



# Barrett Homes

Welcome to the *whānau*.

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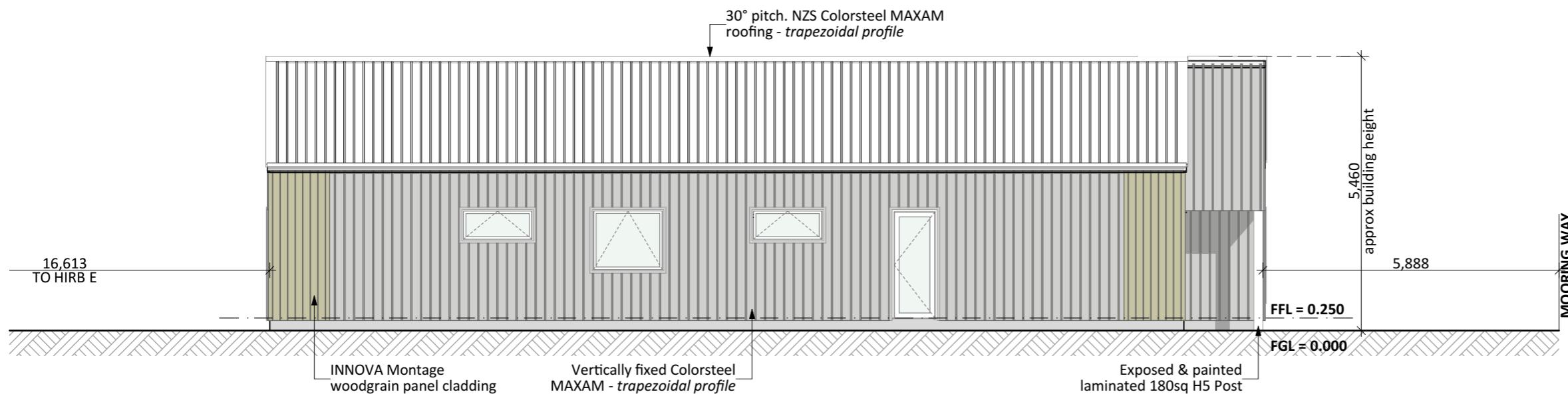


**NEW DWELLING FOR:  
BARRETT HOMES (NORTHLAND) LTD**

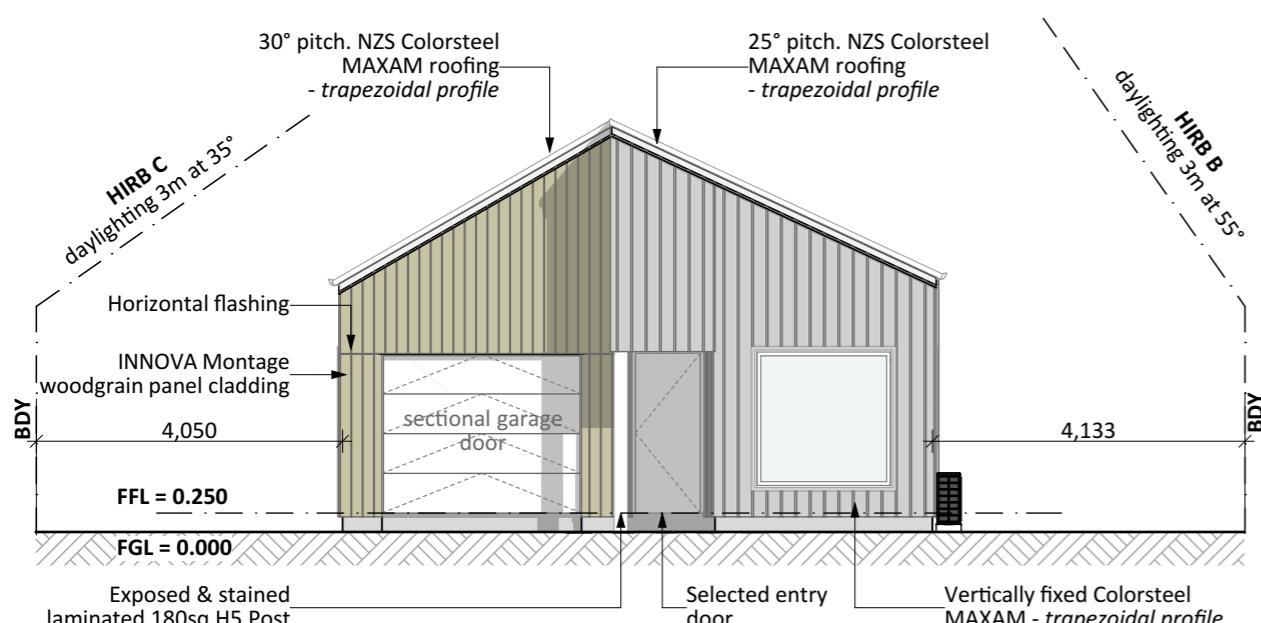
**ADDRESS:  
LOT 1, 4 MOORING WAY  
ONE TREE POINT, WHANGAREI**



Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	16/01/2026
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	



