



# Barrett Homes

Welcome to the *whānau*.

## CONTENTS:

|                      |
|----------------------|
| COVER SHEET          |
| MATERIALITY          |
| 1 ELEVATIONS         |
| 2 ELEVATIONS         |
| 3 LOCATION PLAN      |
| 4 SITE PLAN          |
| 5 LANDSCAPING PLAN   |
| 6 CONCEPT PLAN       |
| 7 KITCHEN & BATHROOM |
| 8 CROSS SECTIONS     |
| 9 JOINERY SCHEDULE   |



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

**ADDRESS:**  
**LOT 05, 130A HASTINGS ROAD**  
**PYES PA, TAURANGA**

|   |
|---|
| <b>CONCEPT PLAN APPROVAL</b> (confirmation to consent drawings) |
| <i>Signature</i>  |
| <i>Date</i>   |

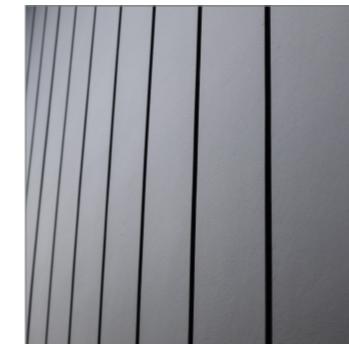
|   |
|---|
| <b>CONCEPT ONLY</b>   |
| MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS |

|             |            |           |    |           |           |               |                                   |        |            |
|-------------|------------|-----------|----|-----------|-----------|---------------|-----------------------------------|--------|------------|
| Project No: | HR05       | Designed: | CY | Wind:     | VERY HIGH | Drawing:      | COVER SHEET                       | Date:  | 30/01/2026 |
| Plan:       | NEW DESIGN | Drawn:    | -  | EQ:       | 1         | Client Name:  | BARRETT HOMES (BAY OF PLENTY) LTD | Rev:   |            |
| Version:    | 2.1        | Checked:  | CY | Exposure: | C         | Site Address: | LOT 05, 130A HASTINGS ROAD        | Sheet: |            |
|             |            |           |    |           |           | Council:      | TCC                               | Scale: |            |
|             |            |           |    |           |           |               | PYES PA, TAURANGA                 |        |            |



### Roofing

- Longrun roofing - Trapezoidal profile



### Panel cladding

- BGC Duragroove Smooth extra wide (400) panel cladding



### Metal cladding

- Vertically fixed Colorsteel cladding- trapezoidal



### Joinery

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 specification.

Y:WGM Projects\WBAY OF PLENTY\Hastings Road\HR05\Concept Plans\W2.1\HR05\_Concept 2.1.pln

ALL PLANS ARE COPYRIGHT TO BARRETT HOMES Ltd. All rights reserved. No part of this work covered by copyright may be reproduced or copied without written permission.

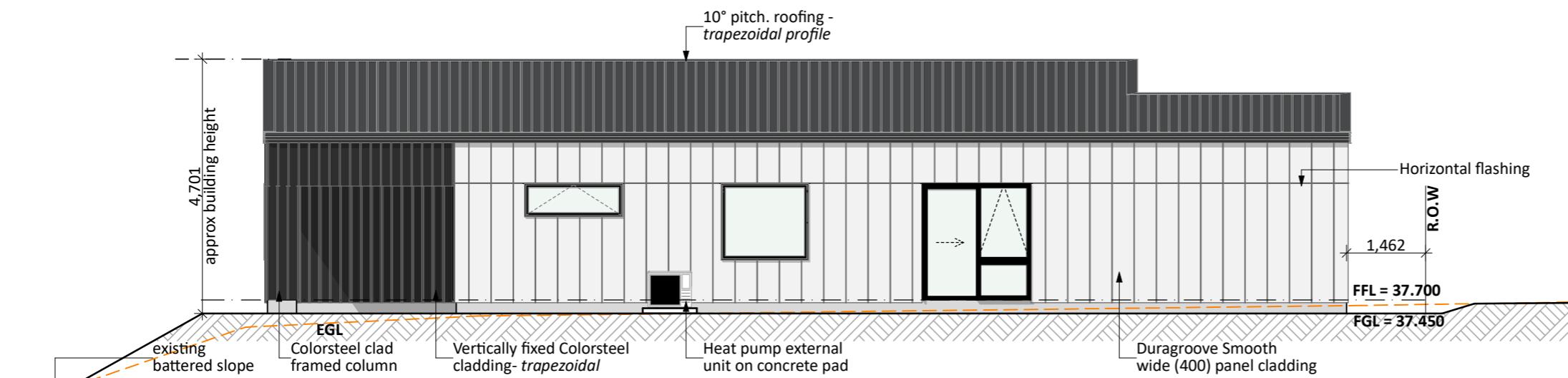
|             |            |           |    |           |           |               |                                   |        |            |
|-------------|------------|-----------|----|-----------|-----------|---------------|-----------------------------------|--------|------------|
| Project No: | HR05       | Designed: | CY | Wind:     | VERY HIGH | Drawing:      | MATERIALITY                       | Date:  | 30/01/2026 |
| Plan:       | NEW DESIGN | Drawn:    | -  | EQ:       | 1         | Client Name:  | BARRETT HOMES (BAY OF PLENTY) LTD | Rev:   |            |
| Version:    | 2.1        | Checked:  | CY | Exposure: | C         | Site Address: | LOT 05, 130A HASTINGS ROAD        | Sheet: |            |
|             |            |           |    | Council:  | TCC       |               | PYES PA, TAURANGA                 | Scale: |            |

