



Barrett Homes

Welcome to the *whānau*.

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ARTIST IMPRESSION ONLY

NEW DWELLING FOR:

BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:

LOT 02, 20 MISSION HILLS DRIVE
STAGE 1A, MISSION HILLS, NAPIER

Y:\WGM Projects\HAWKES BAY\Mission Hills - Napier\MH02\Concept Plans\Concept 3.0\MH02 Concept 3.0.pln

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Barrett Homes

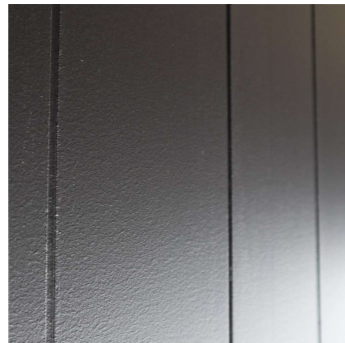
Project No:	MH02	Designed:	NS	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	18/02/2026
Plan:	MOOR11 1.1 Alt	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	3.0	Checked:	KB	Exposure:	C	Site Address:	LOT 02, 20 MISSION HILLS DRIVE	Sheet:	
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	



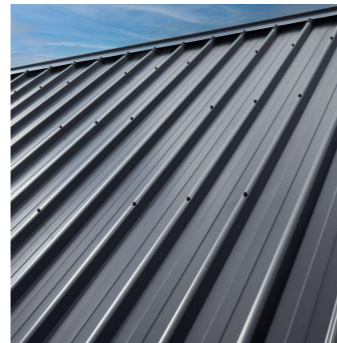
Brick cladding



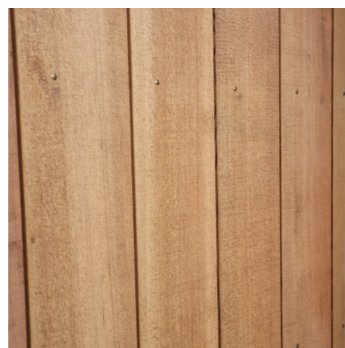
Joinery



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



Metal Roofing
- *trapezoidal profile*



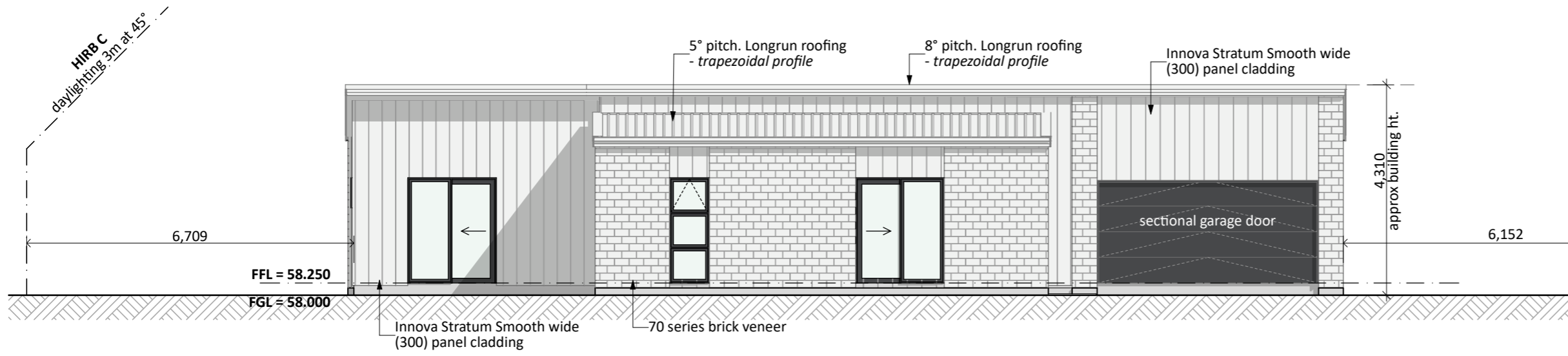
Natural cladding
- *Vertical Shiplap Weatherboard*

