



Barrett Homes

Welcome to the *whānau*.

CONTENTS:

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



NEW DWELLING FOR:

BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:

LOT 02, WHARARIKI RISE

NGA ROTO ESTATE, STAGE 15, TAUPO

Y:\WGM Projects\WAIKATO\Taupo\NGA ROTO ESTATE\STAGE 15\WGA2\Concept Plans\WGA2 DRAFT - Concept Plans.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.



Barrett Homes

Project No:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	



Panel cladding
 - INNOVA Duragroove Smooth wide
 (150) panel cladding



Brick cladding



Roofing
 - Colorcote Magnaflow
 - trapezoidal profile



Joinery
 - Black



Screen
 - Decorative timber screen

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\WAIKATO\Taupo\INGA ROTO ESTATE\STAGE 15\WGA2\Concept Plans\WGA2 DRAFT - Concept Plans.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.



Barrett Homes

Project No:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	

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.

CJ = Control joint

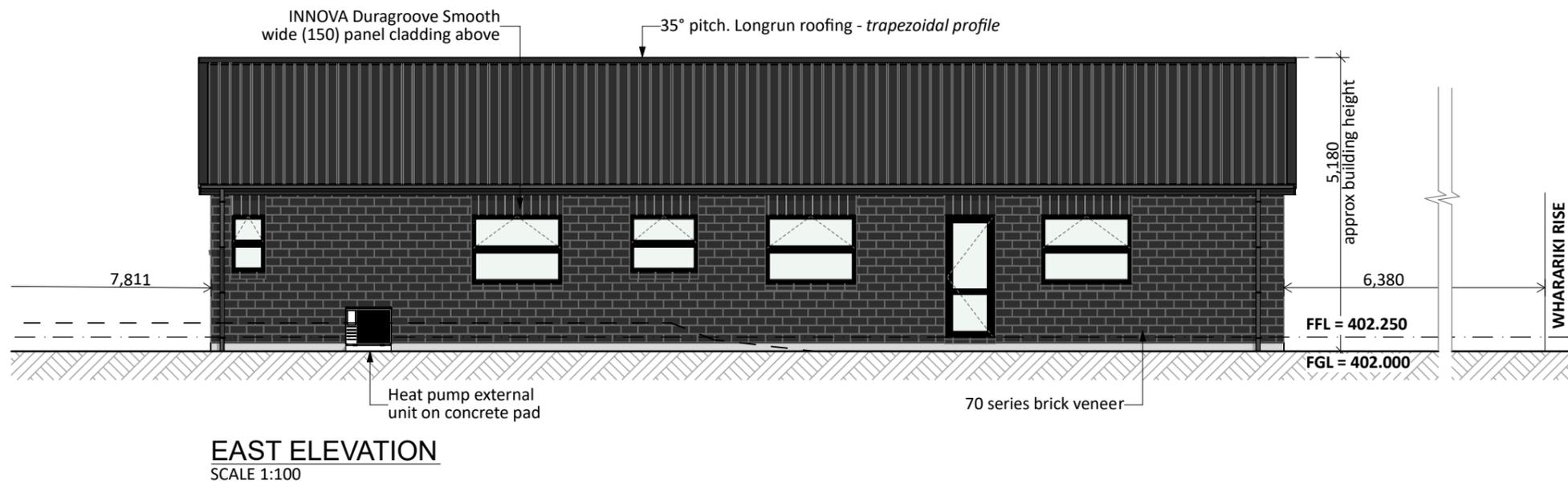
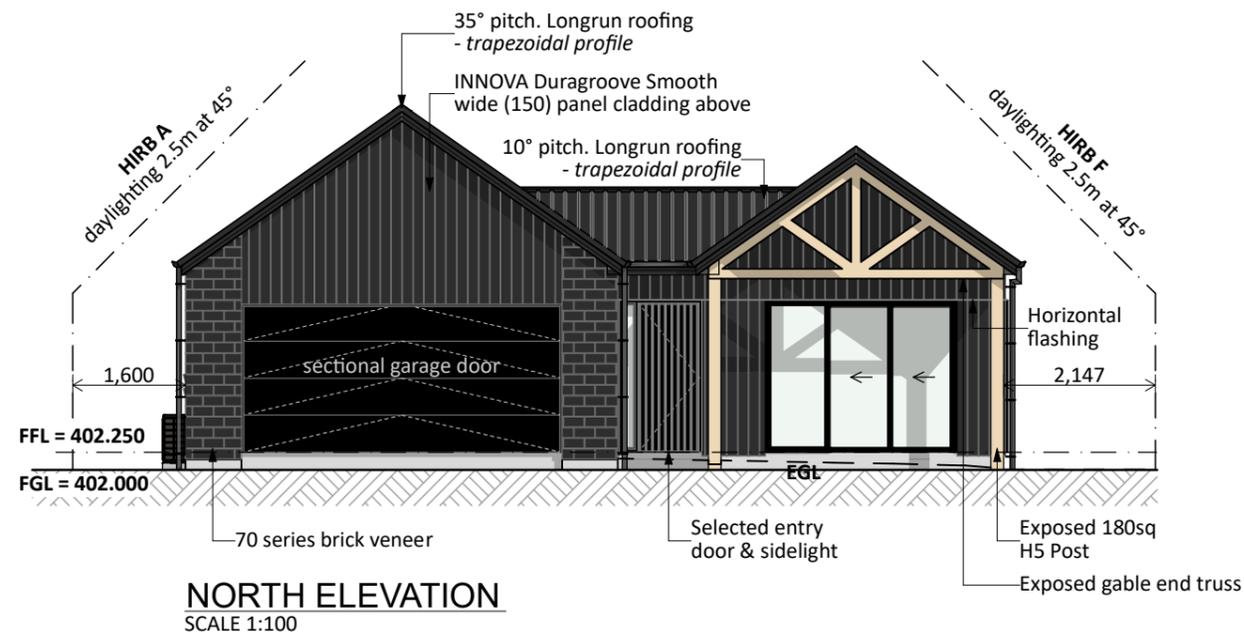
Foundation:
 Ribraft floor to Firth specifications (see plan notes and details) TBC

