



Barrett Homes

Welcome to the *whānau*.

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ARTIST IMPRESSION ONLY

NEW DWELLING FOR:
BARRETT HOMES (BAY OF PLENTY) LTD

ADDRESS:
LOT 09, 132A HASTINGS ROAD
PYES PA, TAURANGA

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

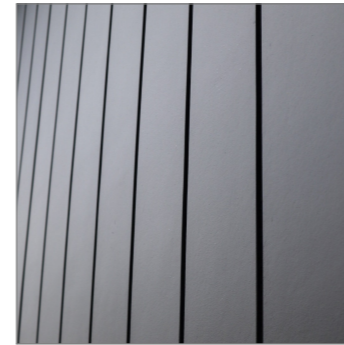
CONCEPT ONLY
 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	HR09	Designed:	CY	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	13/08/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A HASTINGS ROAD	Sheet:	
				Council:	TCC		PYES PA, TAURANGA	Scale:	



Roofing
 - Longrun roofing - Trapezoidal profile



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



Metal cladding
 - Vertically fixed Colorsteel cladding- trapezoidal



Joinery

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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.

\\bh-fs2\Projects\GM Projects\BAY OF PLENTY\Hastings Road\HR09\Concept Plans\2.0\HR09 Concept 2.0.pln
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Barrett Homes

Project No:	HR09	Designed:	CY	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	13/08/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A HASTINGS ROAD	Sheet:	
				Council:	TCC		PYES PA, TAURANGA	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.

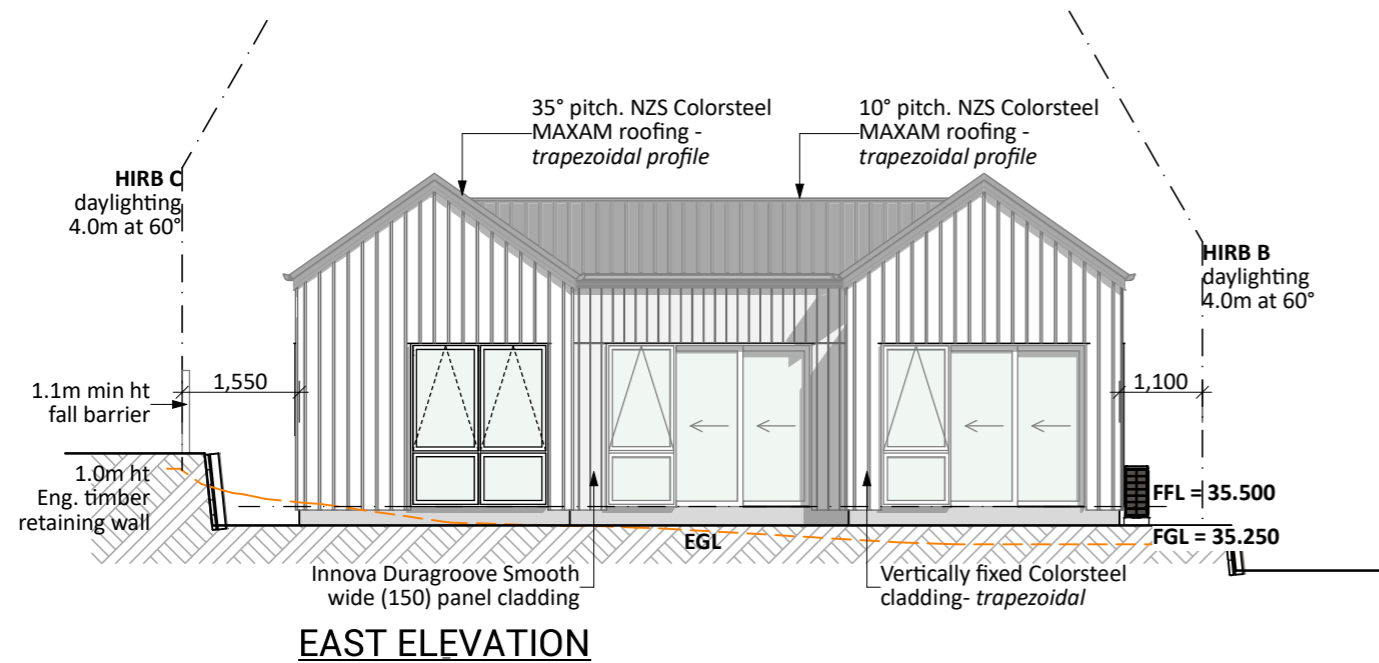
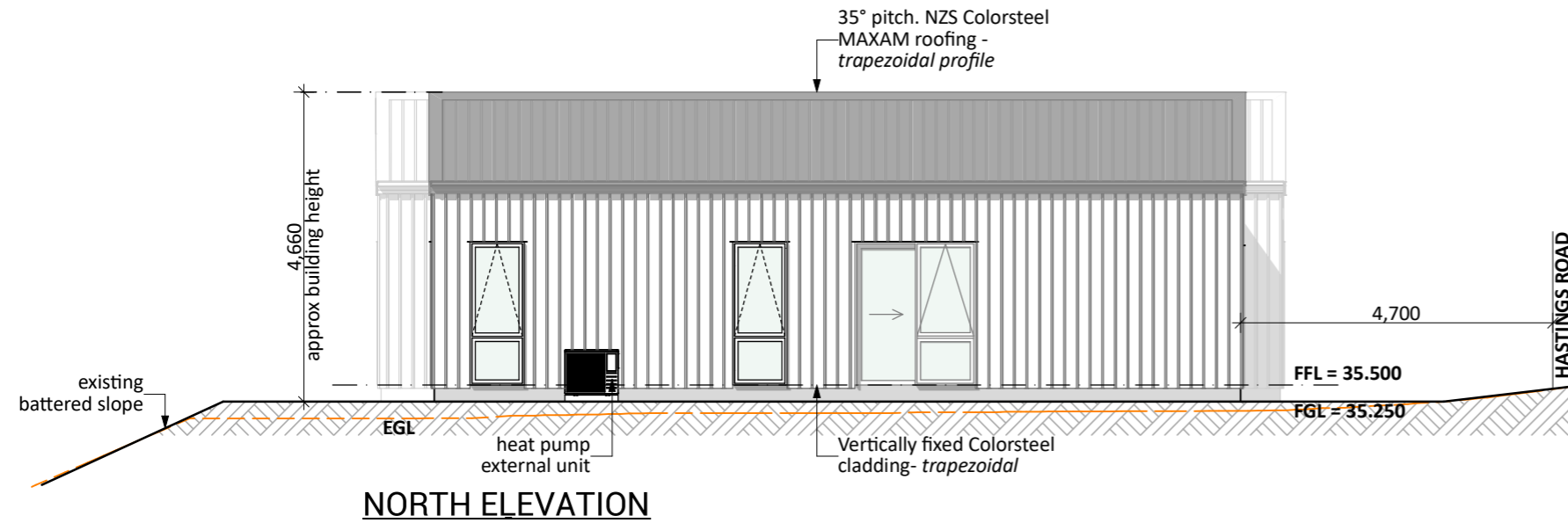
Foundation:
 Ribraft floor to Firth specifications (see plan notes and details)