**The above materiality is for look & feel purposes only*

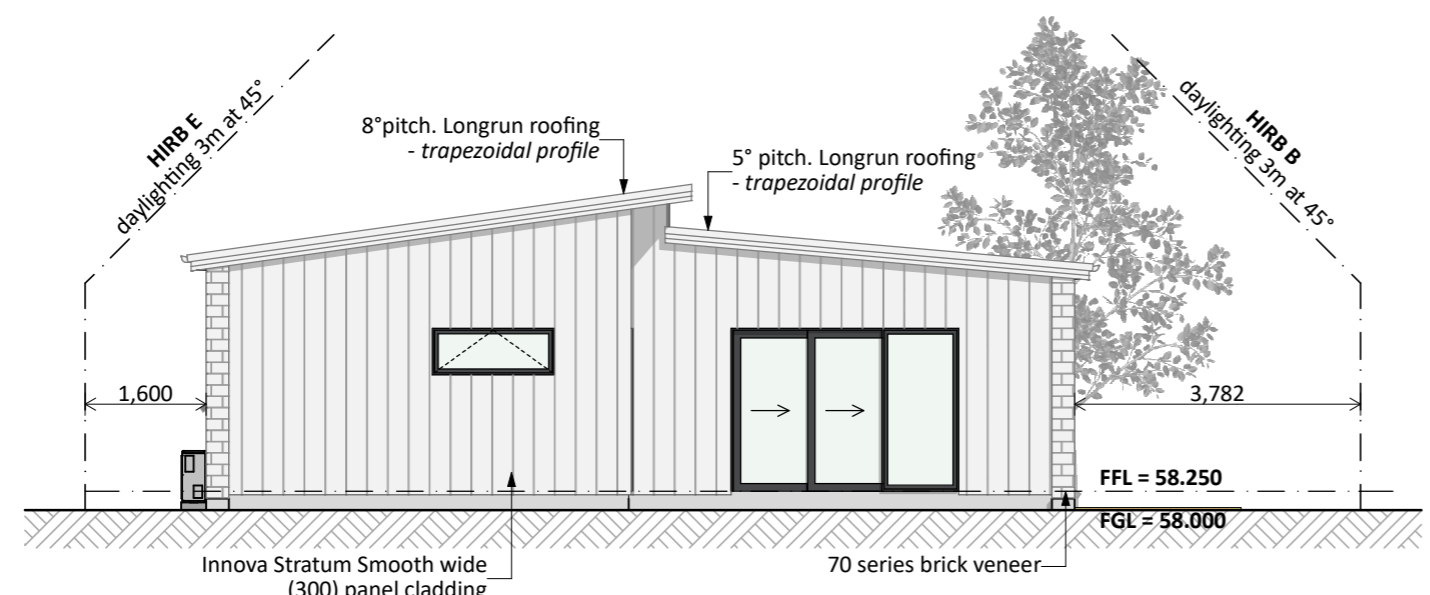
Y:\WGM Projects\HAWKES BAY\Mission Hills - Napier\MH02\Concept Plans\Concept 3.0\MH02 Concept 3.0.pln
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Project No:	MH02	Designed:	NS	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	18/02/2026
Plan:	MOOR11 1.1 Alt	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	3.0	Checked:	KB	Exposure:	C	Site Address:	LOT 02, 20 MISSION HILLS DRIVE	Sheet:	
		Council:	Napier City				STAGE 1A, MISSION HILLS, NAPIER	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
Weep holes sealed in brick veneer within 1m from the base of the gas bottle station.

CJ = Control joint

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

Wall Cladding:
70 series brick veneer - ensure cavity and weep holes are free from excess mortar
Innova Stratum Smooth wide (300) panel cladding
Selected Vertical timber w/board cladding

Roof Cladding:
8° & 5° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:
COLORCOTE fascia & spouting with 80mm Ø Alipipes - 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: MH02	Designed: NS	Wind: VERY HIGH	Drawn: ELEVATIONS	Date: 18/02/2026
Plan: MOOR11 1.1 Alt	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 3.0	Checked: KB	Exposure: C	Site Address: LOT 02, 20 MISSION HILLS DRIVE	Sheet: 1
		Council: Napier City	STAGE 1A, MISSION HILLS, NAPIER	Scale:

General Notes:

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Roof Cladding:

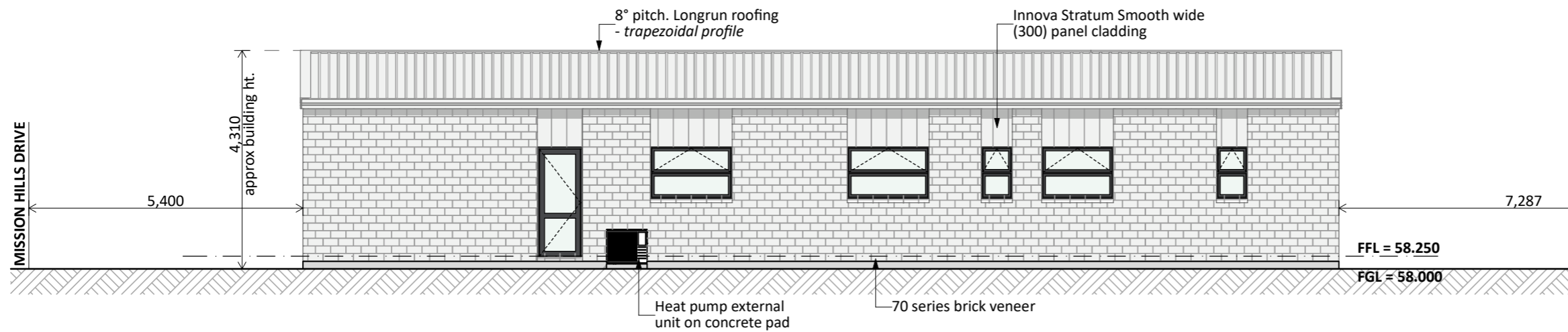
8° & 5° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:

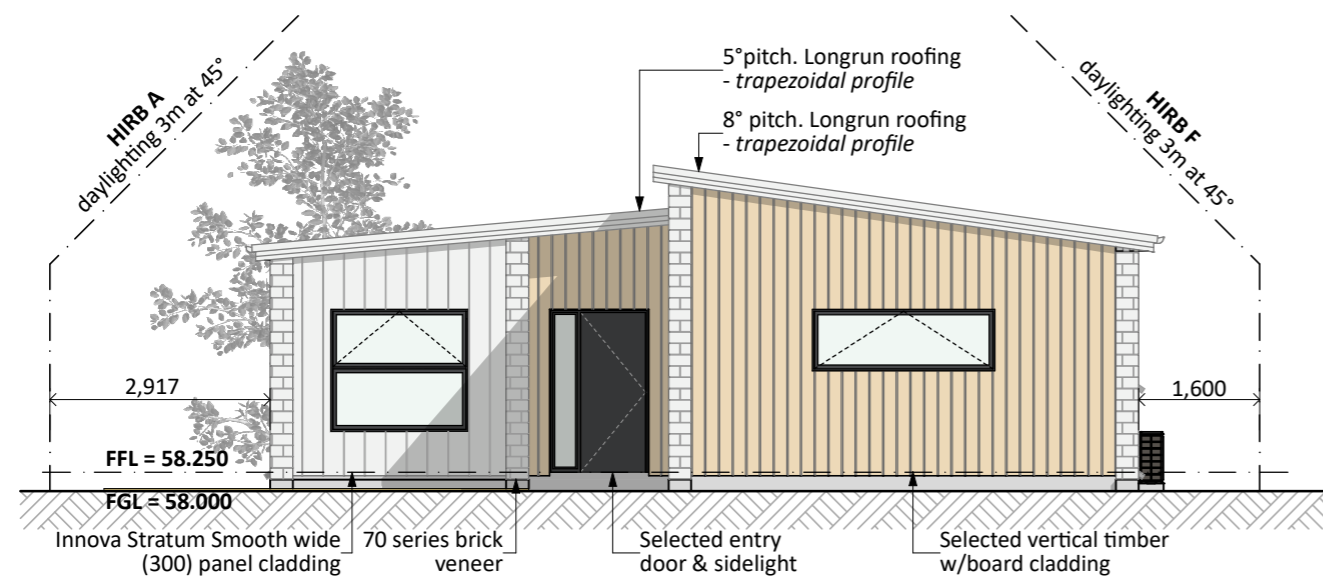
COLORCOTE fascia & spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

Joinery:

Selected powder coated aluminium joinery with thermally improved Low E double glazing.



SOUTH ELEVATION
 SCALE 1:100

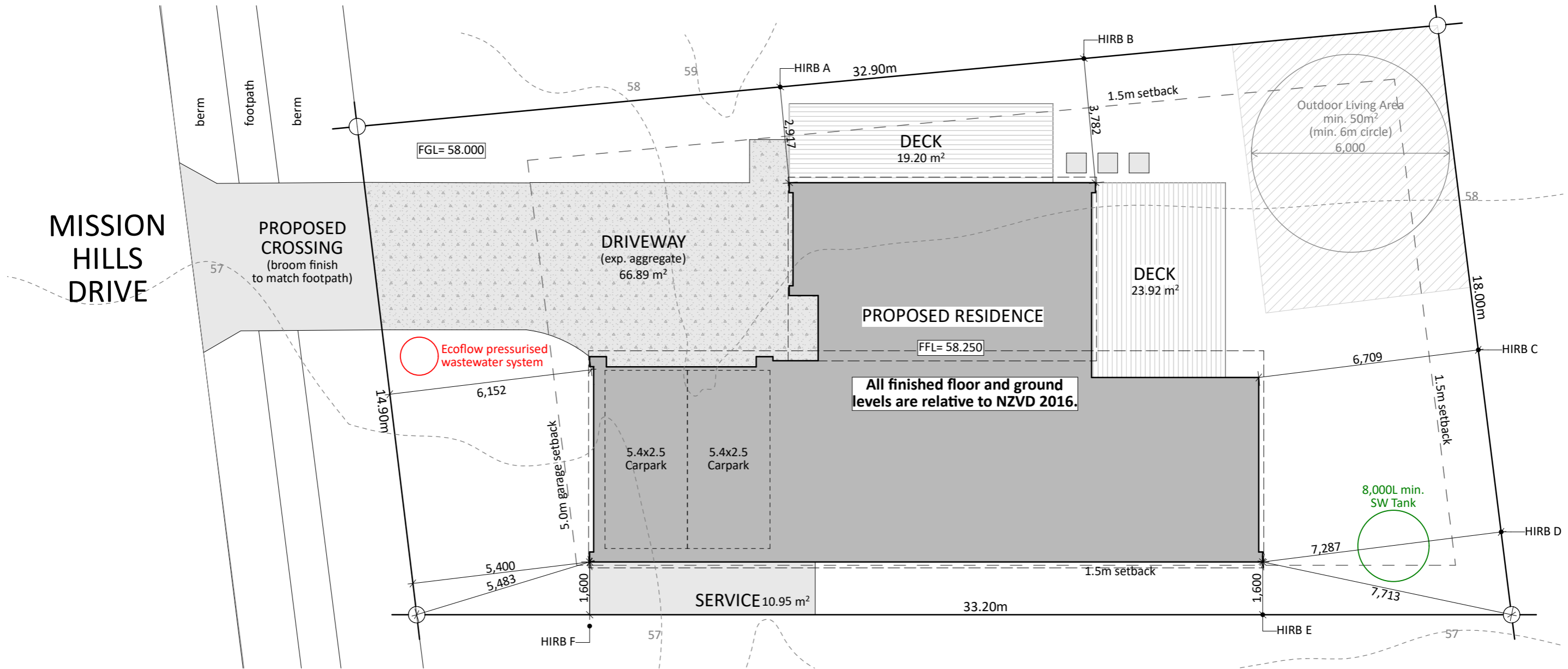


WEST ELEVATION
 SCALE 1:100

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 Signature _____ Date _____

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Project No: MH02	Designed: NS	Wind: VERY HIGH	Drawn: ELEVATIONS	Date: 18/02/2026
Plan: MOOR11 1.1 Alt	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 3.0	Checked: KB	Exposure: C	Site Address: LOT 02, 20 MISSION HILLS DRIVE	Sheet: 2
		Council: Napier City	STAGE 1A, MISSION HILLS, NAPIER	Scale: -



MISSION HILLS DRIVE

PROPOSED CROSSING
(broom finish to match footpath)

FGL= 58.000

DRIVEWAY
(exp. aggregate)
66.89 m²

DECK
19.20 m²

DECK
23.92 m²

PROPOSED RESIDENCE

FFL= 58.250

All finished floor and ground levels are relative to NZVD 2016.

