



Barrett Homes

Welcome to the *whānau*.

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8 CROSS SECTIONS
9 JOINERY SCHEDULE

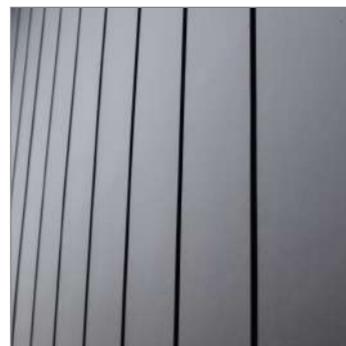


NEW DWELLING FOR: BARRETT HOMES (CENTRAL OTAGO) LTD

ADDRESS:
KAWARIKI LANE
WOOING TREE CENTRAL STAGE,
CROMWELL



Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	
				Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:1



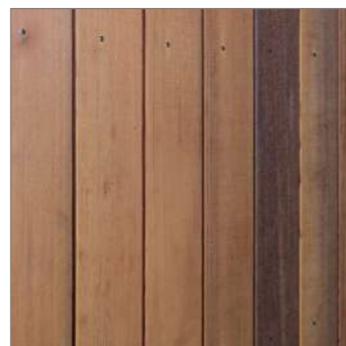
Panel cladding

- James Hardies Stria (405) pane cladding



Roofing

- PCC Zinacore cladding
- trapezoidal profile



Natural cladding

- JSC TMT Vertical w/board cladding



Joinery

- *Black*



Aluminium slatted screen and shroud

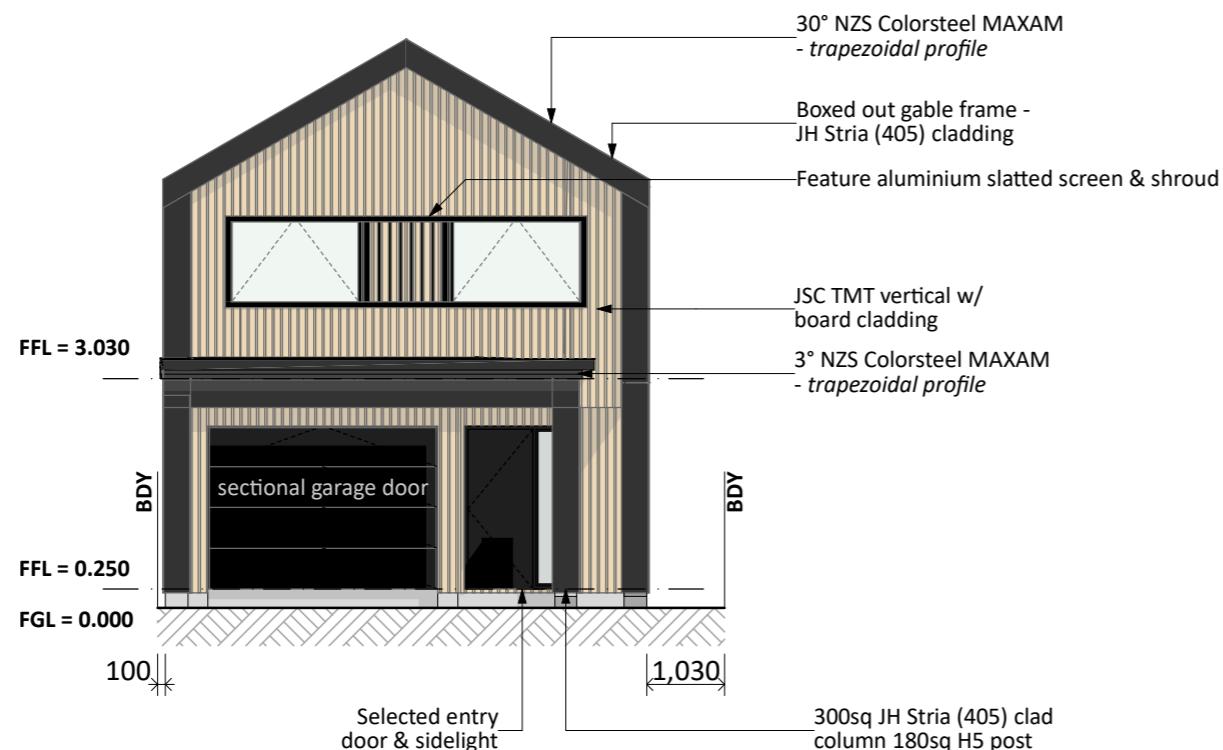
- *Black*

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:\GM Projects\OTAGO\Wooing Tree\WT942-947\Concept Plans\GABLE MOD\Gable V1.1 - WT.pln
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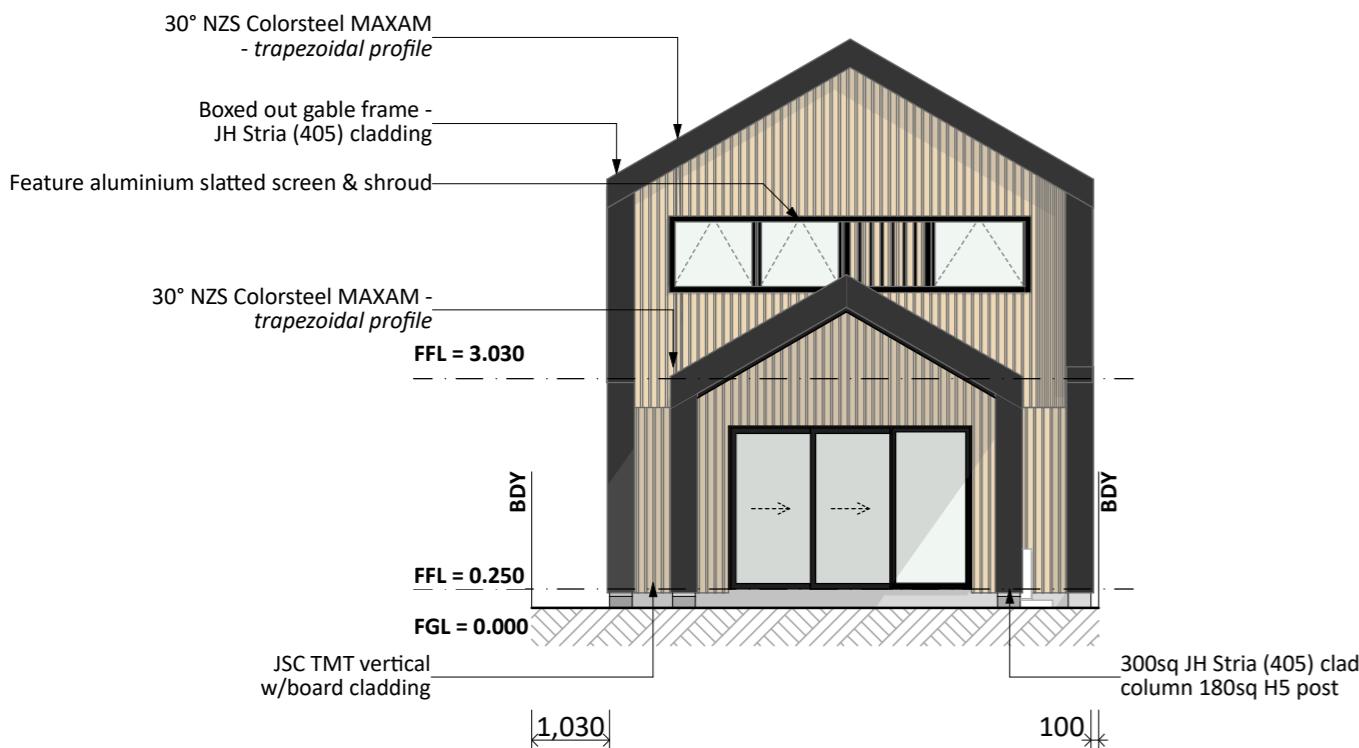
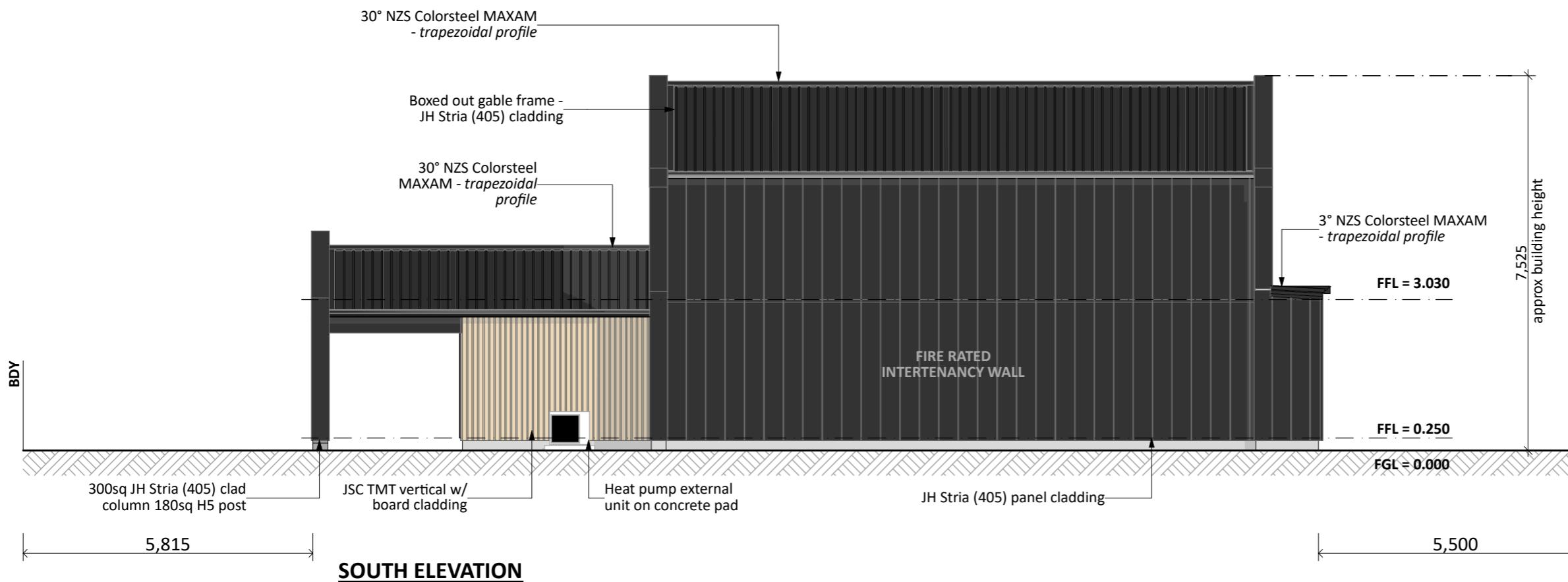


Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	MATERIALITY	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	
			design@barretthomes.co.nz	Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:1