Wall Cladding:
 Vertically fixed Colorsteel - trapezoidal
 Innova Duragroove Smooth wide (150) panel cladding

Roof Cladding:
 35° & 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



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Project No:	HR09	Designed:	CY	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	13/08/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A HASTINGS ROAD	Sheet:	1
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100

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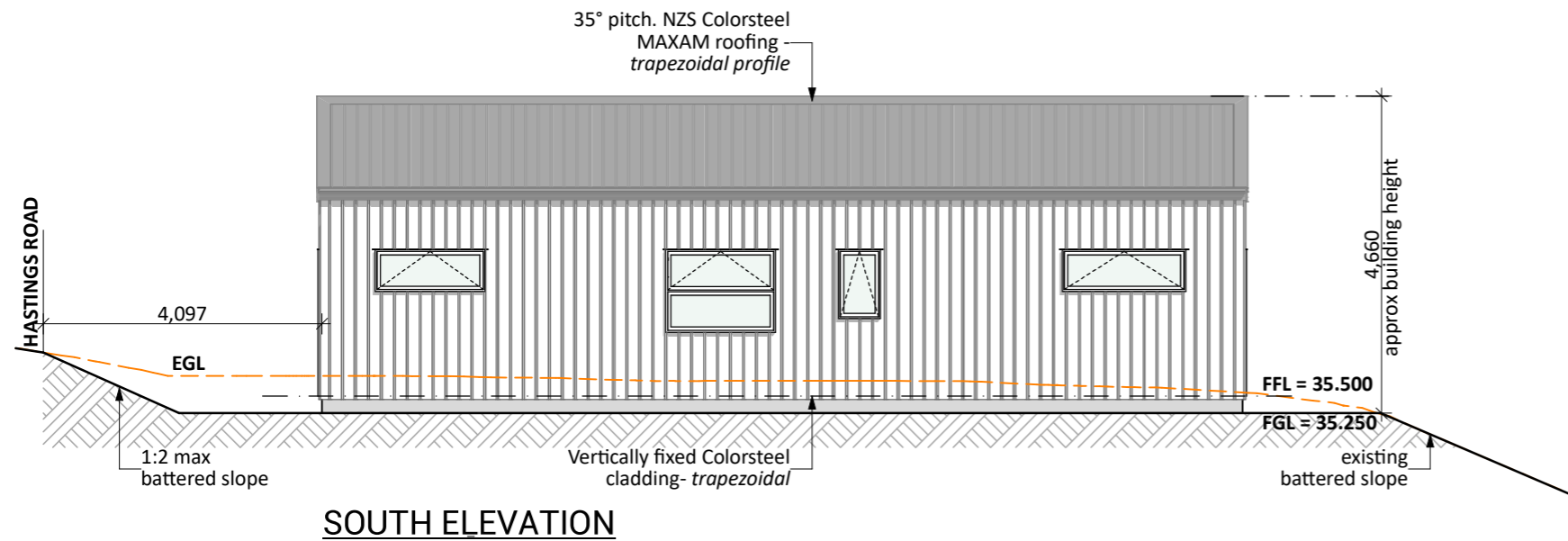
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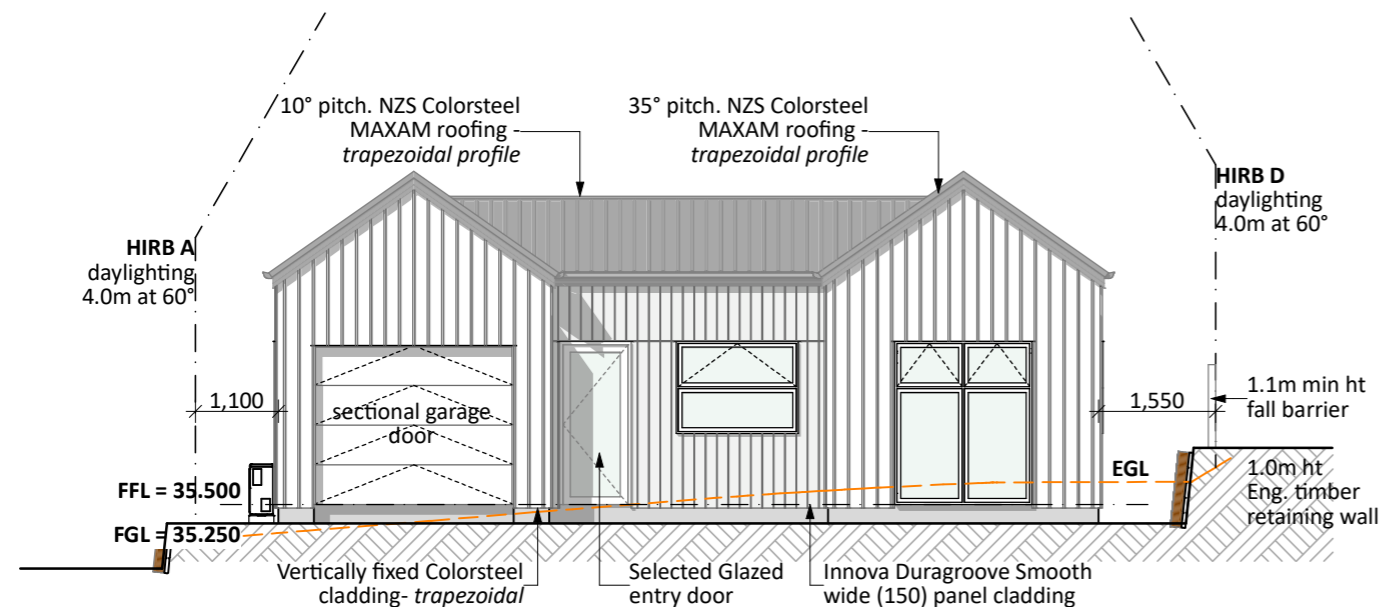
Roof Cladding:
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Fascia and Spouting:
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Joinery:
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SOUTH ELEVATION