Wall Cladding:
 70 series brick veneer - ensure cavity and weep holes are free from excess mortar
 INNOVA Duragroove Smooth wide (150) panel cladding

Roof Cladding:
 35° & 10° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:
 COLORCOTE fascia & spouting with 80mm Ø powder coated aluminium downpipes

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



PRELIMINARY ONLY.
 Elevations are subject to the following:
 - Site Levels confirmation

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:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	1
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	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.

CJ = Control joint

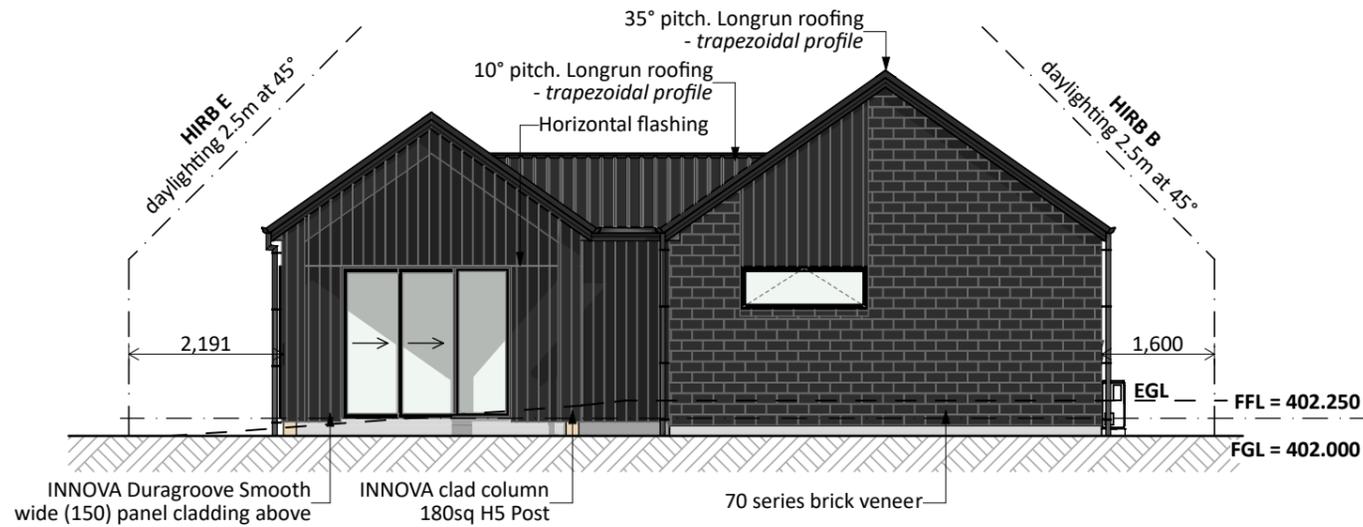
Foundation:
 Ribraft floor to Firth specifications (see plan notes and details) TBC

Wall Cladding:
 70 series brick veneer - ensure cavity and weep holes are free from excess mortar
 INNOVA Duragroove Smooth wide (150) panel cladding

