



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

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

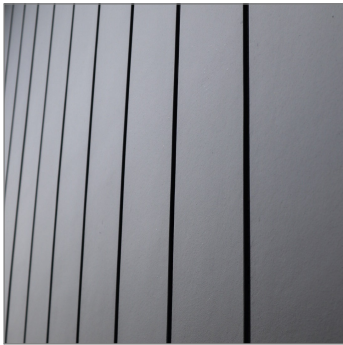


Barrett Homes

Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	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		PYES PA, TAURANGA	Scale:	



Roofing
- Longrun roofing - Trapezoidal profile



Panel cladding
- BGC Duragroove Smooth extra wide (400) panel cladding



Metal cladding
- Vertically fixed Colorsteel cladding- trapezoidal



Joinery



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.

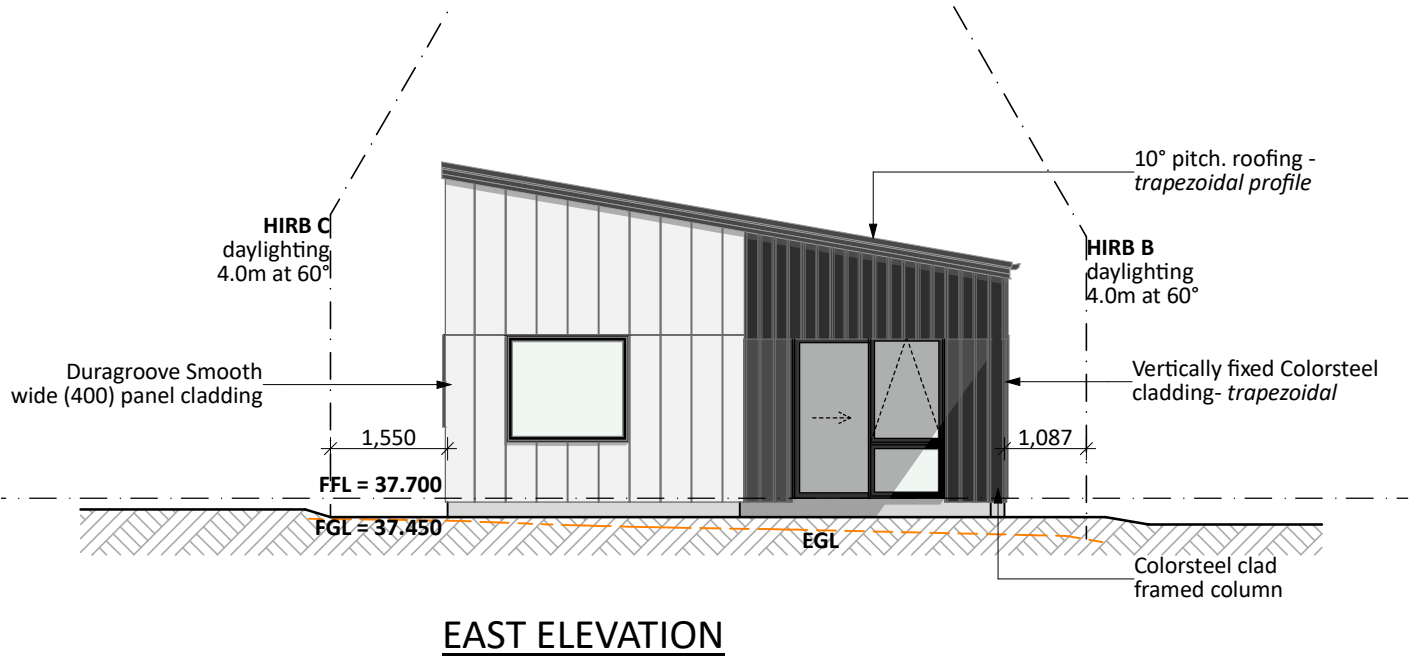
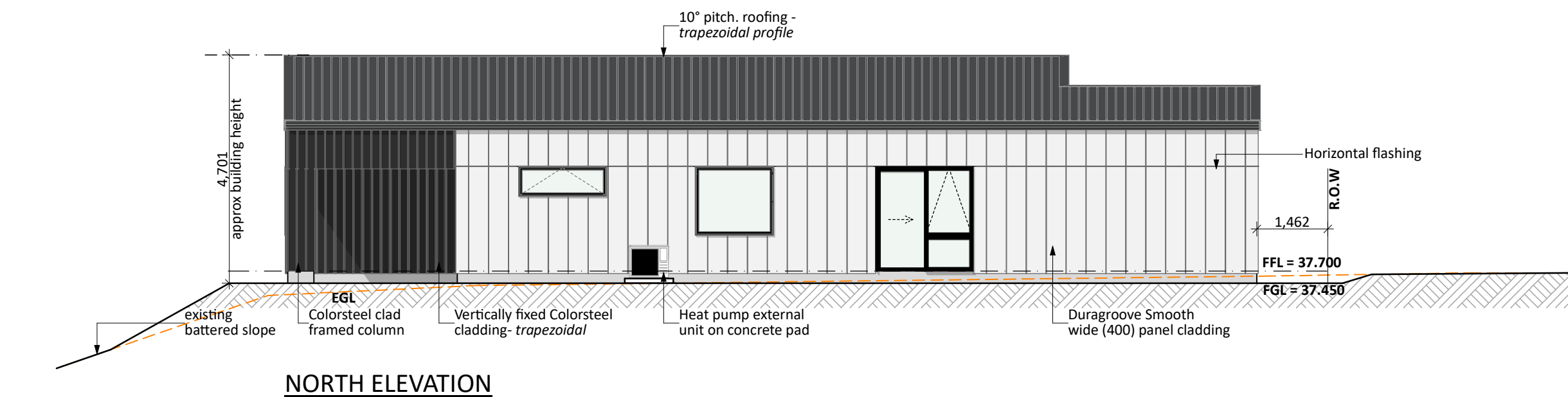
Foundation:
Ribraft floor to Firth specifications (see plan notes and details)

