



# Barrett Homes

Welcome to the *whānau*.

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- MATERIALITY
- 1 ELEVATIONS
- 2 ELEVATIONS
- 3 SITE PLAN
- 4 LANDSCAPE PLAN
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## NEW DWELLING FOR:

BARRETT HOMES (CENTRAL PLATEAU)  
LTD

## ADDRESS:

LOT 49, WHARARIKI RISE  
NGA ROTO ESTATE, STAGE 15, TAUPO

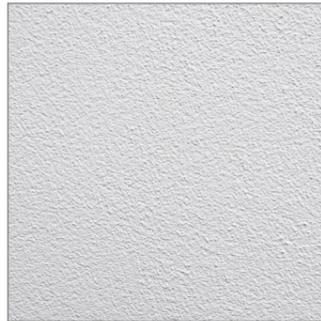
Y:\WGM Projects\WAIKATO\Taupo\WNGA ROTO ESTATE\STAGE 15\WNGA49\Concept Plans\WNGA49 Concept Plans 1.0.pln

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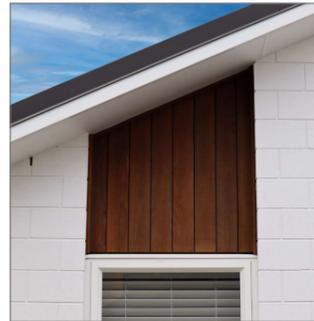


Barrett Homes

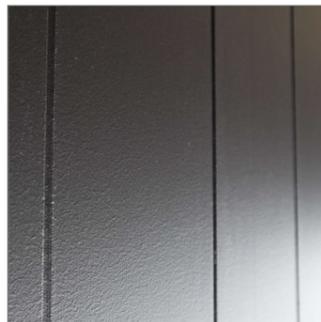
Project No:	NGA49	Designed:	NS	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	19/02/2026
Plan:	OAK11 V.1.1 Alt	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 49, WHARARIKI RISE	Sheet:	
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	



**Panel cladding**  
 - Specialized EZPanel 50mm  
 AAC Cladding system



**Joinery**



**Panel cladding**  
 - Innova Stratum Smooth wide  
 (300) panel cladding



**Metal Roofing**  
 - trapezoidal profile



**Timber cladding**  
 -Selected Rusticated timber wb  
 cladding -Vertically fixed

**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

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.

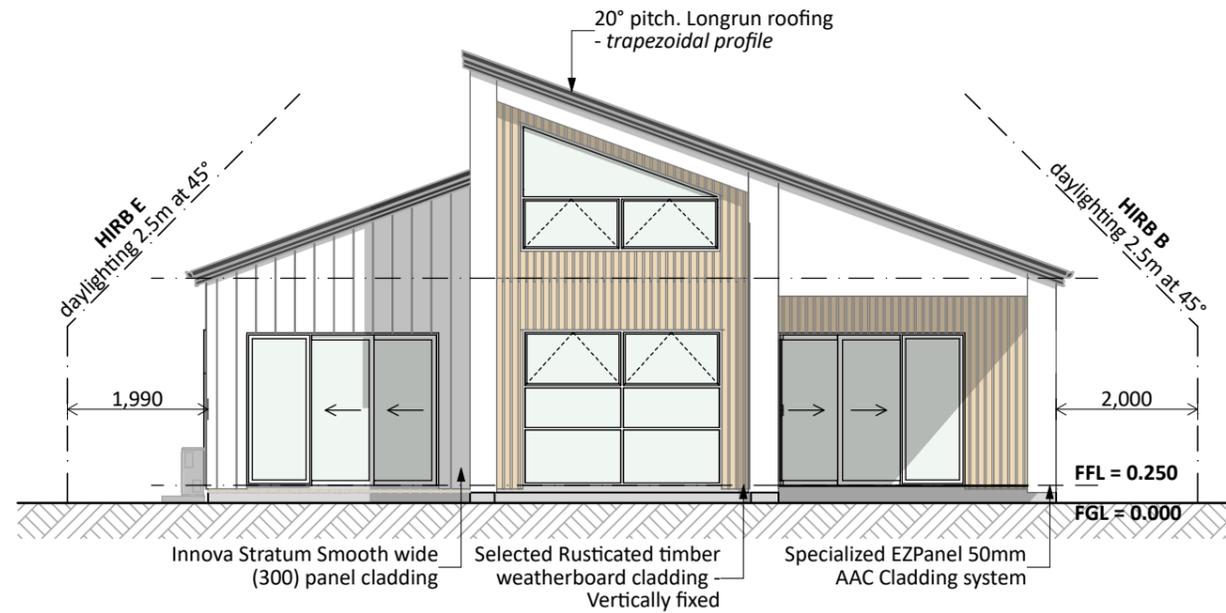
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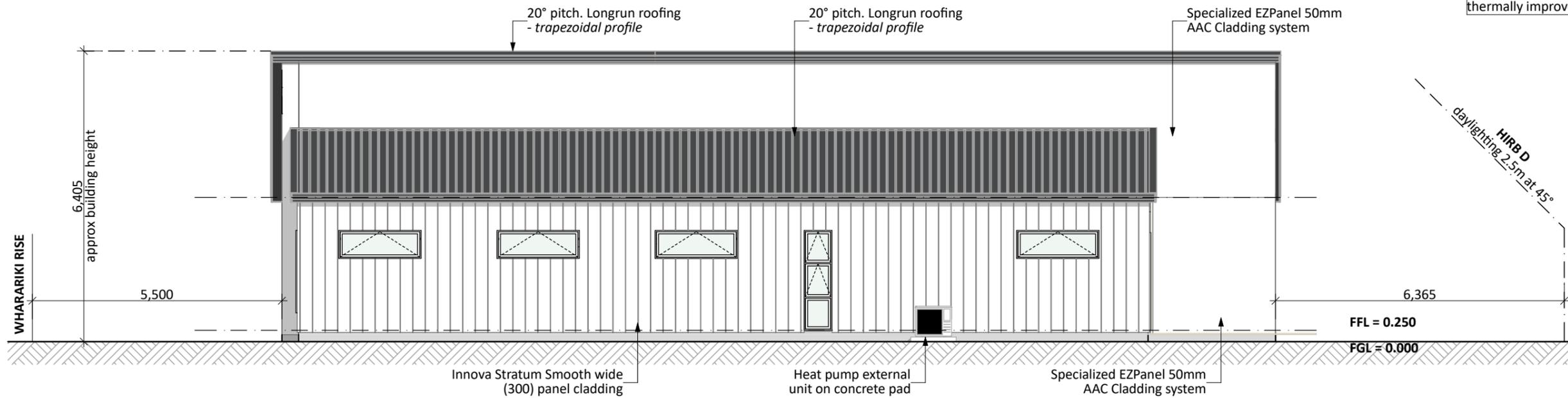