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

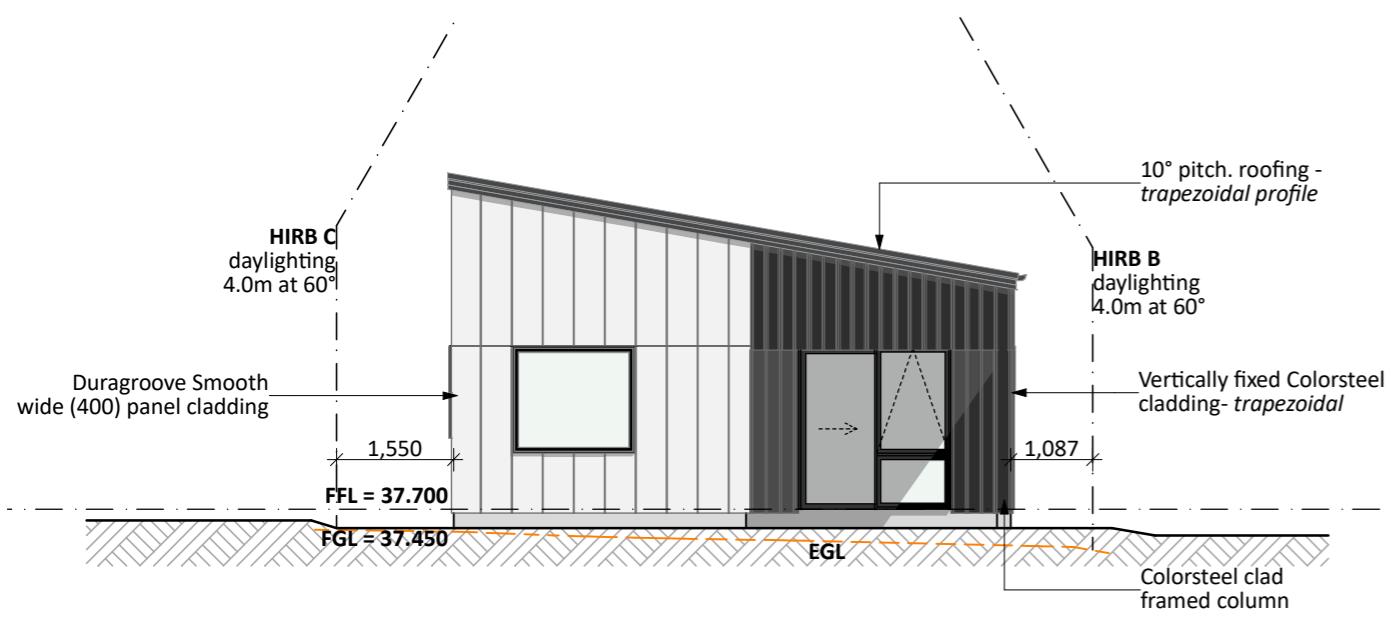
**CONCEPT ONLY**  
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

**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.



**NORTH ELEVATION**



**EAST ELEVATION**

**Foundation:**  
Riabrit 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:**  
10° 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

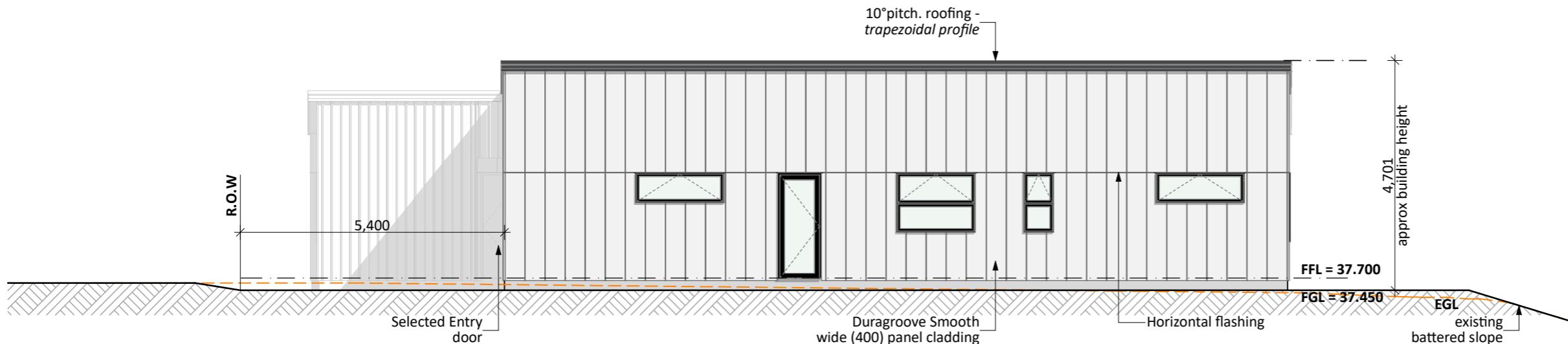
**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

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

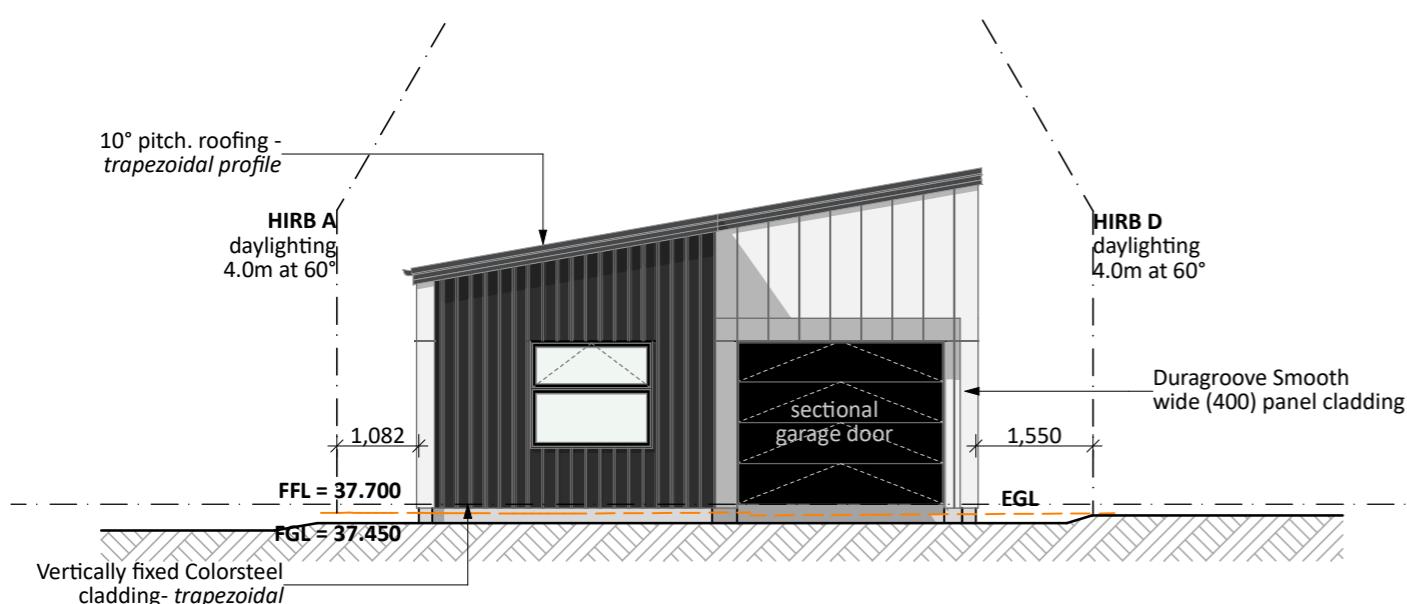
|             |            |           |    |           |           |               |                                   |        |            |
|-------------|------------|-----------|----|-----------|-----------|---------------|-----------------------------------|--------|------------|
| Project No: | HR05       | Designed: | CY | Wind:     | VERY HIGH | Drawing:      | ELEVATIONS                        | Date:  | 30/01/2026 |
| Plan:       | NEW DESIGN | Drawn:    | -  | EQ:       | 1         | Client Name:  | BARRETT HOMES (BAY OF PLENTY) LTD | Rev:   |            |
| Version:    | 2.1        | Checked:  | CY | Exposure: | C         | Site Address: | LOT 05, 130A HASTINGS ROAD        | Sheet: | 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.



