



# Barrett Homes

Welcome to the *whānau*.

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ARTIST IMPRESSION ONLY

NEW DWELLING FOR:  
 BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:  
 LOT 44, WHARARIKI RISE  
 NGA ROTO ESTATE, STAGE 15, TAUPO



Barrett Homes

Project No:	NGA44	Designed:	NS	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	5/03/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 44, WHARARIKI RISE	Sheet:	
		Council:	Taupo				NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	



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



**Brick cladding**  
 - Okarito



**Natural cladding**  
 - Selected Vertical Timber w/board  
 cladding



**Joinery**



**Roofing**  
 - Colorcote Magnaflow  
 - trapezoidal profile

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.

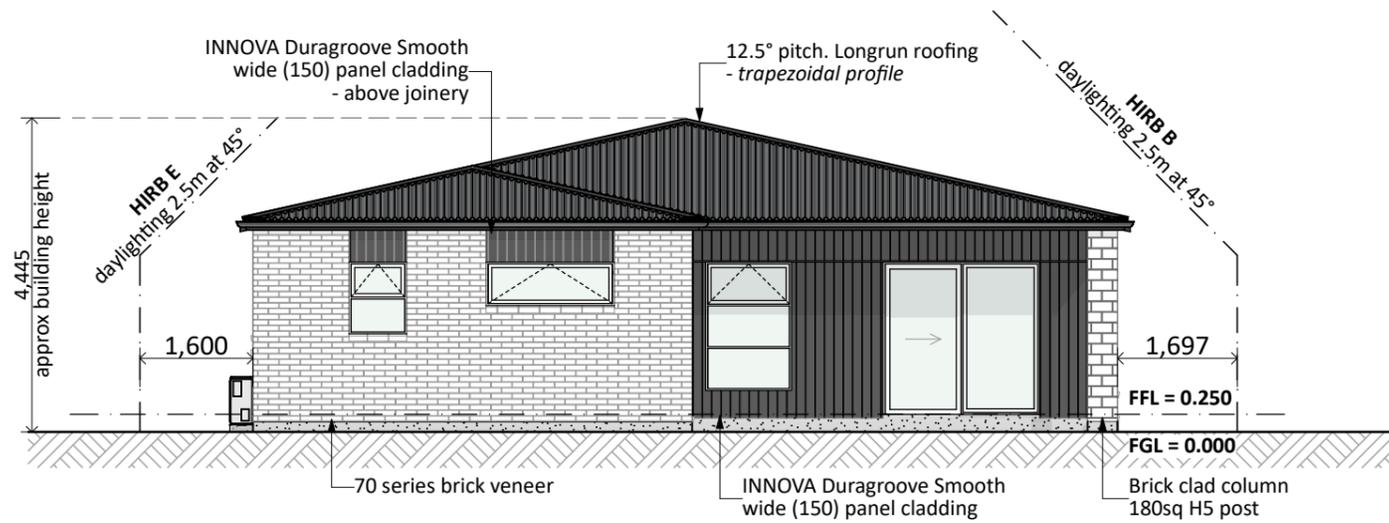
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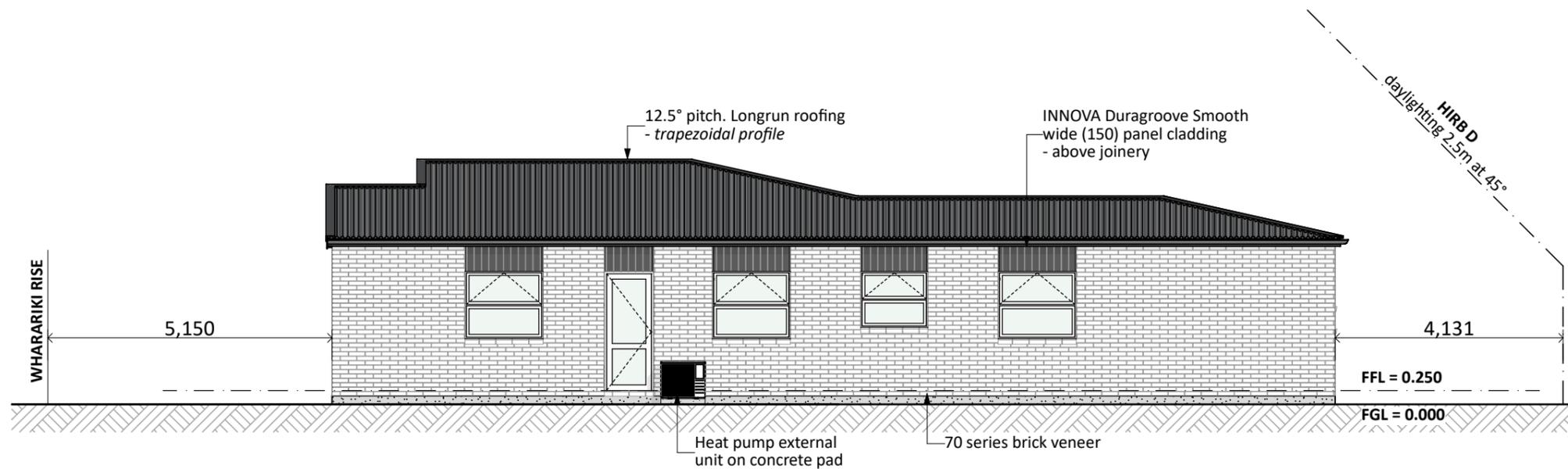