NORTH ELEVATION



WEST ELEVATION

**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:**

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

**Wall Cladding:**

Vertically fixed Colorsteel Maxam Longrun - Trapezoidal profile on timber castellated battens  
INNOVA Montage woodgrain panel cladding

**Roof Cladding:**

25° & 30° pitch. NZS Colorsteel MAXAM roofing - Trapezoidal profile

**Fascia and Spouting:**

COLORCOTE fascia & spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

**Joinery & Glazing:**

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

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

Signature

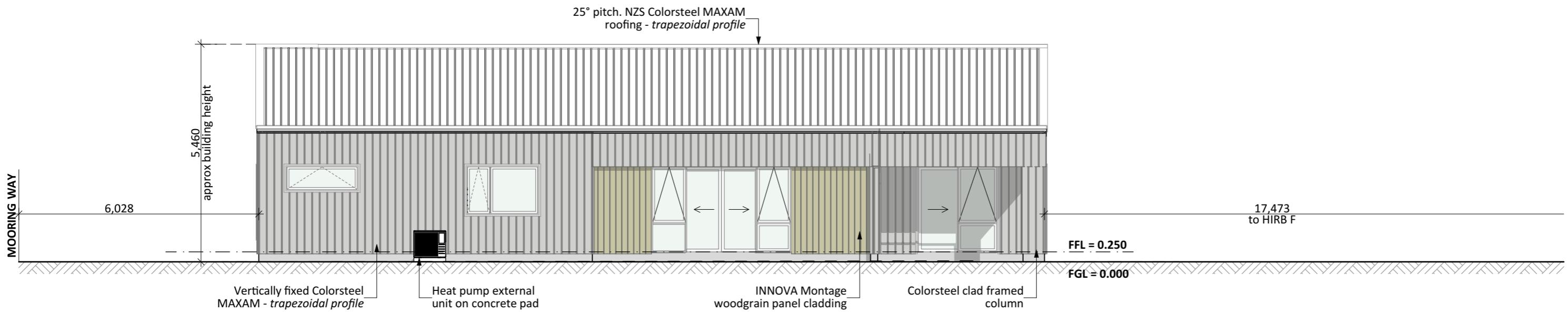
Date

**CONCEPT ONLY**

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



Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	16/01/2026
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Rev:
						Council:	WDC	Sheet: 1
							ONE TREE POINT, WHANGAREI	Scale: 1:100



#### General Notes:

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#### 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:

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

#### Wall Cladding:

Vertically fixed Colorsteel Maxam Longrun - *Trapezoidal profile on timber castellated battens*  
INNOVA Montage woodgrain panel cladding

#### Roof Cladding:

25° & 30° pitch. NZS Colorsteel MAXAM roofing - *Trapezoidal profile*

#### Fascia and Spouting:

COLORCOTE fascia & spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

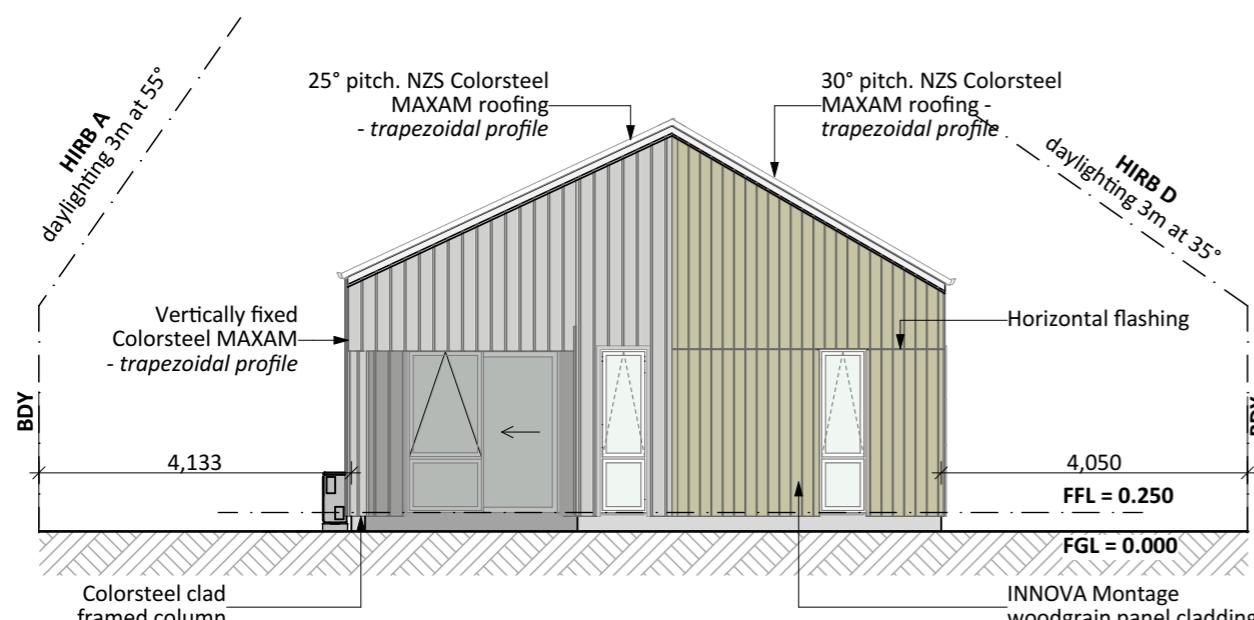
#### Joinery & Glazing:

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

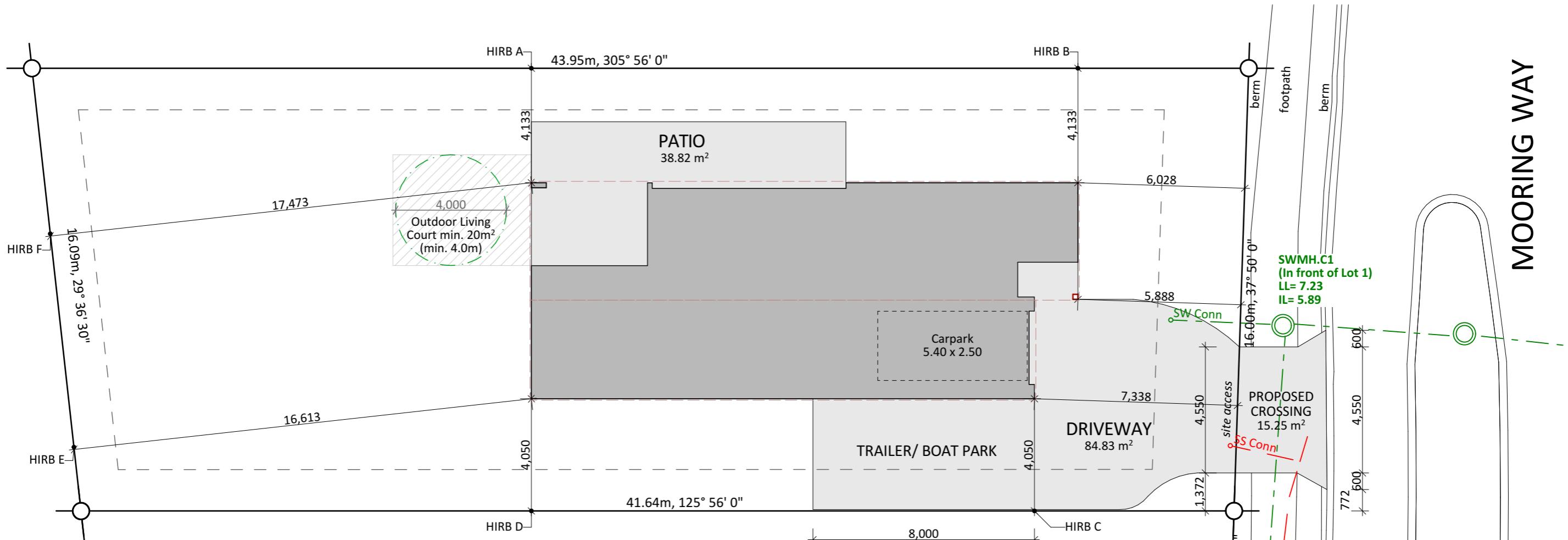
**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature Date

#### CONCEPT ONLY

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



Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	16/01/2026
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Rev:



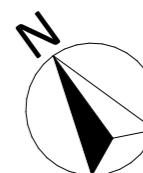
#### Site Info:

**LOT: 1**  
**DP: 599307**  
**AREA: 684m<sup>2</sup>**

#### Site Coverage:

131.06 m<sup>2</sup> (House area) +  
10.12m<sup>2</sup> (eaves over 800mm) /  
684m<sup>2</sup> (site area) = 20.64% ✓  
Living Zone = GRZ  
Max coverage = 40%  
(GRZ-R8 - 40% of net site area)

Impervious areas:  
247.5m<sup>2</sup> (Impervious area) /  
684m<sup>2</sup> (site area) = 36.18% ✓  
Max Impervious area = 60%  
(GRZ-R7 - 60% of net site area)