**SOUTH ELEVATION**



**WEST ELEVATION**

**Foundation:**  
Riraft 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:**  
10° pitch. Longrun roofing - *Trapezoidal profile*

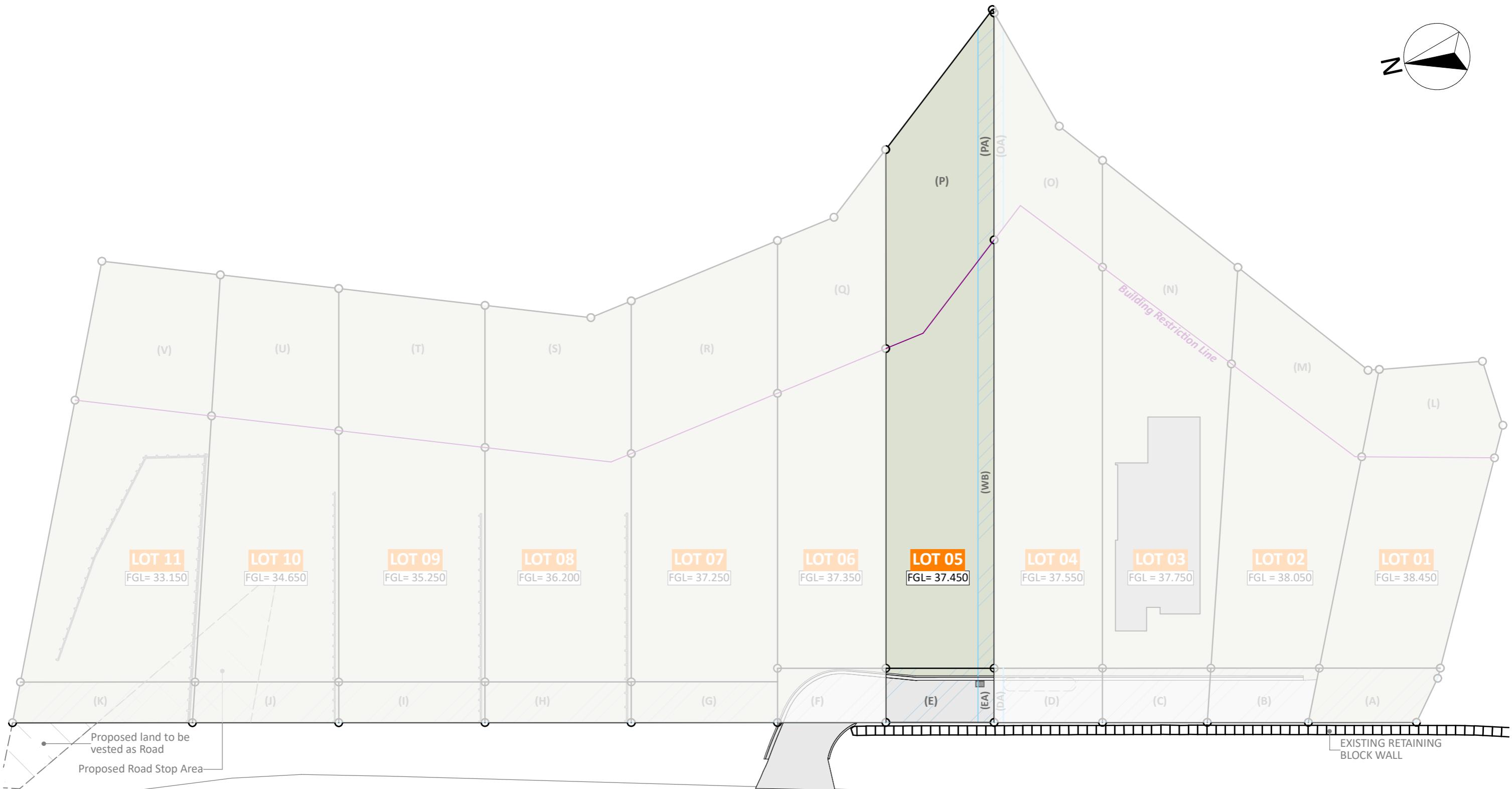
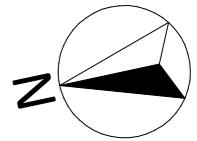
**Fascia and Spouting:**  
COLORCOTE fascia and spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

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

**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: | HR05       | Designed: | CY | Wind:     | VERY HIGH | Drawing:      | ELEVATIONS                        | Date:  | 30/01/2026 |
| Plan:       | NEW DESIGN | Drawn:    | -  | EQ:       | 1         | Client Name:  | BARRETT HOMES (BAY OF PLENTY) LTD | Rev:   |            |
| Version:    | 2.1        | Checked:  | CY | Exposure: | C         | Site Address: | LOT 05, 130A HASTINGS ROAD        | Sheet: | 2          |