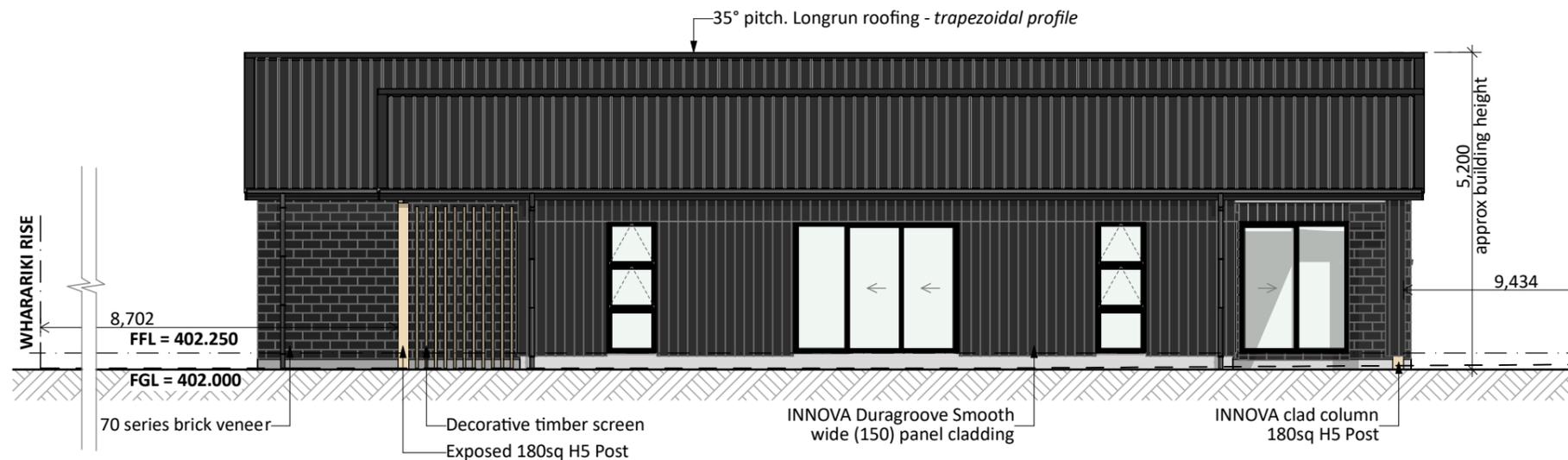
Roof Cladding:
 35° & 10° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:
 COLORCOTE fascia & spouting with 80mm Ø powder coated aluminium downpipes

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



SOUTH ELEVATION
 SCALE 1:100



WEST ELEVATION
 SCALE 1:100

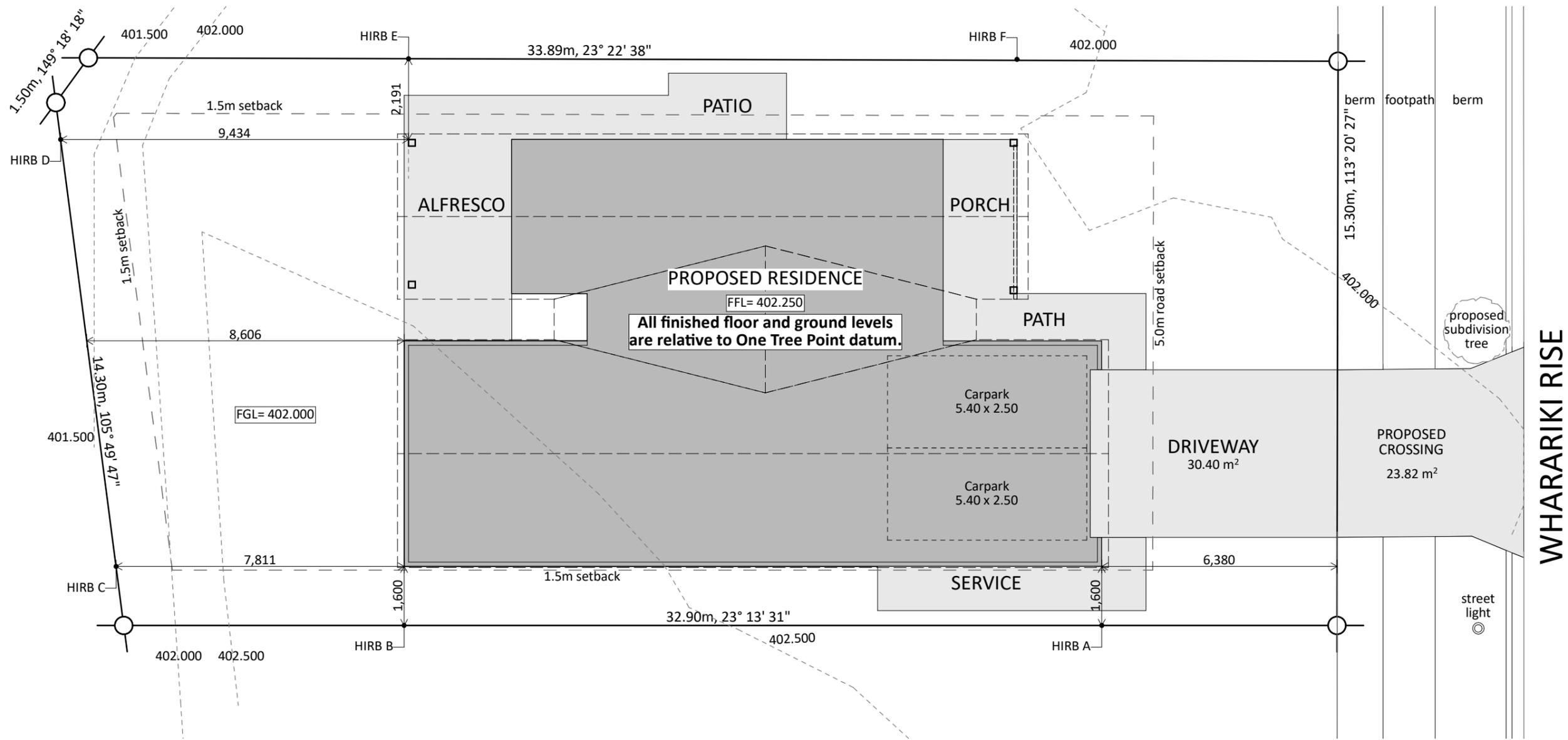
PRELIMINARY ONLY.
 Elevations are subject to the following:
 - Site Levels confirmation