CONCEPT PLAN APPROVAL (confirmation to  
consent drawings)  
Signature Date

#### CONCEPT ONLY

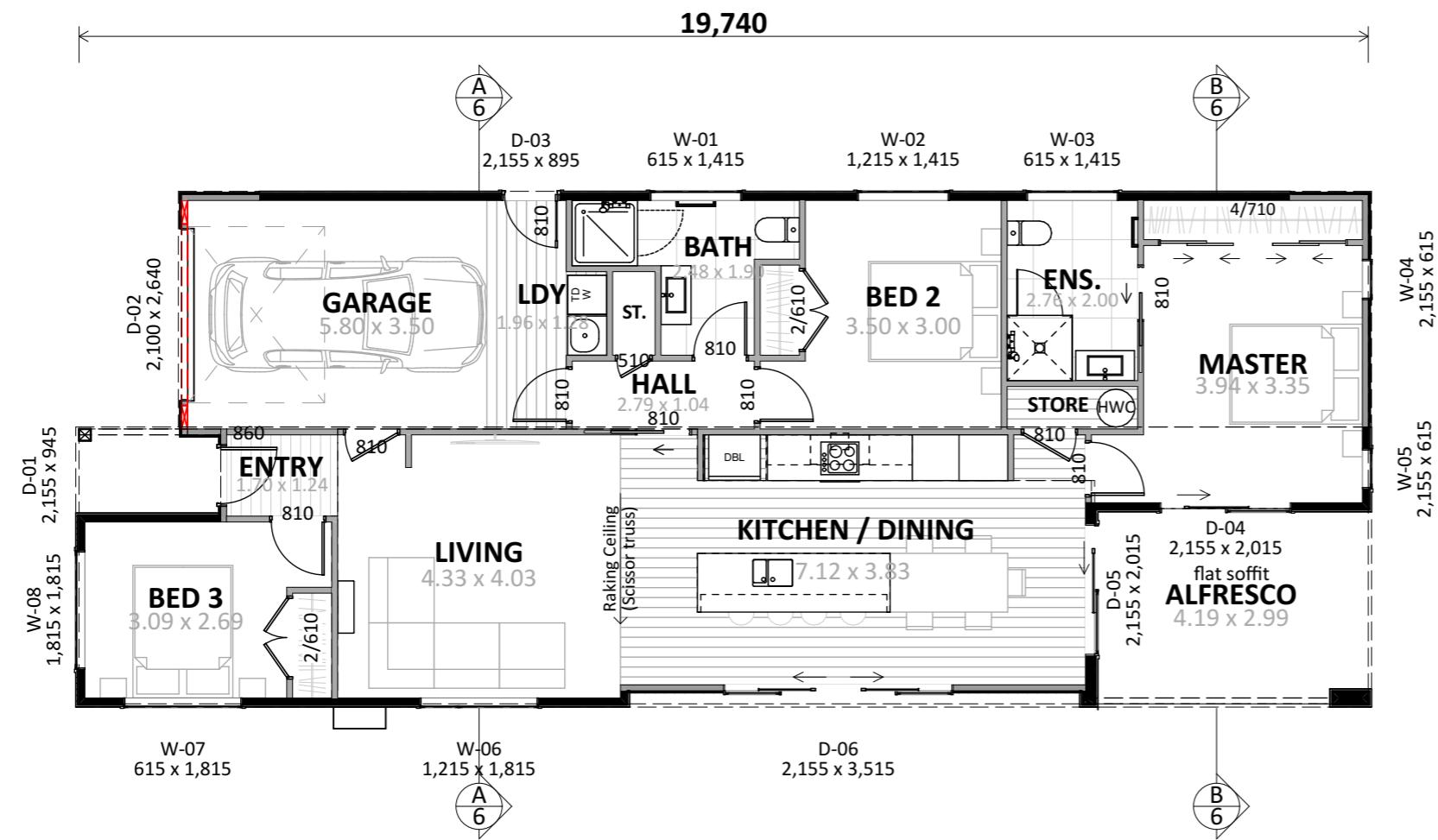
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY  
DURING WORKING DRAWINGS DUE TO BRACING  
REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE  
CONDITIONS

