



# Barrett Homes

Welcome to the *whānau*.

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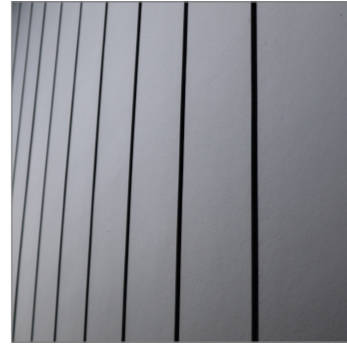
NEW DWELLING FOR:  
 BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:  
 LOT 48, WHARARIKI RISE  
 NGA ROTO ESTATE, STAGE 15, TAUPO

Y:\WGM Projects\WAIKATO\Taupo\NGA ROTO ESTATE\STAGE 15\NGA48\Concept Plans\W4.0\NGA48 DRAFT - Concept Plans 4.2.pln  
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Project No:	NGA48	Designed:	NS	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	28/04/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	4.2	Checked:	KB	Exposure:	B	Site Address:	LOT 48, WHARARIKI RISE	Sheet:	
		Council:	Taupo				NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	



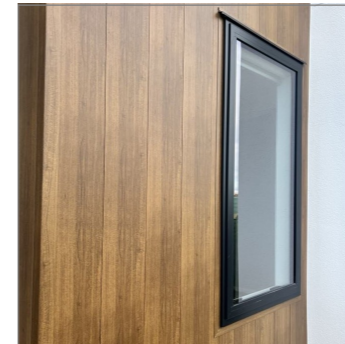
**Panel cladding**  
 - INNOVA Duragroove Smooth wide  
 (150) panel cladding



