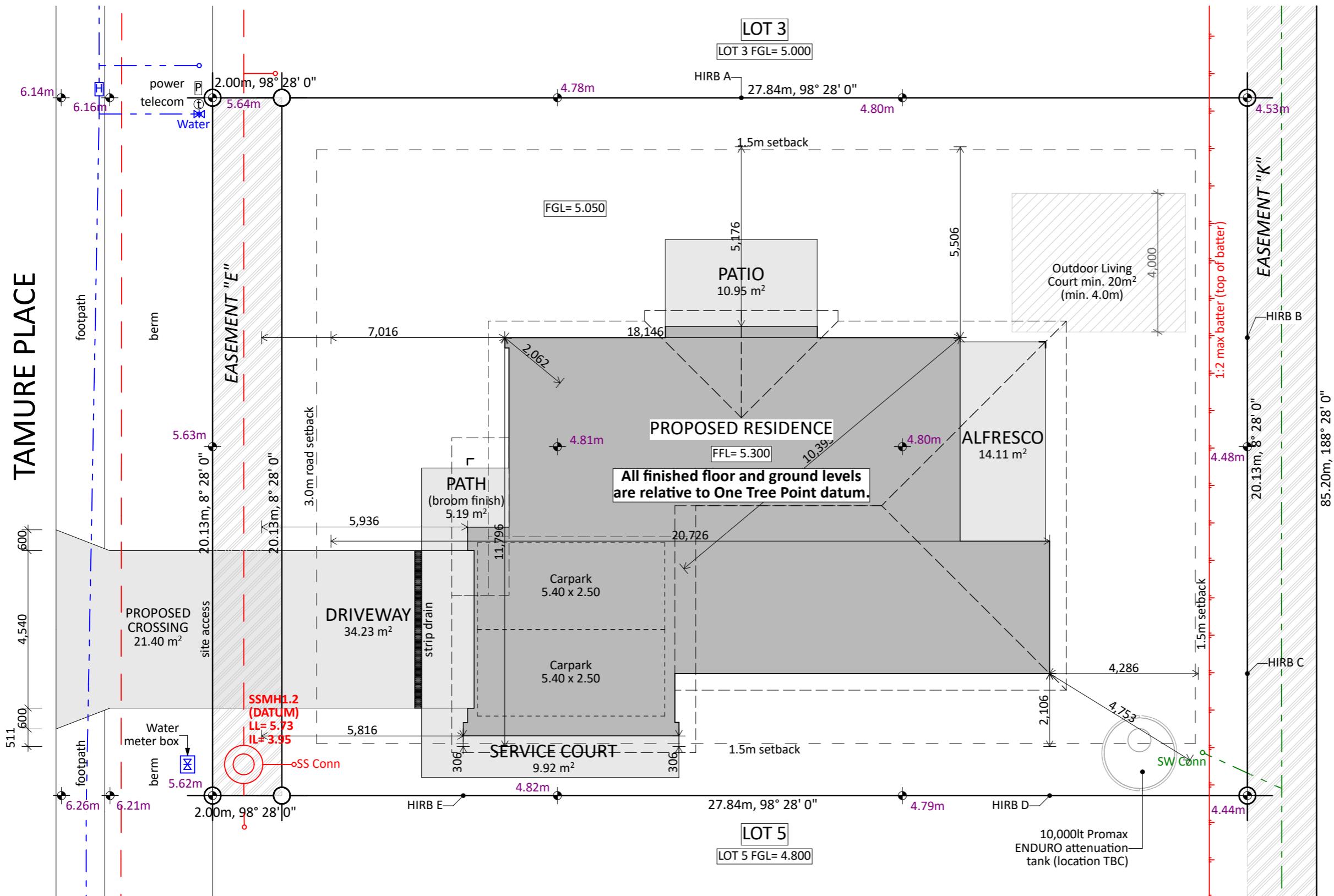
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## Stormwater Neutrality Report