Barrett Homes

Project No:	NGA49	Designed:	NS	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	19/02/2026
Plan:	OAK11 V.1.1 Alt	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 49, WHARARIKI RISE	Sheet:	
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	



**NORTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
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  
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

CJ = Control joint

**Foundation:**

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

**Wall Cladding:**

Selected Rusticated timber weatherboard cladding - Vertically fixed  
Innova Stratum Smooth wide (300) panel cladding  
Specialized EZPanel 50mm AAC Cladding system

**\*All claddings to be installed over FPS Weathertight System. FPS Weathertight System to be installed over timber framing strictly as per manufacturers specification.**

**Roof Cladding:**

20°pitch. Longrun roofing - Trapezoidal profile

**Fascia and Spouting:**

COLORCOTE fascia & spouting with 80mm Ø 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

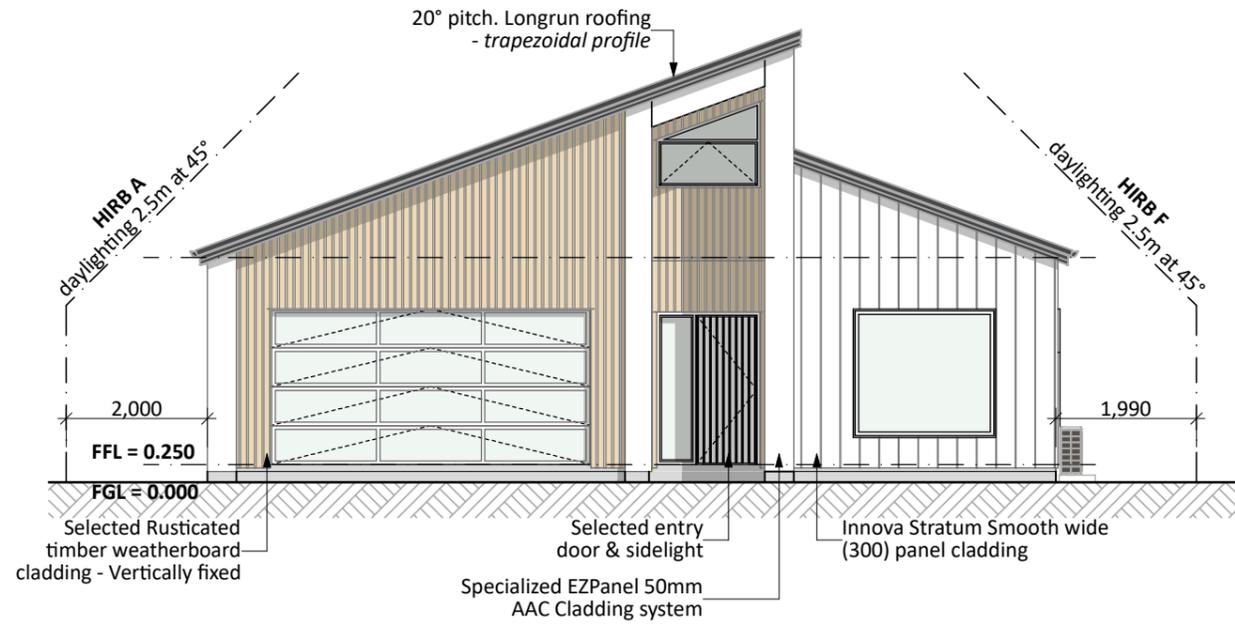
Date

**CONCEPT ONLY**

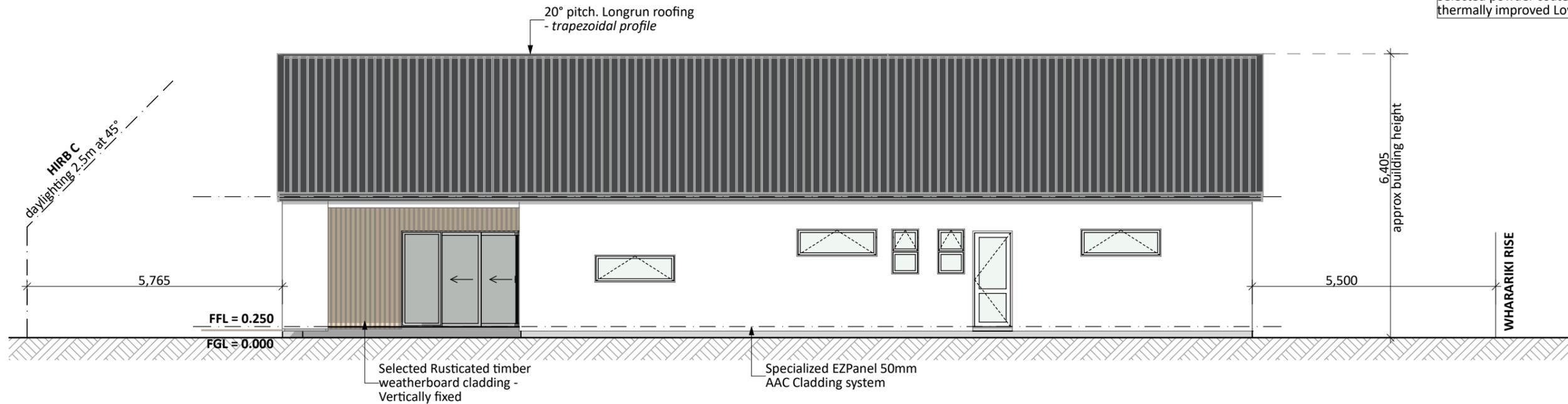
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No: NGA49	Designed: NS	Wind: VERY HIGH	Drawn: ELEVATIONS	Date: 19/02/2026
Plant: OAK11 V.1.1 Alt	Drawn:	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 49, WHARARIKI RISE	Sheet: 1
	design@barrethomes.co.nz	Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:100



**SOUTH ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100

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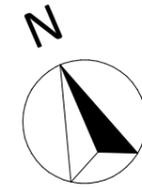
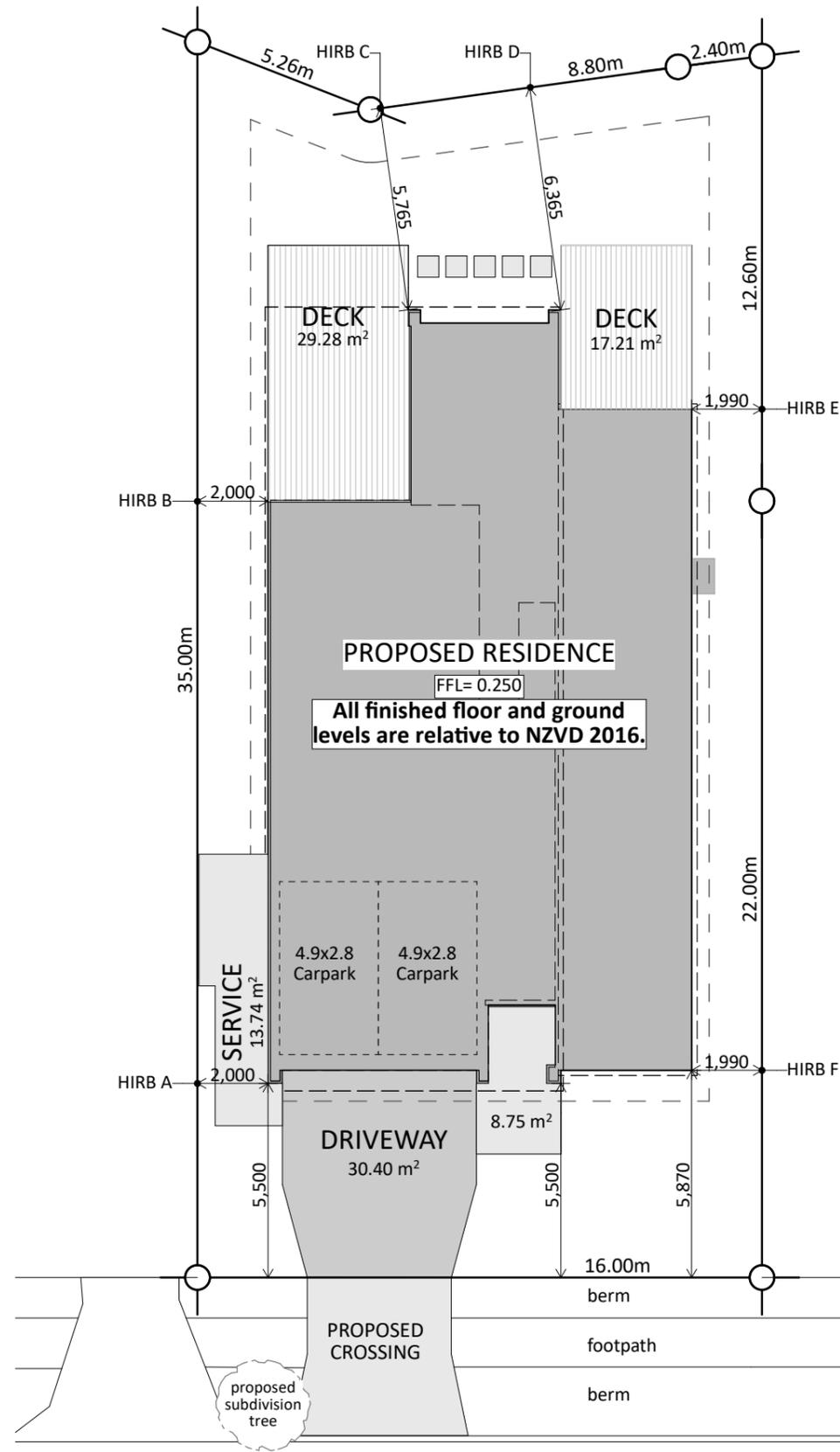
Date