Ecoflow pressurised wastewater system

5.4x2.5
Carpark

5.4x2.5
Carpark

Outdoor Living Area
min. 50m²
(min. 6m circle)
6.000

8,000L min.
SW Tank

SERVICE 10.95 m²

Site Info:
LOT: 02
DP: 602451
AREA: 543m²

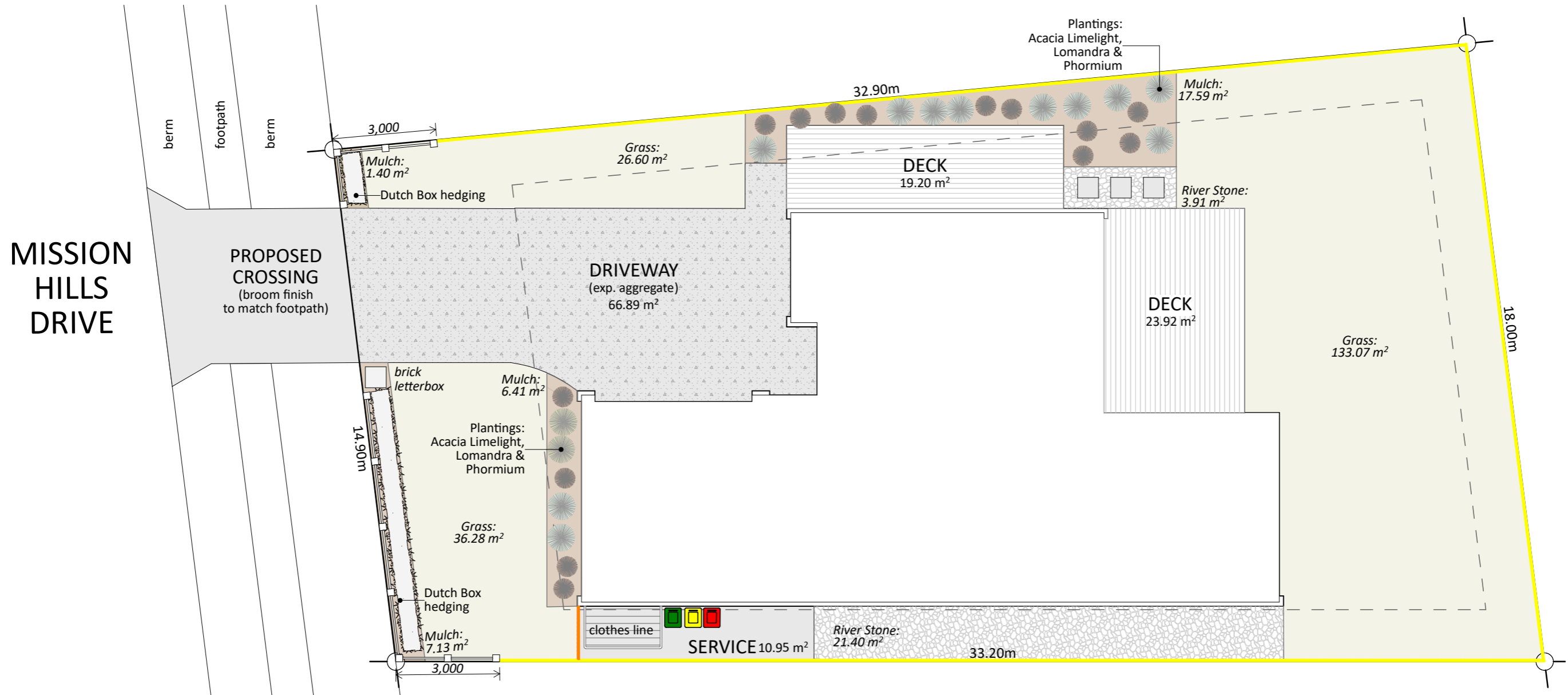
Site Coverage:
167.19m² (House area) / 543m² (site area) = 30.8%
Max coverage = 50%
COMPLIANT

Site Planning Info:
Planning Zone:
 Mission Special Character - Res Precinct
Yard Setbacks (minimum):
 Garage: 5.0m
 Front: 3.0m
 Side: 1.5m
 Rear: 1.5m
COMPLIANT

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date
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Project No: MH02	Designed: NS	Wind: VERY HIGH	Drawing: SITE PLAN	Date: 18/02/2026
Plan: MOOR11 1.1 Alt	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 3.0	Checked: KB	Exposure: C	Site Address: LOT 02, 20 MISSION HILLS DRIVE	Sheet: 3
		Council: Napier City	STAGE 1A, MISSION HILLS, NAPIER	Scale: 1:125



Landscape Key:

- HydroSeed Grass
- Riverstones
- Mulch
- 1.8m Timber Fence
- Fence & Gate
- 1.2m Post & Rail Fence
- Selected Grass Plantings
- Selected Hedgings