Plans are to be read in conjunction with Land Development & Engineering (LDE) Ltd stormwater neutrality completion report and details. Reference: 18319 - dated Nov 15, 2022

**Table 2: Modelled Areas for catchment  
cost development:**

Roof max. 210m<sup>2</sup>

Driveway: 40m<sup>2</sup>  
Proposed: 34.23m<sup>2</sup>

Other impermeable area: max. 30m<sup>2</sup>  
proposed: N/A

Max area permitted:  $210m^2 + 40m^2 + 30m^2 = 280m^2$   
 Proposed =  $199.51m^2 + 34.23m^2 + 0m^2 = 233.74m^2$



## Site Info:

**LOT: 4**

DP: 373807  
AREA: 600m<sup>2</sup>

**Site Coverage:**  
152.47 m<sup>2</sup> (House area) +  
11.91m<sup>2</sup> (eaves over 800mm) /  
600m<sup>2</sup> (site area) = 27.39%  
Living Zone = GRZ  
Max coverage = 25%

**Impervious areas:**  
**248.06m<sup>2</sup> (Impervious area) /**  
**600m<sup>2</sup> (site area) = 41.34%**  
**Max Impervious area = 60%**  
**(GRZ-R7 - 60% of net site area)**

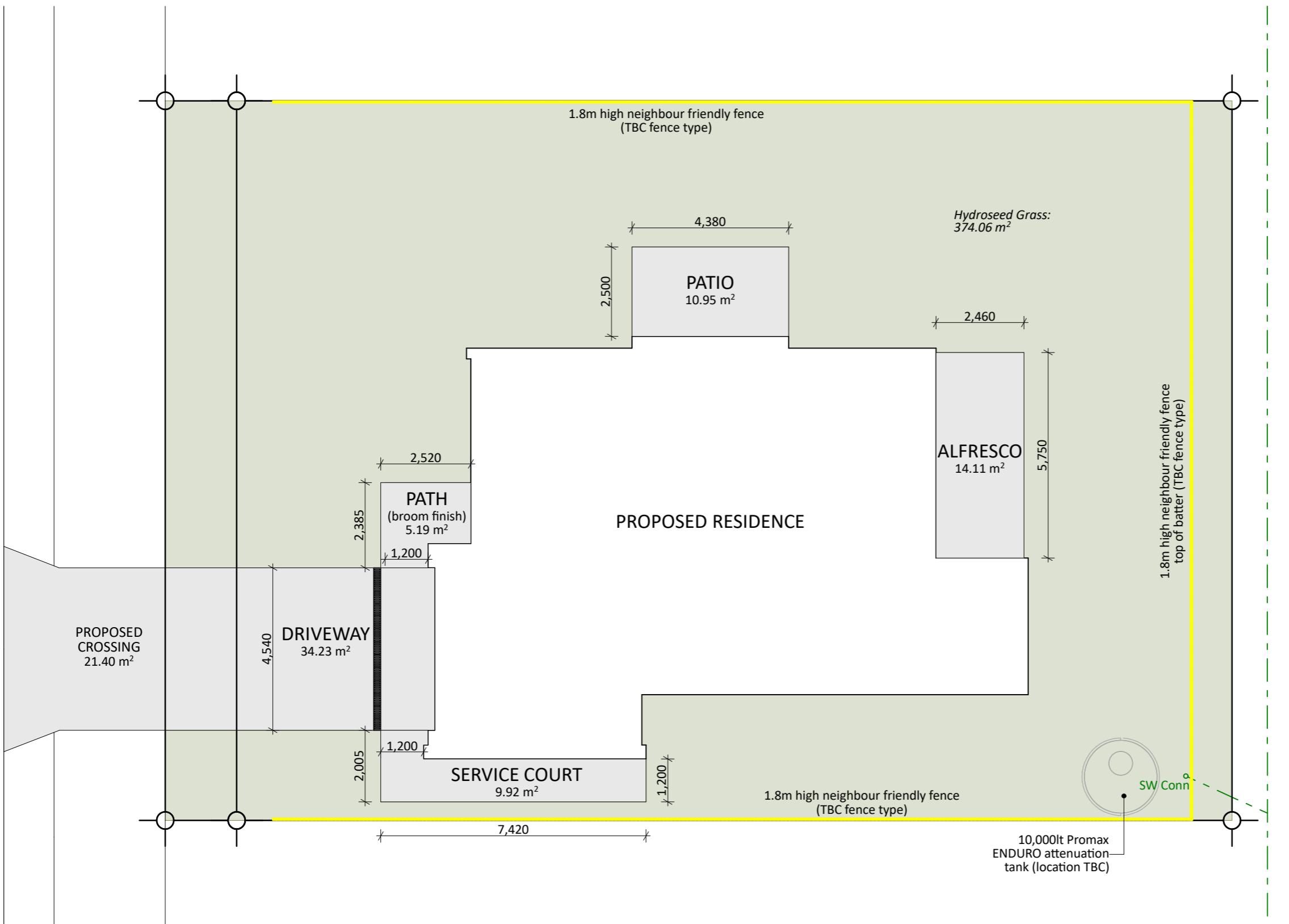
**CONCEPT PLAN APPROVAL** (confirmation to  
consent drawings)  
*signature* Date