WEST ELEVATION

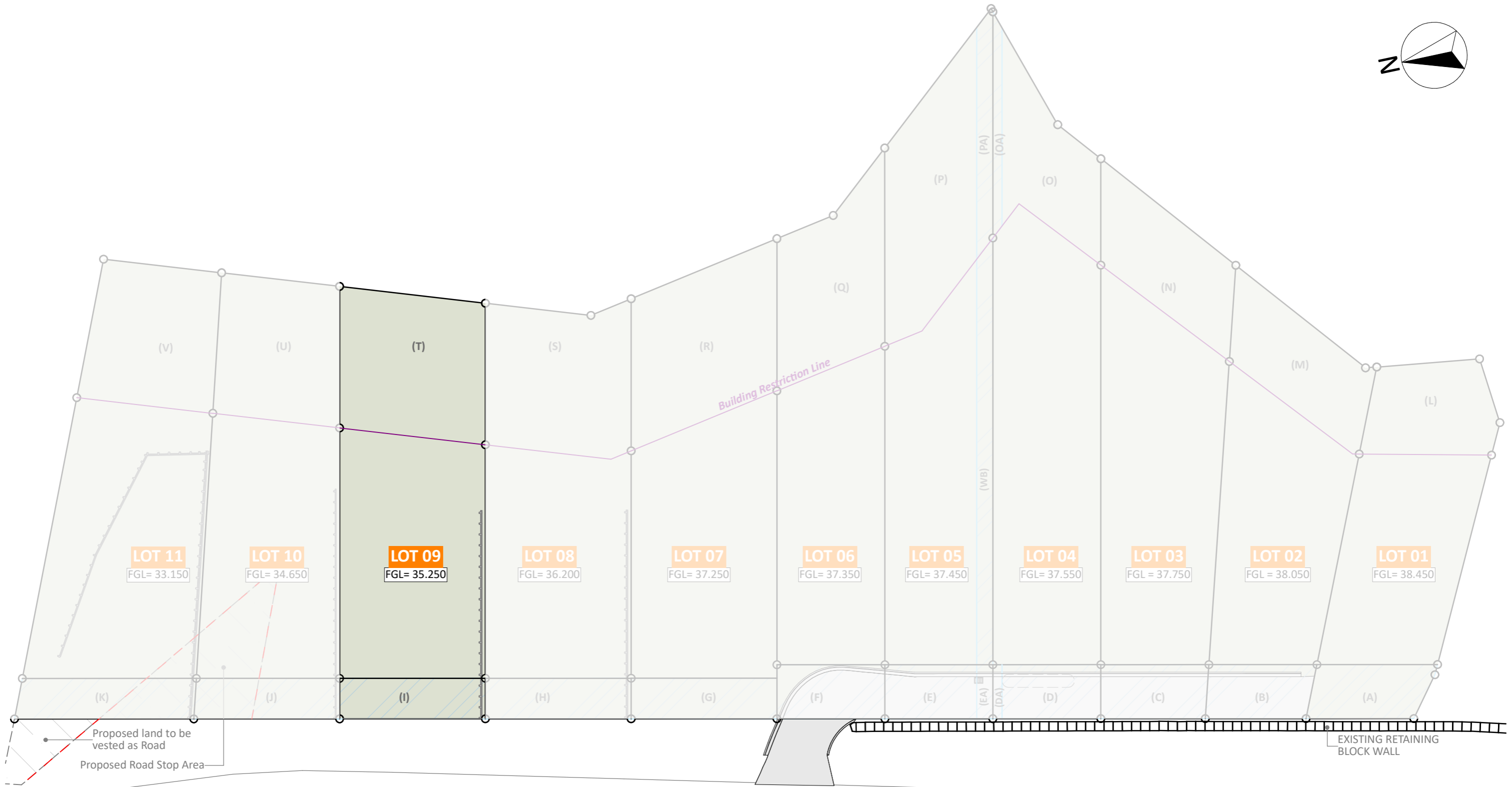
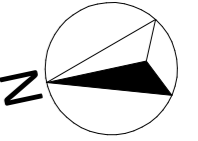
Street Front Glazing: West Elevation
 Facade Area: 36.43m²
 Glazing Area: 7.91m²
 = 21.71%
 Rule 14B.2.10: 20% min. glazing required
COMPLIANT