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

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Dutch Box hedge



Acacia Limelight



Lomandra Lime Tuff



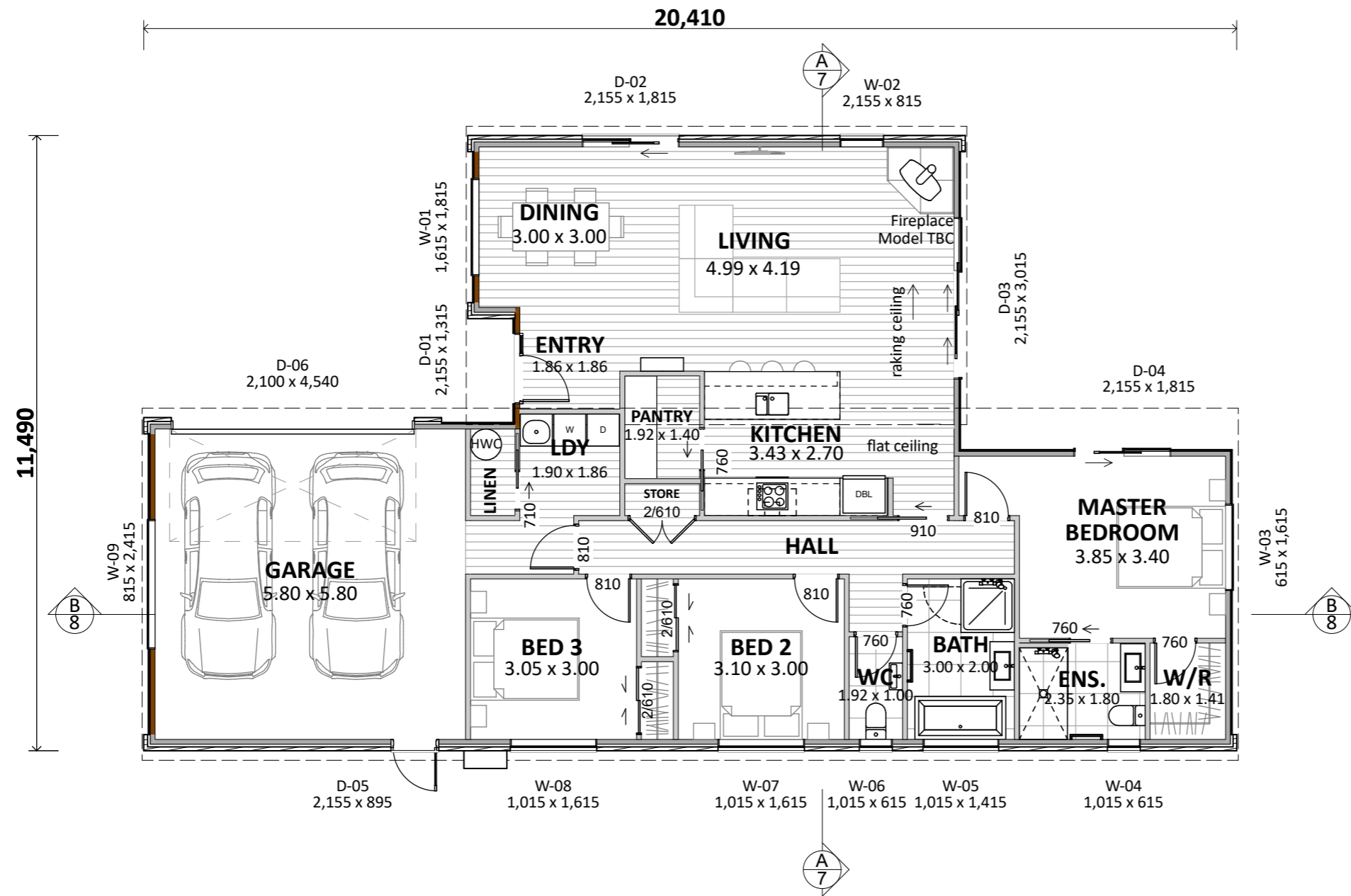
Phormium



Riverstone - Goldrush Pebble



Project No: MH02	Designed: NS	Wind: VERY HIGH	Drawn: LANDSCAPING PLAN	Date: 18/02/2026
Plan: MOOR11 1.1 Alt	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 3.0	Checked: KB	Exposure: C	Site Address: LOT 02, 20 MISSION HILLS DRIVE	Sheet: 4
		Council: Napier City	STAGE 1A, MISSION HILLS, NAPIER	Scale: 1:125



Plan Notes:
 2.425 Stud height throughout
 All full height joinery to soffit (2155)
 All joinery 2195 head height
 Raking ceiling to Living, Dining, Kitchen & Entry
 (parallel chord trusses)

Floor Area:
 Area o/frame: 163.27 m²
 Area o/foundation: 167.19 m²

Cladding Key:

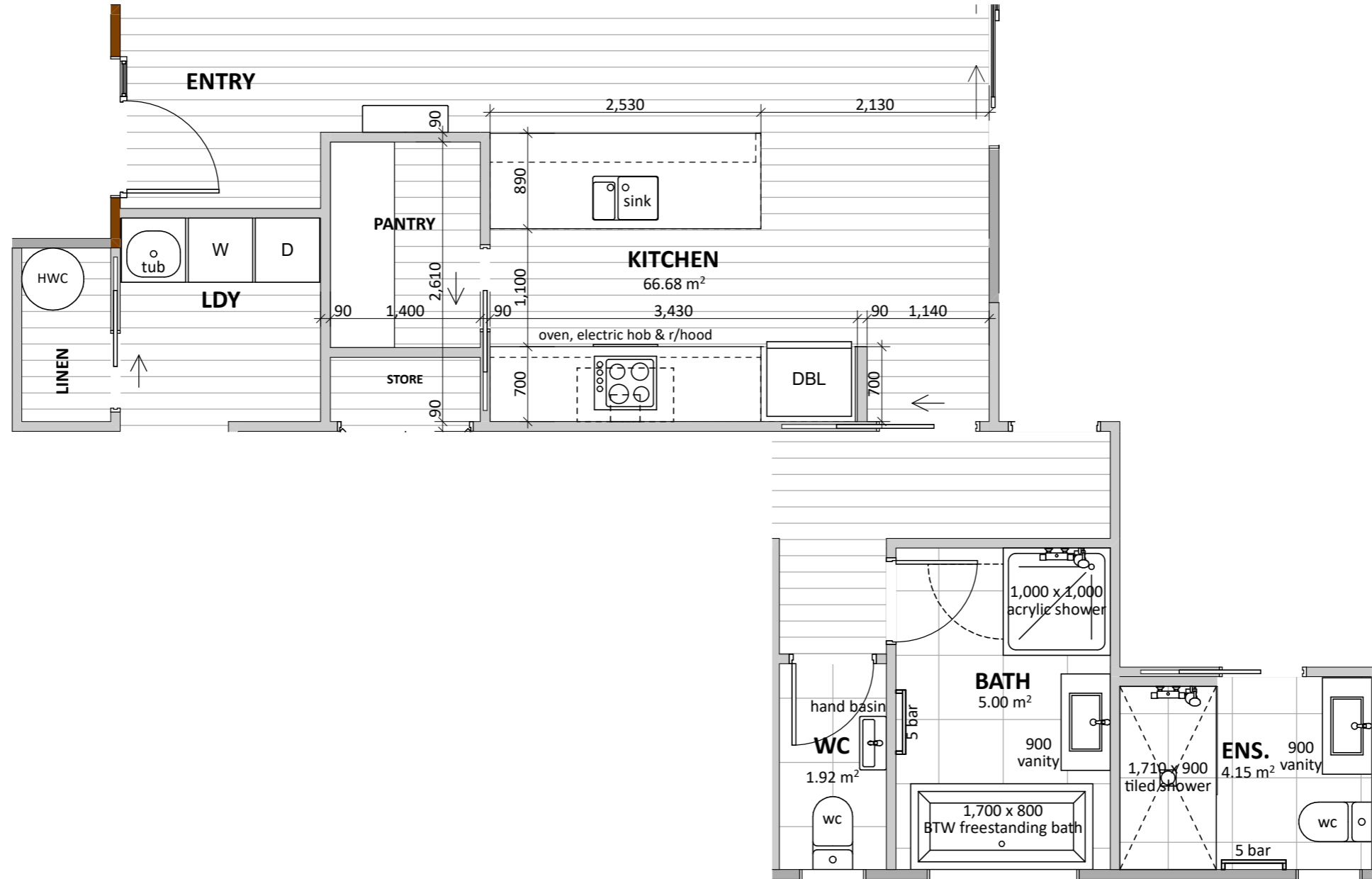
- INNOVA Duragroove
- Vertical Timber
- Brick Veneer

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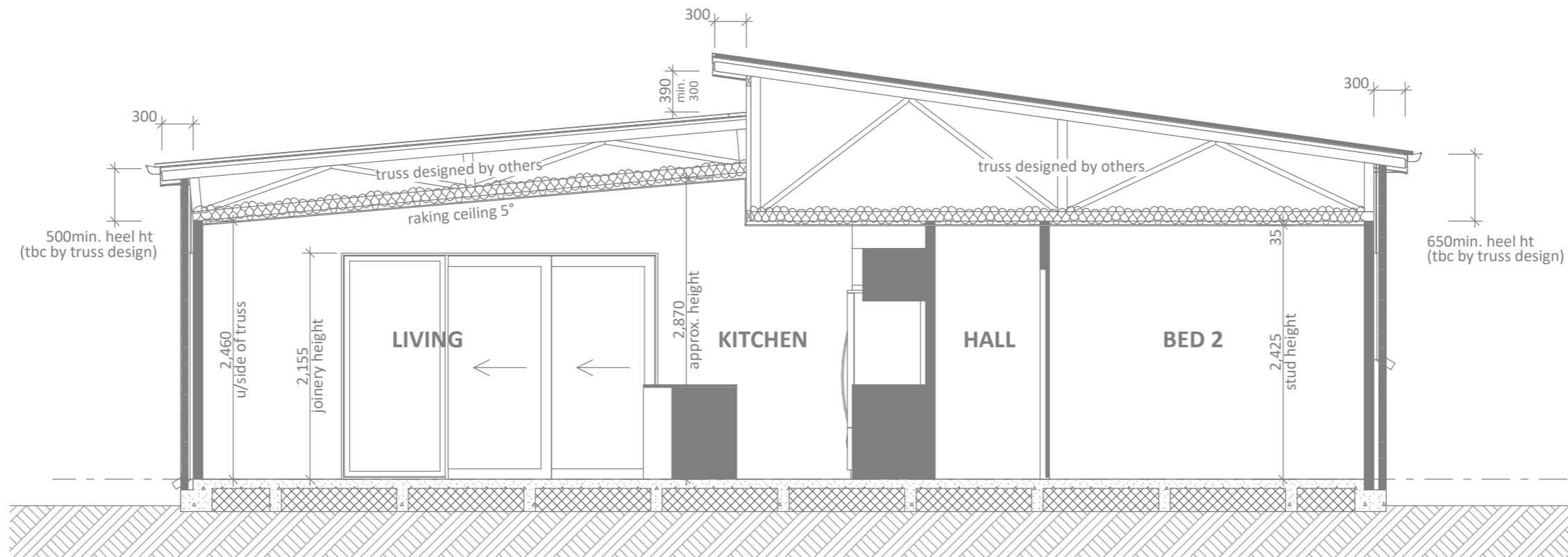
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Plan: MOOR11 1.1 Alt	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 3.0	Checked: KB	Exposure: C	Site Address: LOT 02, 20 MISSION HILLS DRIVE	Sheet: 5
		Council: Napier City	STAGE 1A, MISSION HILLS, NAPIER	Scale: 1:100