**Brick cladding**  
 - Black



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



**Joinery**  
 - Black



**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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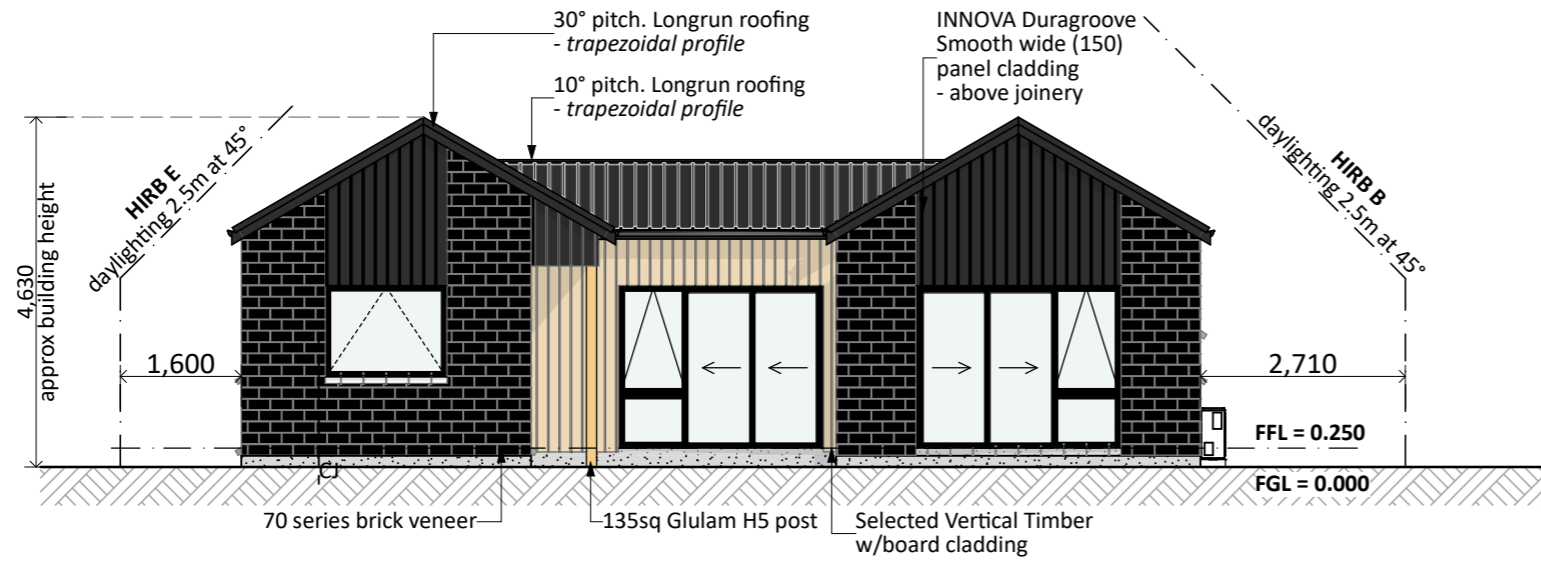
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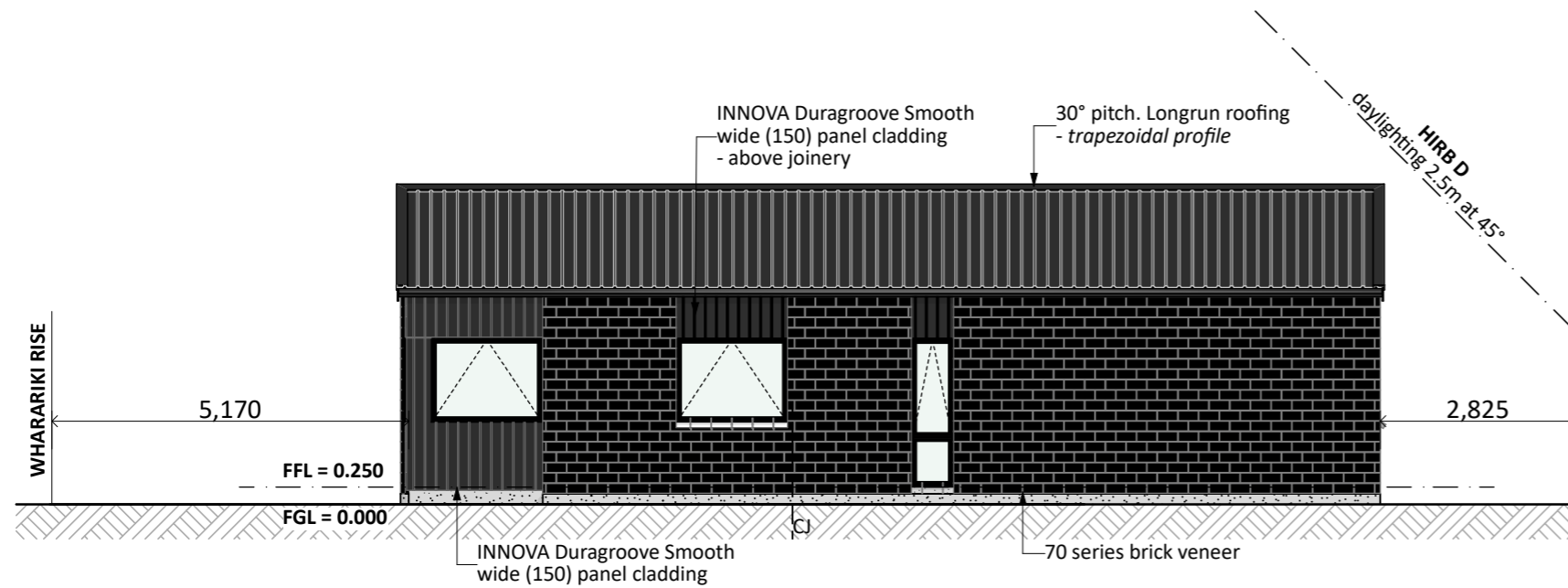


Barrett Homes

Project No:	NGA48	Designed:	NS	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	28/04/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	4.2	Checked:	KB	Exposure:	B	Site Address:	LOT 48, WHARARIKI RISE	Sheet:	
		Council:	Taupo				NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:1