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

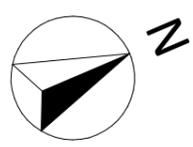


Project No:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	2
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:100



All finished floor and ground levels are relative to One Tree Point datum.

WHARARIKI RISE



Site Info:	
LOT: 02	DP: TBC
AREA: 520m ²	
Site Coverage:	
175.64m ² (House area) + 17.19m ² (eaves over 600mm) / 520 (site area) = 37.1%	
Planning Zone = GRZ	
Max coverage = 40%	
COMPLIANT	
Total Coverage: 175.64 / 520 (site area) = 33.78%	
Max Total Coverage = 50% (TDC - 4a.1.3)	
COMPLIANT	

Information required/awaiting confirmation:
 •Site levels/contours confirmation

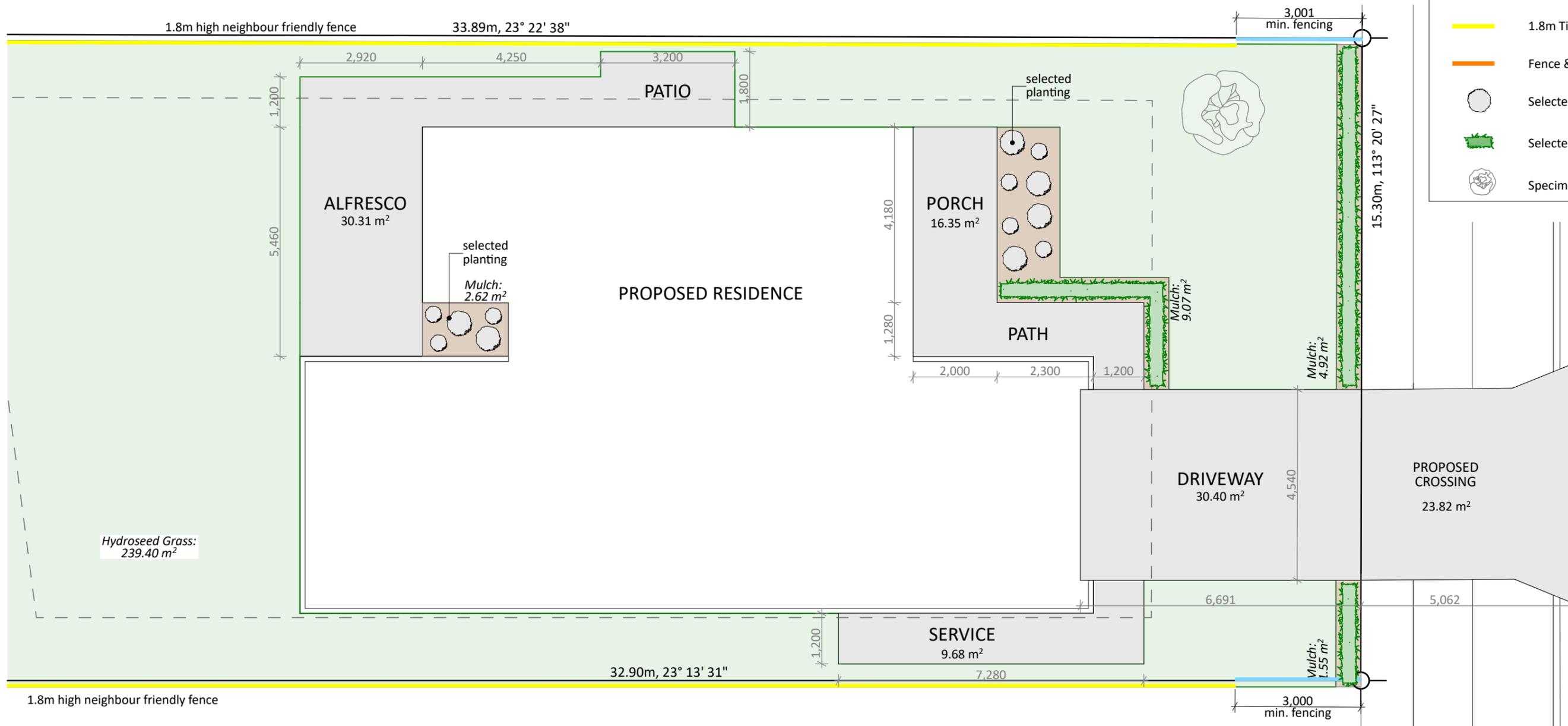
NOTE: SITE BOUNDARIES ARE PRELIMINARY ONLY.
 Concept plans shown are indicative as site boundaries may change. This is subject to the release of the Record of Title.