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

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Project No:	MH02	Designed:	NS	Wind:	VERY HIGH	Drawn:	KITCHEN & BATHROOM	Date:	18/02/2026
Plan:	MOOR11 1.1 Alt	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	3.0	Checked:	KB	Exposure:	C	Site Address:	LOT 02, 20 MISSION HILLS DRIVE	Sheet:	6
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	1:50

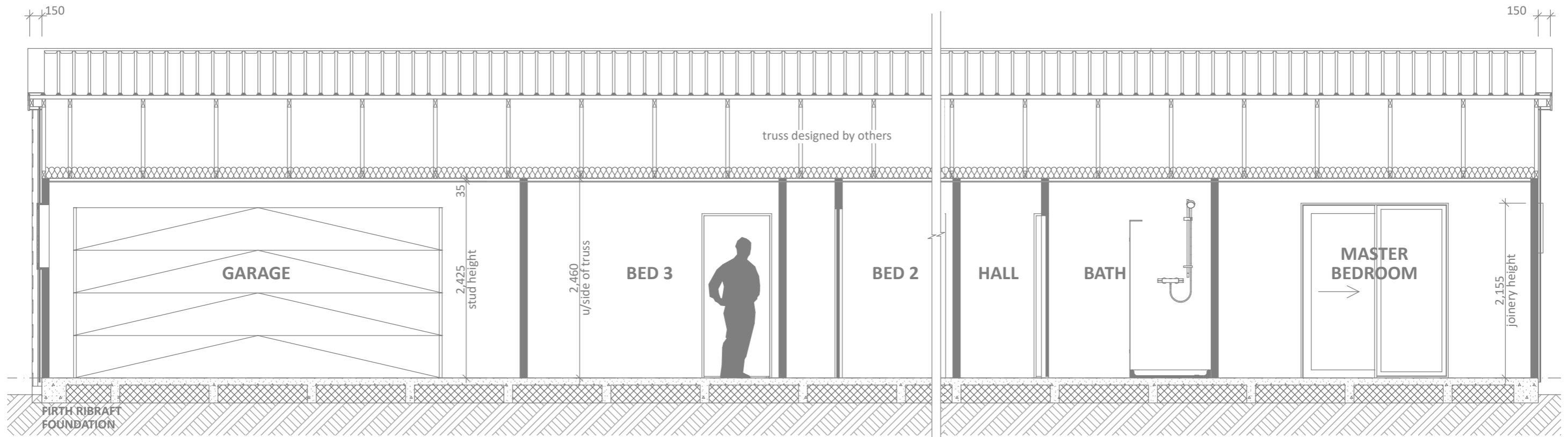


CROSS SECTION A
SCALE 1:50

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

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Project No: MH02	Designed: NS	Wind: VERY HIGH	Drawing: CROSS SECTIONS	Date: 18/02/2026
Plan: MOOR11 1.1 Alt	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 3.0	Checked: KB	Exposure: C	Site Address: LOT 02, 20 MISSION HILLS DRIVE	Sheet: 7
design@barrethomes.co.nz		Council: Napier City	STAGE 1A, MISSION HILLS, NAPIER	Scale: -



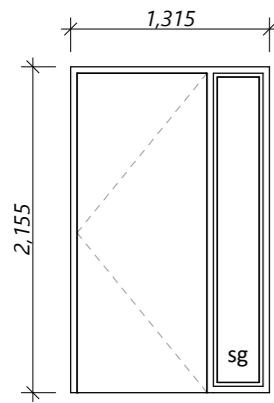
CROSS SECTION B

SCALE 1:50

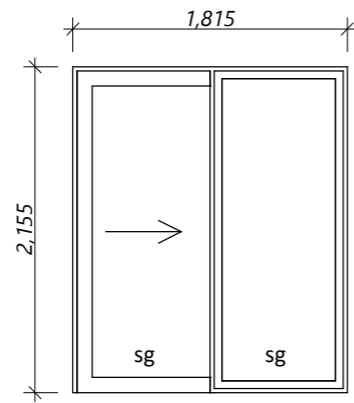
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature _____ **Date** _____

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

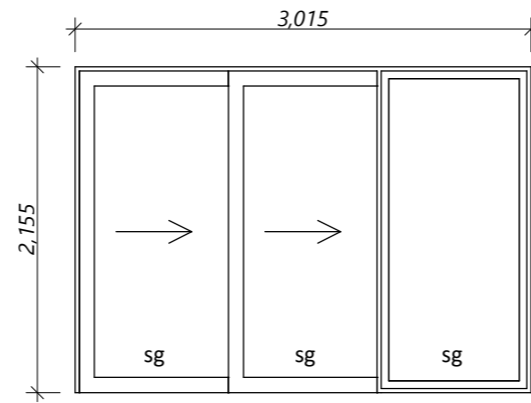
Project No: MH02	Designed: NS	Wind: VERY HIGH	Drawn: CROSS SECTIONS	Date: 18/02/2026
Plan: MOOR11 1.1 Alt	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 3.0	Checked: KB	Exposure: C	Site Address: LOT 02, 20 MISSION HILLS DRIVE	Sheet: 8
		Council: Napier City	STAGE 1A, MISSION HILLS, NAPIER	Scale: -