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

Roof Cladding:
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
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100

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.

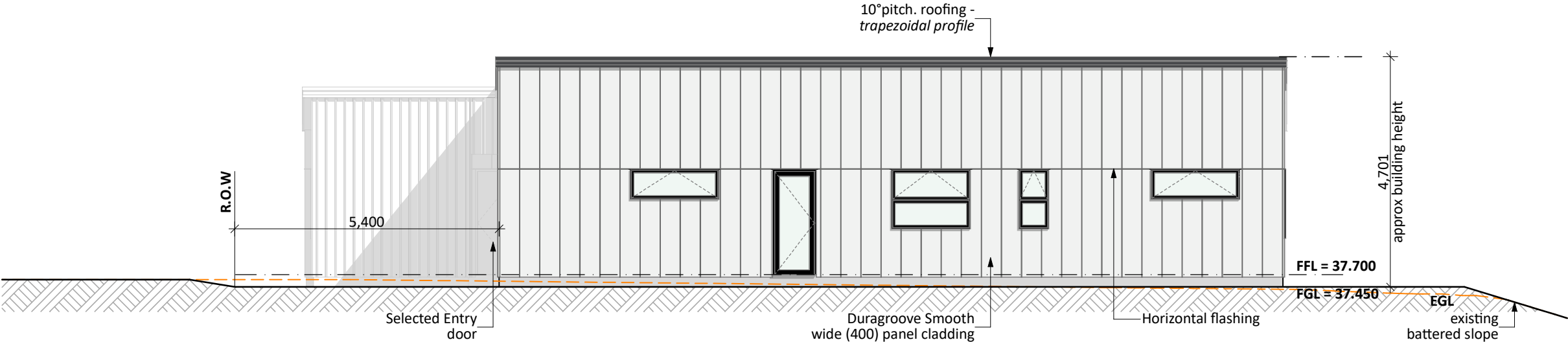
Foundation:
Ribraft floor to Firth specifications (see plan notes and details)

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

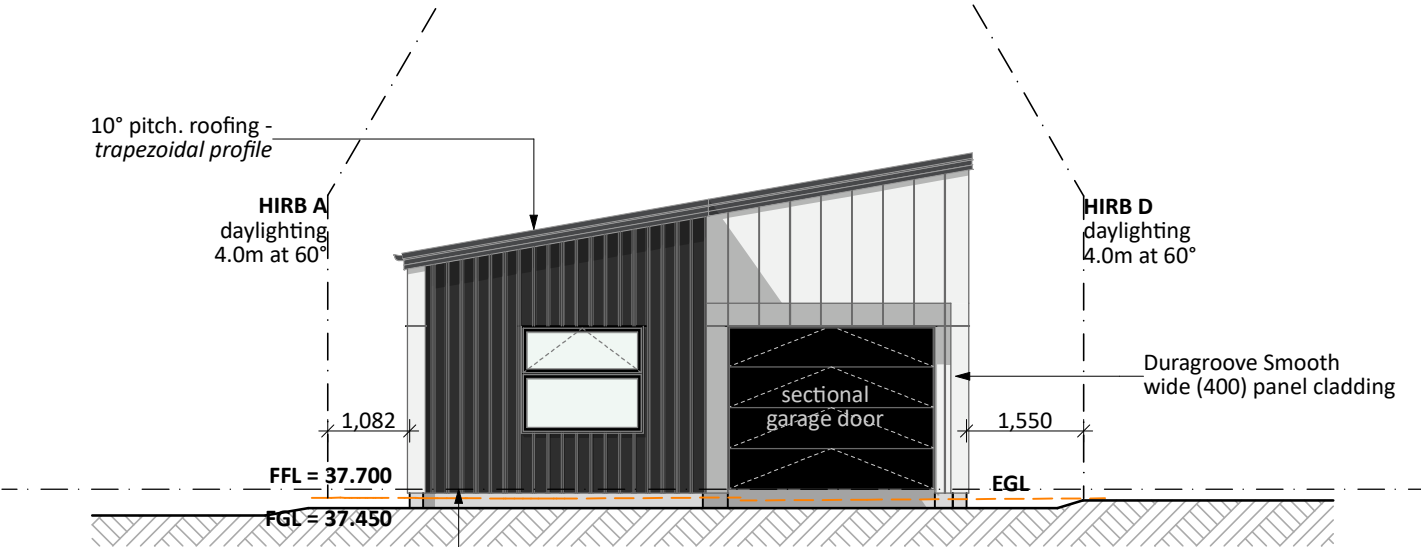
Roof Cladding:
10° pitch. Longrun roofing - *Trapezoidal profile*