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



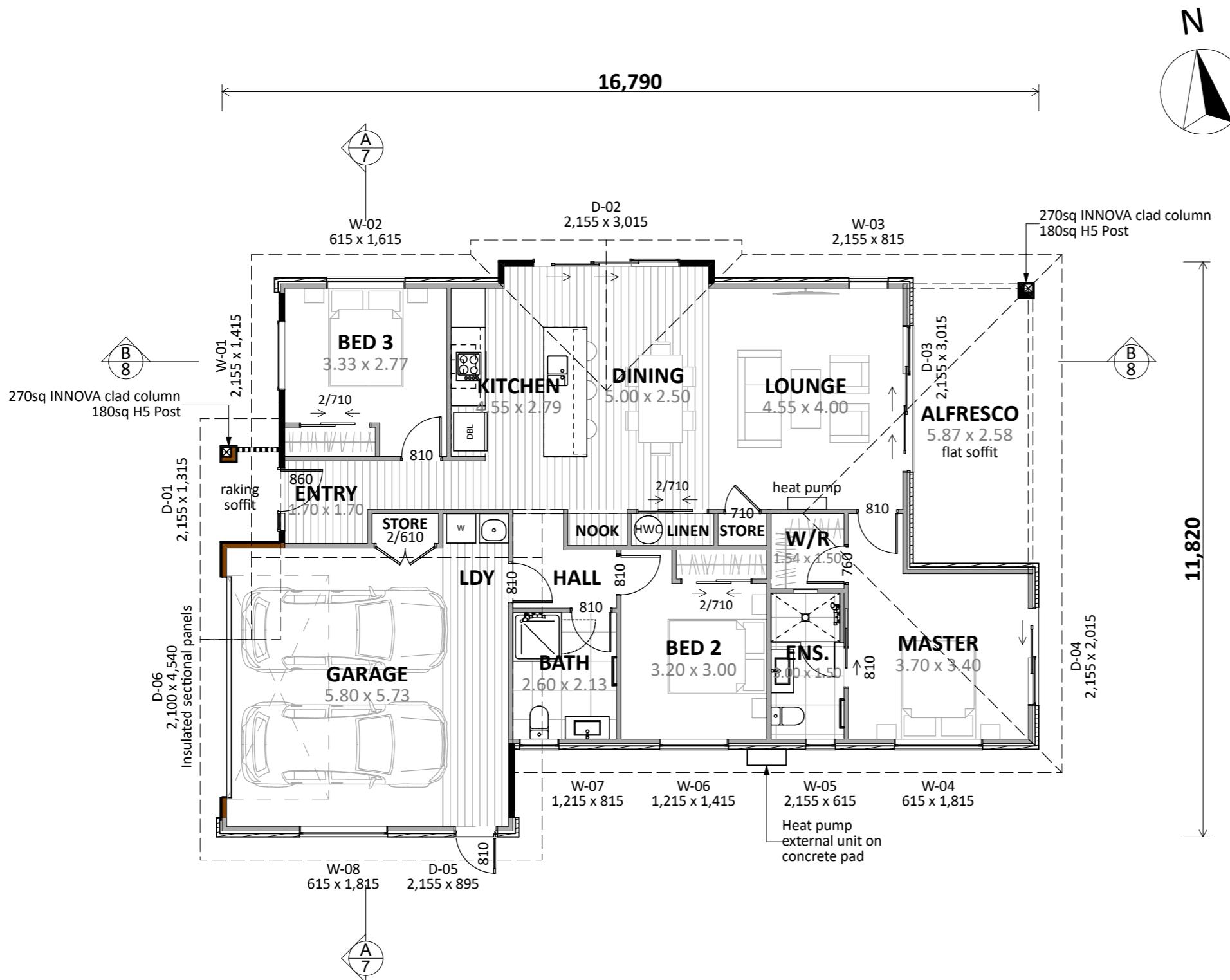
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Plan:	<b>NGAROTO8</b>	Drawn:	-	EQ:	<b>1</b>	Client Name:	<b>BARRETT HOMES (NORTHLAND) LTD</b>	Rev:	
Version:	<b>5.0</b>	Checked:	KB	Exposure:	<b>D</b>	Site Address:	<b>LOT 4, 75 TAMURE PLACE</b>	Sheet:	<b>3</b>
S				Council:	<b>WDC</b>		<b>THE DUNES, STAGE 1, WHANGAREI</b>	Scale:	<b>1:120</b>