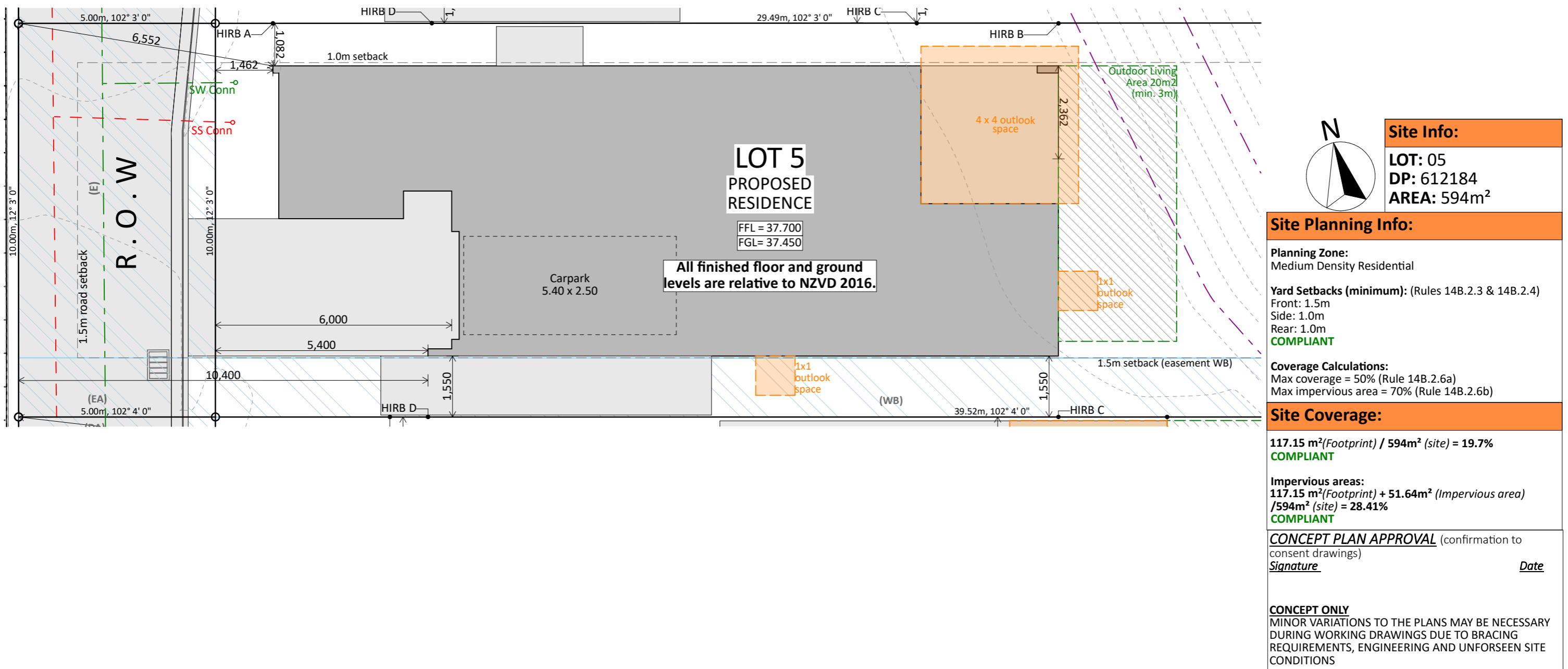
# HASTINGS ROAD

- 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><u>CONCEPT PLAN APPROVAL</u></b> (confirmation to<br>consent drawings) | <b><u>Signature</u></b> | <b><u>Date</u></b> |
|---|-------------------------|--------------------|

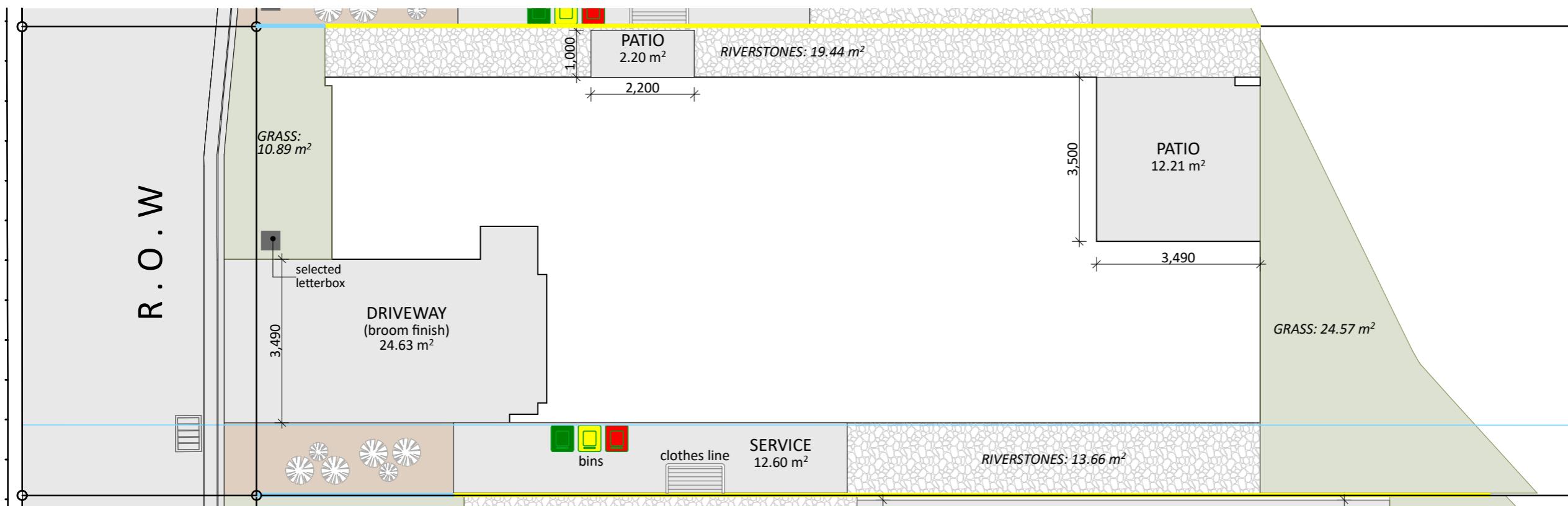


|   |             |                   |           |           |           |                  |               |  |        |                   |
|---|-------------|-------------------|-----------|-----------|-----------|------------------|---------------|--|--------|-------------------|
| <br><b>Barrett Homes</b> | Project No: | <b>HR05</b>       | Designed: | <b>CY</b> | Wind:     | <b>VERY HIGH</b> | Drawing:      | <b>LOCATION PLAN</b>                     | Date:  | <b>30/01/2026</b> |
|   | Plan:       | <b>NEW DESIGN</b> | Drawn:    | -         | EQ:       | 1                | Client Name:  | <b>BARRETT HOMES (BAY OF PLENTY) LTD</b> | Rev:   |                   |
|   | Version:    | <b>2.1</b>        | Checked:  | <b>CY</b> | Exposure: | <b>C</b>         | Site Address: | <b>LOT 05, 130A HASTINGS ROAD</b>        | Sheet: | <b>3</b>          |