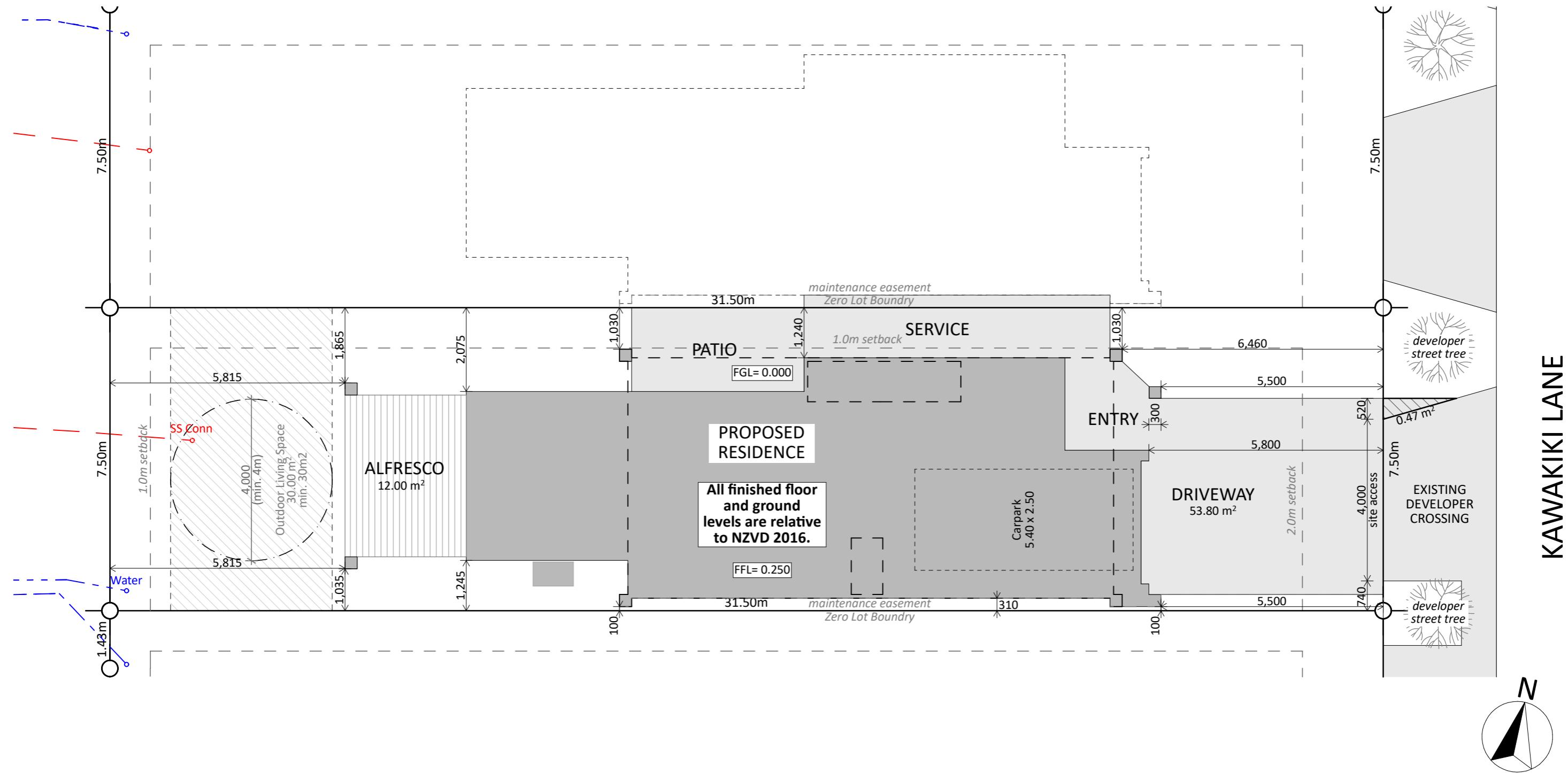
EAST ELEVATION

Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	1
				Council:	CODC		WOONG TREE CENTRAL STAGE, CROMWELL	Scale:	1:100



WEST ELEVATION

Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	2
				Council:	CODC		WOONG TREE CENTRAL STAGE, CROMWELL	Scale:	1:100



Site Coverage:	Site Info:
<p>84.79 m² (House area) / 262m² (site area) = 32.36% ✓ Living Zone = PC19 MRZ Max coverage = 45%</p>	<p>LOT: 947 DP: TBC AREA: 262m²m²</p>

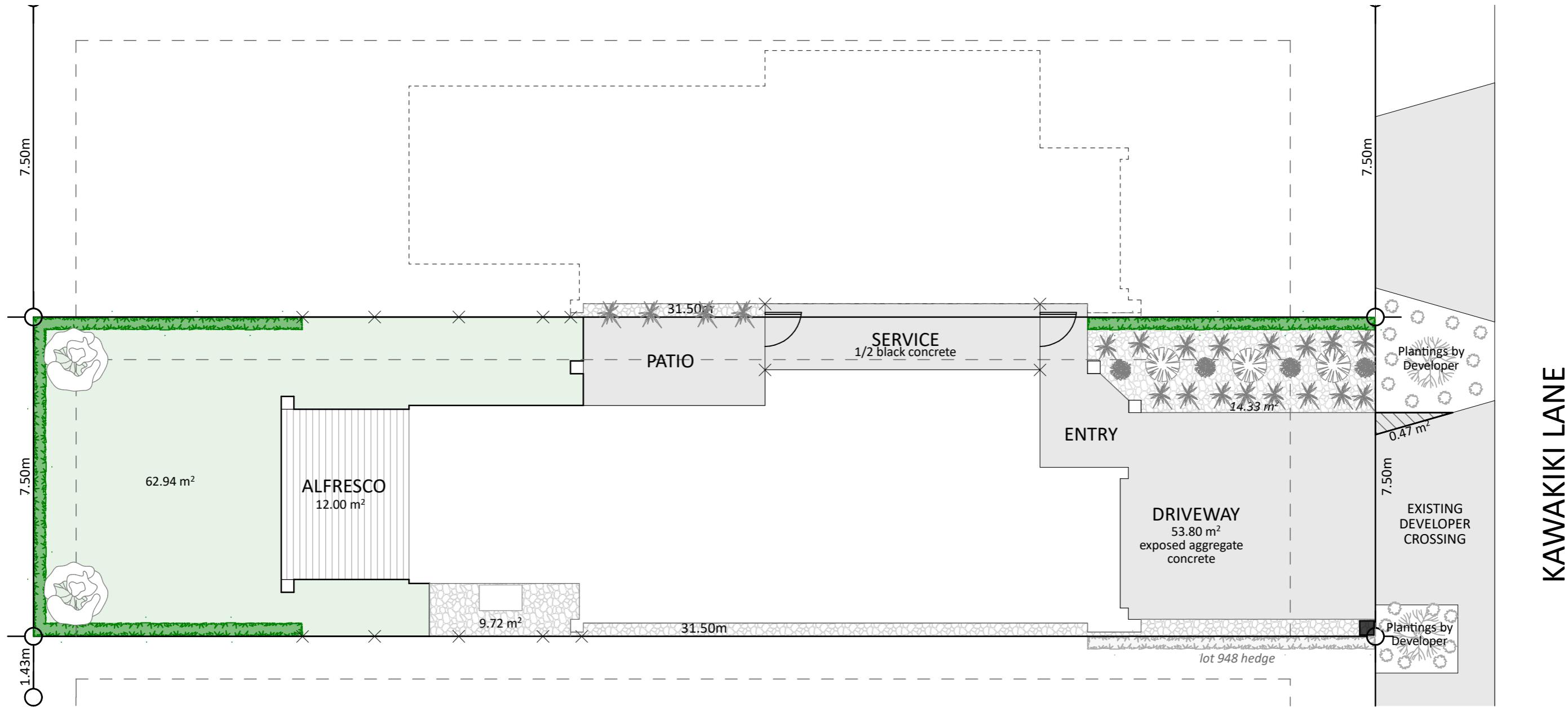
CONCEPT PLAN APPROVAL (confirmation to consent drawings)