# TAMURE PLACE



Landscape Key:	
	HydroSeed Grass
	1.8m Fence (TBC Type)

<u>CONCEPT PLAN APPROVAL</u> (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	



**ENGINEERING REQUIRED:**  
- Foundation

**Plan Notes:**  
2.415 Stud height throughout  
All joinery 2155 head height  
Raking soffit to Entry (externally)  
Flat soffit to Alfresco  
Insulated Garage walls, ceiling & door

**Floor Area:**

Area o/frame: 147.85 m<sup>2</sup>  
Area o/foundation: 152.47 m<sup>2</sup>

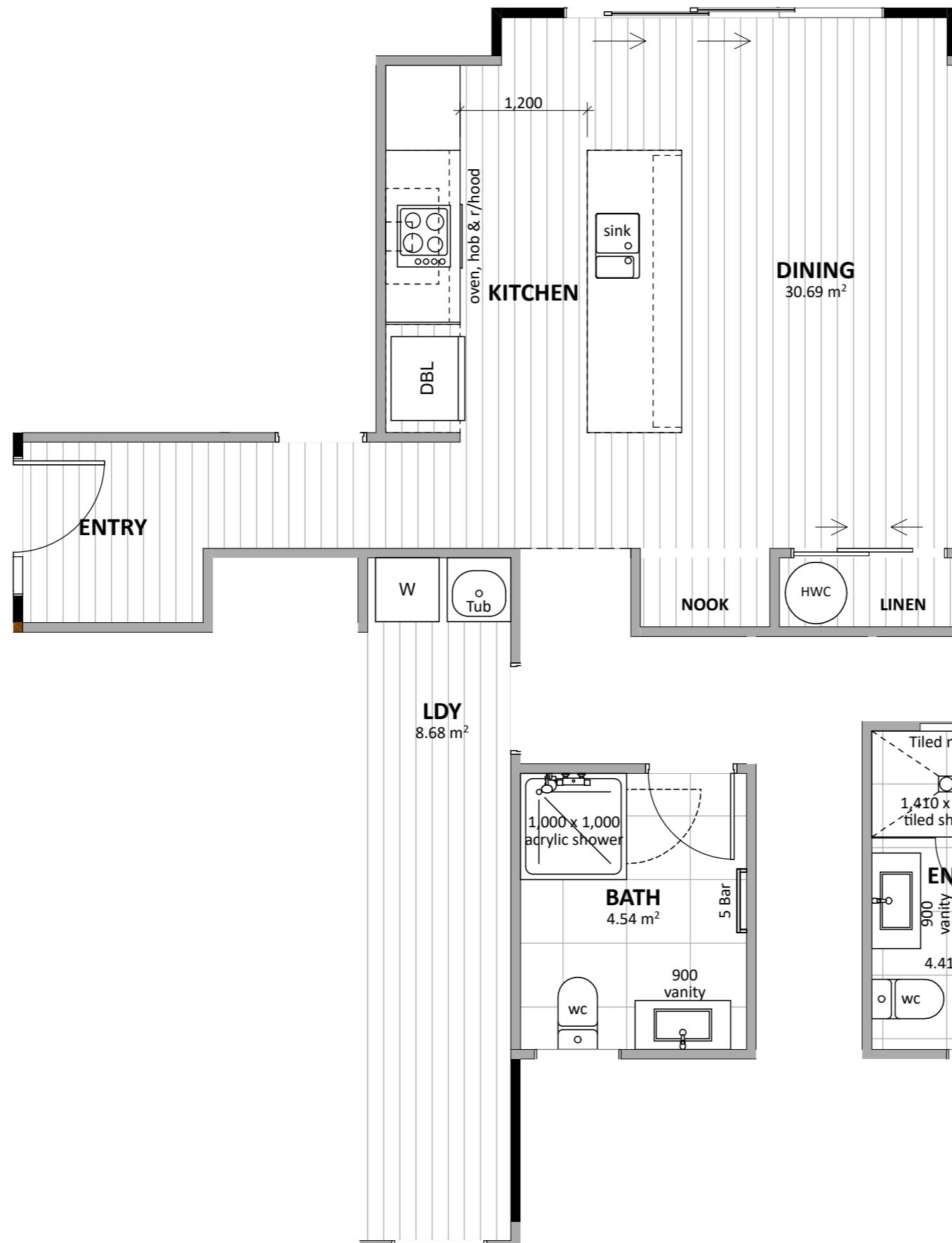
**Cladding Key:**

- INNOVA Duragroove - 400 smooth
- INNOVA Duragroove - 150 woodgrain
- Brick Veneer