**CONCEPT ONLY**

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



Project No:	NGA49	Designed:	NS	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	19/02/2026
Plan:	OAK11 V.1.1 Alt	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 49, WHARARIKI RISE	Sheet:	2
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	



**Site Info:**

LOT: 49  
DP: TBC  
AREA: 543m<sup>2</sup>

**Site Coverage:**

222.37m<sup>2</sup> (House area)  
+20.74m<sup>2</sup> (eaves over 600mm) /  
543m<sup>2</sup> (site area) = 44.80%  
Planning Zone = GRZ  
Max coverage = 40%  
**NON COMPLIANT**

Plot Ratio:  
253.52m<sup>2</sup> (House area) / 543m<sup>2</sup>  
(site area) = 46.7%  
Max Plot Ratio = 40%  
(TDC - 4a.1.3)  
**NON COMPLIANT**

Total Coverage:  
259.30 / 543m<sup>2</sup> (site area) =  
47.8%  
Max Total Coverage = 50%  
(TDC - 4a.1.3)  
**COMPLIANT**

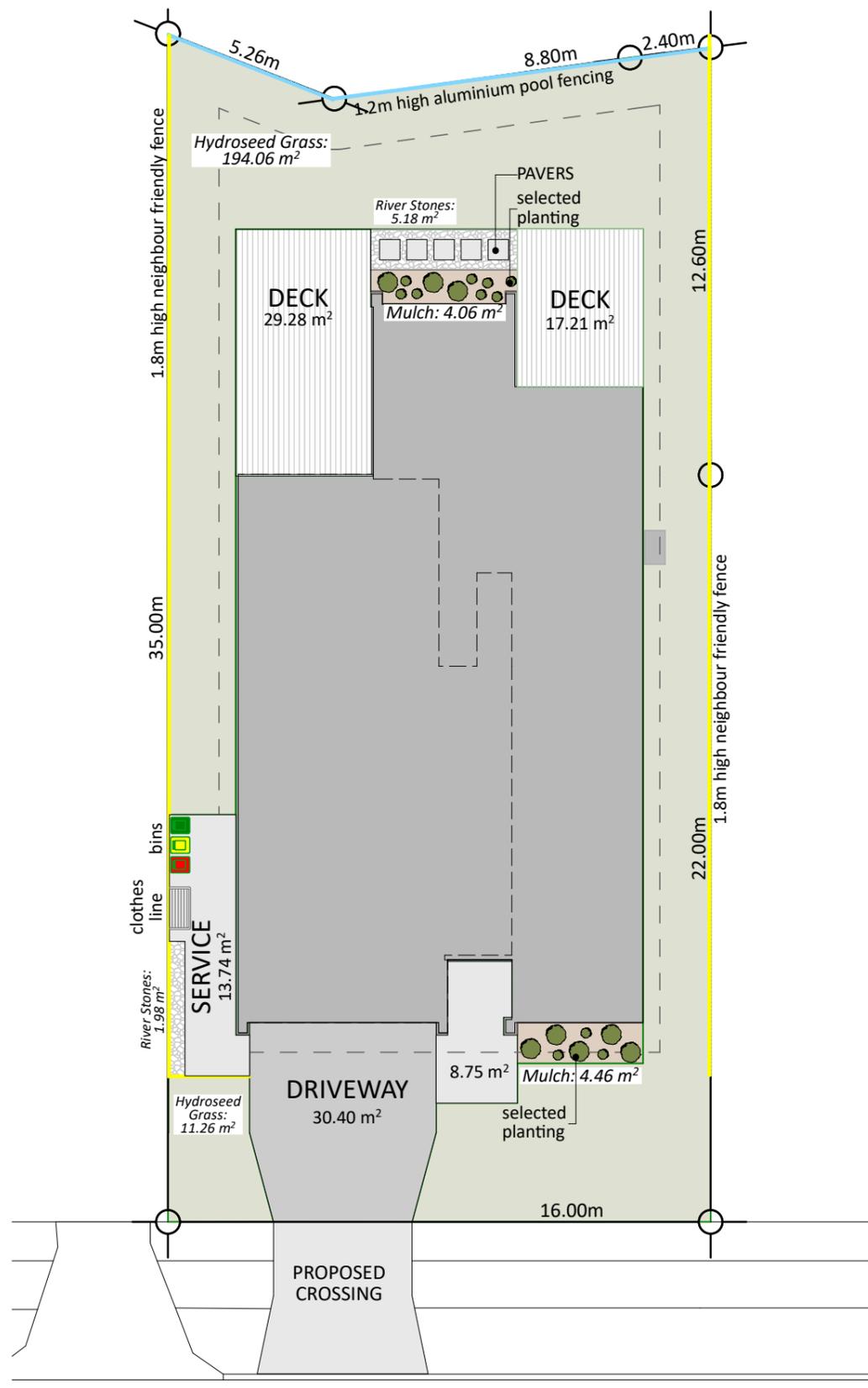
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Signature \_\_\_\_\_ Date \_\_\_\_\_  
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WHARARIKI RISE



Barrett Homes

Project No: NGA49	Designed: NS	Wind: VERY HIGH	Drawing: SITE PLAN	Date: 19/02/2026
Plant: OAK11 V.1.1 Alt	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 49, WHARARIKI RISE	Sheet: 3
	design@barrethomes.co.nz	Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:175