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

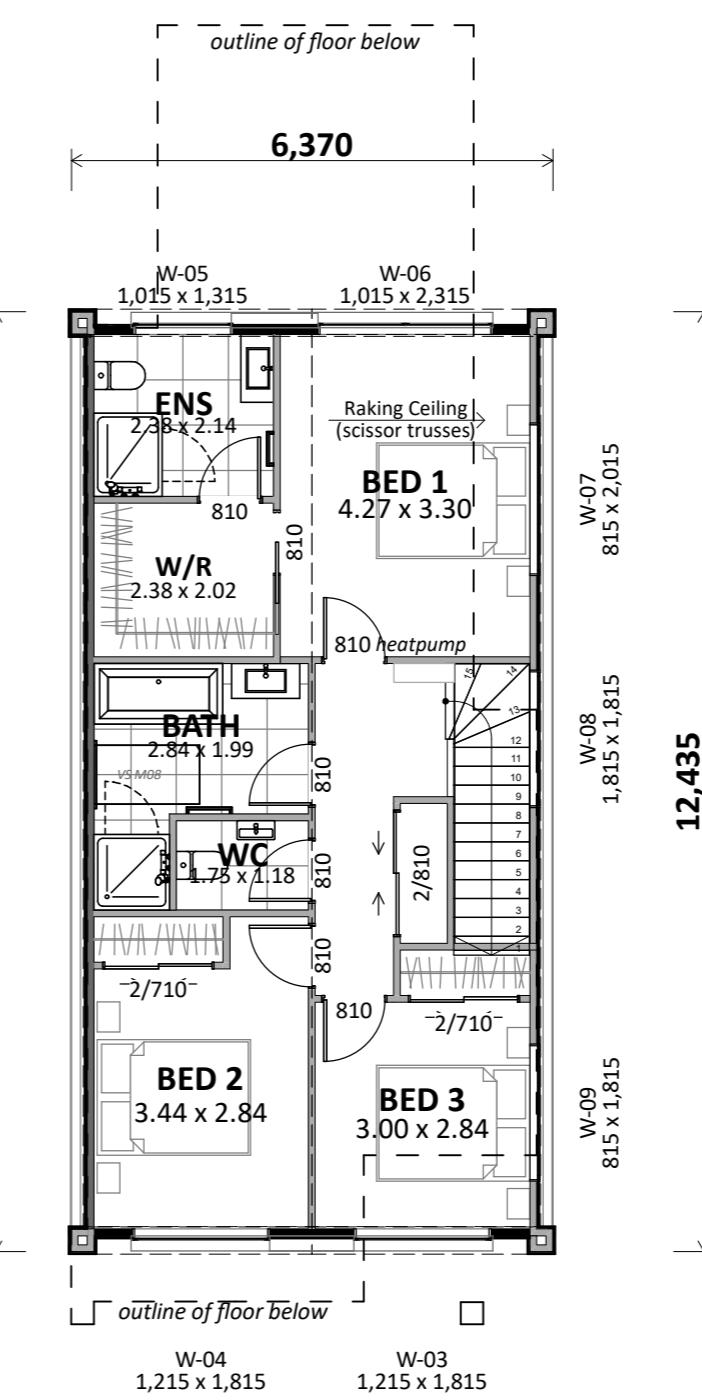
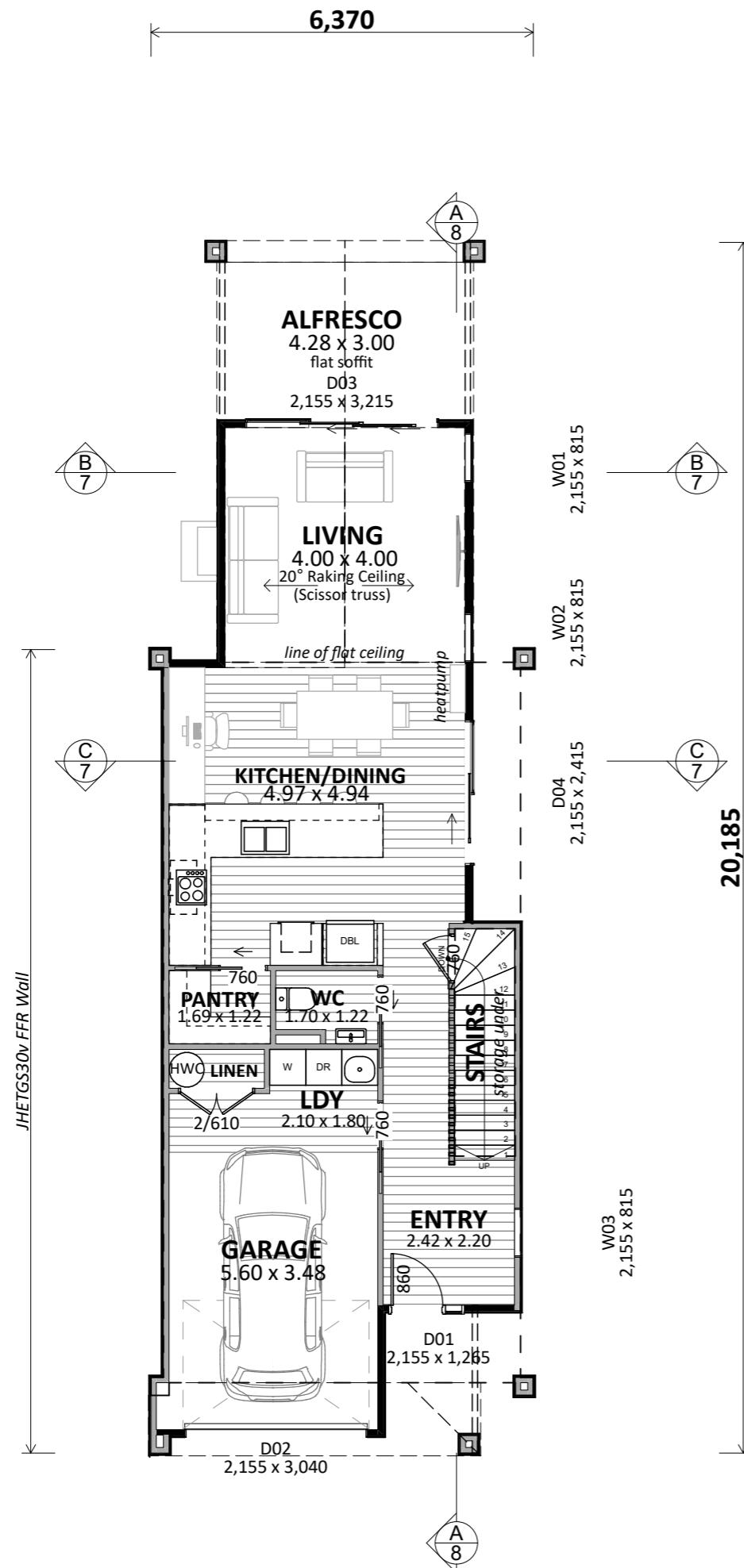