Project No: NGA2	Designed: NS	Wind: VERY HIGH	Drawing: SITE PLAN	Date: 13/02/2026
Plan: MOOR8	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 02, WHARARIKI RISE	Sheet: 3
Council: Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO		Scale: 1:120

Landscape Key:

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



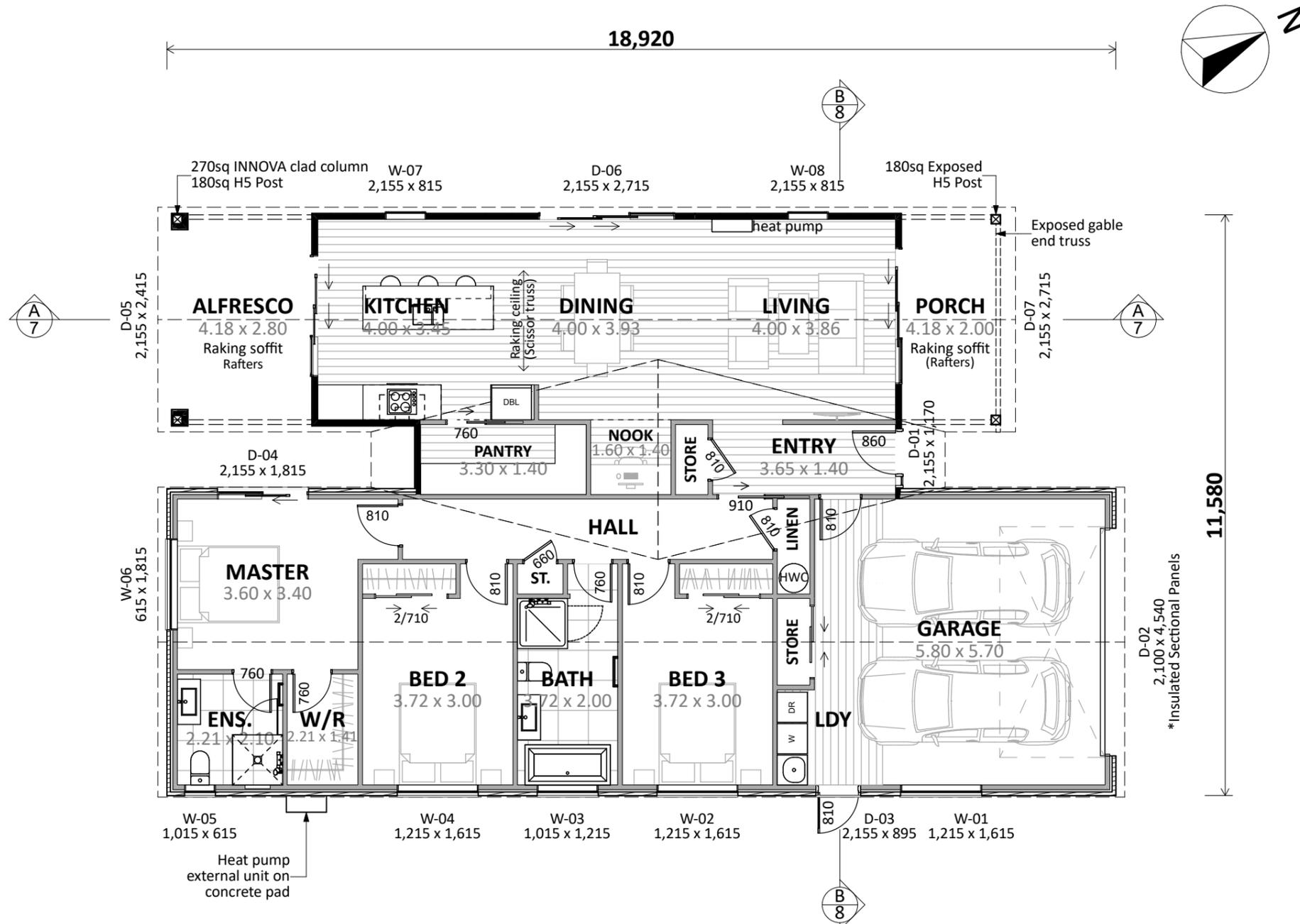
WHARARIKI RISE

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:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawn:	LANDSCAPING PLAN	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	4
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:100



Changes to Plan:
- eaves reduced to 150mm

Plan Notes:
2.415 Stud height throughout
All joinery 2155 head height
Raking ceiling to Living, Dining, Kitchen (scissor trusses)
Raking soffit to Alfresco (rafters)
Raking soffit to Porch (rafters)
Insulation to Garage walls, ceiling and door

Floor Area:

Area o/frame: 171.39 m²
Area o/foundation: 175.64 m²

Cladding Key:

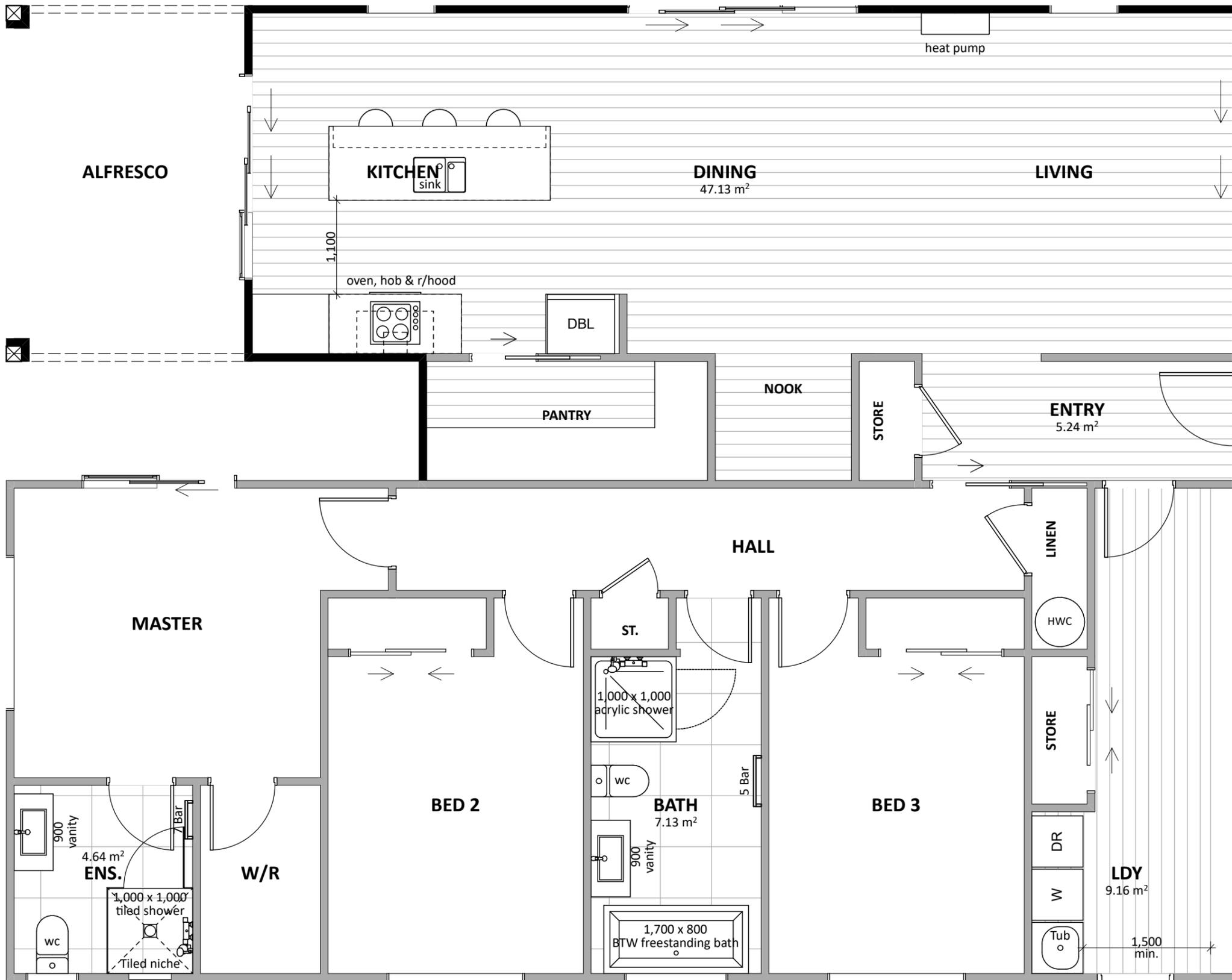
■ INNOVA Duragroove
▨ Brick Veneer

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:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawing:	CONCEPT PLAN	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	5
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:100