**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:**

10° & 30° 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)

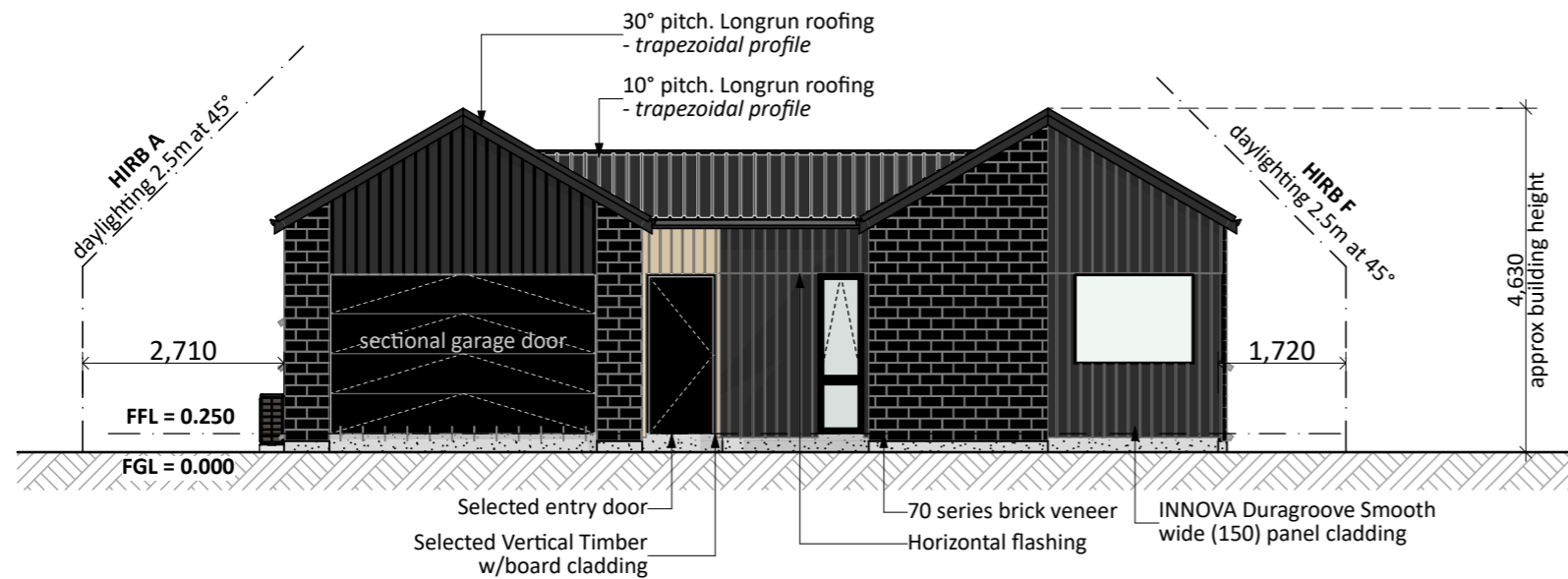
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**CONCEPT ONLY**

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



Project No:	NGA48	Designed:	NS	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	28/04/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	4.2	Checked:	KB	Exposure:	B	Site Address:	LOT 48, WHARARIKI RISE	Sheet:	1
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:100