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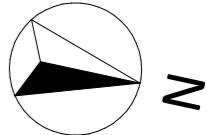
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Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	3
S				Council:	CODEC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:100



Landscape Key:		Permeable Areas:		CONCEPT PLAN APPROVAL (confirmation to consent drawings)	
	Smart Wall fence - with gate		Grass: 62.94m ²		Signature
	Low level plantings		Schist*: 24.05m ² <small>schist not included in MRZ-S8 coverage</small>		Date
	Hedging -Pittosporum				
	specimen tree - Upright Hornbeam				
	specimen tree - Japanese Maple				
Landscaping Coverage:		Landscaping Coverage:		CONCEPT ONLY	
		77.27m² (total planted areas) / 262m² (site area) = 29.49% ✓		MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS	
		Living Zone = MRZ-S8 Min coverage = 25%			
 Barrett Homes		Project No: WT947 Designed: CS Wind: HIGH Drawing: LANDSCAPING PLAN Plan: NEW DESIGN Drawn: - EQ: 2 Client Name: BARRETT HOMES (CENTRAL OTAGO) LTD Version: 1.0 Checked: KB Exposure: B Site Address: KAWARIKI LANE Council: CODC Site Address: WOONG TREE CENTRAL STAGE, CROMWELL		Date: 23/01/2026	
				Rev: 4	
				Sheet: 4	
				Scale: 1:100	



Plan Notes:
 2,425 Stud height throughout
 All joinery 2155 head height
 Raking ceiling to Alfresco/Living/Master bedroom
 (scissor trusses)
 JHETS30v Fire rated wall to zero lot boundary
 VS M08 skylight to bathroom



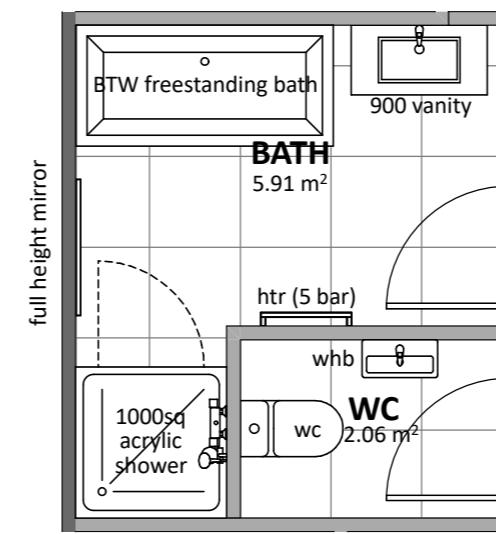
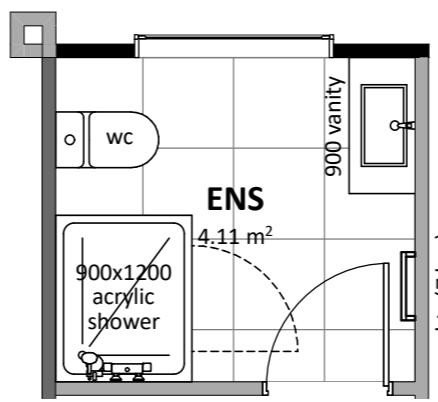
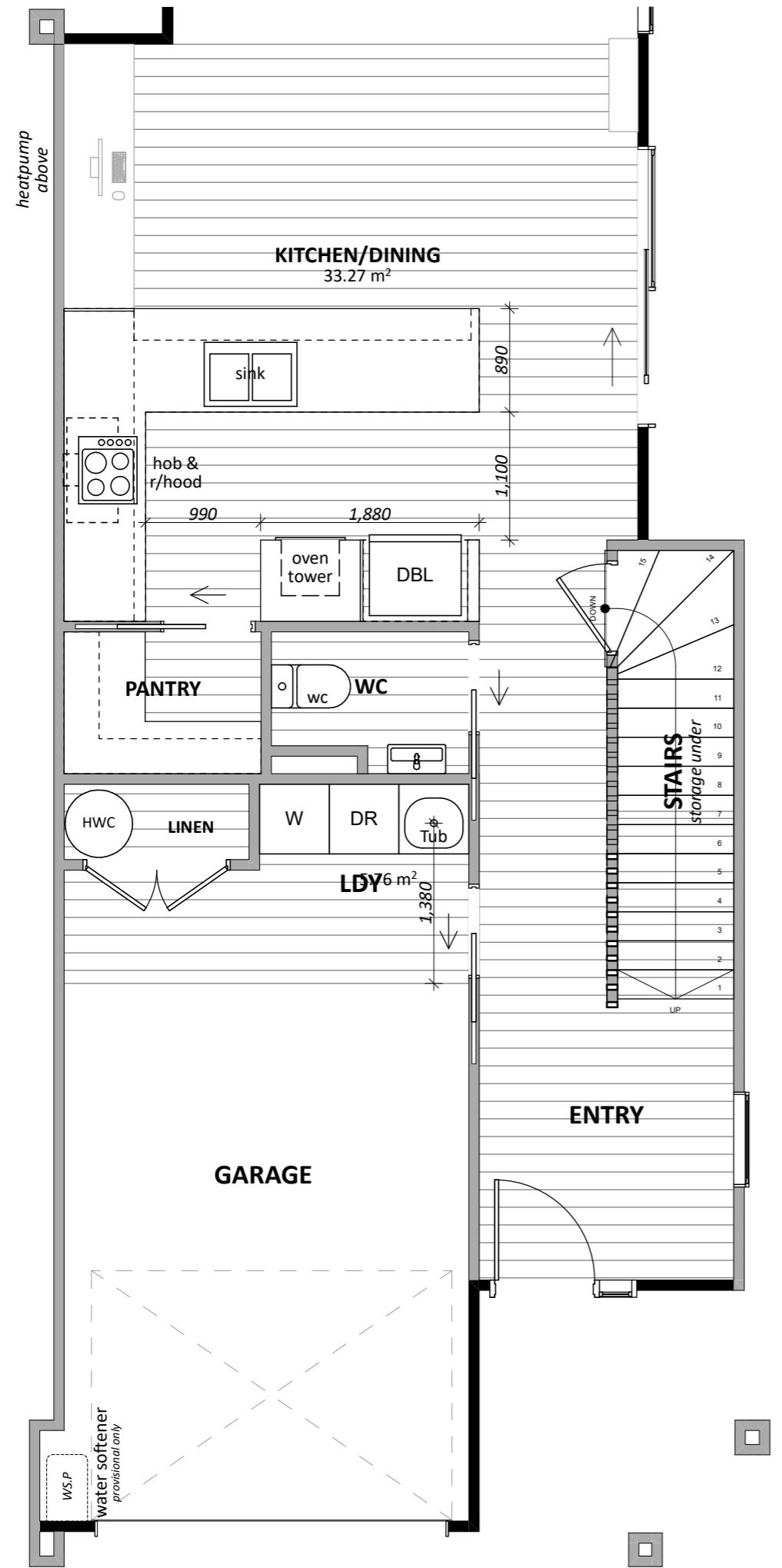
Floor Area:
Ground floor: Area o/frame: 84.79 m ²
First floor: Area o/frame: 66.82 m ²
Total: Area o/frame: 151.61 m ²
Cladding Key:
Selected Cedar WB
JH Stria (405)