Barrett Homes

Project No:	NGA44	Designed:	NS	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	5/03/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 44, WHARARIKI RISE	Sheet:	
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	



**NORTH ELEVATION**



**EAST ELEVATION**

**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  
 Selected Vertical Timber w/board cladding

**Roof Cladding:**

12.5° 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)

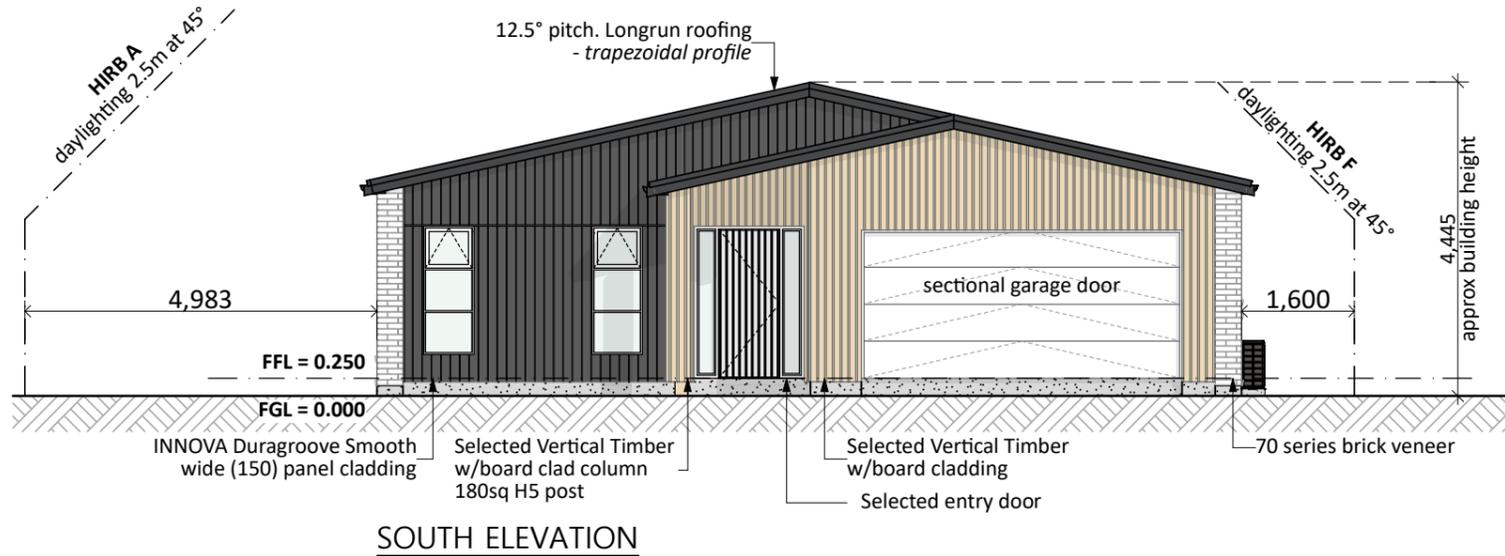
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**CONCEPT ONLY**

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



Project No:	NGA44	Designed:	NS	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	5/03/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 44, WHARARIKI RISE	Sheet:	1
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:100



**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  
Selected Vertical Timber w/board cladding

**Roof Cladding:**  
12.5° pitch. Longrun roofing - *Trapezoidal profile*

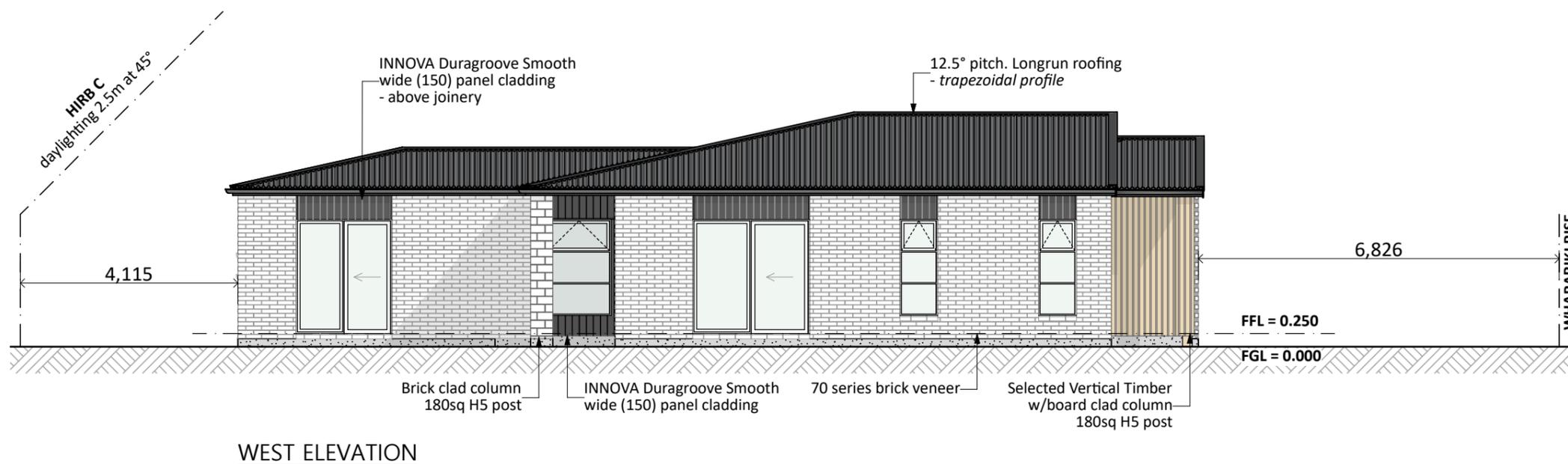
**Fascia and Spouting:**  
COLORCOTE fascia & spouting with 80mm Ø powder coated aluminium downpipes