**SOUTH 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:**

10° & 30° 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.**

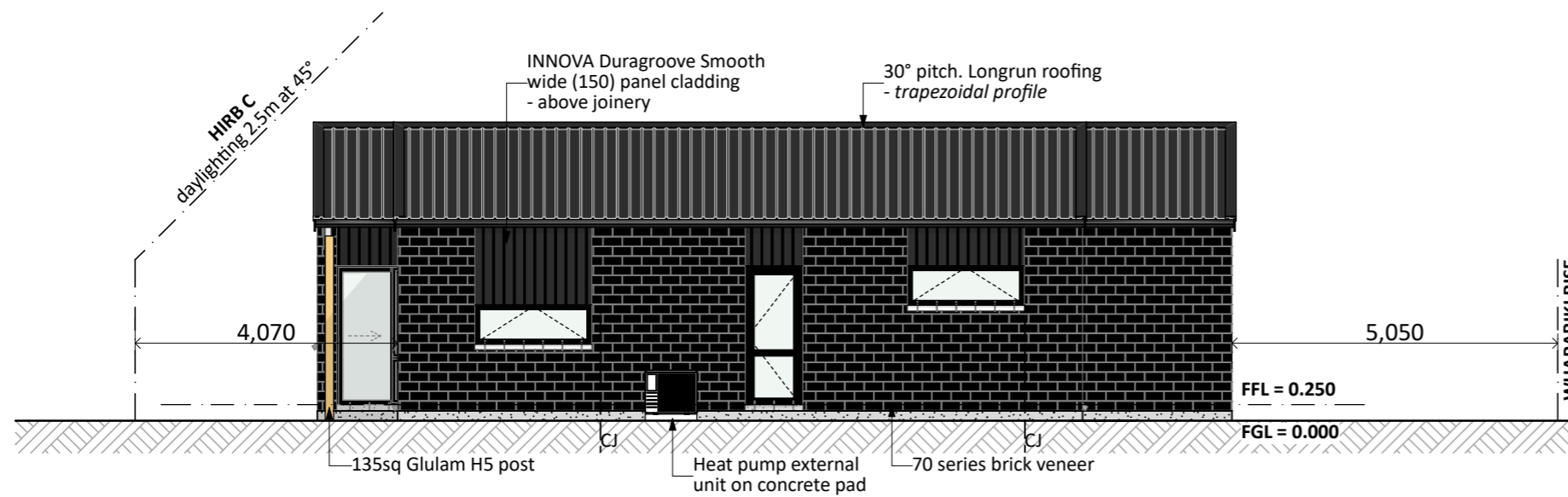
Elevations are subject to the following:  
 - Site Levels confirmation