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Project No:	HR09	Designed:	CY	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	13/08/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A HASTINGS ROAD	Sheet:	2
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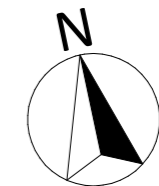
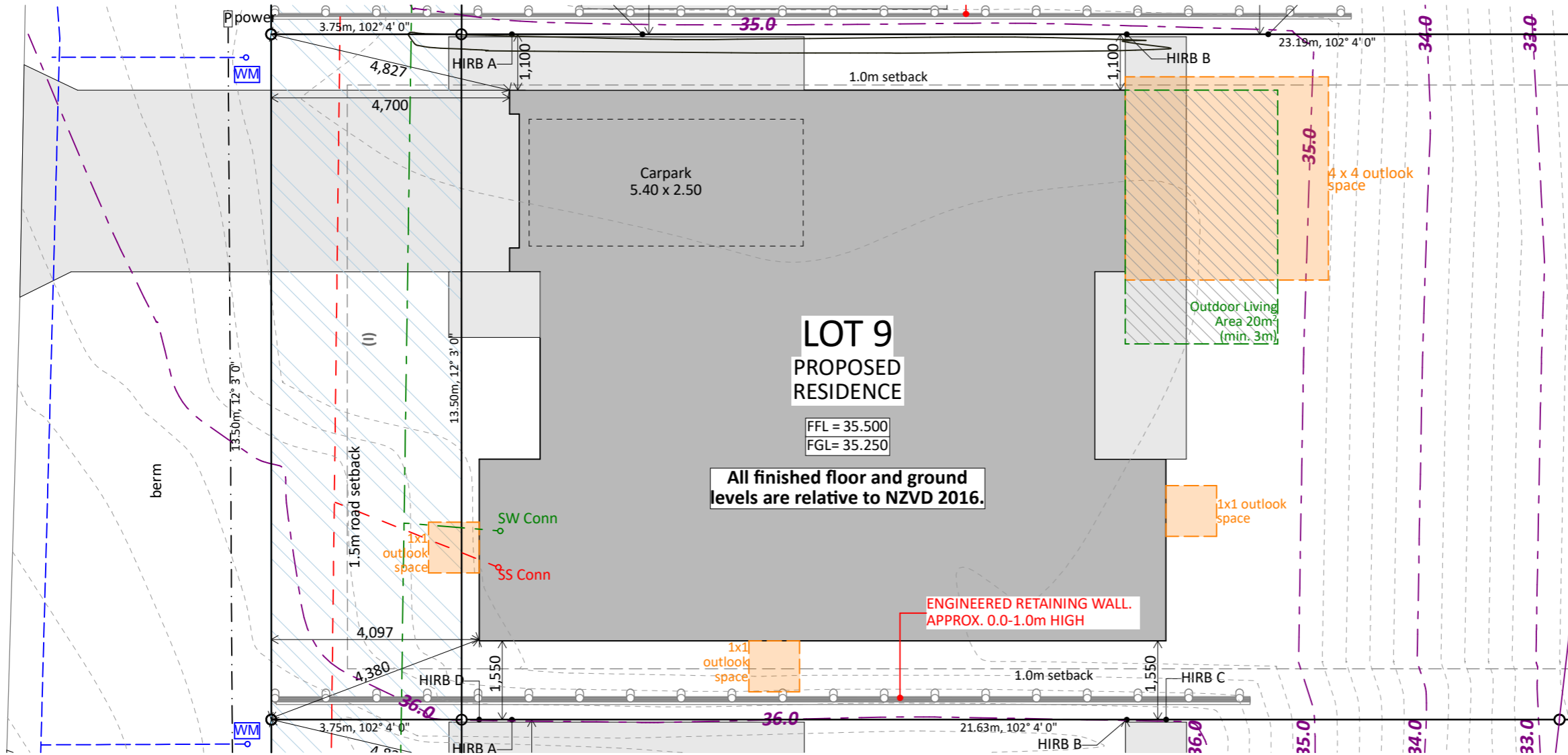
HASTINGS ROAD

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)

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<u>Signature</u>	<u>Date</u>
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Project No: HR09	Designed: CY	Wind: VERY HIGH	Drawing: LOCATION PLAN	Date: 13/08/2025
Plan: NEW DESIGN	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (BAY OF PLENTY) LTD	Rev: -
Version: 2.0	Checked: CY	Exposure: C	Site Address: LOT 09, 132A HASTINGS ROAD	Sheet: 3
design@barrethomes.co.nz		Council: TCC	PYES PA, TAURANGA	Scale: -



Site Info:

LOT: 09
 DP: 612184
 AREA: 530m²

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:

131.69 m²(Footprint) / 530m² (site) = 23.42%
COMPLIANT

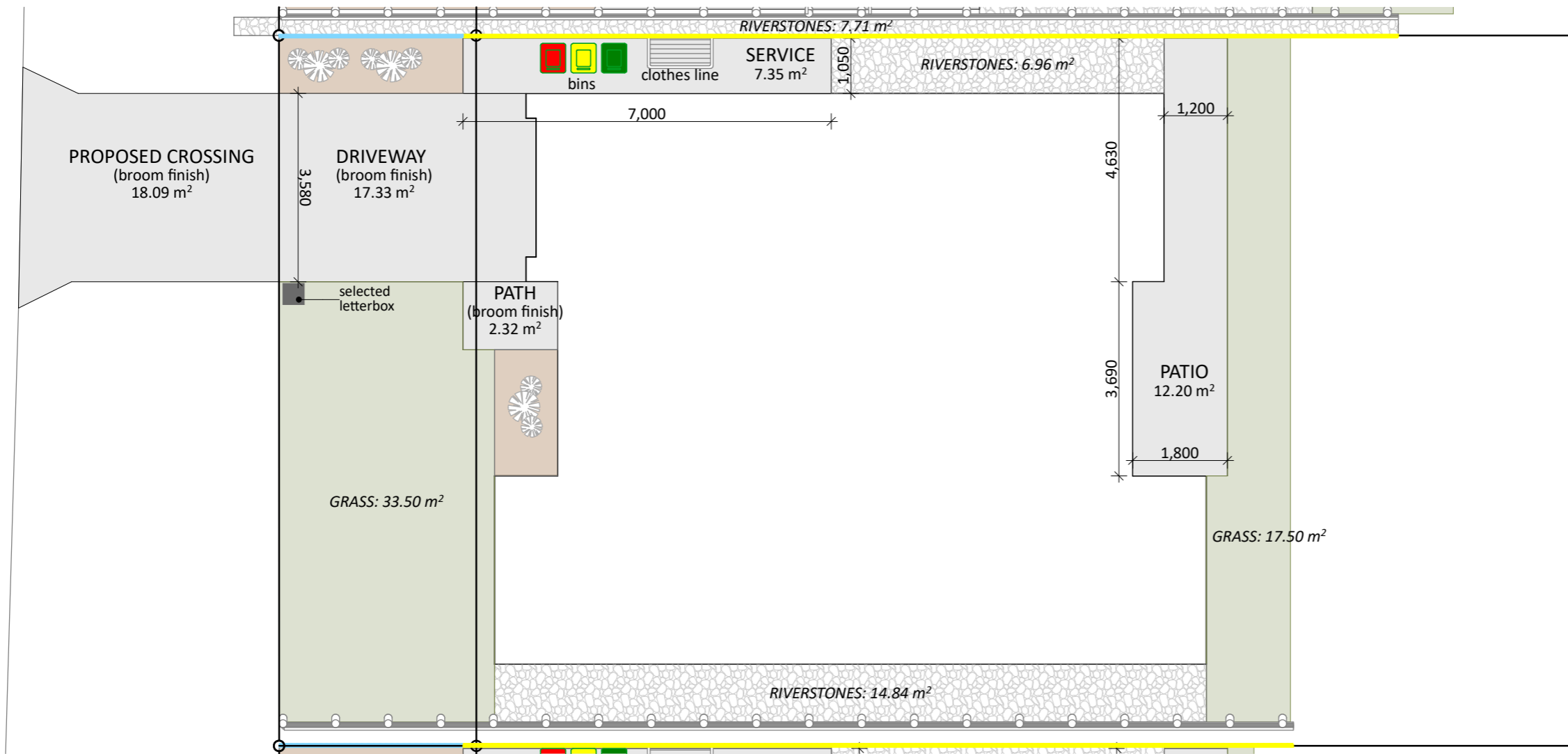
Impervious areas:
131.69 m²(Footprint) + 42.1m² (Impervious area) / 530m² (site) = 30.92%
COMPLIANT

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Project No:	HR09	Designed:	CY	Wind:	VERY HIGH	Drawing:	SITE PLAN	Date:	13/08/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A 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

Landscaping Area:

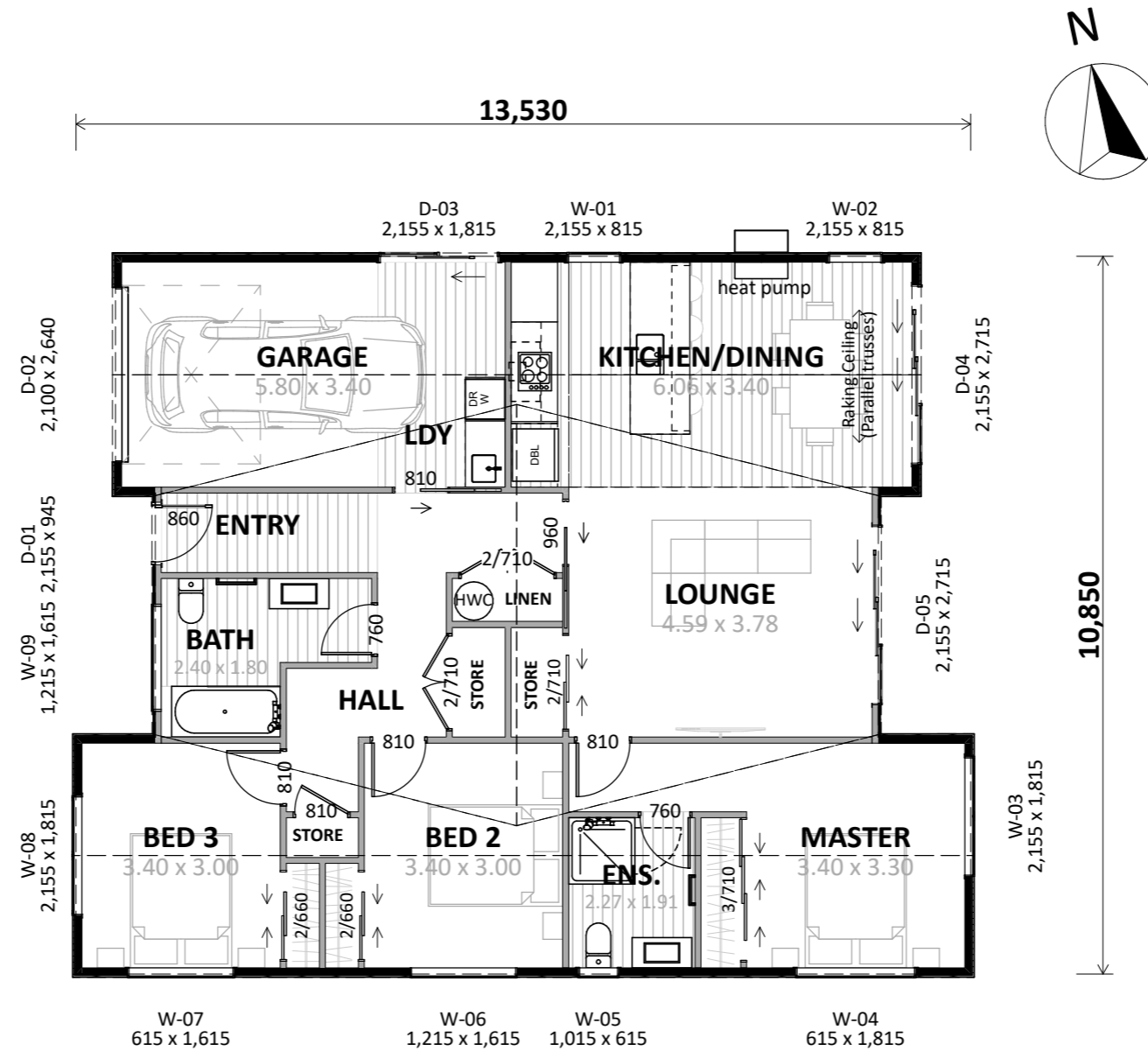
Minimum = 20% (Rule 14B.2.11a)
356.21m² (Landscaped Area) / 530m² (site area)
 = **67.21%**
COMPLIANT