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							

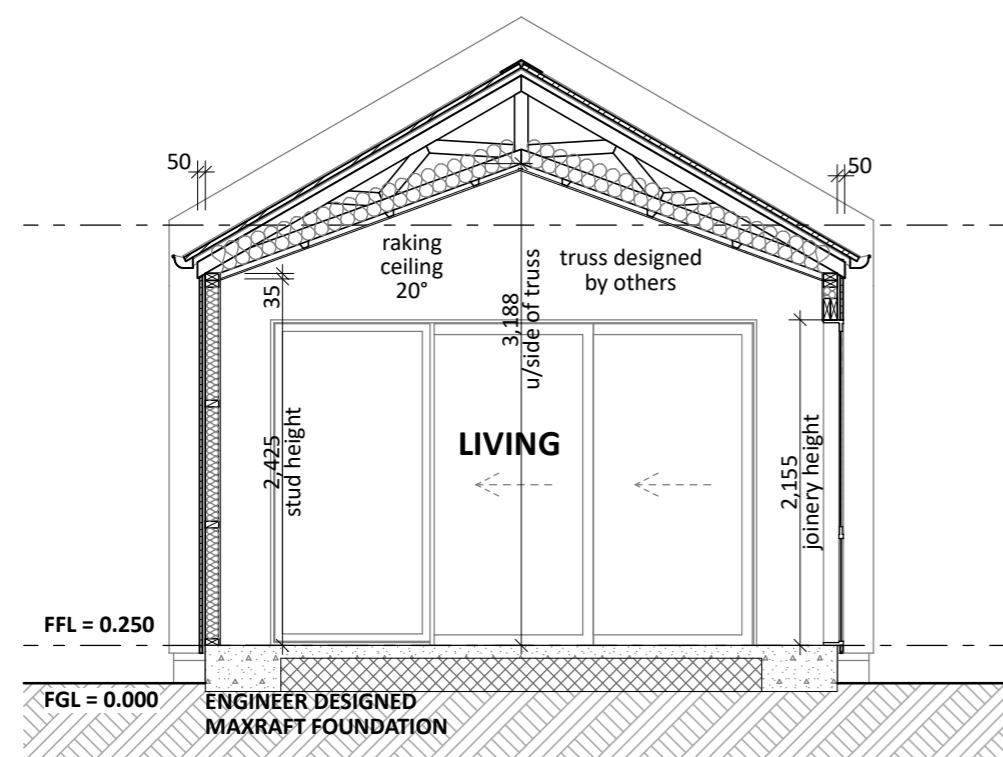


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Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	FLOOR PLANS	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	5
				Council:	CODC		WOONG TREE CENTRAL STAGE, CROMWELL	Scale:	1:100