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)

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

**CONCEPT ONLY**

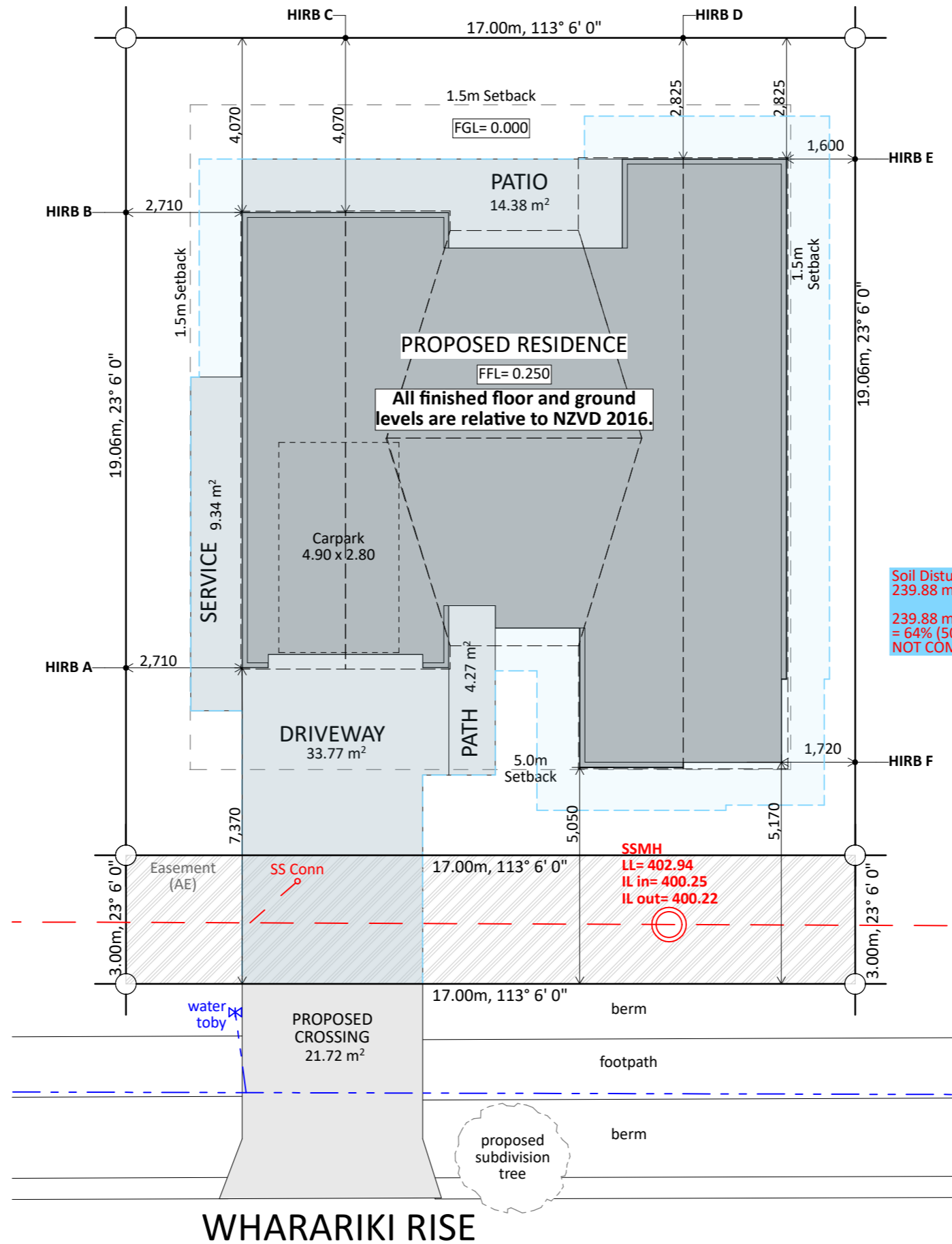
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