## LANDSCAPING KEY:

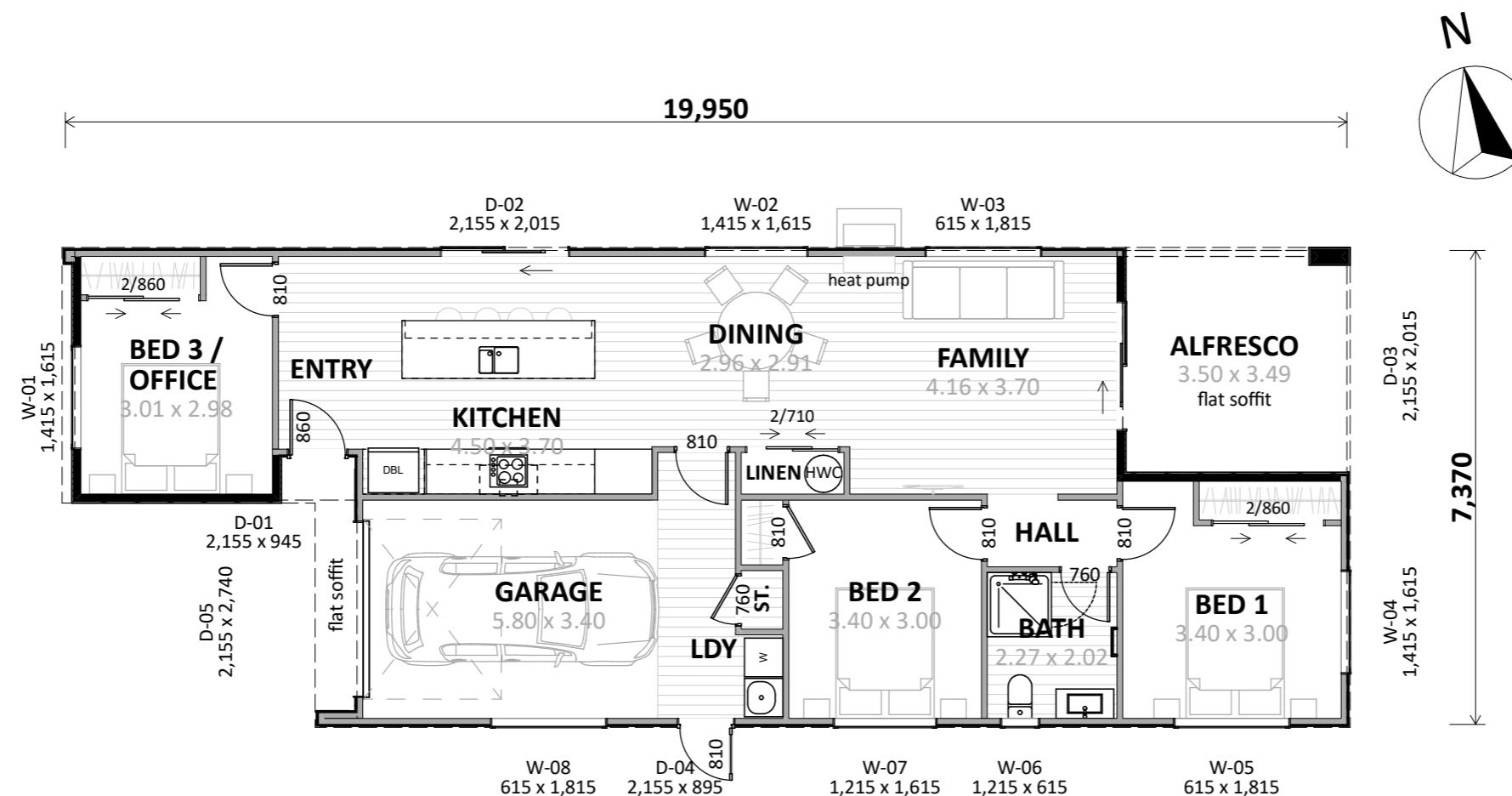
|  |                               |
|--|-------------------------------|
|  | GRASS                         |
|  | MULCH                         |
|  | CONCRETE (broom finish)       |
|  | RIVERSTONE (or similar)       |
|  | HEDGE/SELECTED PLANTINGS      |
|  | 1.8m NEIGHBOUR FRIENDLY FENCE |
|  | 1.2m NEIGHBOUR FRIENDLY FENCE |



**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: | HR05       | Designed: | CY | Wind:     | VERY HIGH | Drawing:      | LANDSCAPING PLAN                  | Date:  | 30/01/2026 |
| Plan:       | NEW DESIGN | Drawn:    | -  | EQ:       | 1         | Client Name:  | BARRETT HOMES (BAY OF PLENTY) LTD | Rev:   |            |
| Version:    | 2.1        | Checked:  | CY | Exposure: | C         | Site Address: | LOT 05, 130A HASTINGS ROAD        | Sheet: | 5          |



Plan Notes:  
2.425 Stud height throughout  
All joinery 2155 head height  
Flat soffit to Entry & Alfresco