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

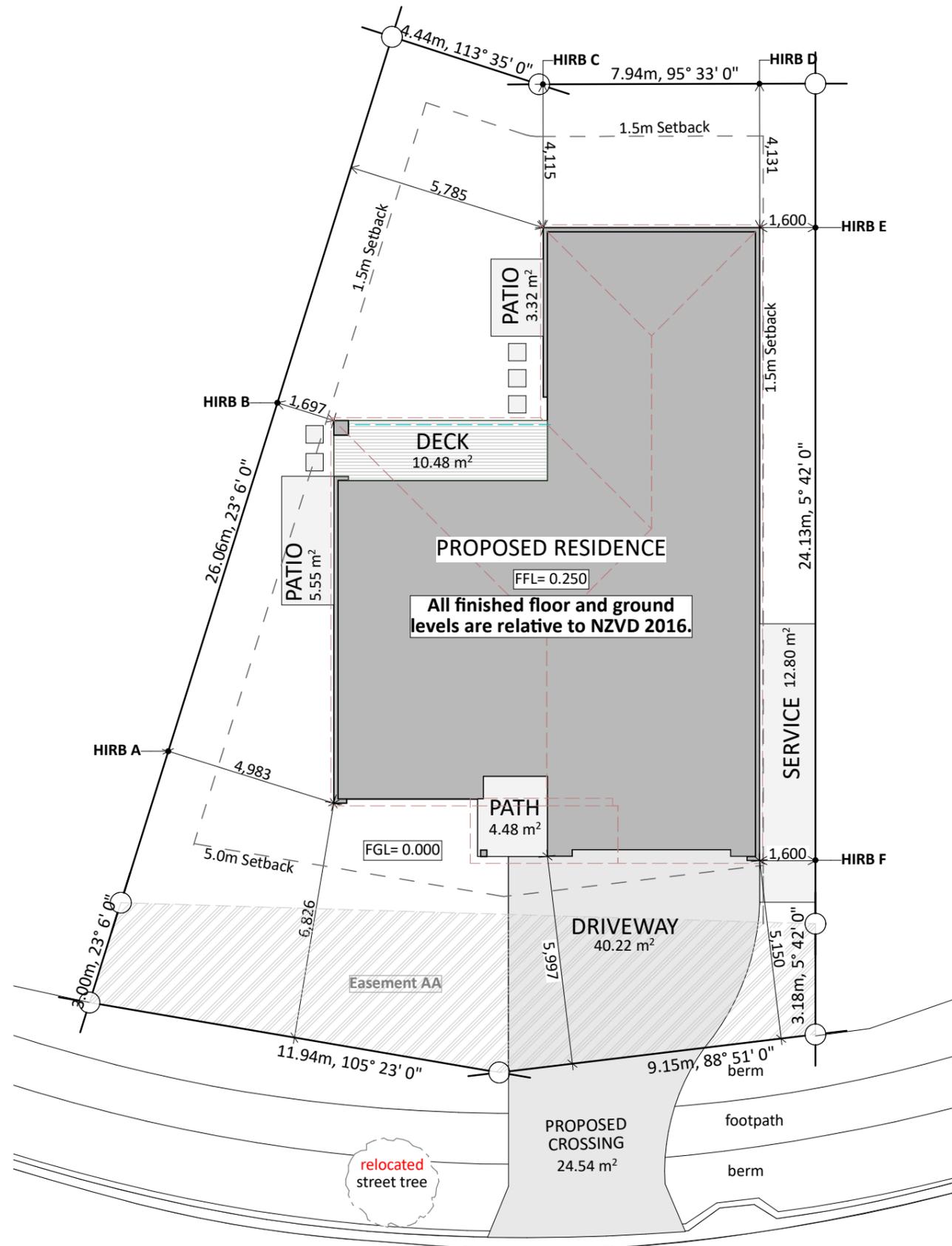
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*Signature* \_\_\_\_\_ *Date* \_\_\_\_\_

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Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 44, WHARARIKI RISE	Sheet:	2
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:100