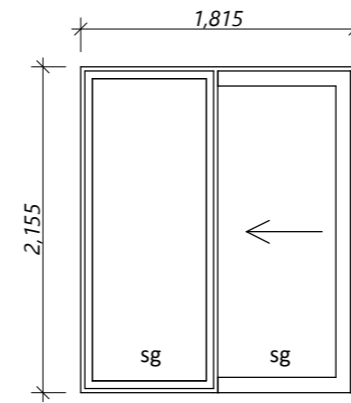
D-01
*Rebated joinery



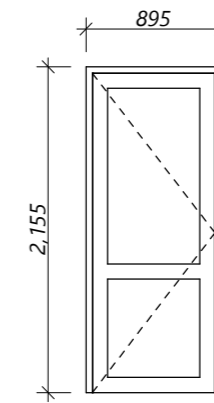
D-02
*Rebated joinery



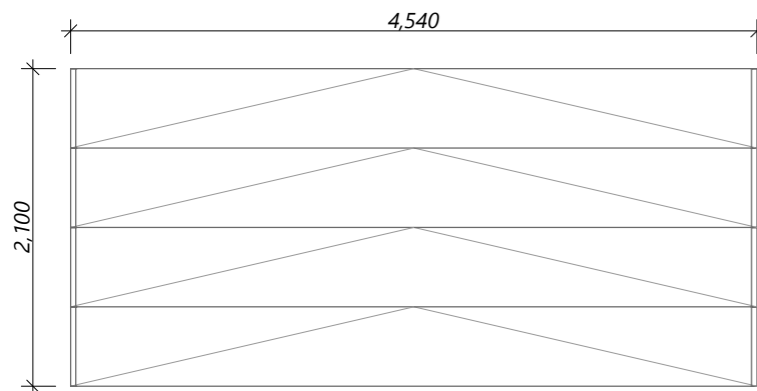
D-03
*Rebated joinery



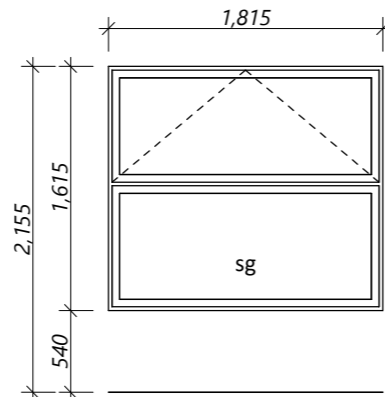
D-04
*Rebated joinery



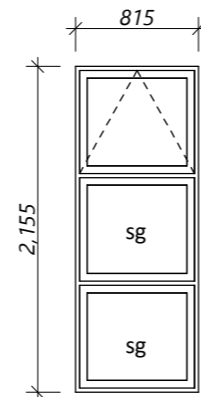
D-05



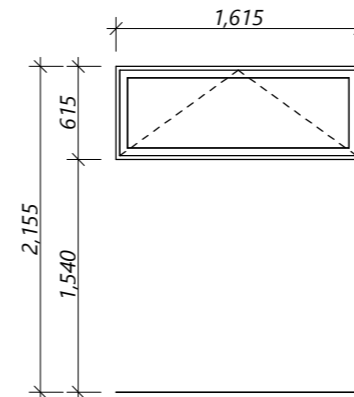
D-06
*Insulated panels



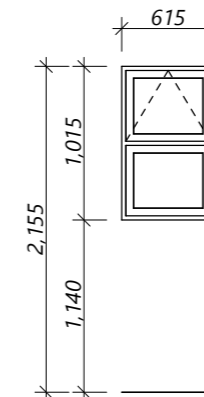
W-01



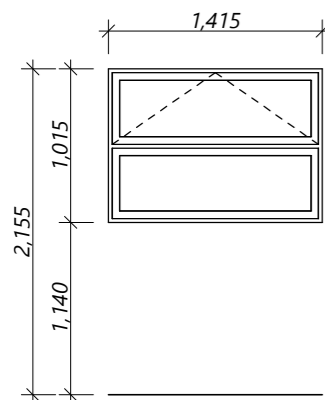
W-02



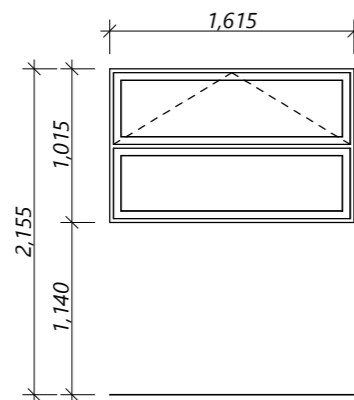
W-03



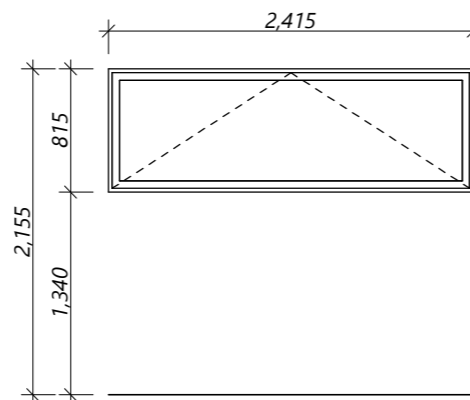
W-04, W-06
sg/obsc



W-05
sg/obsc



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 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.

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Signature _____ Date _____

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Project No: MH02	Designed: NS	Wind: VERY HIGH	Drawn: JOINERY SCHEDULE	Date: 18/02/2026
Plan: MOOR11 1.1 Alt	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 3.0	Checked: KB	Exposure: C	Site Address: LOT 02, 20 MISSION HILLS DRIVE	Sheet: 9
	Council: Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale: 1:50