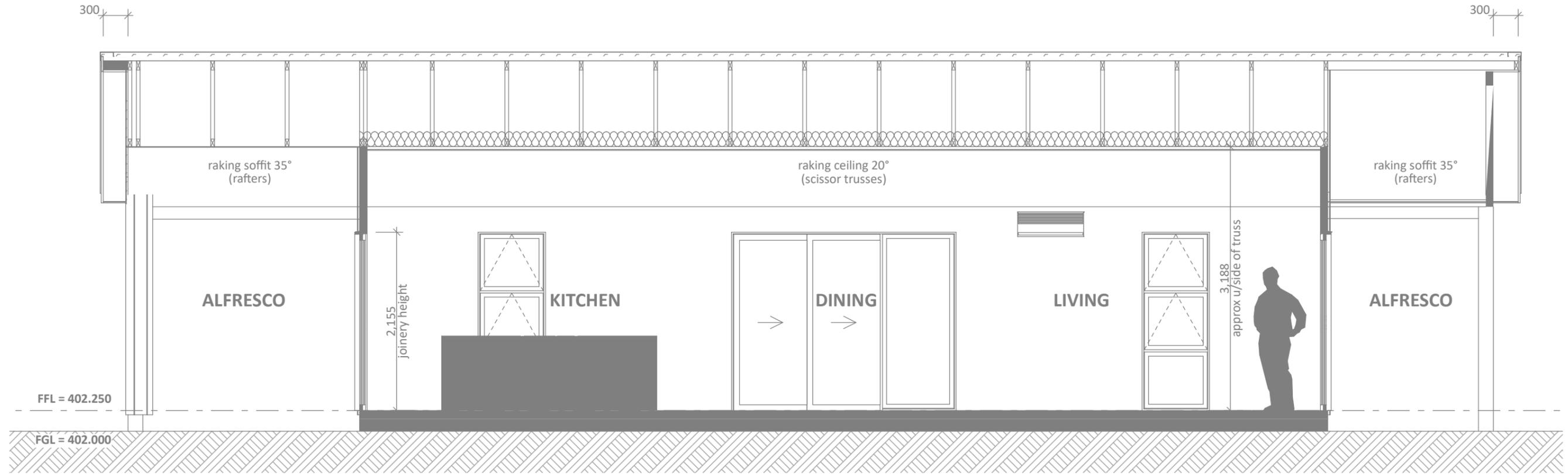
Floor Types Key:
 = Vinyl Floor = Tiled Floor

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:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawing:	KITCHEN & BATHROOM	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	6
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:50



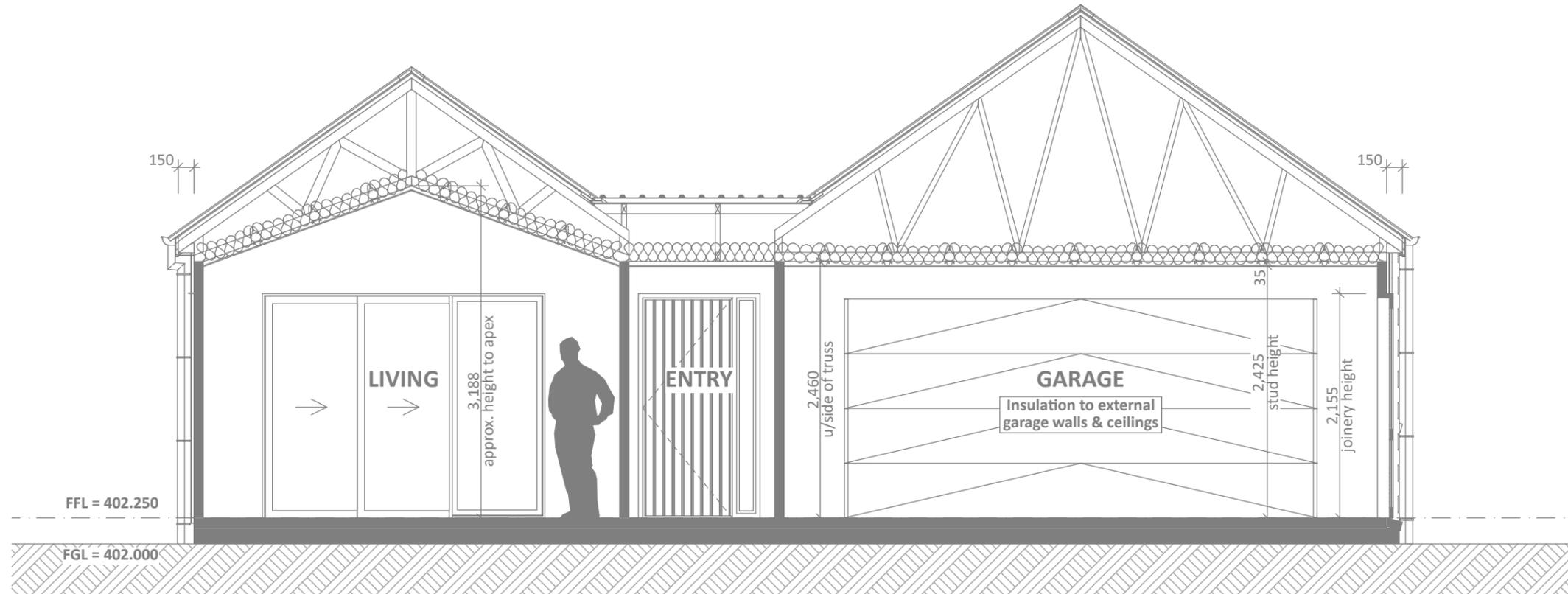
CROSS SECTION A
SCALE 1:50

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:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawing:	CROSS SECTIONS	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	7
		Council:	Taupo				NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:50