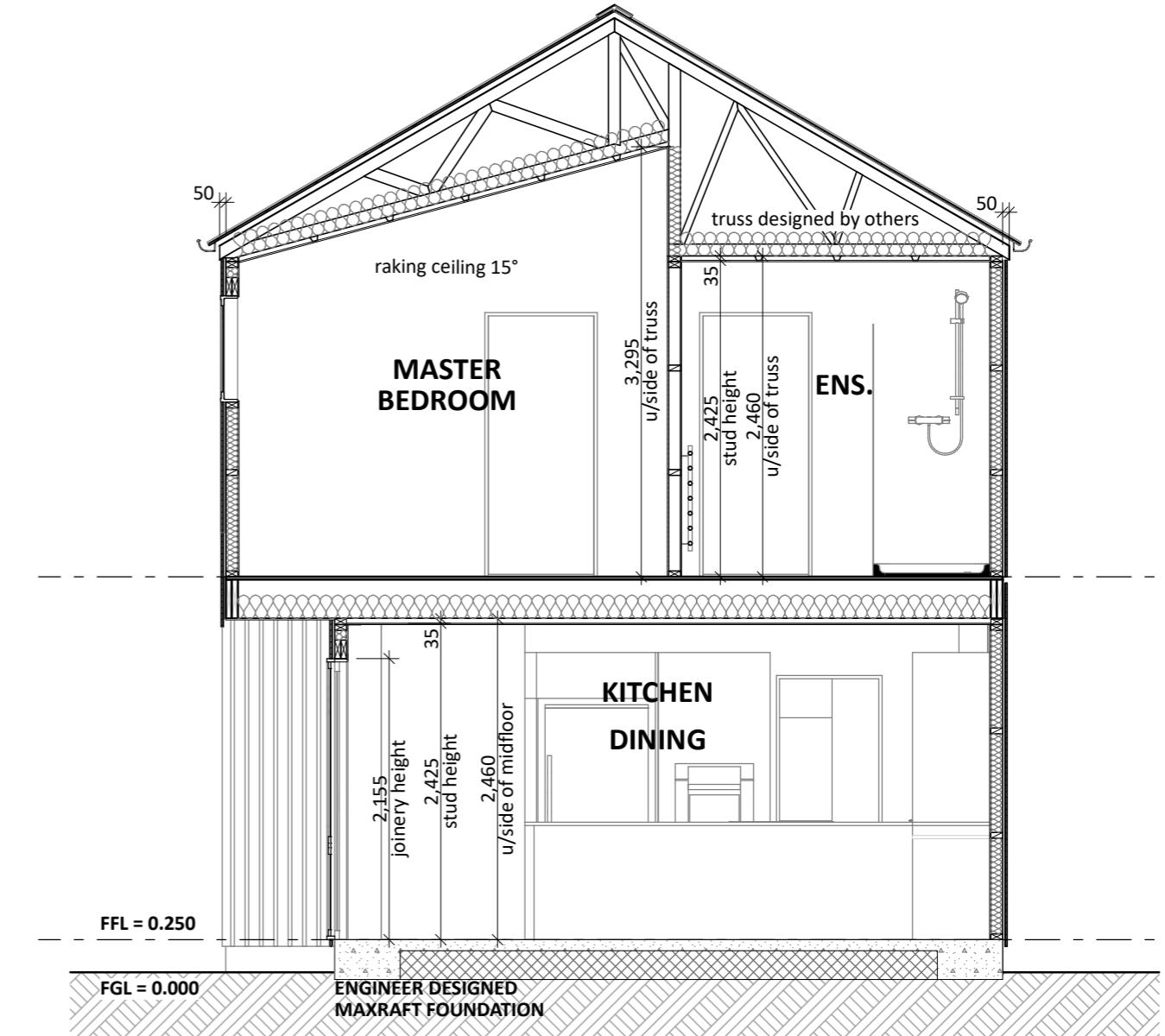


Floor Types Key:	
	= Vinyl Floor
	= Tiled Floor
CONCEPT PLAN APPROVAL (confirmation to consent drawings)	
<u>Signature</u>	<u>Date</u>
CONCEPT ONLY	
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS	
Project No: WT947 Designed: CS Wind: HIGH Drawing: KITCHEN & BATHROOM Date: 23/01/2026 Plan: NEW DESIGN Drawn: - EQ: 2 Client Name: BARRETT HOMES (CENTRAL OTAGO) LTD Rev: Version: 1.0 Checked: KB Exposure: B Site Address: LOT #Lot No. #2, #Site Address #2 Sheet: Council: CODC design@barretthomes.co.nz Council: CODC WOOING TREE CENTRAL STAGE, CROMWELL Scale: 1:50	