<b>Site Info:</b>
LOT: 44 DP: 620053 AREA: 469m <sup>2</sup>
<b>Site Coverage:</b>
187.47m <sup>2</sup> (total roof area) / 469 (site area) = 39.97% Planning Zone = GRZ Max Combined Coverage = 40% <b>COMPLIANT</b>
Total Coverage: 211.48/ 469(site area) = 45.1% Max Total Coverage = 50% (TDC - 4a.1.3) <b>COMPLIANT</b>

## WHARARIKI RISE

**Information required/awaiting confirmation:**

- Site levels/contours confirmation

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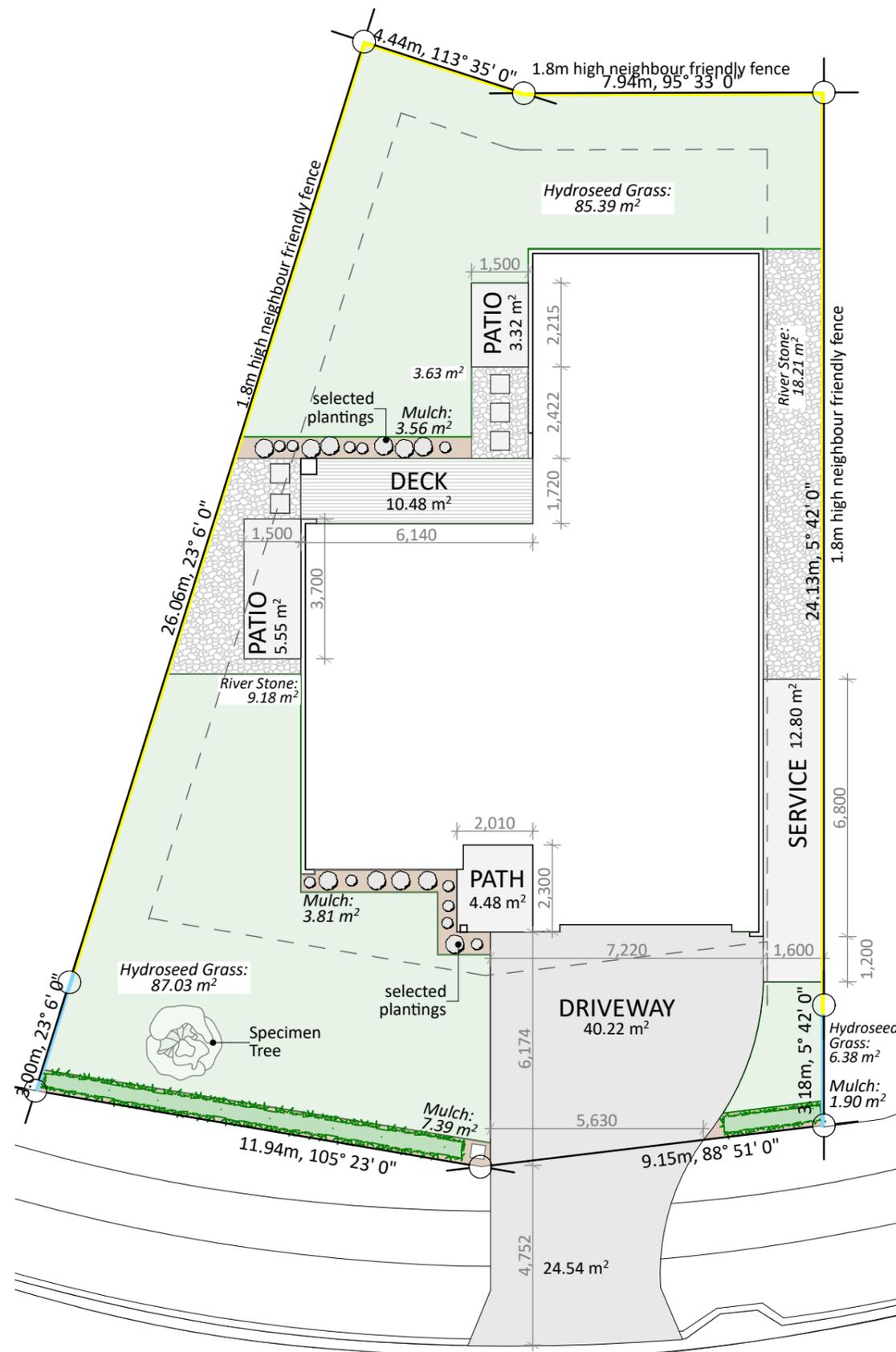
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Barrett Homes

Project No: NGA44	Designed: NS	Wind: VERY HIGH	Drawn: SITE PLAN	Date: 5/03/2026
Plant: NEW DESIGN	Drawn:	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 44, WHARARIKI RISE	Sheet: 3
	Council: Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:



**Landscape Key:**

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

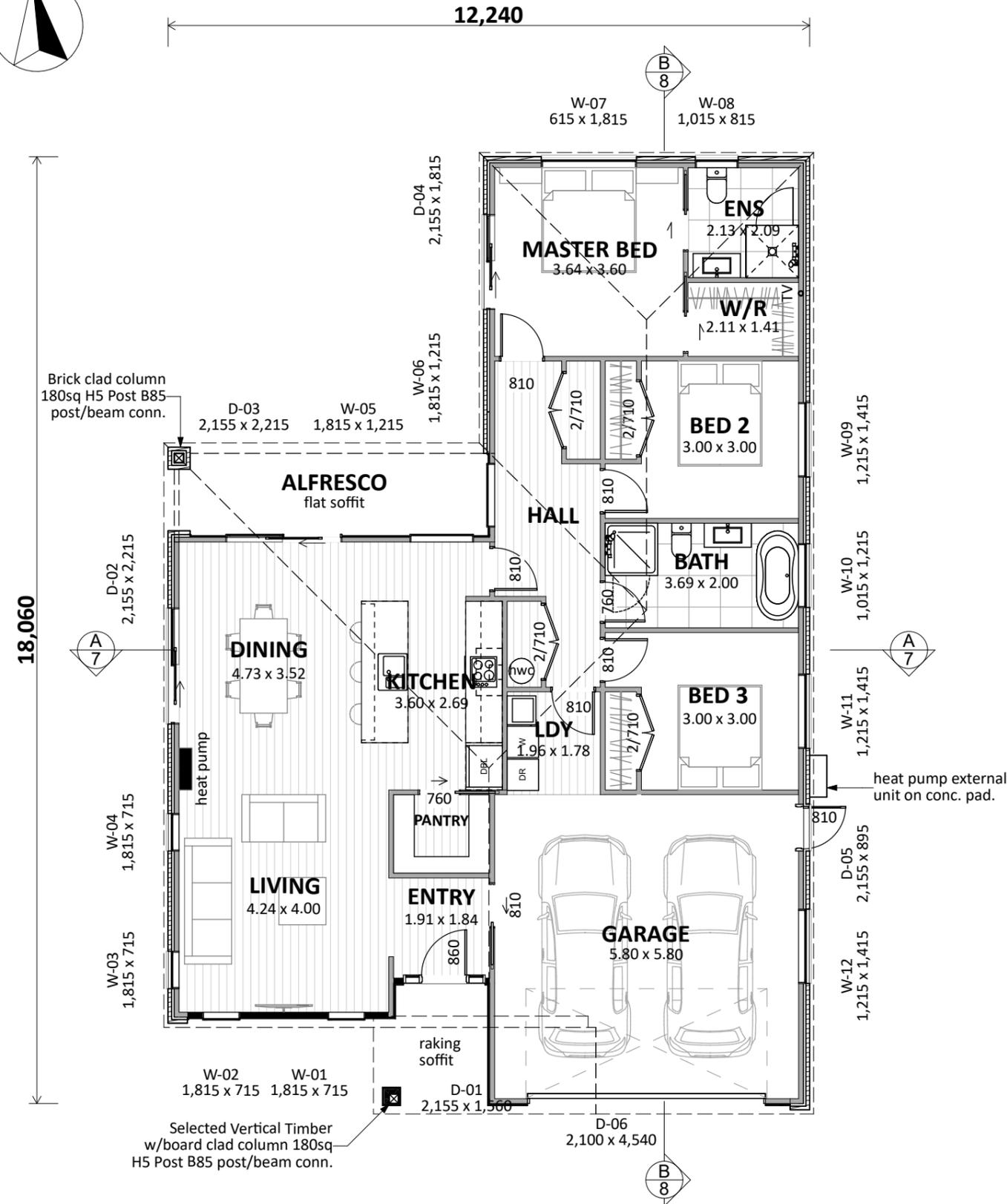
**WHARARIKI RISE**

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

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Project No:	NGA44	Designed:	NS	Wind:	VERY HIGH	Drawing:	LANDSCAPING PLAN	Date:	5/03/2026
Plant:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 44, WHARARIKI RISE	Sheet:	4
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:150



**Plan Notes:**  
 2.425 Stud height throughout  
 Raking soffit to Entry and Flat soffit to Alfresco  
 All full height joinery head height (2155)