**Floor Area:**

Area o/frame: 117.15 m<sup>2</sup>

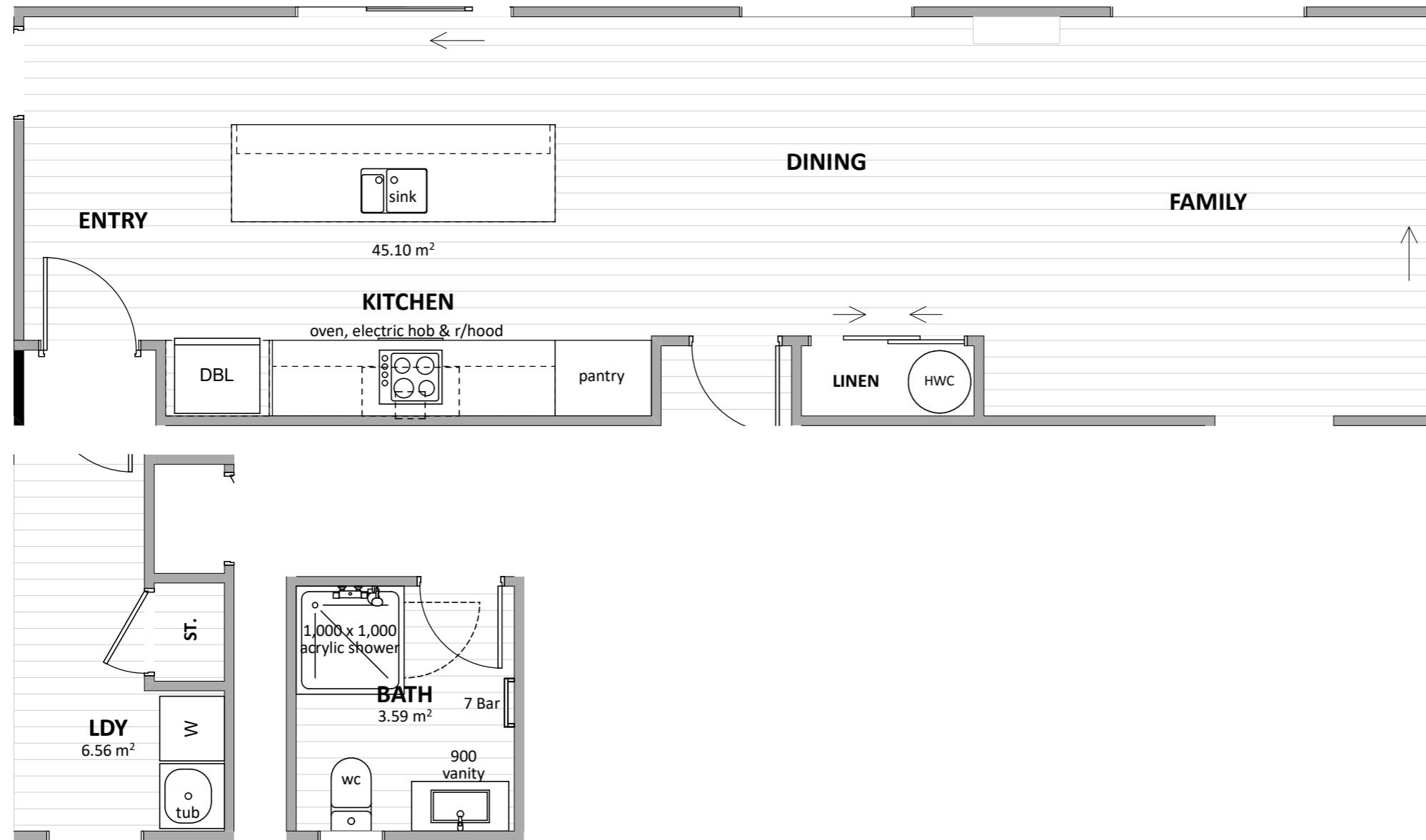
**Cladding Key:**

- Vert. Profiled Metal
- INNOVA Duragroove

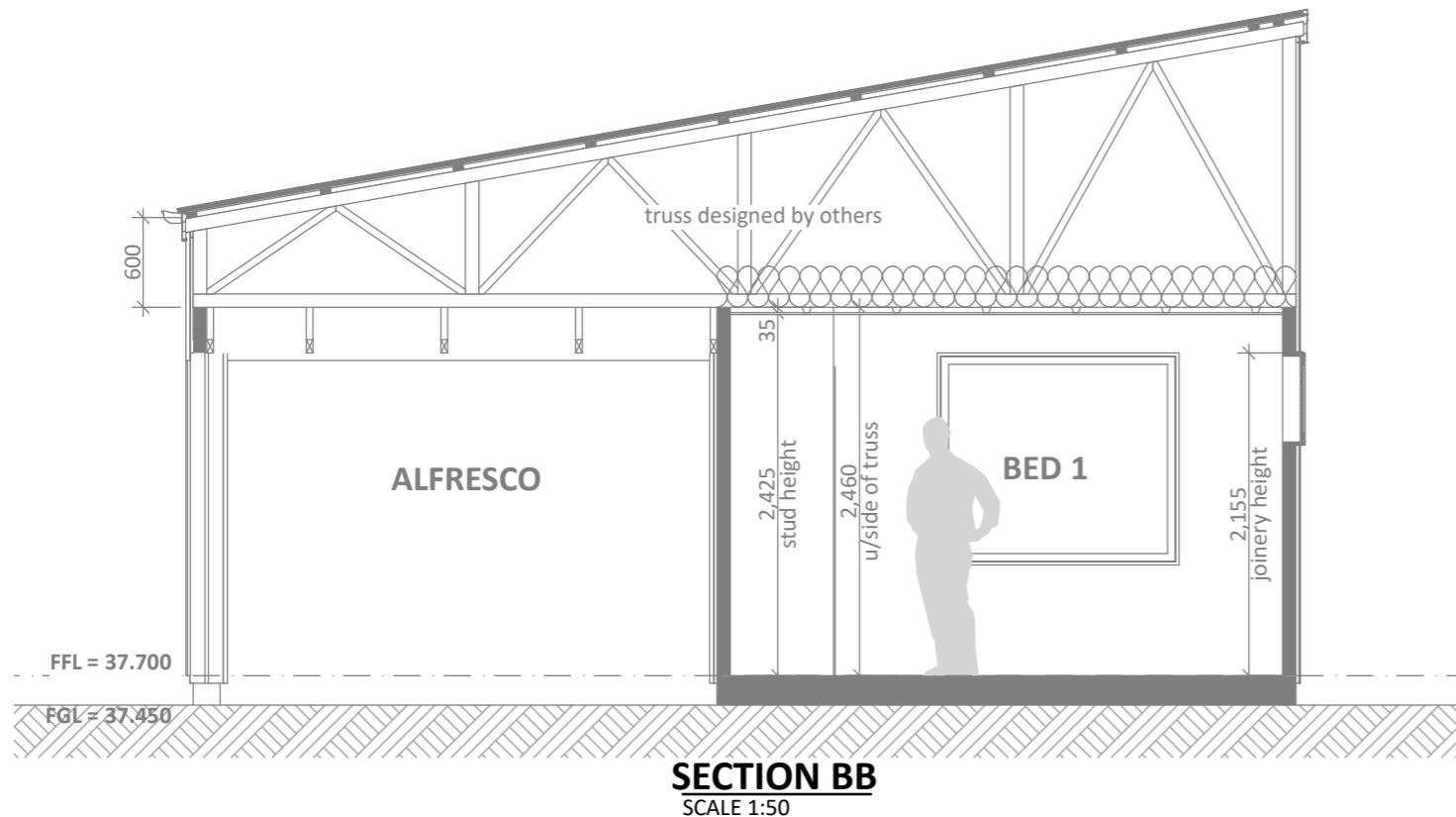
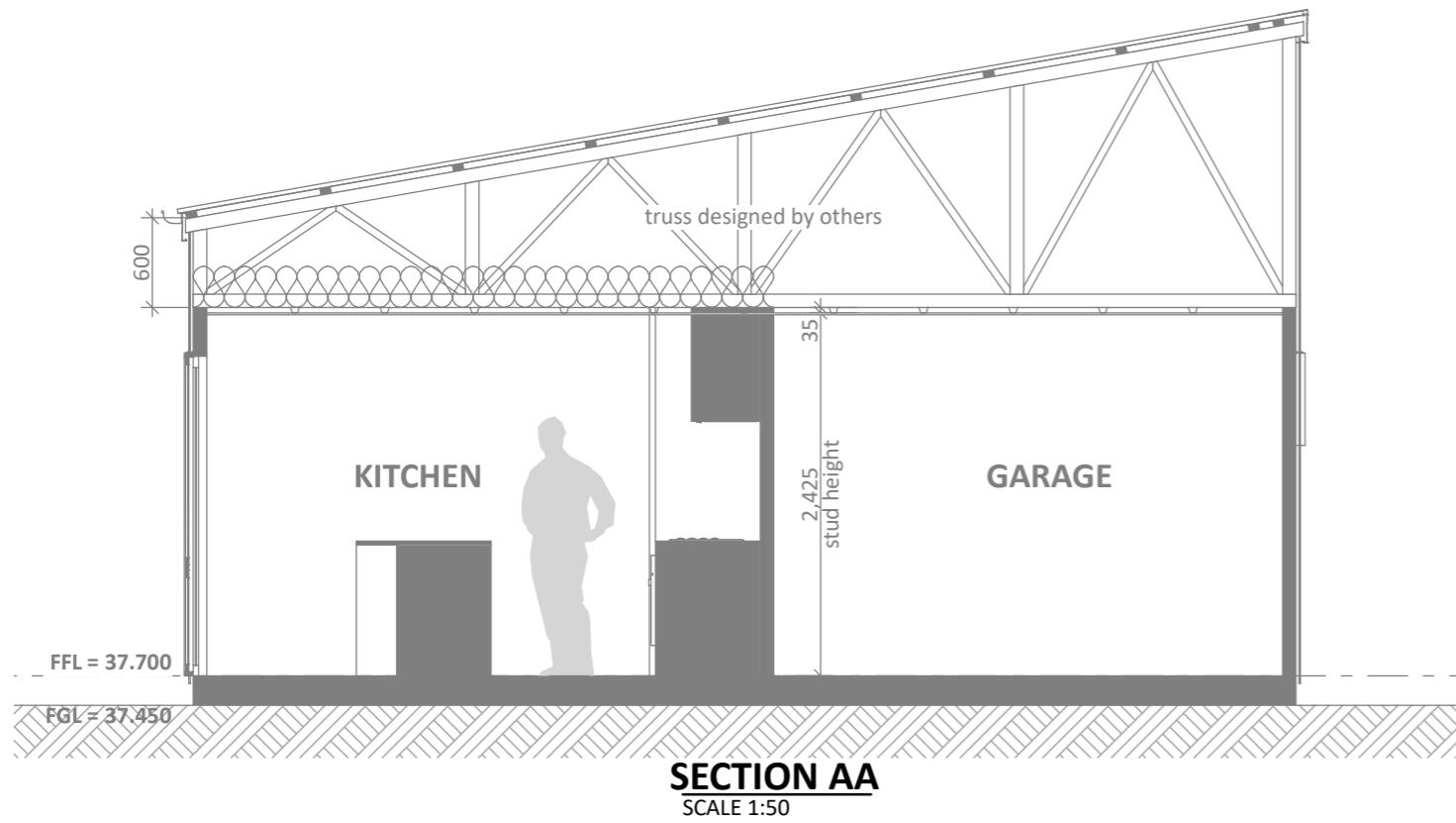
**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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