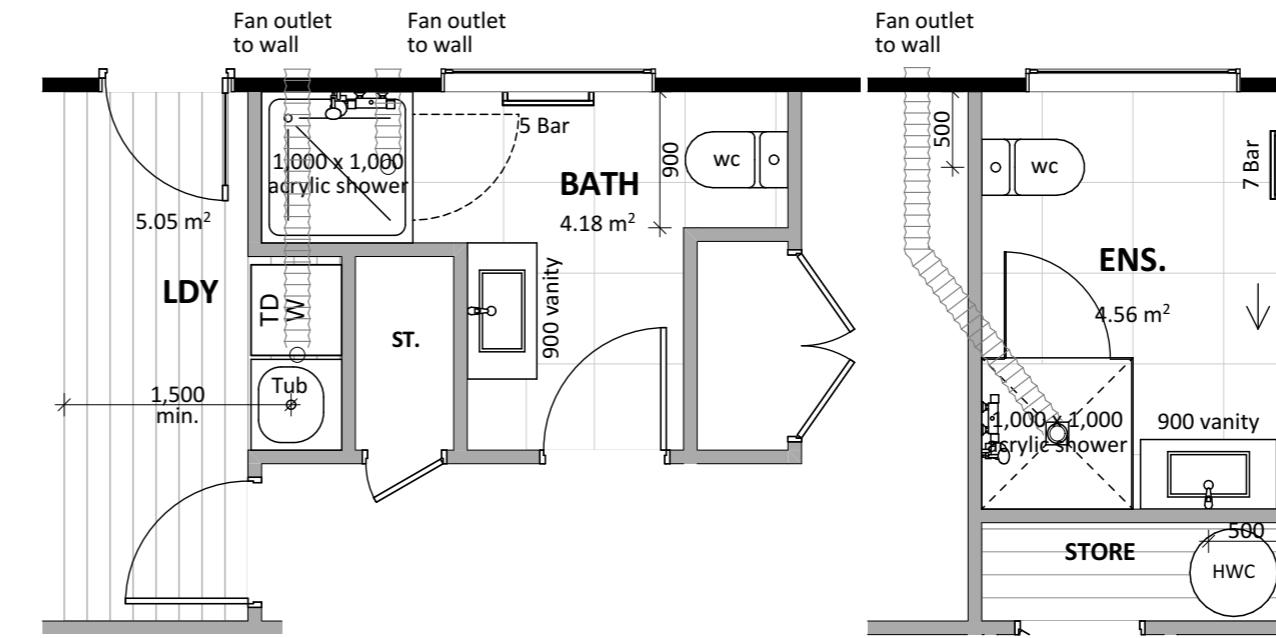
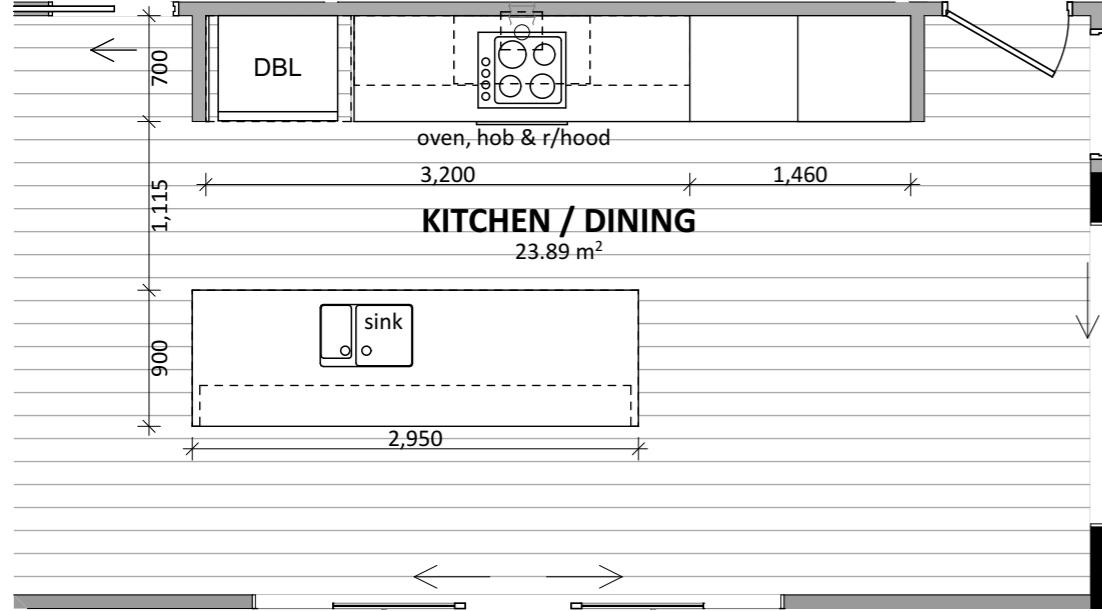
**Geotechnical Report**  
Plans are to be read in conjunction with LDE  
geotechnical completion report and details.  
Reference: 18893

Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	SITE PLAN	Date:
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	16/01/2026
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Rev:



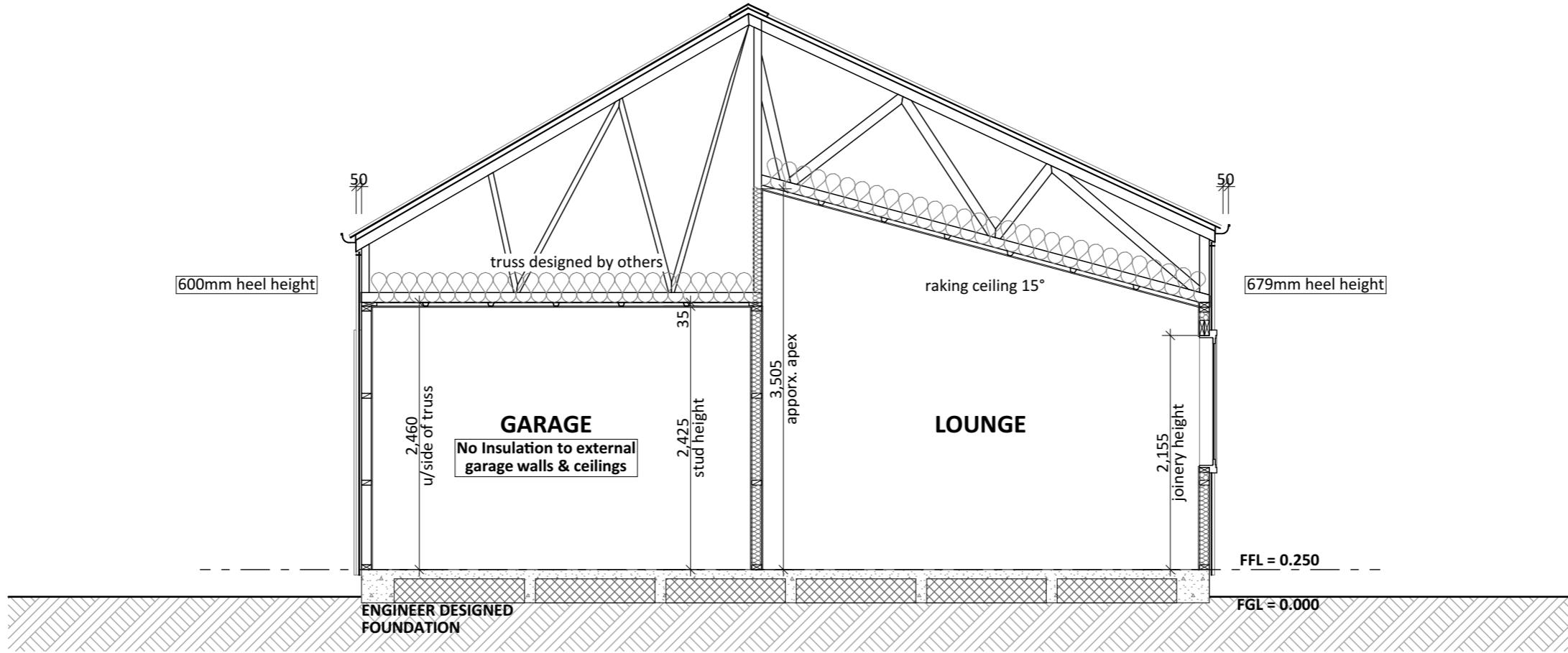
design@barretthomes.co.nz	Council:	WDC	ONE TREE POINT, WHANGAREI	Sheet:	3
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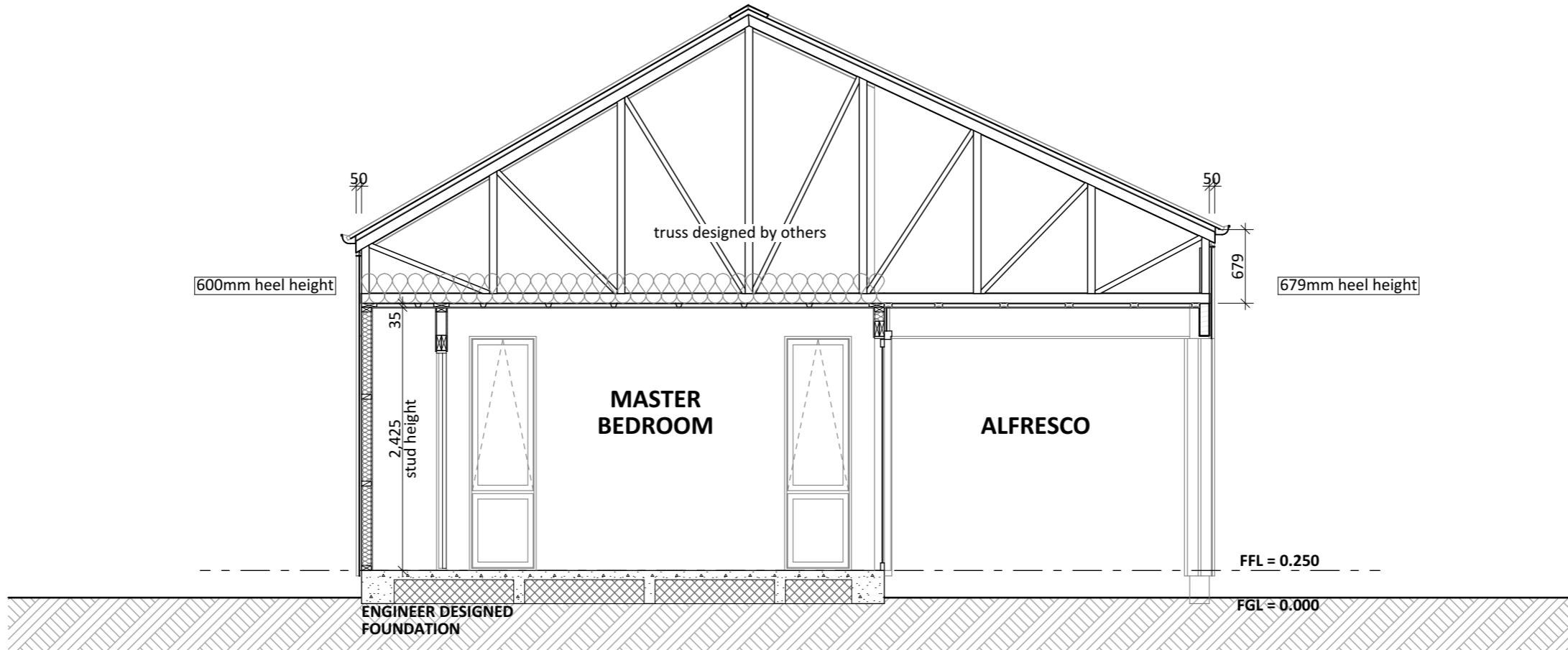
Floor Types Key:														
					= Vinyl Floor									
					= Tiled Floor									
<u>CONCEPT PLAN APPROVAL</u> (confirmation to consent drawings)														
<u>Signature</u>					<u>Date</u>									
<u>CONCEPT ONLY</u> MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS														
Project No: MOOR1   Designed: CS   Wind: HIGH   Drawing: KITCHEN & BATHROOM   Date: 16/01/2026 Plan: HR04   Drawn: -   EQ: 1   Client Name: BARRETT HOMES (NORTHLAND) LTD   Rev: Version: 1.0   Checked: KB   Exposure: D   Site Address: LOT 1, 4 MOORING WAY   Sheet: 5 <span style="background-color: orange; color: white; padding: 2px 10px;"> </span>   <span style="background-color: black; color: white; padding: 2px 10px;"> </span>   design@barretthomes.co.nz   Council: WDC   Scale: 1:50														