**Floor Area:**

Area o/frame: 160.31 m<sup>2</sup>  
 Area o/foundation: 165.01 m<sup>2</sup>

**Cladding Key:**

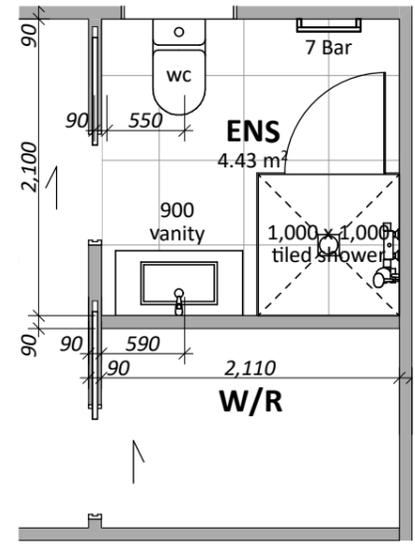
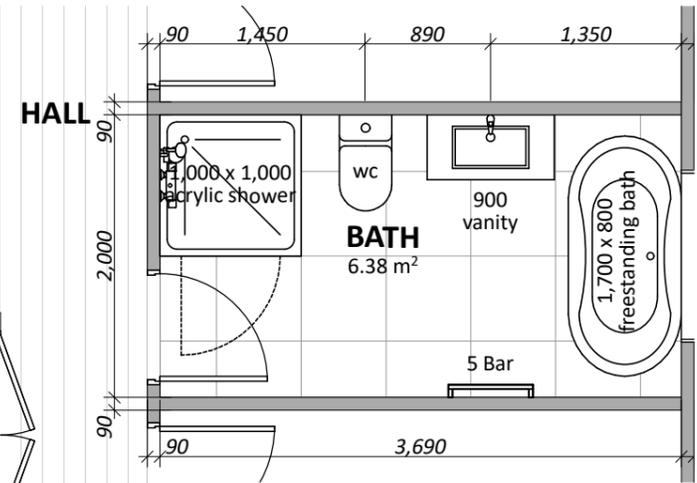
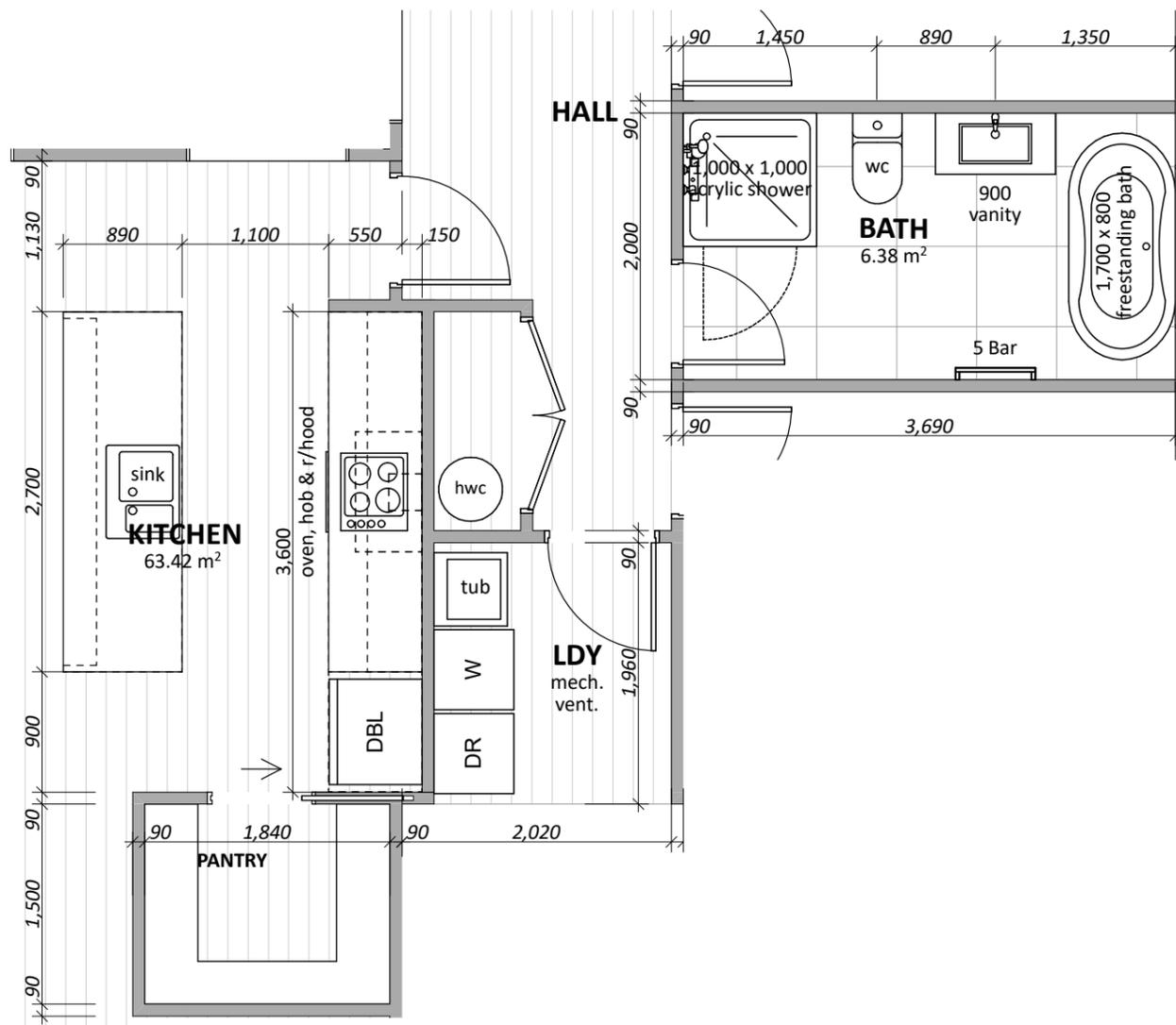
- BGC Duragroove
- Brick Veneer