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



SOUTH ELEVATION



WEST ELEVATION

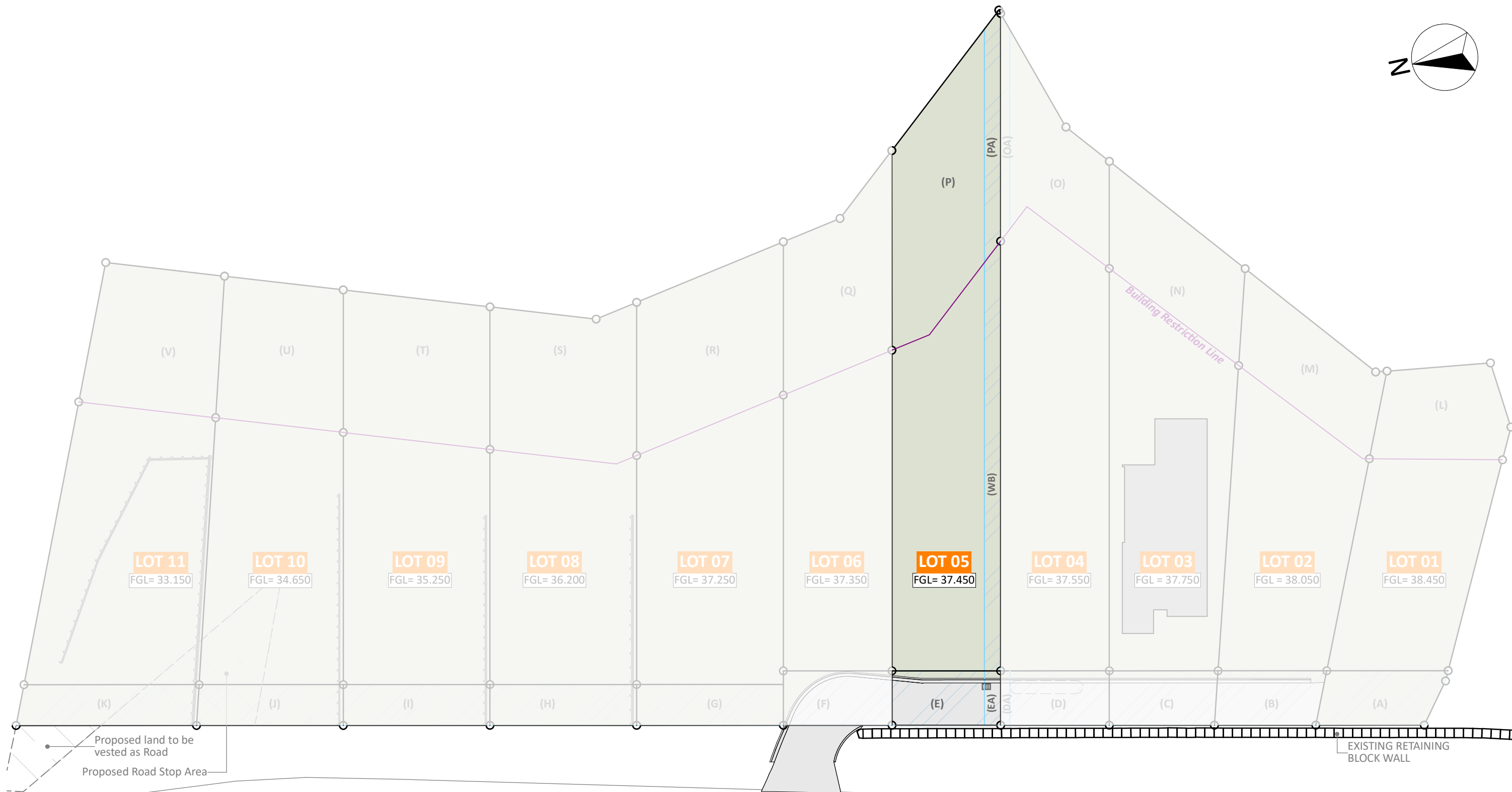
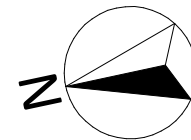
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

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:	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
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100