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Project No:	HR09	Designed:	CY	Wind:	VERY HIGH	Drawing:	LANDSCAPING PLAN	Date:	13/08/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A HASTINGS ROAD	Sheet:	5
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100



Plan Notes:
 2.425 Stud height throughout
 All joinery 2155 head height
 Raking ceiling as shown (parallel trusses)

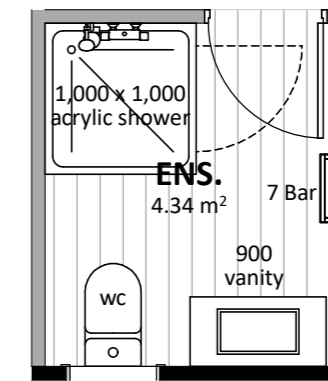
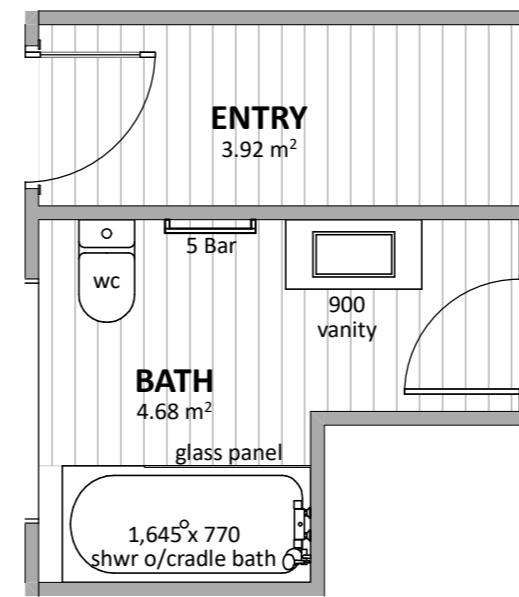
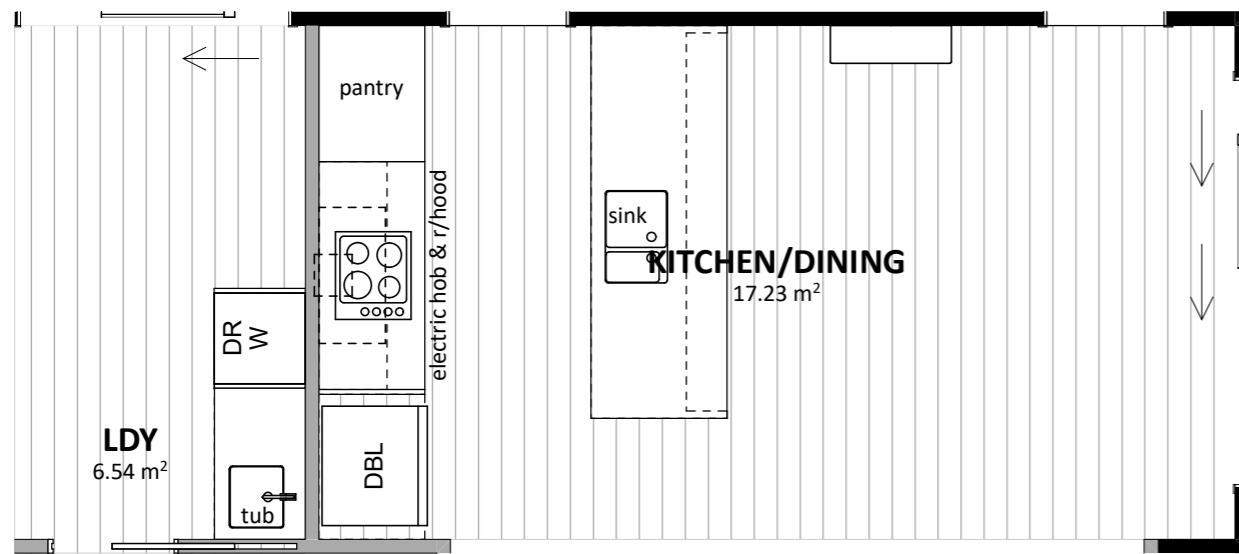
Floor Area:
 Area o/frame: 131.69 m²
 Area o/foundation: 131.69 m²

Cladding Key:
 ■ Vert. Profiled Metal
 ▨ INNOVA Duragroove

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Project No:	HR09	Designed:	CY	Wind:	VERY HIGH	Drawing:	CONCEPT PLAN	Date:	13/08/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A HASTINGS ROAD	Sheet:	6
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100





Floor Types Key:

= Vinyl Floor
 = Tiled Floor

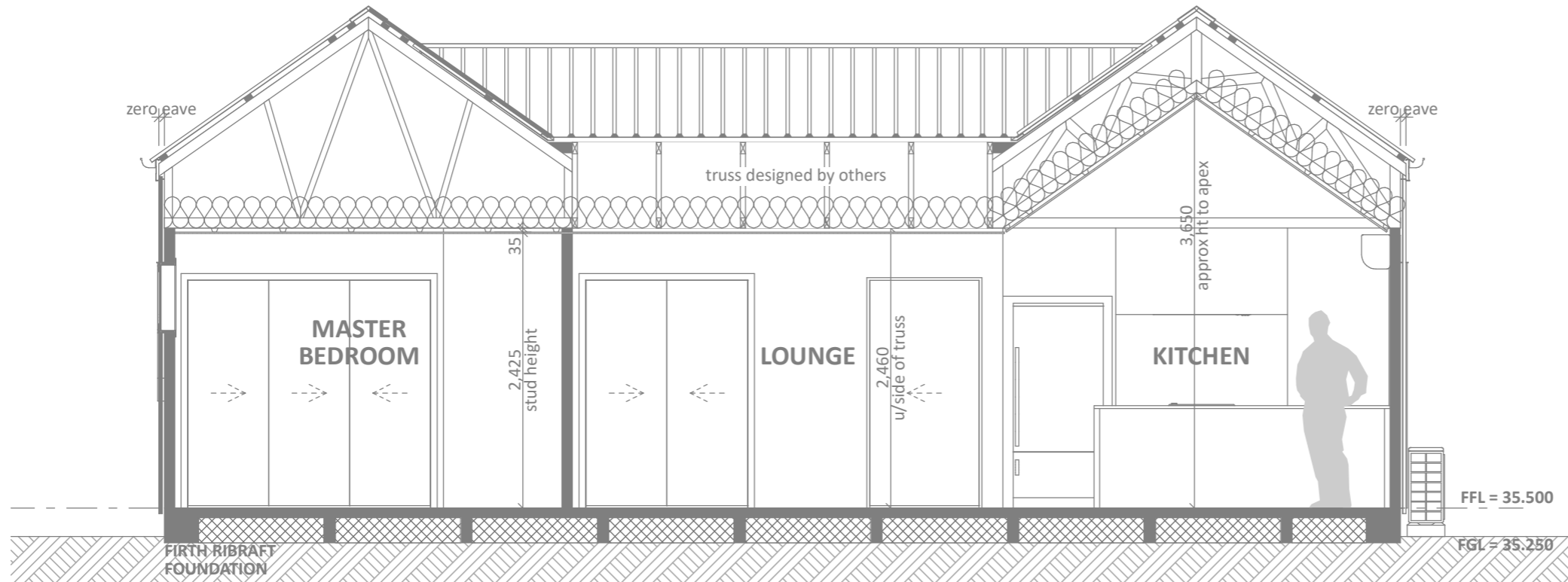
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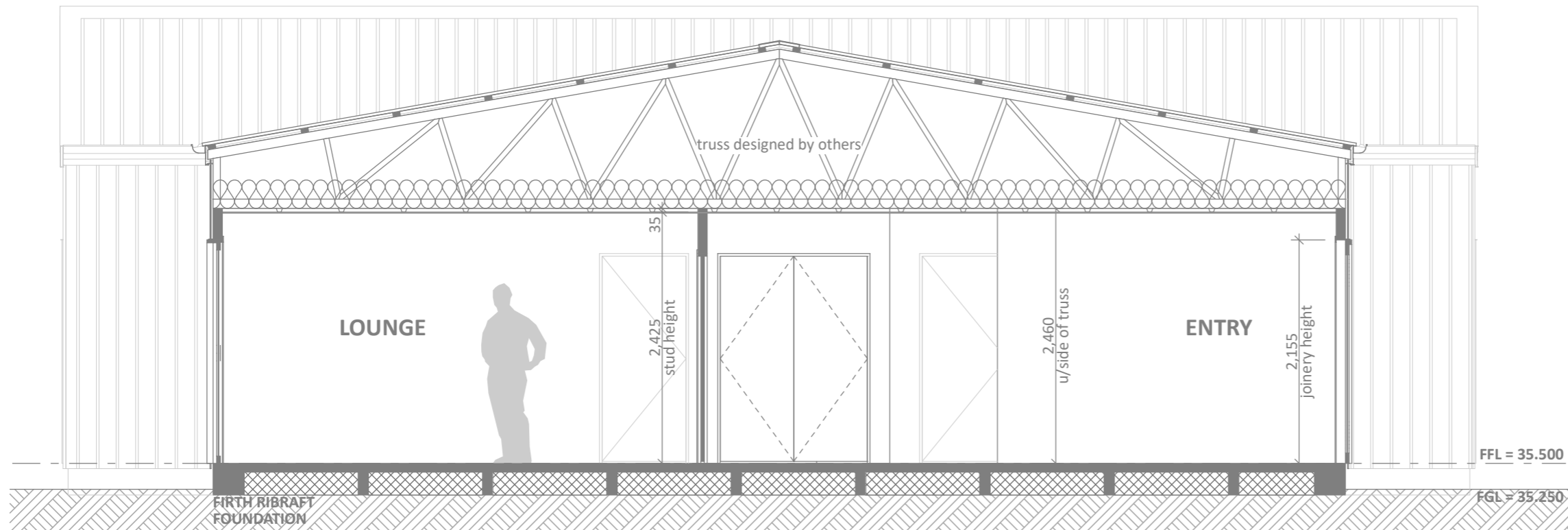
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Project No:	HR09	Designed:	CY	Wind:	VERY HIGH	Drawing:	KITCHEN & BATHROOM	Date:	13/08/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A HASTINGS ROAD	Sheet:	7
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:50