CROSS SECTION A

SCALE 1:50

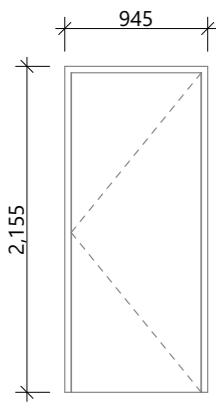


CROSS SECTION B

SCALE 1:50

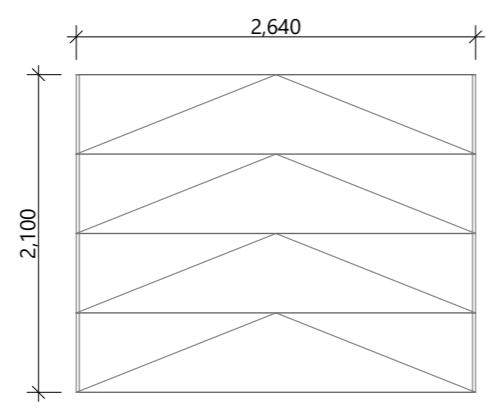


Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	CROSS SECTION	Date:	16/01/2026
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	6

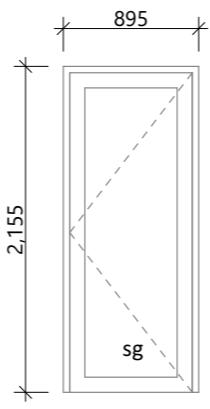


D-01

Rebated joinery  
860 door leaf

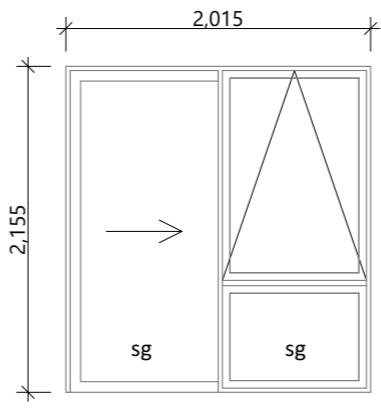


D-02



D-03

810 door leaf



D-04

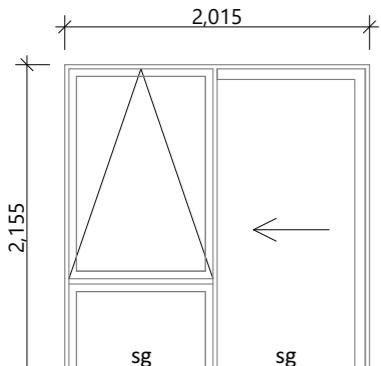
Rebated joinery  
sg

### 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

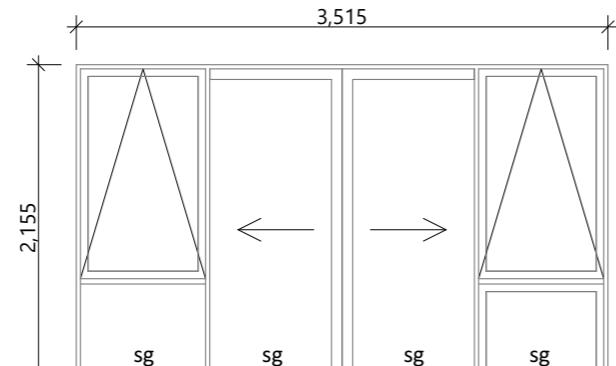
### REBATED JOINERY

Rebated joinery sizes are to be confirmed with joinery manufacturer.