|             |            |           |    |           |           |               |                                   |        |            |
|-------------|------------|-----------|----|-----------|-----------|---------------|-----------------------------------|--------|------------|
| Project No: | HR05       | Designed: | CY | Wind:     | VERY HIGH | Drawing:      | CONCEPT PLAN                      | Date:  | 30/01/2026 |
| Plan:       | NEW DESIGN | Drawn:    | -  | EQ:       | 1         | Client Name:  | BARRETT HOMES (BAY OF PLENTY) LTD | Rev:   |            |
| Version:    | 2.1        | Checked:  | CY | Exposure: | C         | Site Address: | LOT 05, 130A HASTINGS ROAD        | Sheet: | 6          |

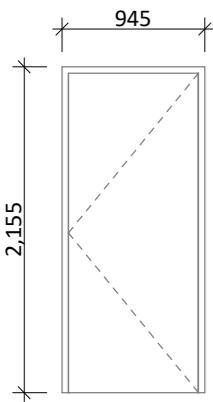


|  |               |           |               |           |           |                           |                                   |           |        |                   |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
|--|---------------|-----------|---------------|-----------|-----------|---------------------------|-----------------------------------|-----------|--------|-------------------|-----------|----------|--------------------|--|-------|------------|-------|------------|--------|---|-----|---|--------------|-----------------------------------|--|------|--|----------|-----|----------|----|-----------|---|---------------|----------------------------|--|--------|---|--|--|--|--|--|--|---------------------------|--|----------|-----|-------------------|--|--|--|--|--|--|--|--|--------|------|
| <b>Floor Types Key:</b>  |               |           |               |           |           |                           |                                   |           |        |                   |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
|  | = Vinyl Floor |           | = Tiled Floor |           |           |                           |                                   |           |        |                   |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
| <b>CONCEPT PLAN APPROVAL</b> (confirmation to consent drawings)  |               |           |               |           |           |                           |                                   |           |        |                   |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
| <i>Signature</i>   |               |           | <i>Date</i>   |           |           |                           |                                   |           |        |                   |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
| <b>CONCEPT ONLY</b><br>MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS   |               |           |               |           |           |                           |                                   |           |        |                   |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
| <table border="1"> <tr> <td>Project No:</td> <td>HR05</td> <td>Designed:</td> <td>CY</td> <td>Wind:</td> <td>VERY HIGH</td> <td>Drawing:</td> <td colspan="2">KITCHEN &amp; BATHROOM</td> <td>Date:</td> <td>30/01/2026</td> </tr> <tr> <td>Plan:</td> <td>NEW DESIGN</td> <td>Drawn:</td> <td>-</td> <td>EQ:</td> <td>1</td> <td>Client Name:</td> <td colspan="2">BARRETT HOMES (BAY OF PLENTY) LTD</td> <td>Rev:</td> <td></td> </tr> <tr> <td>Version:</td> <td>2.1</td> <td>Checked:</td> <td>CY</td> <td>Exposure:</td> <td>C</td> <td>Site Address:</td> <td colspan="2">LOT 05, 130A HASTINGS ROAD</td> <td>Sheet:</td> <td>7</td> </tr> <tr> <td colspan="6">  <b>Barrett Homes</b> </td> <td colspan="2">design@barretthomes.co.nz</td> <td>Council:</td> <td>TCC</td> <td>PYES PA, TAURANGA</td> </tr> <tr> <td colspan="6"></td> <td colspan="2"></td> <td>Scale:</td> <td>1:50</td> </tr> </table> |               |           |               |           |           | Project No:               | HR05                              | Designed: | CY     | Wind:             | VERY HIGH | Drawing: | KITCHEN & BATHROOM |  | Date: | 30/01/2026 | Plan: | NEW DESIGN | Drawn: | - | EQ: | 1 | Client Name: | BARRETT HOMES (BAY OF PLENTY) LTD |  | Rev: |  | Version: | 2.1 | Checked: | CY | Exposure: | C | Site Address: | LOT 05, 130A HASTINGS ROAD |  | Sheet: | 7 |  <b>Barrett Homes</b> |  |  |  |  |  | design@barretthomes.co.nz |  | Council: | TCC | PYES PA, TAURANGA |  |  |  |  |  |  |  |  | Scale: | 1:50 |
| Project No:  | HR05          | Designed: | CY            | Wind:     | VERY HIGH | Drawing:                  | KITCHEN & BATHROOM                |           | Date:  | 30/01/2026        |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
| Plan:  | NEW DESIGN    | Drawn:    | -             | EQ:       | 1         | Client Name:              | BARRETT HOMES (BAY OF PLENTY) LTD |           | Rev:   |                   |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
| Version:   | 2.1           | Checked:  | CY            | Exposure: | C         | Site Address:             | LOT 05, 130A HASTINGS ROAD        |           | Sheet: | 7                 |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
|  <b>Barrett Homes</b>   |               |           |               |           |           | design@barretthomes.co.nz |                                   | Council:  | TCC    | PYES PA, TAURANGA |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |
|  |               |           |               |           |           |                           |                                   | Scale:    | 1:50   |                   |           |          |                    |  |       |            |       |            |        |   |     |   |              |                                   |  |      |  |          |     |          |    |           |   |               |                            |  |        |   |  |  |  |  |  |  |                           |  |          |     |                   |  |  |  |  |  |  |  |  |        |      |