HASTINGS ROAD

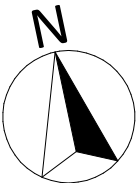
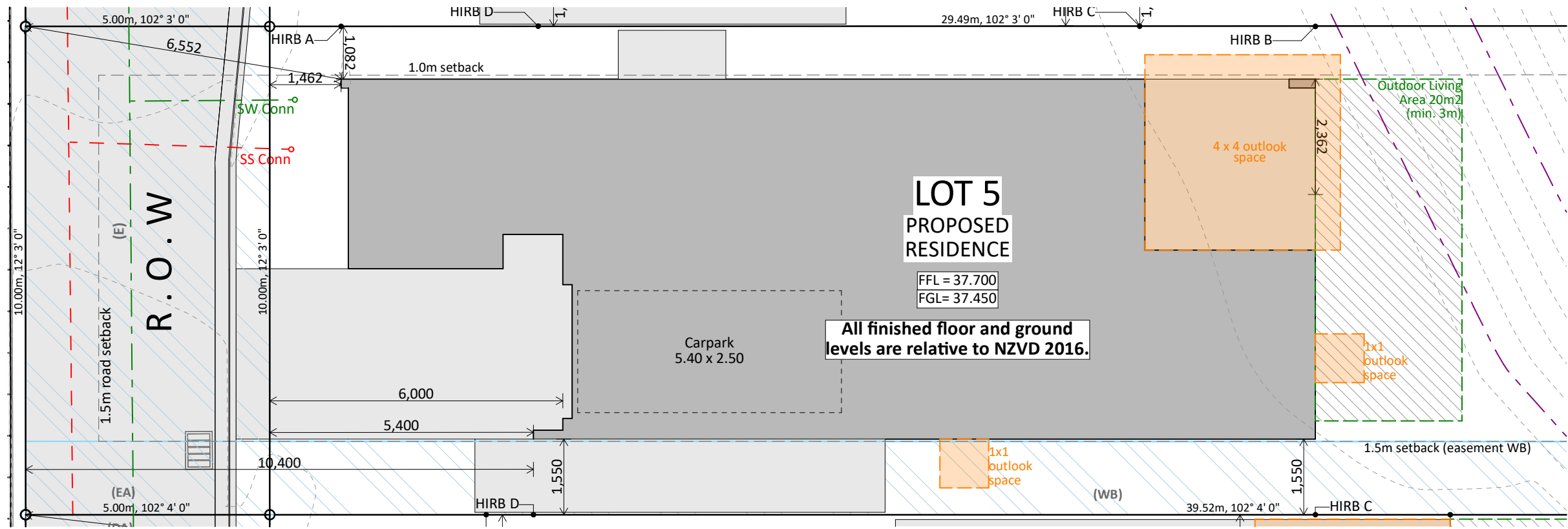
EASEMENT (A, B, C, D, DA, E, EA, F) (Right of way)
EASEMENT (B, C, D, DA, E, EA, F) (Right to convey water, electricity and telecommunications)
EASEMENT (EA, WB, PA) (Right to convey electricity)
EASEMENT (A, B, C, D, DA, E, EA, F, G, H, I, J, K) (Right to drain water and sewage)
LAND COVENANTS (L, M, N, O, P, Q, R, S, T, U, V) (Building Restriction Line)

CONCEPT PLAN APPROVAL (confirmation to consent drawings)	Date
Signature	
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: LOCATION PLAN	Date: 30/01/2026
Plan: NEW DESIGN	Drawn: EQ	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: 3
		Council: TCC	PYES PA, TAURANGA	Scale:



Site Info:

LOT: 05
DP: 612184
AREA: 594m²

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:

117.15 m²(Footprint) / 594m² (site) = 19.7%
COMPLIANT

Impervious areas:
117.15 m²(Footprint) + 51.64m² (Impervious area)
/594m² (site) = 28.41%
COMPLIANT

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:	SITE 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:	4
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100

LANDSCAPING KEY:

GRASS

MULCH

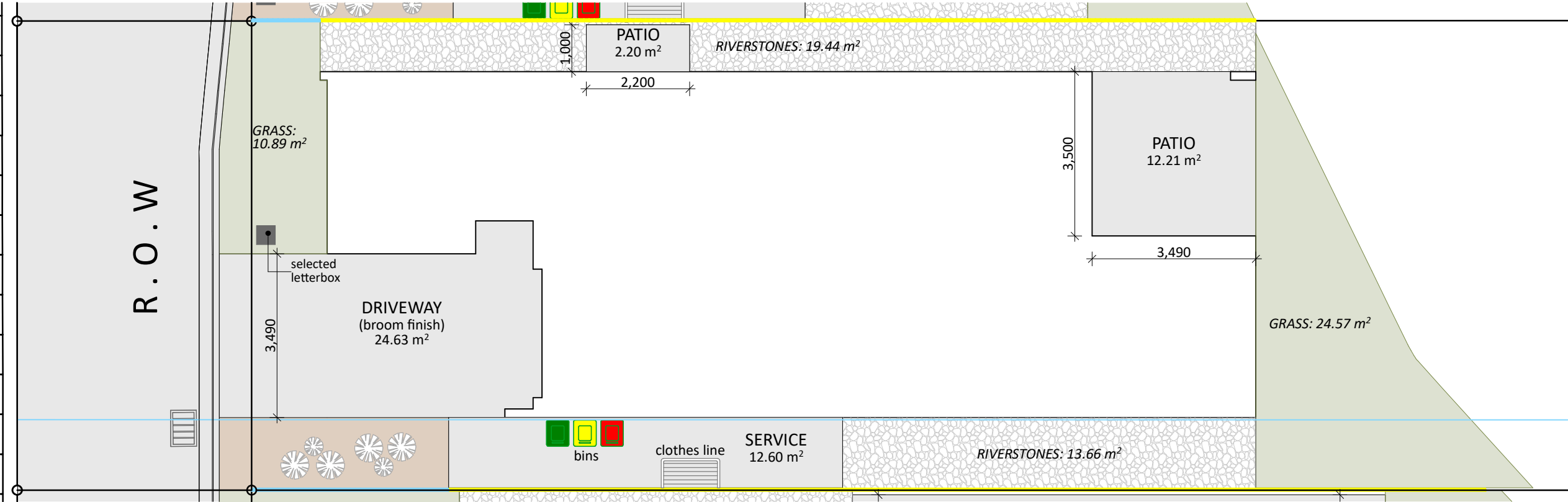
CONCRETE (broom finish)