SECTION A
SCALE 1:50



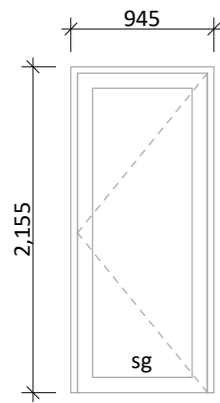
SECTION B
SCALE 1:50

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

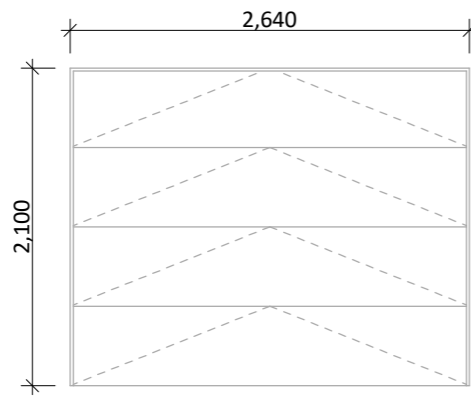
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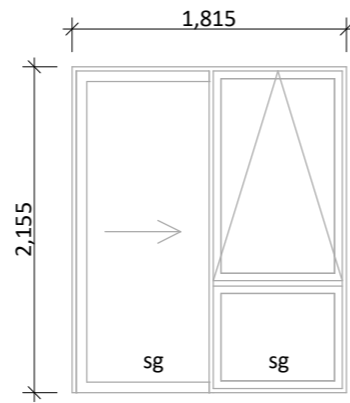
Project No:	HR09	Designed:	CY	Wind:	VERY HIGH	Drawing:	CROSS SECTIONS	Date:	13/08/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A HASTINGS ROAD	Sheet:	8
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:50



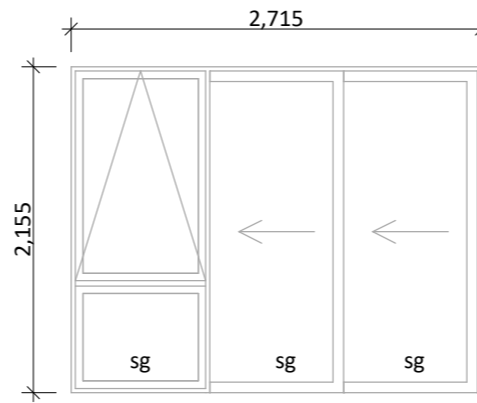
D-01
Rebated joinery
860 door leaf



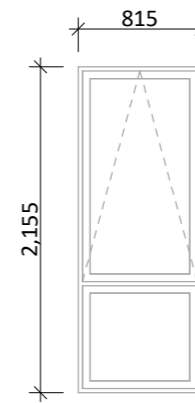
D-02



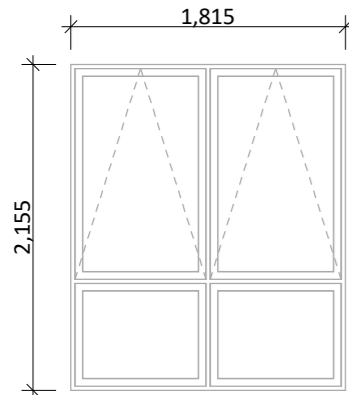
D-03



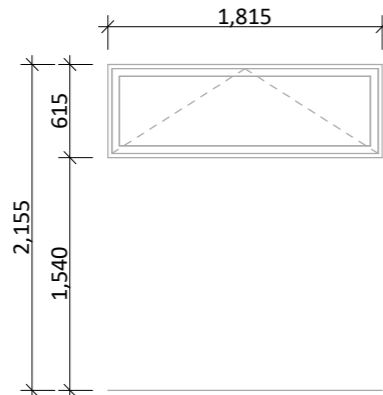
D-04, D-05
Rebated joinery



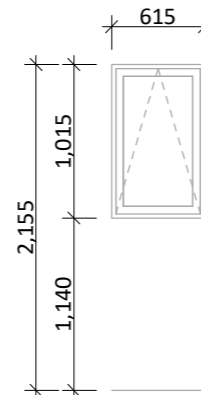
W-01, W-02



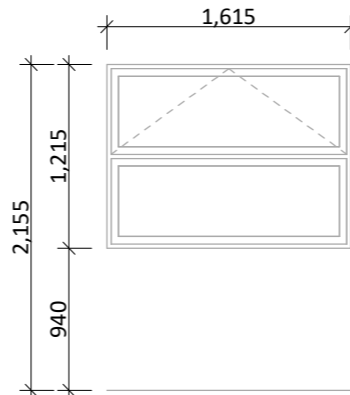
W-03



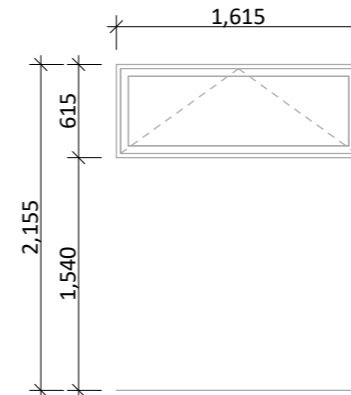
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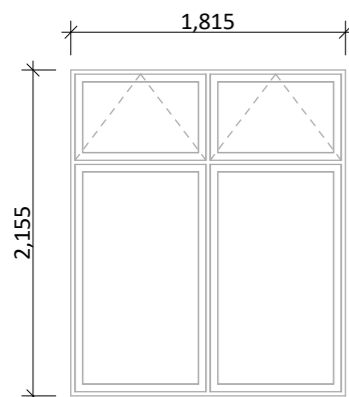
W-05
obsc/sg



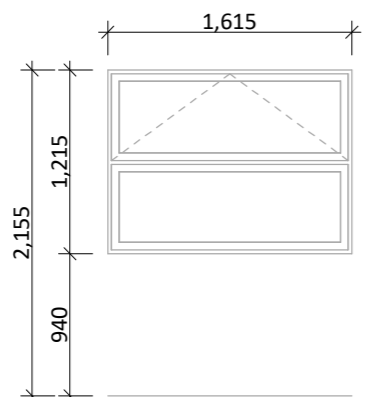
W-06



W-07



W-08



W-09
obsc/sg

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.

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Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY) LTD	Rev:	
Version:	2.0	Checked:	CY	Exposure:	C	Site Address:	LOT 09, 132A HASTINGS ROAD	Sheet:	9
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