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Plant:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 44, WHARARIKI RISE	Sheet:	5
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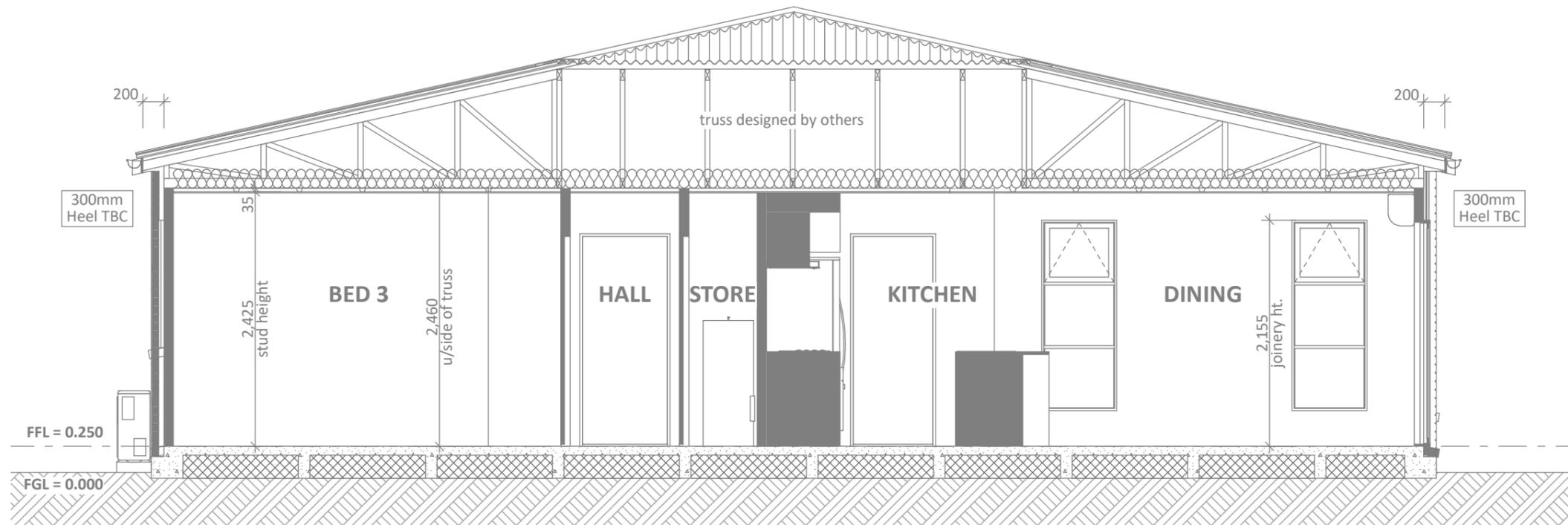
**Floor Types Key:**  
 = Vinyl Floor    = Tiled Floor

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Project No:	NGA44	Designed:	NS	Wind:	VERY HIGH	Drawing:	KITCHEN & BATHROOM	Date:	5/03/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 44, WHARARIKI RISE	Sheet:	6
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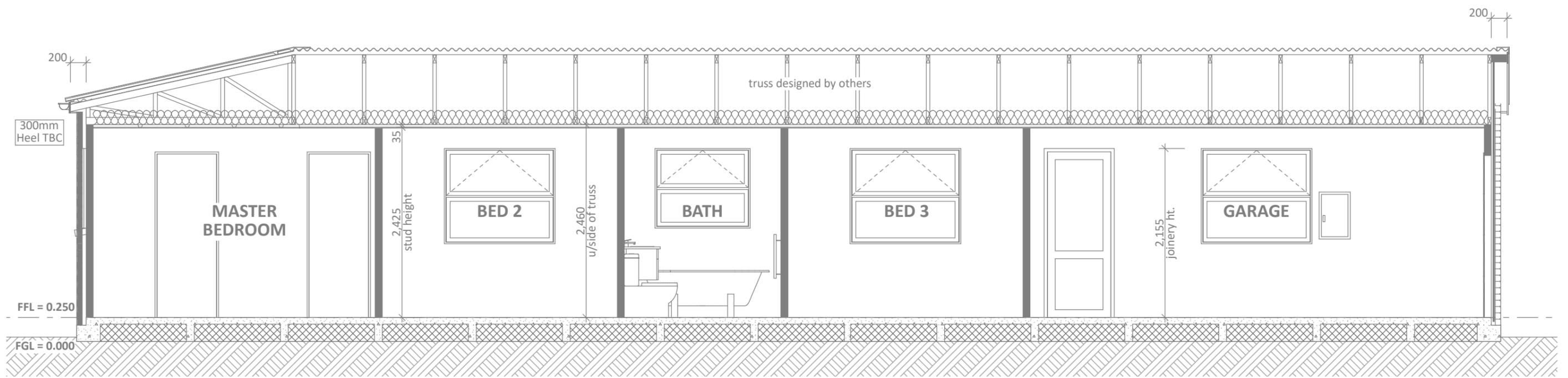
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**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature Date