**WEST ELEVATION**



Project No: NGA48	Designed: NS	Wind: VERY HIGH	Drawing: ELEVATIONS	Date: 28/04/2026
Plan: NEW DESIGN	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 4.2	Checked: KB	Exposure: B	Site Address: LOT 48, WHARARIKI RISE	Sheet: 2
design@barrethomes.co.nz		Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:100



<b>Site Info:</b>
LOT: 48
DP: TBC
AREA: 375m <sup>2</sup>
<b>Site Coverage:</b>
148.86m <sup>2</sup> (Total roof area) / 375 (site area) = 39.7%
Planning Zone = GRZ
Max combined coverage = 40% <b>COMPLIANT</b>
Total Coverage: 185.91 / 375 (site area) = 49.6%
Max Total Coverage = 50% (TDC - 4a.1.3) <b>COMPLIANT</b>

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)

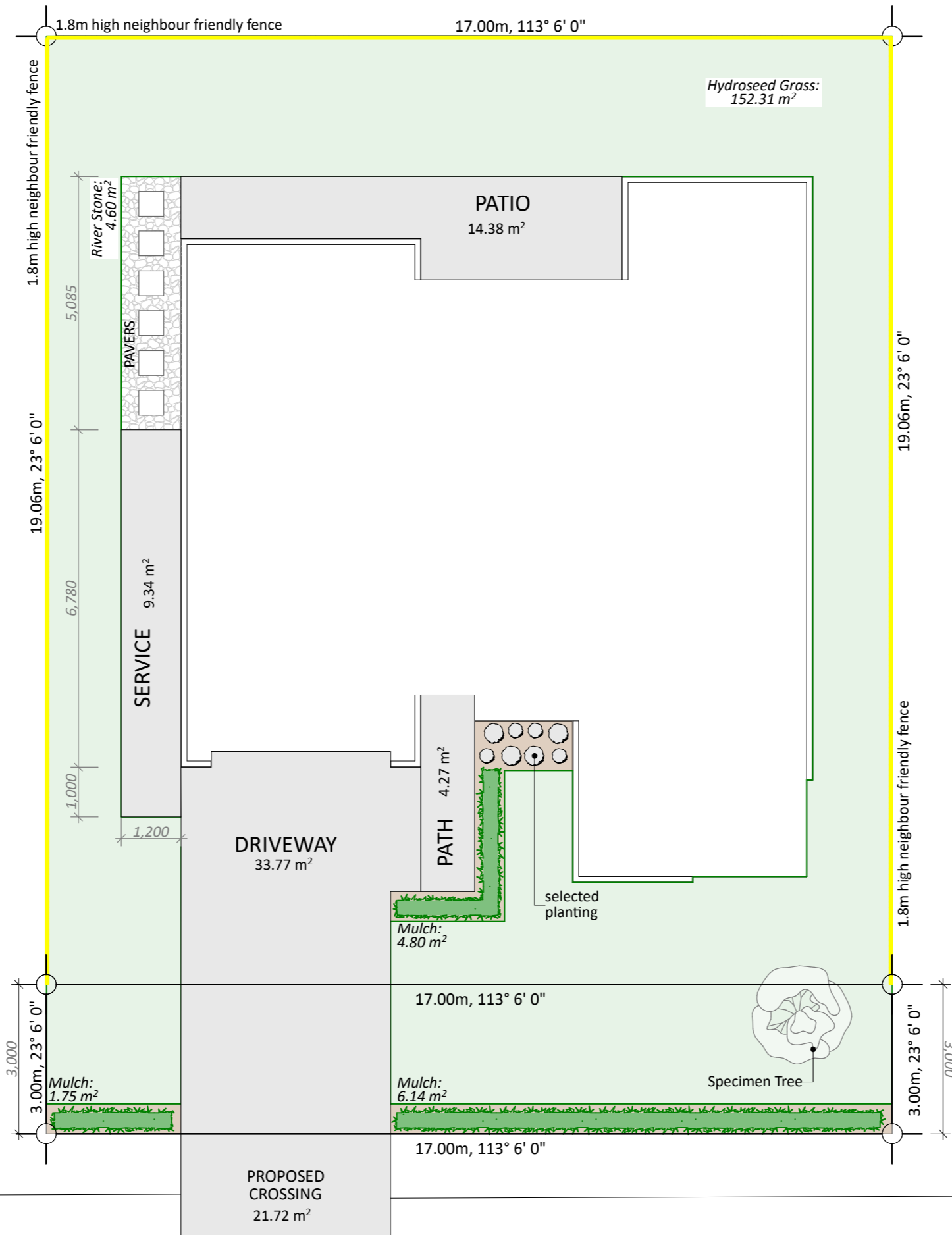
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**CONCEPT ONLY**  
 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

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



Project No: NGA48	Designed: NS	Wind: VERY HIGH	Drawing: SITE PLAN	Date: 28/04/2026
Plan: NEW DESIGN	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 4.2	Checked: KB	Exposure: B	Site Address: LOT 48, WHARARIKI RISE	Sheet: 3
design@barrethomes.co.nz		Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:120