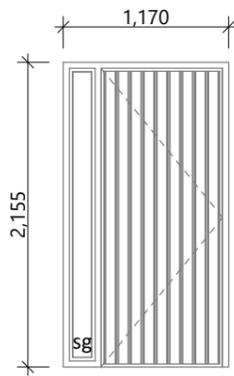
CROSS SECTION B
SCALE 1:50

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

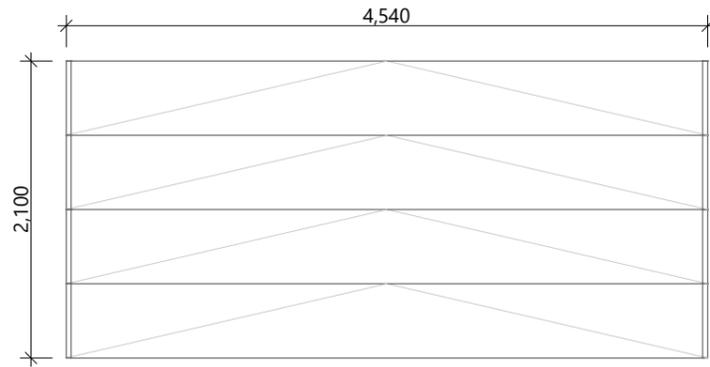
CONCEPT ONLY
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



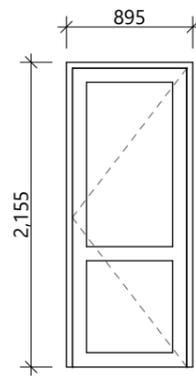
Project No:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawing:	CROSS SECTIONS	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	8
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:50



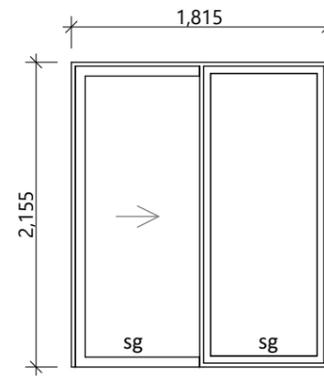
D-01
*Rebated Joinery
*860 Door Leaf



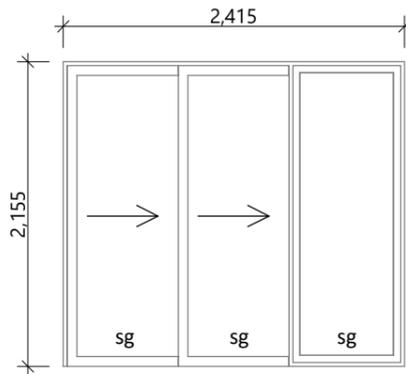
D-02
*Insulated Sectional Panels



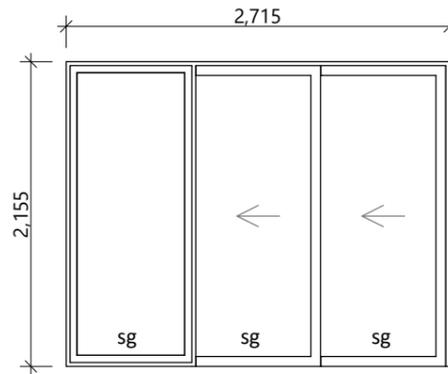
D-03
*810 Door Leaf



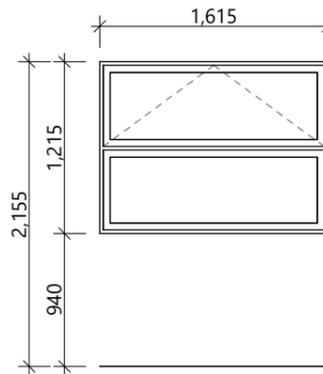
D-04
*Rebated Joinery



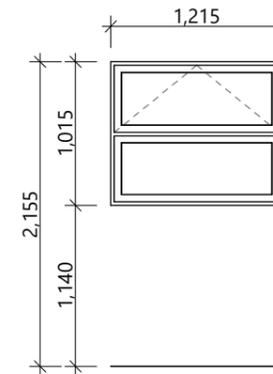
D-05
*Rebated Joinery



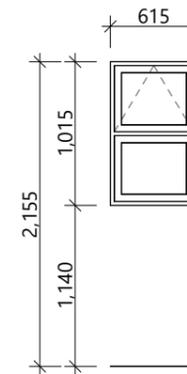
D-06, D-07
*Rebated Joinery



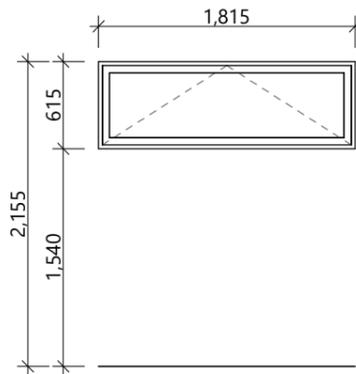
W-01, W-02, W-04



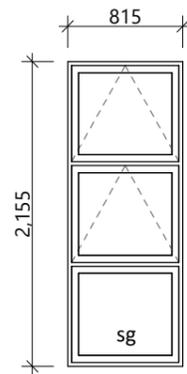
W-03
sg/obsc



W-05
sg/obsc



W-06



W-07, W-08

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 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 > 0.75m² = 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)

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:	NGA2	Designed:	NS	Wind:	VERY HIGH	Drawing:	JOINERY SCHEDULE	Date:	13/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 02, WHARARIKI RISE	Sheet:	9
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:50