Landscape Key:	
	HydroSeed Grass
	Riverstones
	Mulch
	1.2m Fence
	1.8m Timber Fence
	Fence & Gate
	Selected Grass Plantings
	Selected Hedgings
	Specimen Tree

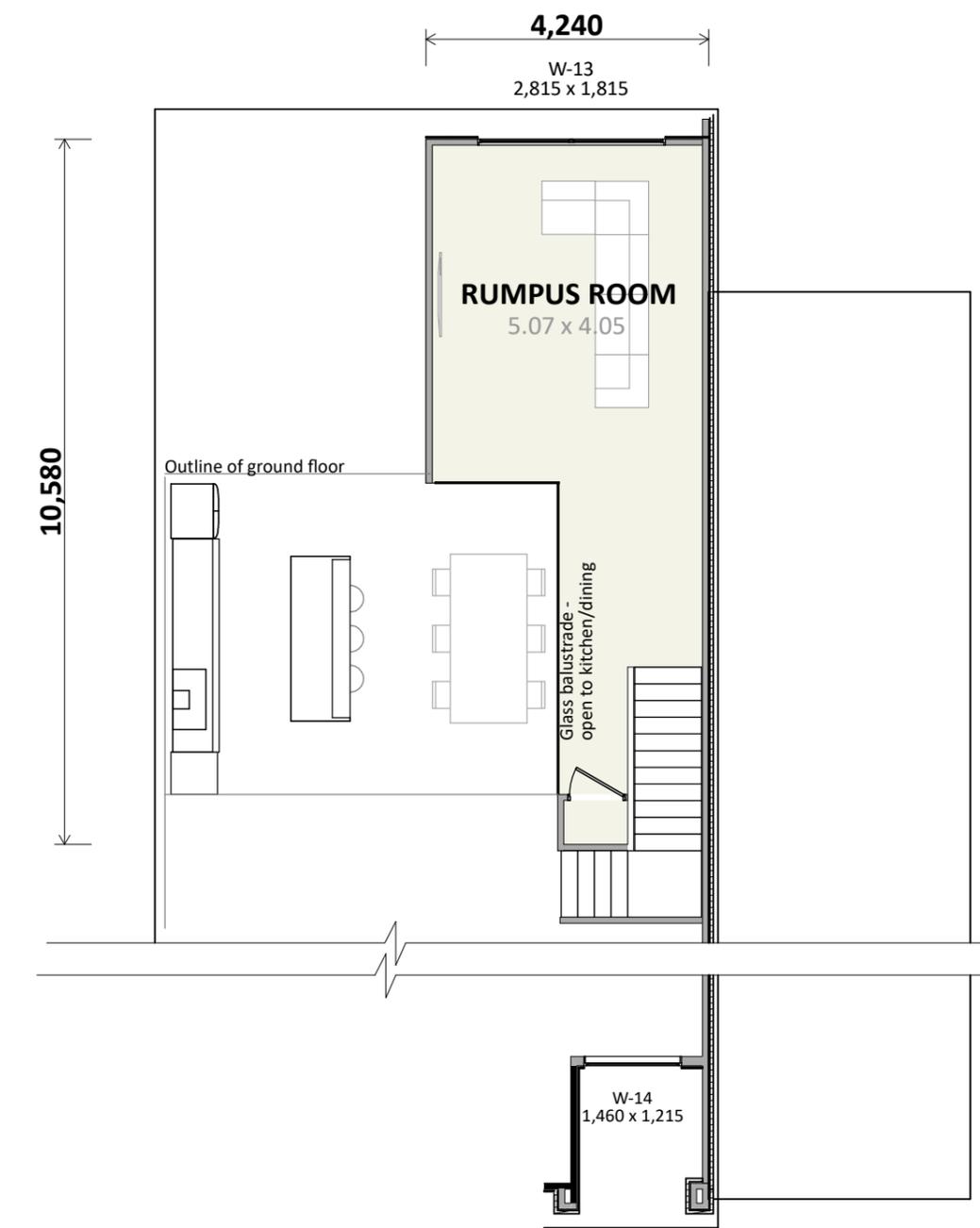
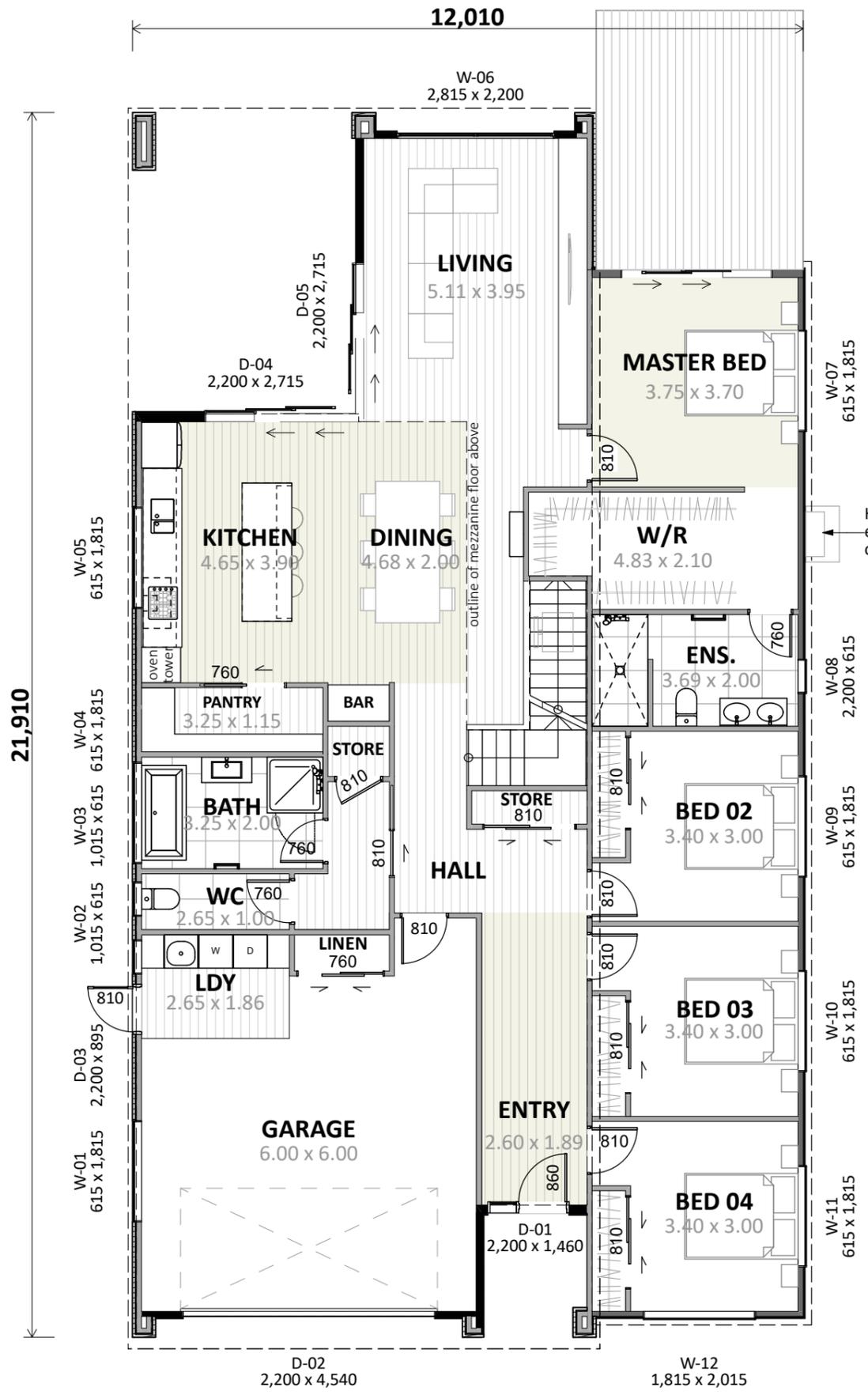
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 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