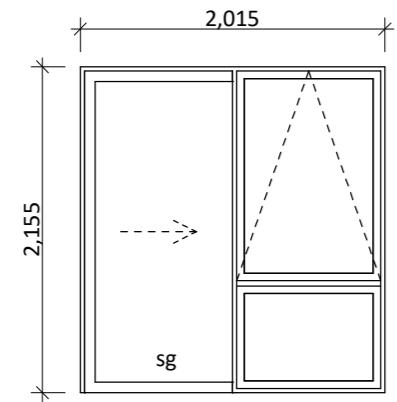


|  |  |  |  |  |  |
|--|--|--|--|--|--|
| <b>CONCEPT PLAN APPROVAL</b> (confirmation to consent drawings)  |  |  |  |  |  |
| <i>Signature</i> <span style="float: right;"><i>Date</i></span>  |  |  |  |  |  |
| <b>CONCEPT ONLY</b><br>MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS |  |  |  |  |  |

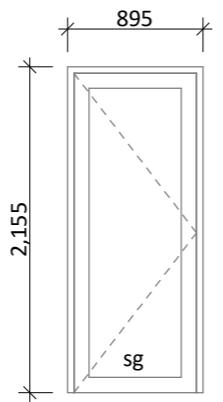
|             |            |           |    |           |           |               |                                   |        |            |
|-------------|------------|-----------|----|-----------|-----------|---------------|-----------------------------------|--------|------------|
| Project No: | HR05       | Designed: | CY | Wind:     | VERY HIGH | Drawing:      | CROSS SECTIONS                    | Date:  | 30/01/2026 |
| Plan:       | NEW DESIGN | Drawn:    | -  | EQ:       | 1         | Client Name:  | BARRETT HOMES (BAY OF PLENTY) LTD | Rev:   |            |
| Version:    | 2.1        | Checked:  | CY | Exposure: | C         | Site Address: | LOT 05, 130A HASTINGS ROAD        | Sheet: | 8          |



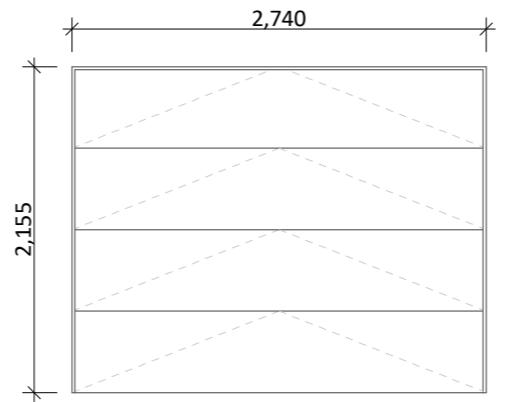
D-01  
Rebated joinery  
860 door leaf



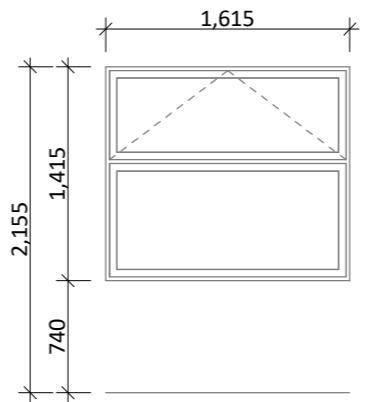
D-02, D-03  
Rebated joinery



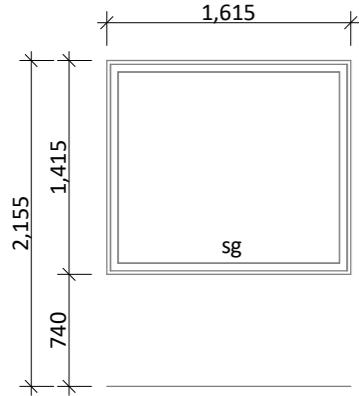
D-04  
810 door leaf



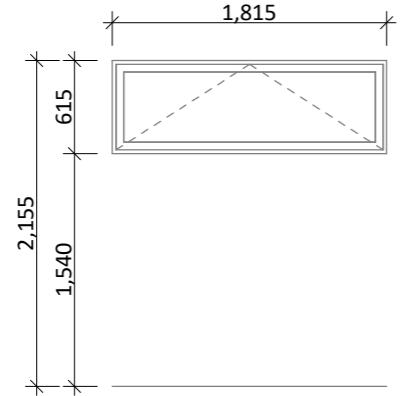
D-05



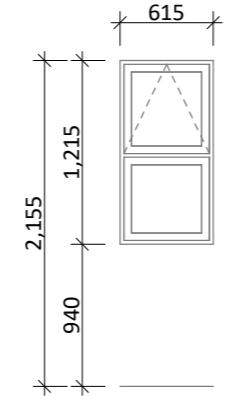
W-01



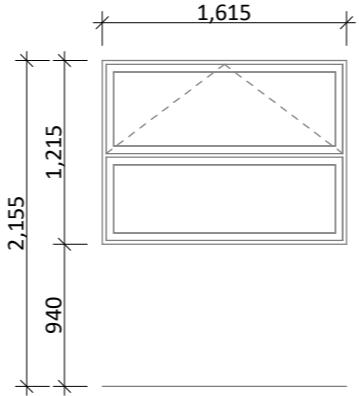
W-02, W-04



W-03, W-05, W-08



W-06  
obsc/sg



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.  
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.

**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: | HR05       | Designed: | CY | Wind:     | VERY HIGH | Drawing:      | JOINERY SCHEDULE                  | Date:  | 30/01/2026 |
| Plan:       | NEW DESIGN | Drawn:    | -  | EQ:       | 1         | Client Name:  | BARRETT HOMES (BAY OF PLENTY) LTD | Rev:   |            |
| Version:    | 2.1        | Checked:  | CY | Exposure: | C         | Site Address: | LOT 05, 130A HASTINGS ROAD        | Sheet: | 9          |