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Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 44, WHARARIKI RISE	Sheet:	7
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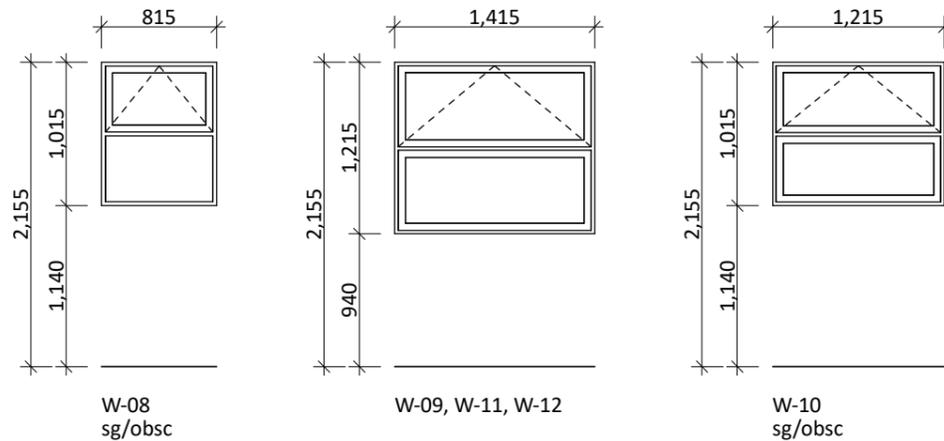
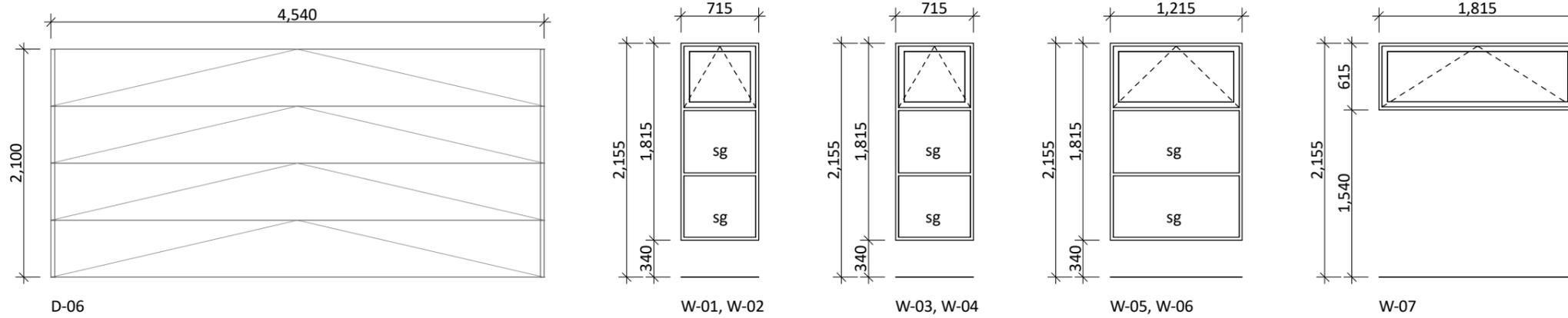
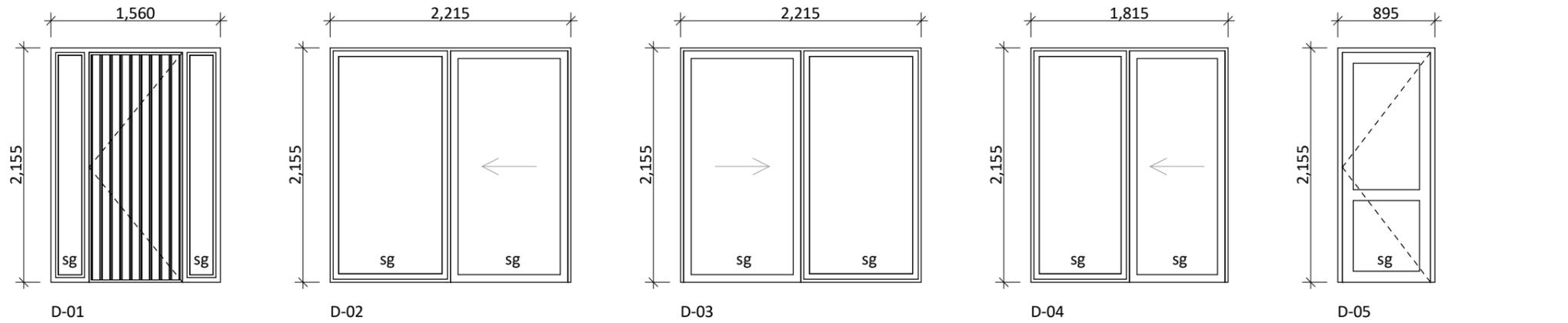
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Project No: NGA44	Designed: NS	Wind: VERY HIGH	Drawing: CROSS SECTIONS	Date: 5/03/2026
Plan: NEW DESIGN	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 44, WHARARIKI RISE	Sheet: 8
design@barrethomes.co.nz		Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:



**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 excluding 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: NGA44	Designed: NS	Wind: VERY HIGH	Drawing: JOINERY SCHEDULE	Date: 5/03/2026
Plan: NEW DESIGN	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 44, WHARARIKI RISE	Sheet: 9
Council: Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO		Scale: 1:50