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

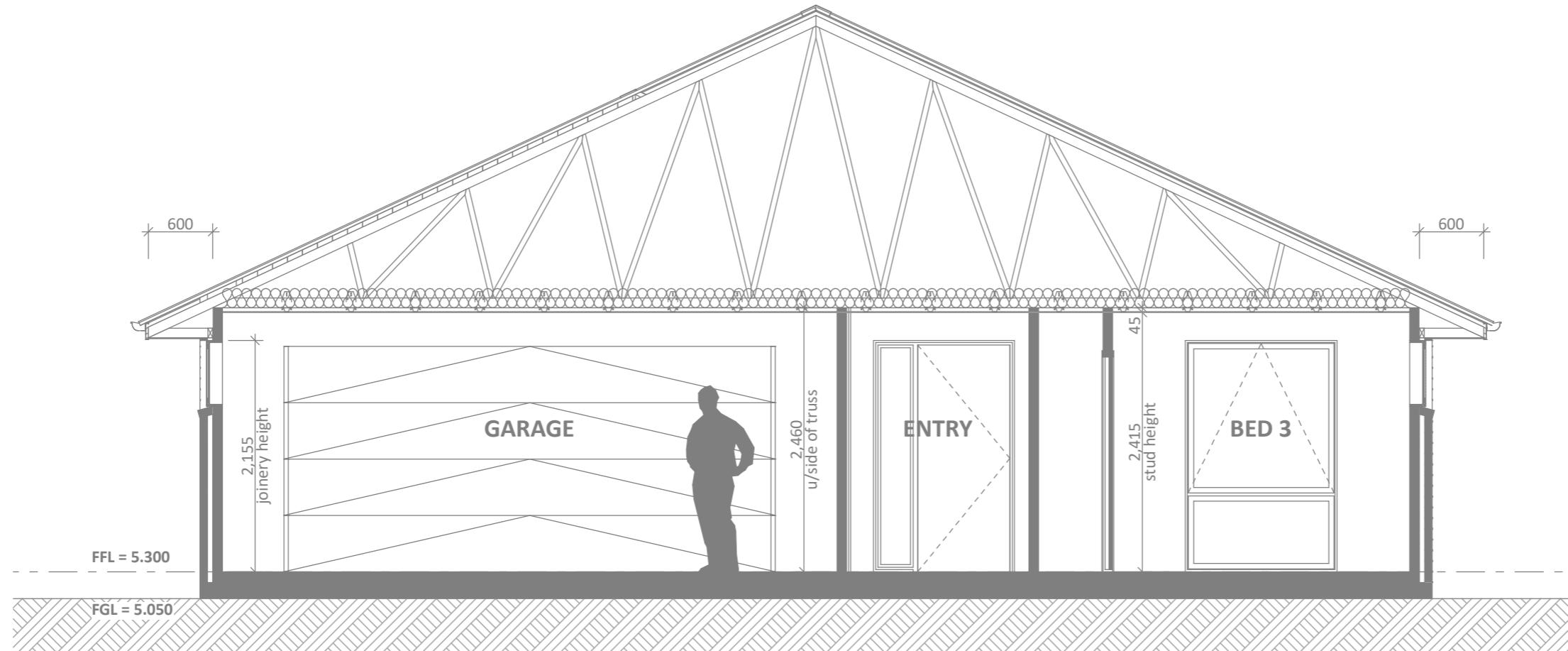
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Project No:	RUA4	Designed:	DP	Wind:	HIGH	Drawing:	CONCEPT PLAN	Date:
Plan:	NGAROTOB	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:
						Council:	WDC	Scale:



Floor Types Key:	
	= Vinyl Floor
	= Tiled Floor
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<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	

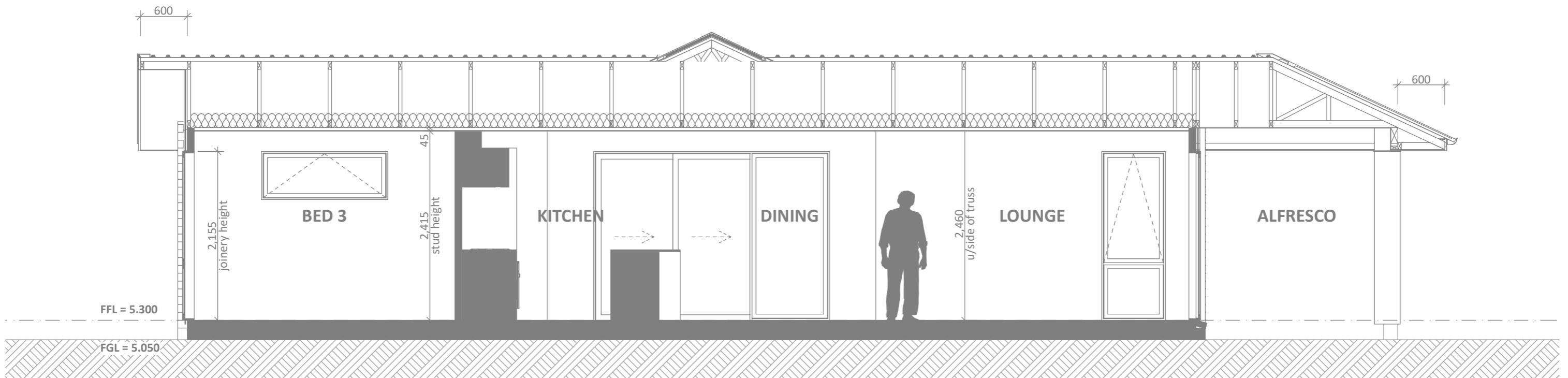
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Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	6