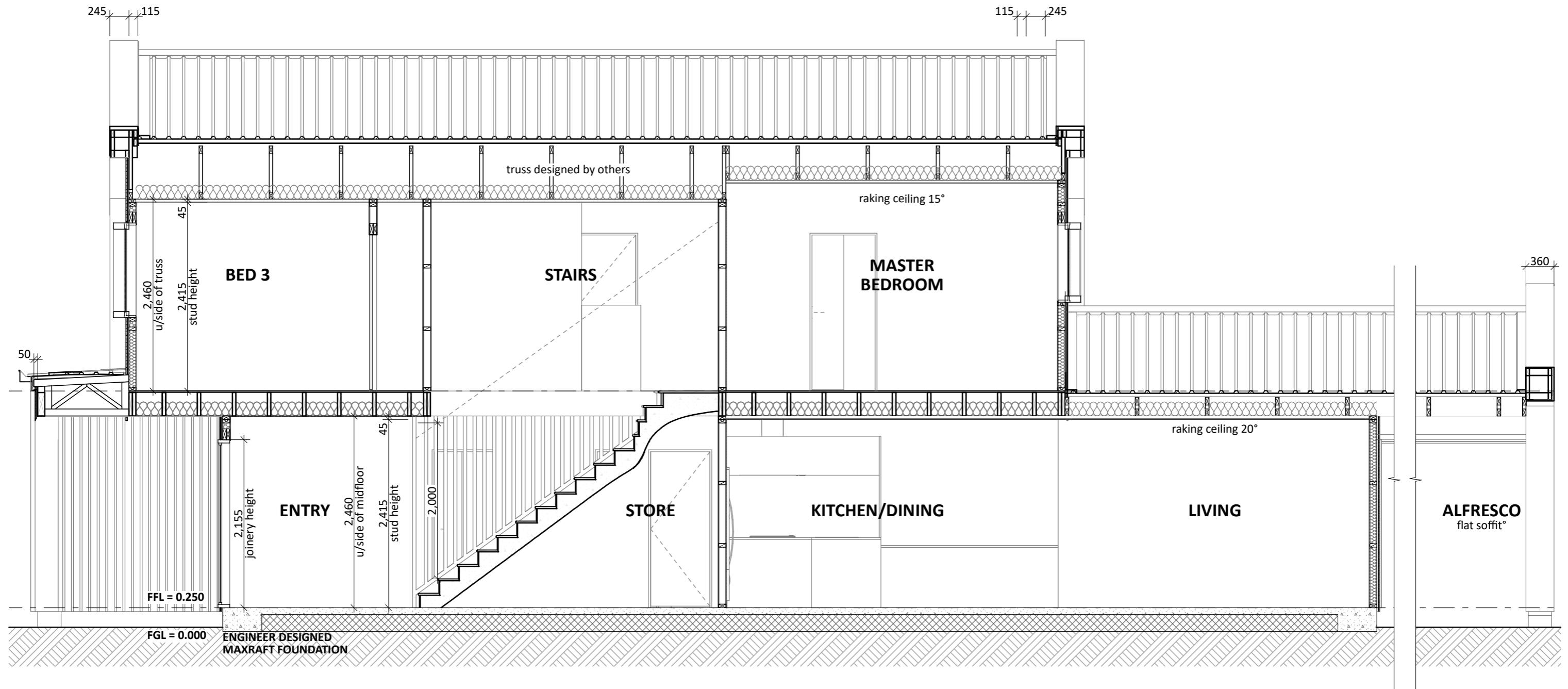
CROSS SECTION A

SCALE 1:50



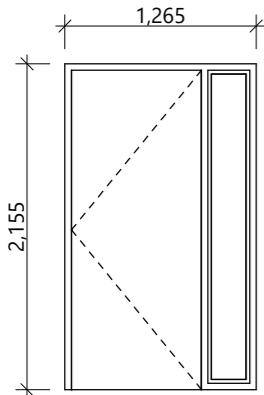
CROSS SECTION B

SCALE 1:50

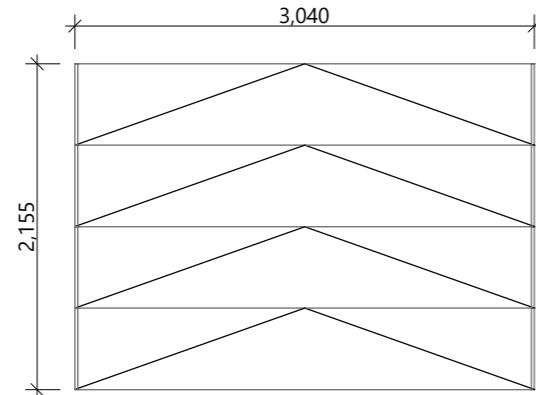


CROSS SECTION C

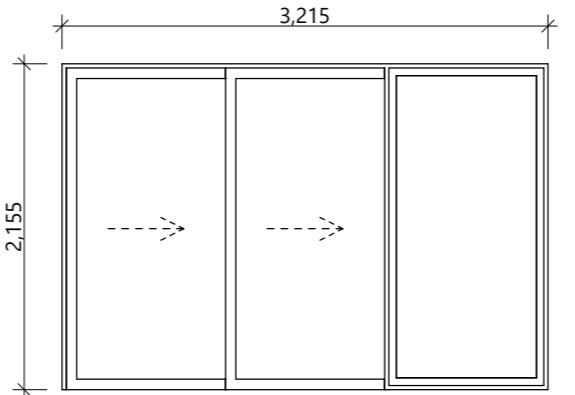
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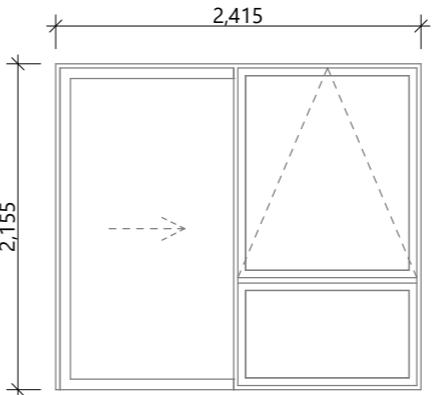
D01
*rebated joinery



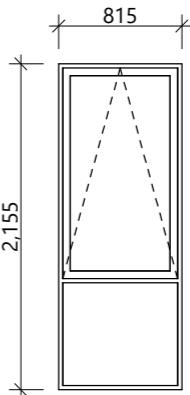
D02
*insulated sectional panels



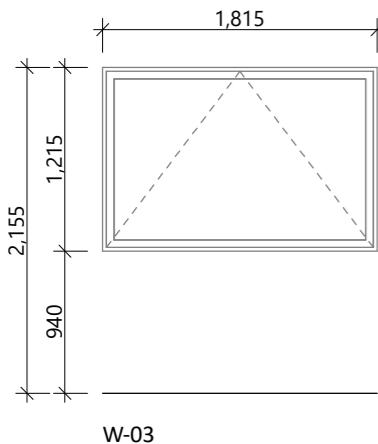
D03
*rebated joinery



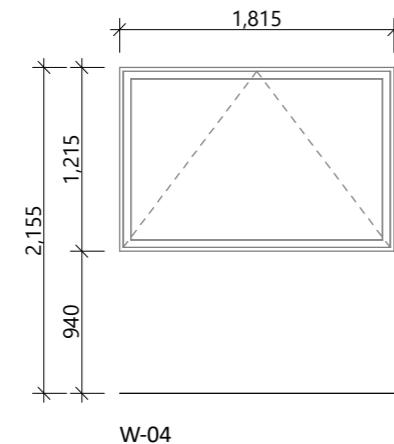
D04
*rebated joinery



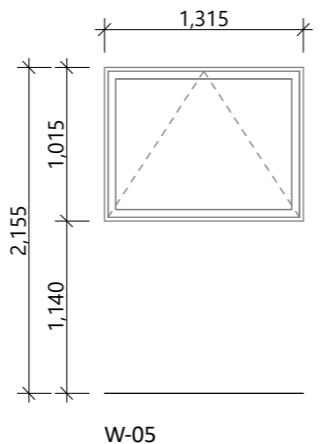
W01, W02, W03