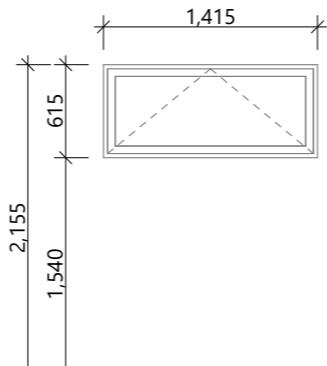
D-05

Rebated joinery  
sg



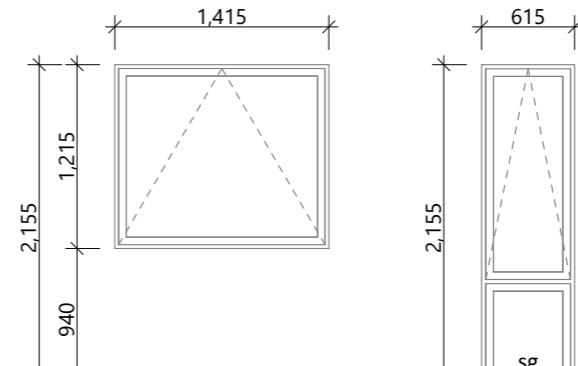
D-06

Rebated joinery  
sg

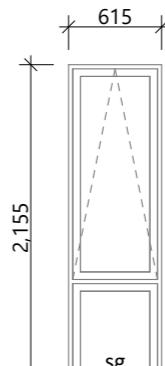


W-01, W-03

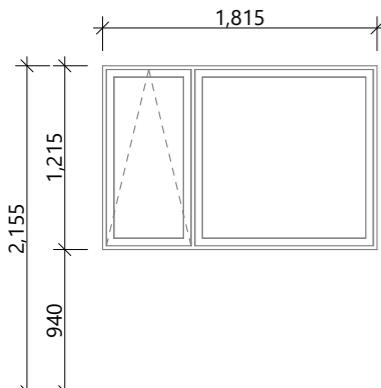
obsc/sg



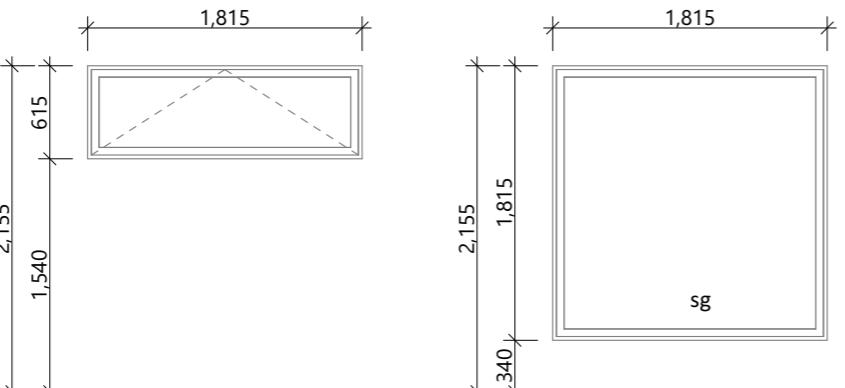
W-02



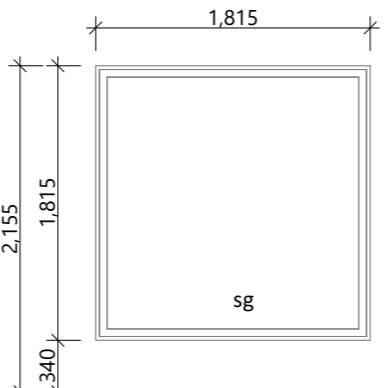
W-04, W-05



W-06



W-07



W-08

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

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Project No:	Designed:	Wind:	Drawing:	JOINERY SCHEDULE		Date:
Plan:	Drawn:	HIGH				16/01/2026
Version:	EQ:					Rev:
MOOR1	CS					
HR04	-			Client Name:	BARRETT HOMES (NORTHLAND) LTD	
1.0	KB			Site Address:	LOT 1, 4 MOORING WAY	
				Council:	WDC	
				ONE TREE POINT, WHANGAREI		Sheet: 7
				design@barretthomes.co.nz		Scale: 1:50