**CONCEPT SECTION A**  
SCALE 1:50

<b>CONCEPT PLAN APPROVAL</b> (confirmation to consent drawings)					
<i>Signature</i> <i>Date</i>					
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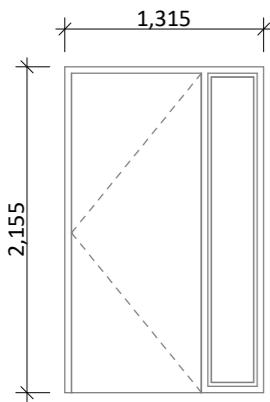
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Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	7
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:50



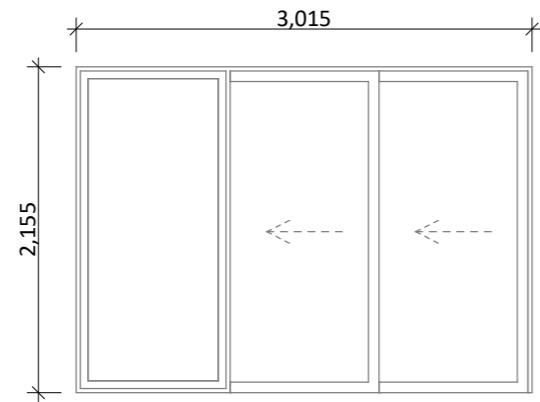
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SCALE 1:50

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<i>Signature</i> <i>Date</i>					
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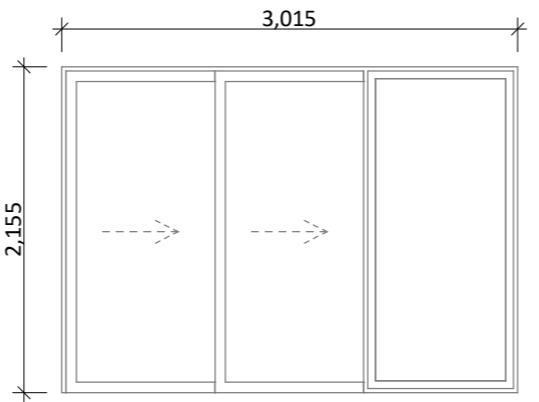
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Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	8
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:50



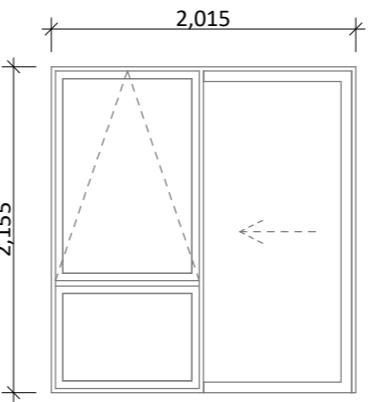
D-01  
\*Rebated Joinery  
\*860 Door Leaf