*rebated joinery



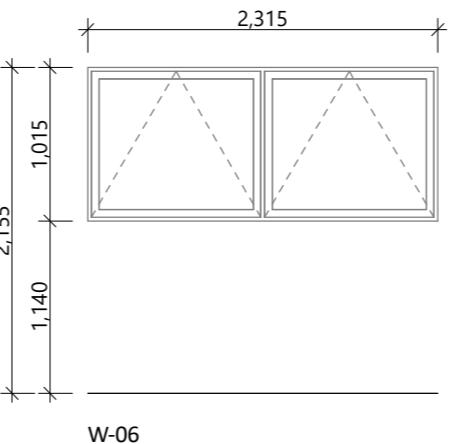
W-03



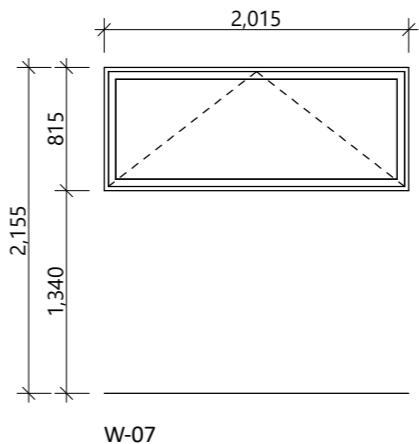
W-04



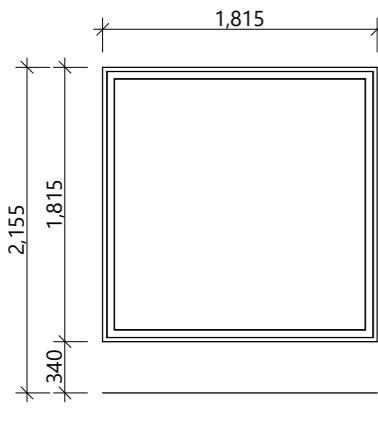
W-05



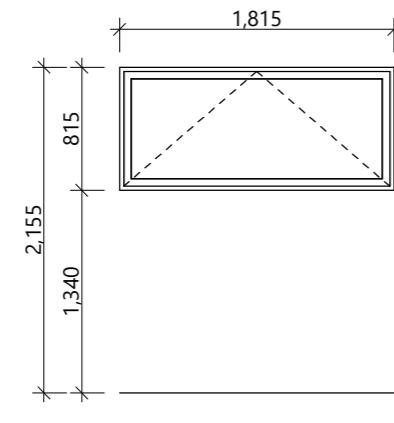
W-06



W-07



W-08



W-09

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 & thermally broken aluminium framing 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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Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	23/01/2026
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Rev:
				Council:	CODC		WOONG TREE CENTRAL STAGE, CROMWELL	Sheet: 9
								Scale: 1:50