# WHARARIKI RISE



Project No: <b>NGA49</b>	Designed: NS	Wind: VERY HIGH	Drawing: LANDSCAPE PLAN	Date: 19/02/2026
Plant: <b>OAK11 V.1.1 Alt</b>	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: <b>1.0</b>	Checked: KB	Exposure: B	Site Address: LOT 49, WHARARIKI RISE	Sheet: 4
	design@barrethomes.co.nz	Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:175



**Plan Notes:**  
 2.560 Stud height  
 All joinery 2200 head height  
 All internal doors 2200m overhead  
 Raking ceiling (shown yellow) to Kitchen, Dining, Entry, Master Bed (parallel chord trusses) & Mezzanine (Rafters)  
 - Flat ceiling to remaining  
 Cedar Flat soffit to Alfresco & Raking soffit to Entry

<b>Floor Area:</b>	
<b>Ground Floor:</b>	
Area o/frame:	220.76 m <sup>2</sup>
Area o/foundation:	222.37 m <sup>2</sup>
<b>Mezzanine:</b>	
Area o/frame:	31.48 m <sup>2</sup>
<b>Cladding Key:</b>	
	Innova Stratum cladding
	Brick Veneer

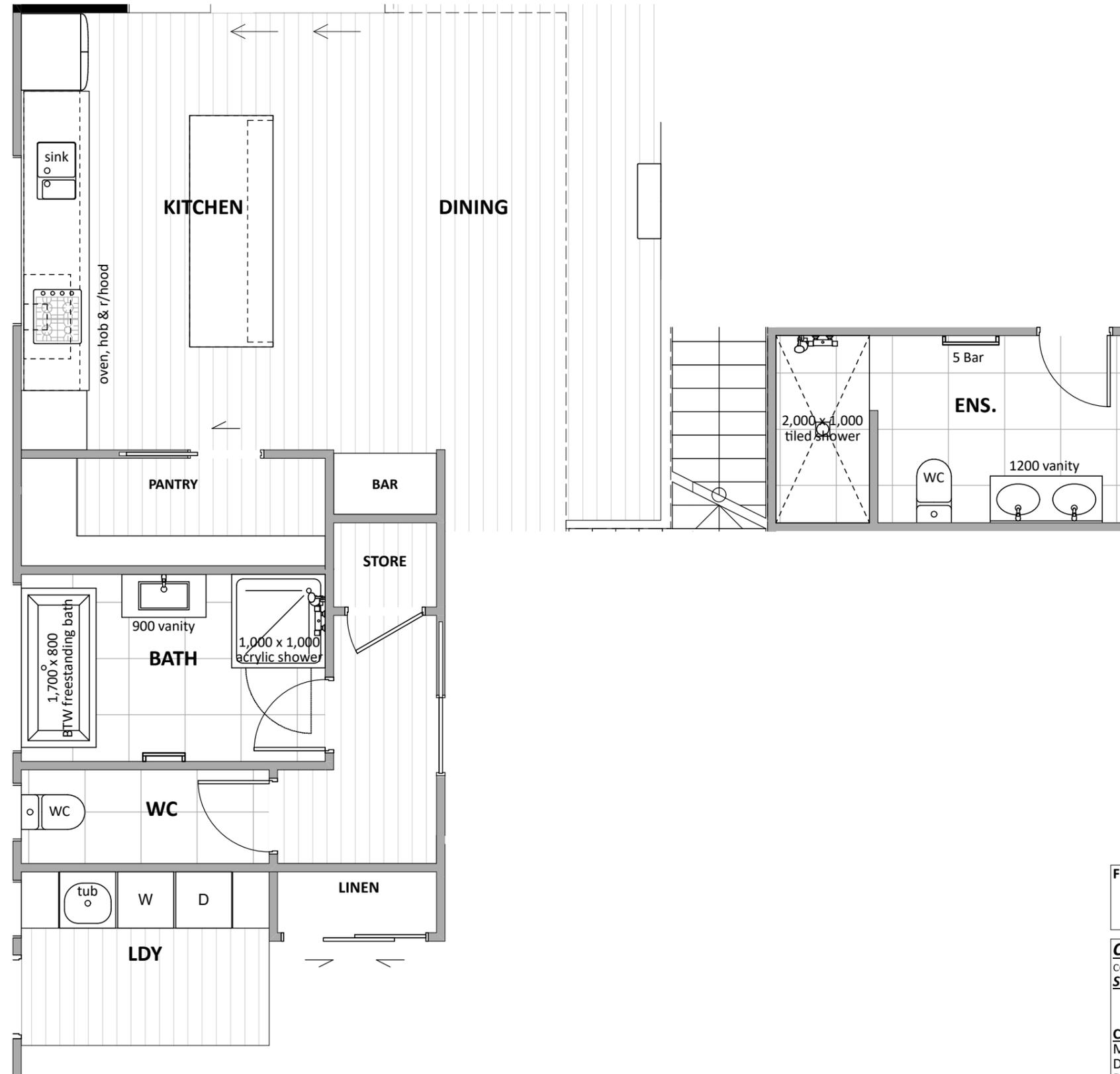


**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

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



Project No:	NGA49	Designed:	NS	Wind:	VERY HIGH	Drawing:	CONCEPT PLAN	Date:	19/02/2026
Plant:	OAK11 V.1.1 Alt	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 49, WHARARIKI RISE	Sheet:	5
		Council:	Taupo			NGA ROTO ESTATE, STAGE 15, TAUPO		Scale:	1:100



**Floor Types Key:**

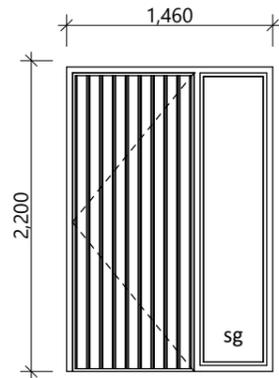
	= Tiled Floor		= Vinyl Floor
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**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

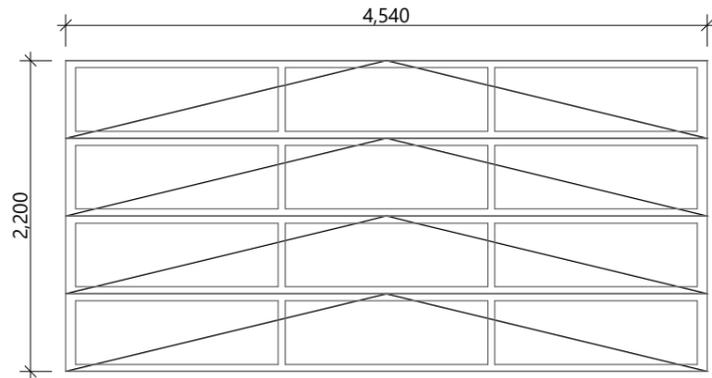
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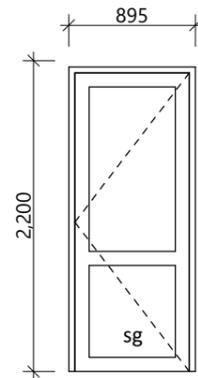
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Plan: <b>OAK11 V.1.1 Alt</b>	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: <b>1.0</b>	Checked: KB	Exposure: B	Site Address: LOT 49, WHARARIKI RISE	Sheet: 6
design@barrethomes.co.nz		Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: -