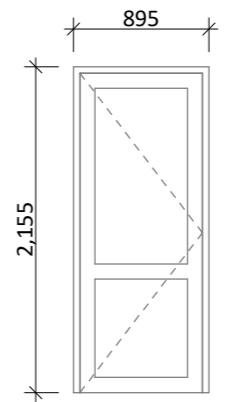
D-02  
\*Rebated Joinery



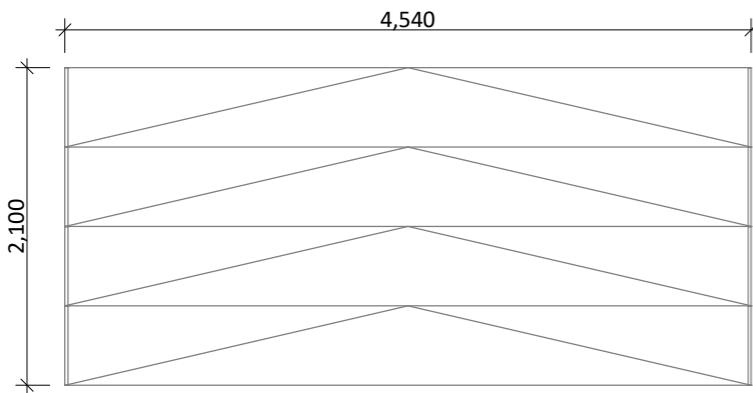
D-03  
\*Rebated Joinery



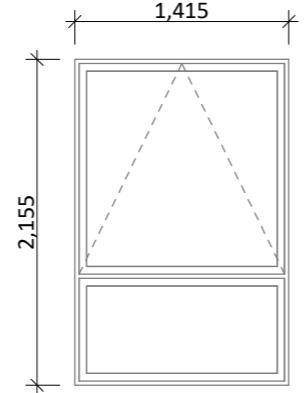
D-04  
\*Rebated Joinery



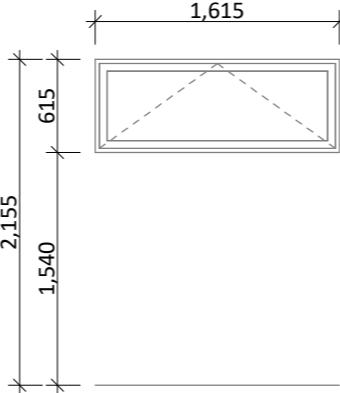
D-05  
\*810 Door Leaf



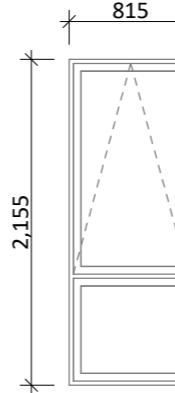
D-06  
\*Insulated sectional panels



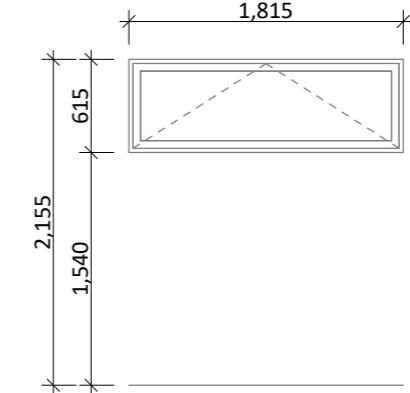
W-01



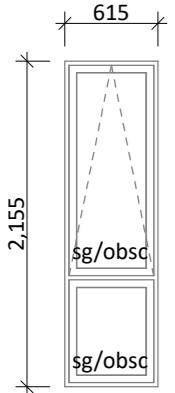
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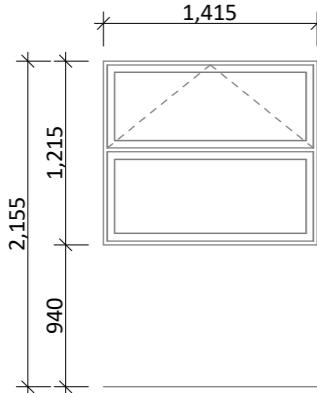
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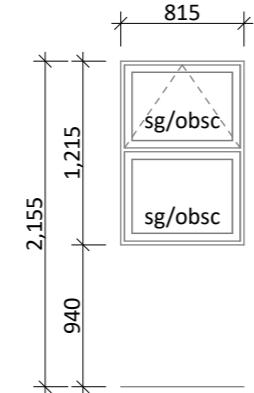
W-04, W-08



W-05



W-06



W-07

## 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 including garage 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  $> 0.75\text{m}^2$  = safety glass

- Doors with glazing area  $< 0.75\text{m}^2$  = 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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