RIVERSTONE (or similar)

HEDGE/SELECTED PLANTINGS

1.8m NEIGHBOUR FRIENDLY FENCE

1.2m NEIGHBOUR FRIENDLY FENCE



CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

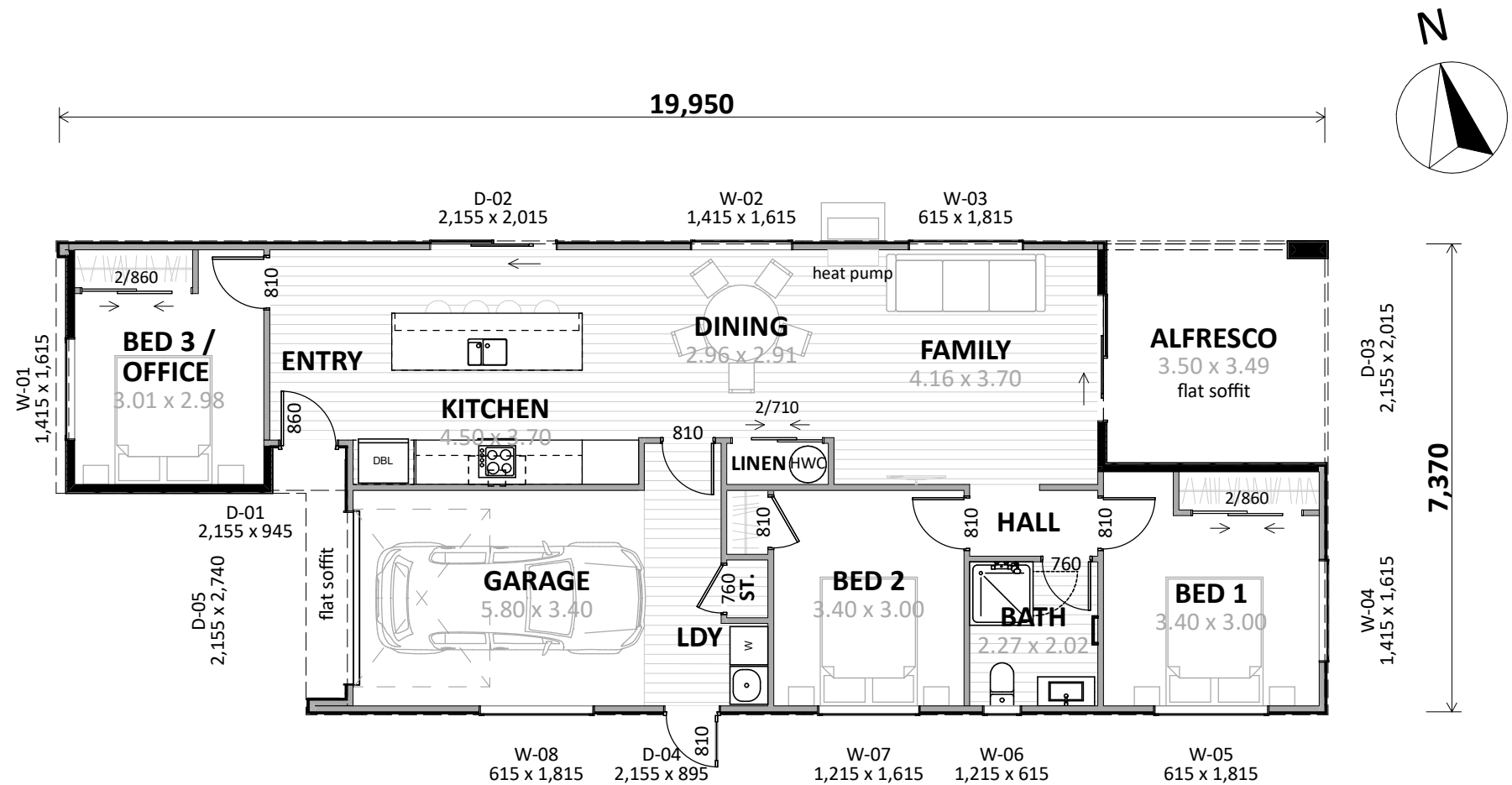
Date

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
				Council:	TCC		PYES PA, TAURANGA	Scale:	



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 ²
Cladding Key:
<div></div> Vert. Profiled Metal
<div></div> INNOVA Duragroove