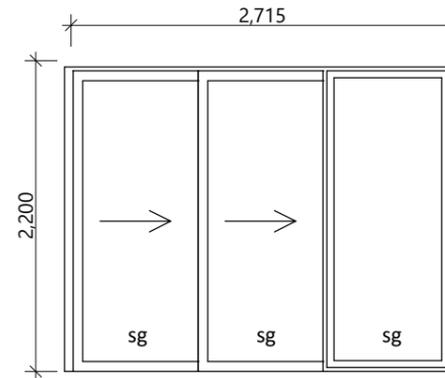
D-01  
\*Rebated Joinery



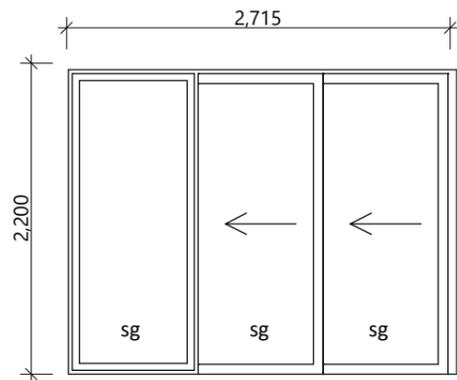
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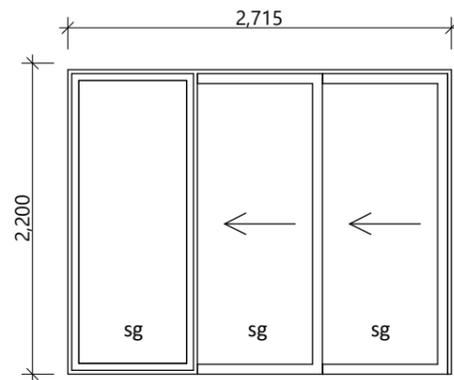
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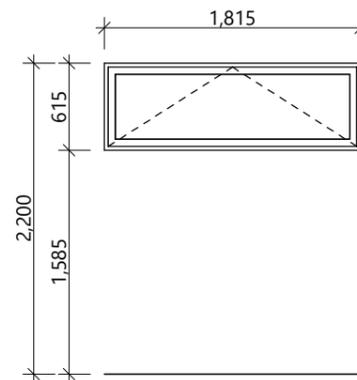
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\*Rebated joinery



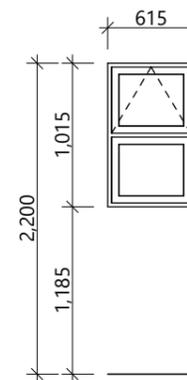
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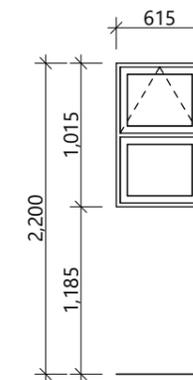
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\*Rebated joinery



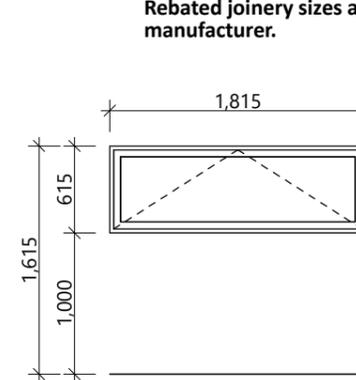
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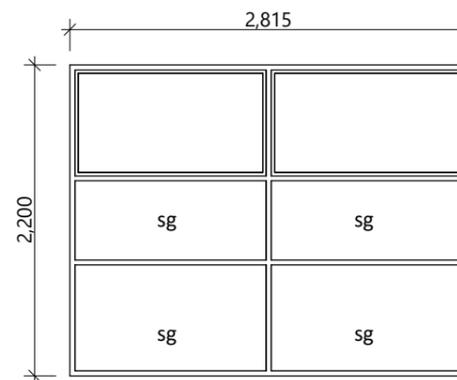
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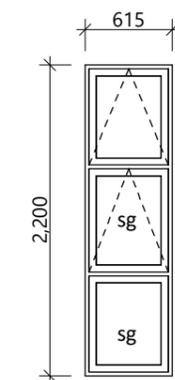
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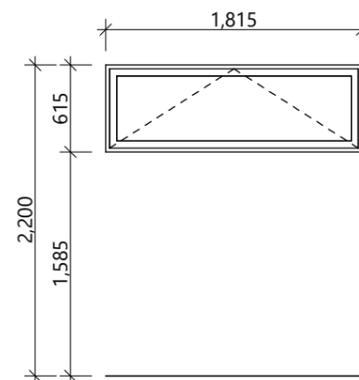
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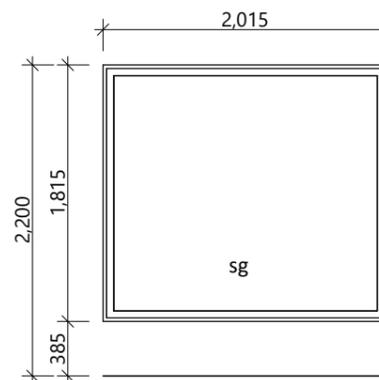
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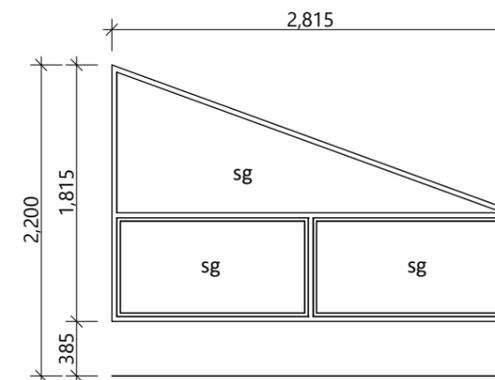
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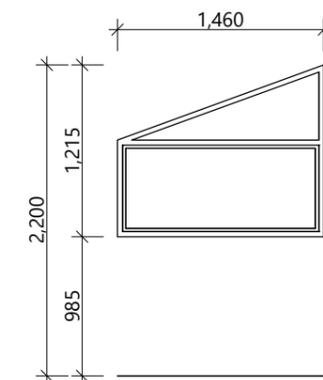
W-09, W-11



W-12



W-13



W-14

**General notes:**

Aluminium joinery head heights to be 2.200m (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 > 0.75m<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.

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Project No: NGA49	Designed: NS	Wind: VERY HIGH	Drawn: JOINERY SCHEDULE	Date: 19/02/2026
Plant: OAK11 V.1.1 Alt	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 49, WHARARIKI RISE	Sheet: 7
	Council: Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:50