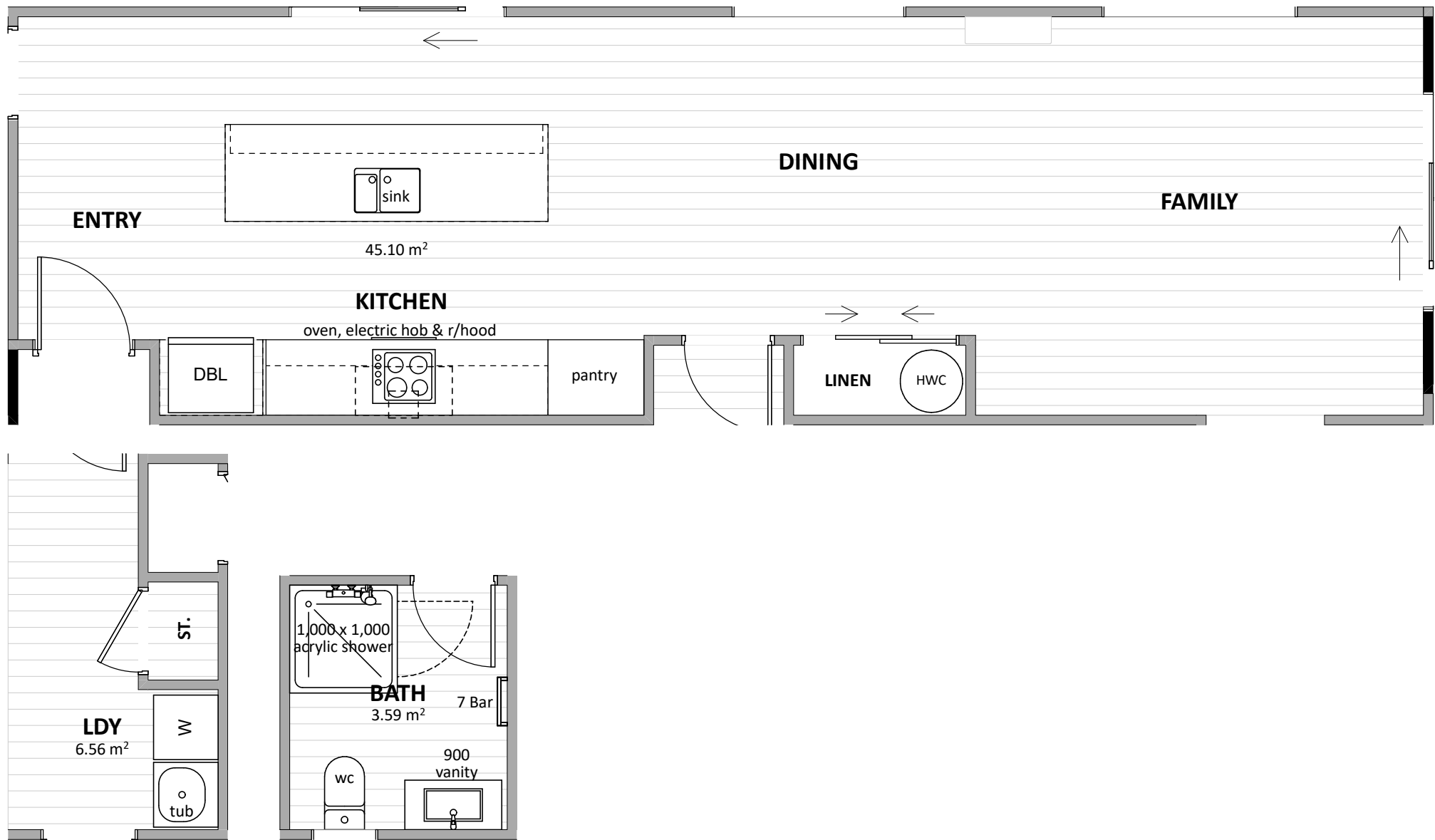
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature _____ Date _____

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





Barrett Homes

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
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100



Floor Types Key:

 = Vinyl Floor  = Tiled Floor

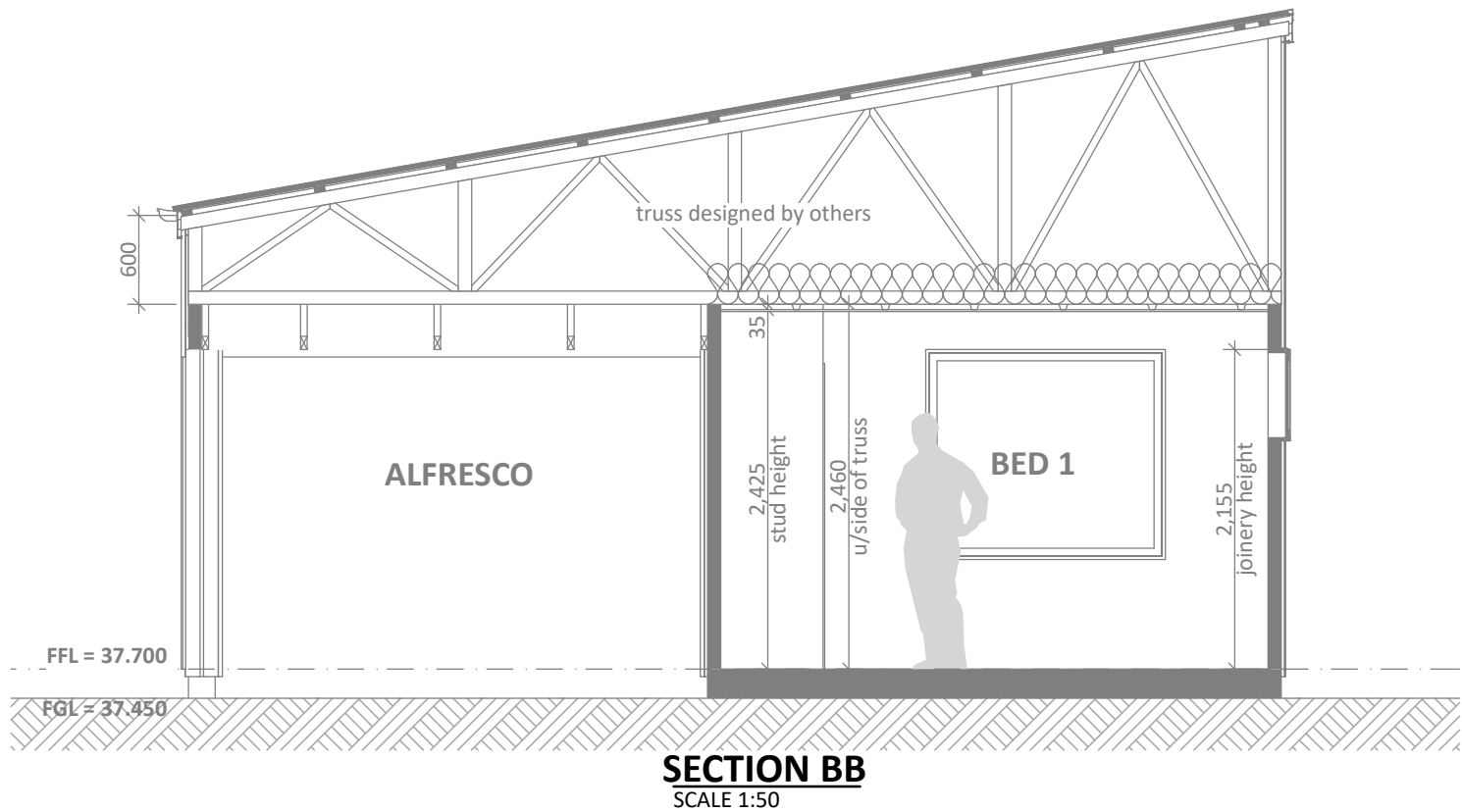
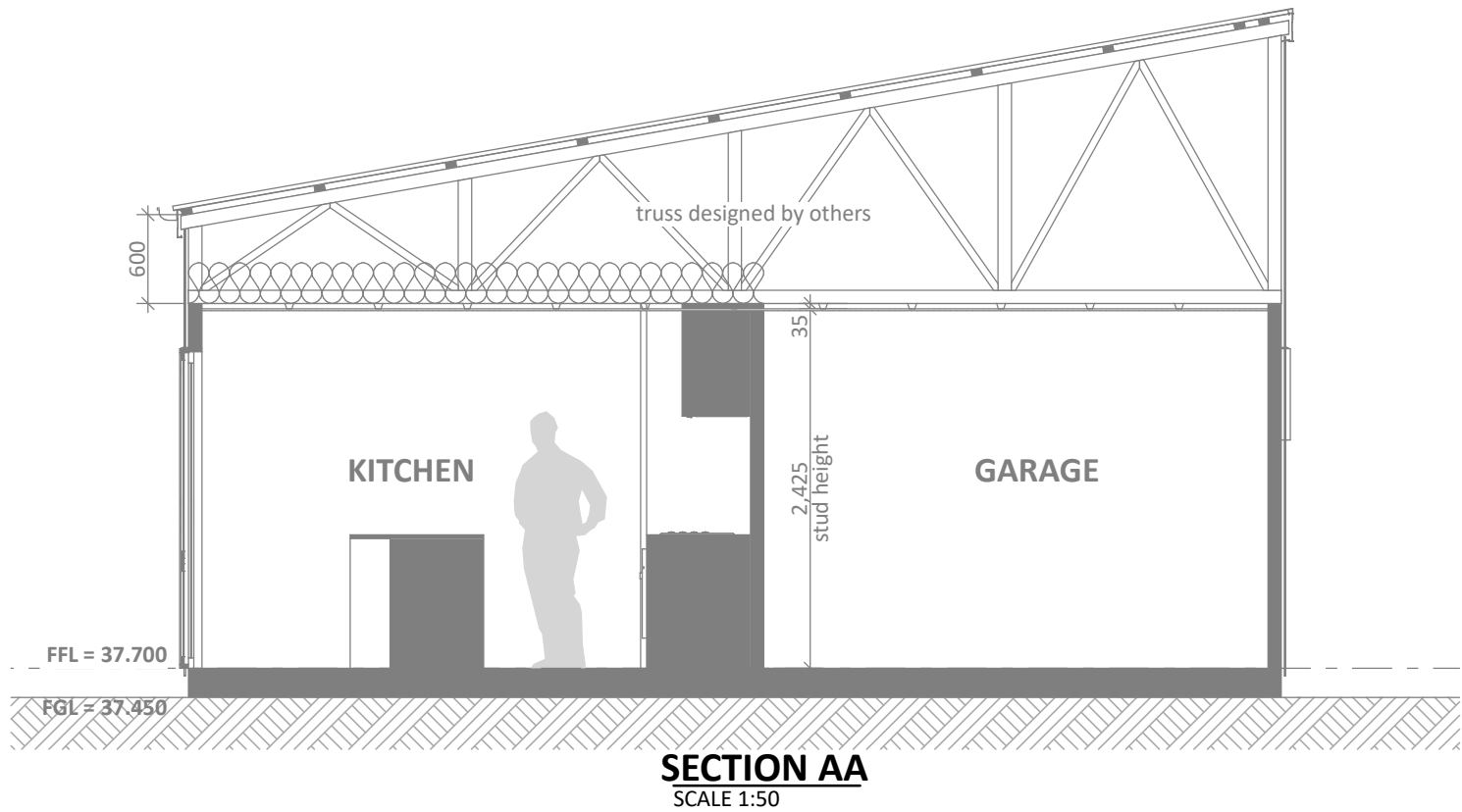
CONCEPT PLAN APPROVAL (confirmation to consent drawings)

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:	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
				Council:	TCC	PYES PA, TAURANGA		Scale:	1:50

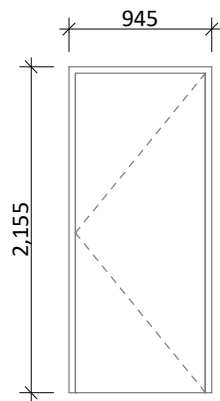


CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature _____ **Date** _____

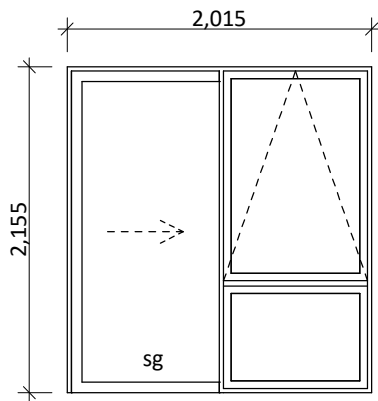
CONCEPT ONLY
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



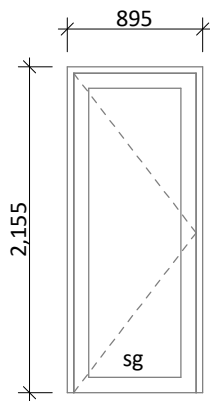
Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	CROSS SECTIONS	Date:	30/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	8
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:50



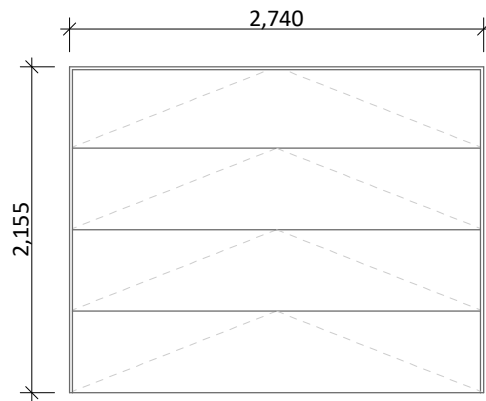
D-01
Rebated joinery
860 door leaf



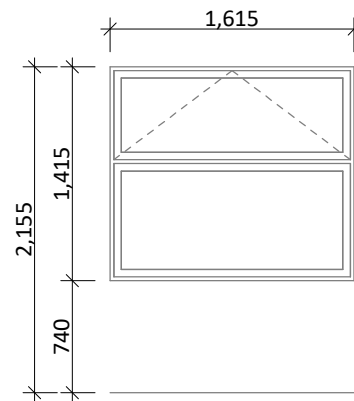
D-02, D-03
Rebated joinery



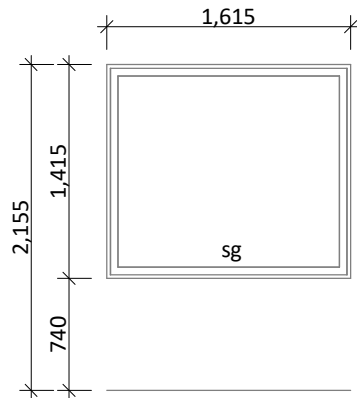
D-04
810 door leaf



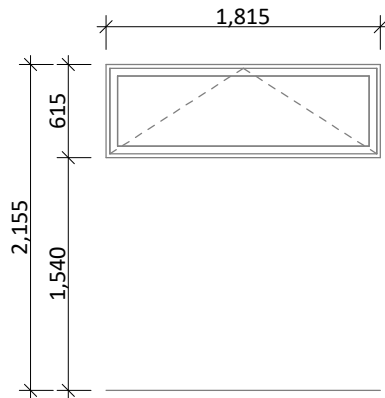
D-05



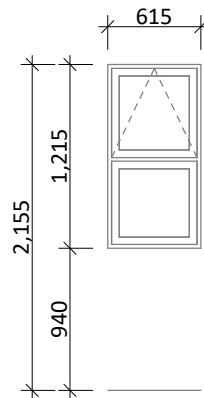
W-01



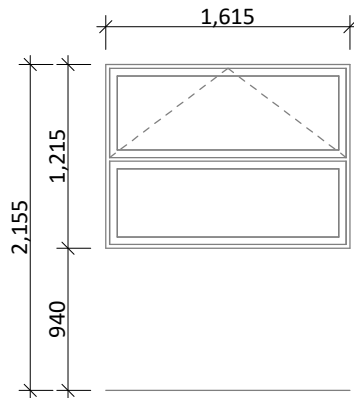
W-02, W-04



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 > 0.75m² = safety glass
- Doors with glazing area < 0.75m² = 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)	
<u>Signature</u>	<u>Date</u>
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:	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
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:50