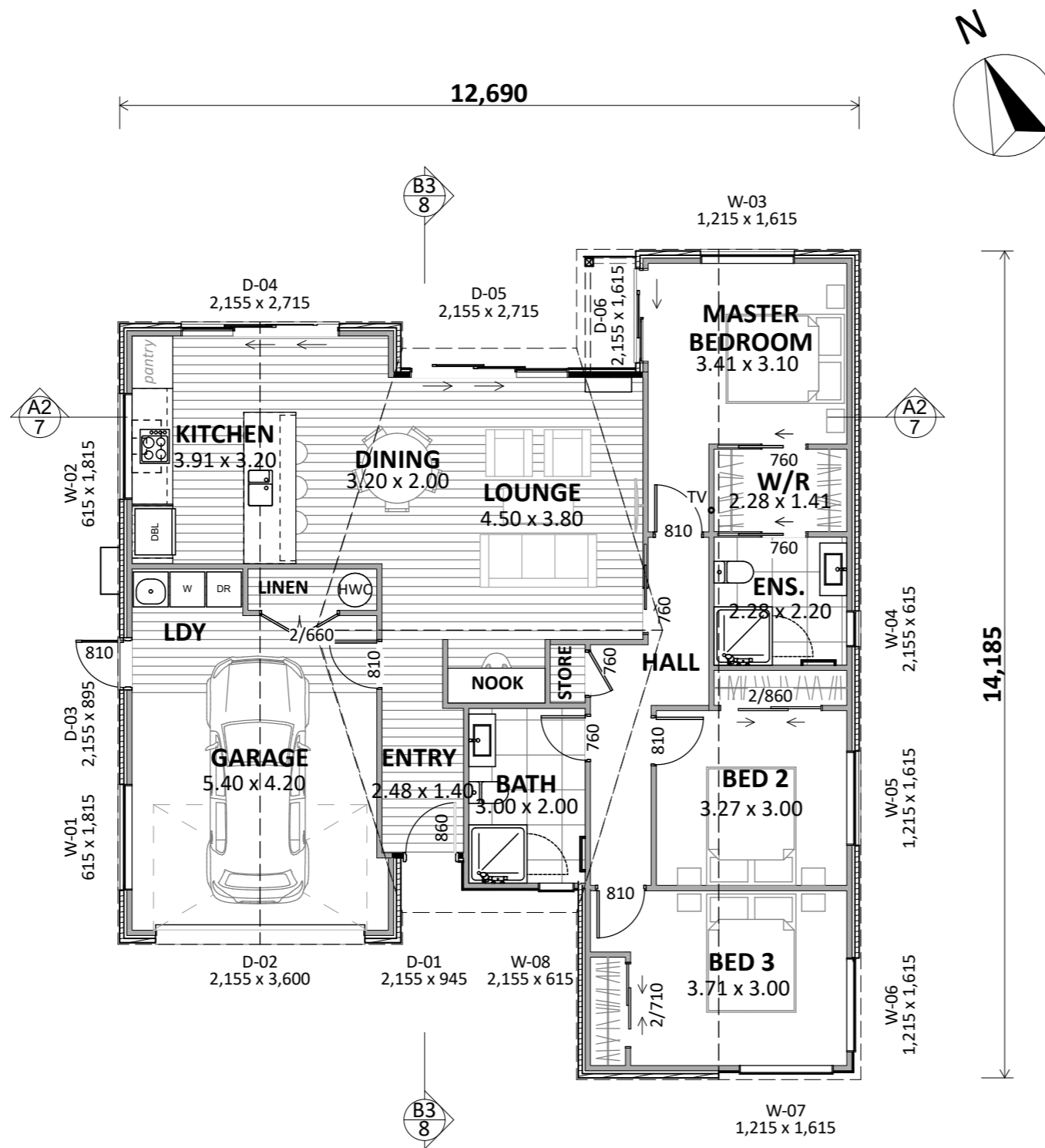
Landscape Key:	
	HydroSeed Grass
	Riverstones
	Mulch
	1.2m Fence
	1.8m Timber Fence
	Fence & Gate
	Selected Grass Plantings
	Selected Hedgings
	Specimen Tree

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

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Project No: NGA48	Designed: NS	Wind: VERY HIGH	Drawing: LANDSCAPING PLAN	Date: 28/04/2026
Plan: NEW DESIGN	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 4.2	Checked: KB	Exposure: B	Site Address: LOT 48, WHARARIKI RISE	Sheet: 4
	design@barrethomes.co.nz	Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:100



**Plan Notes:**  
 2.425 Stud height throughout  
 All full height joinery (2155)  
 Flat soffit to entry

**Floor Area:**  
 Area o/frame: 137.31 m<sup>2</sup>  
 Area o/foundation: 142.33 m<sup>2</sup>

**Cladding Key:**

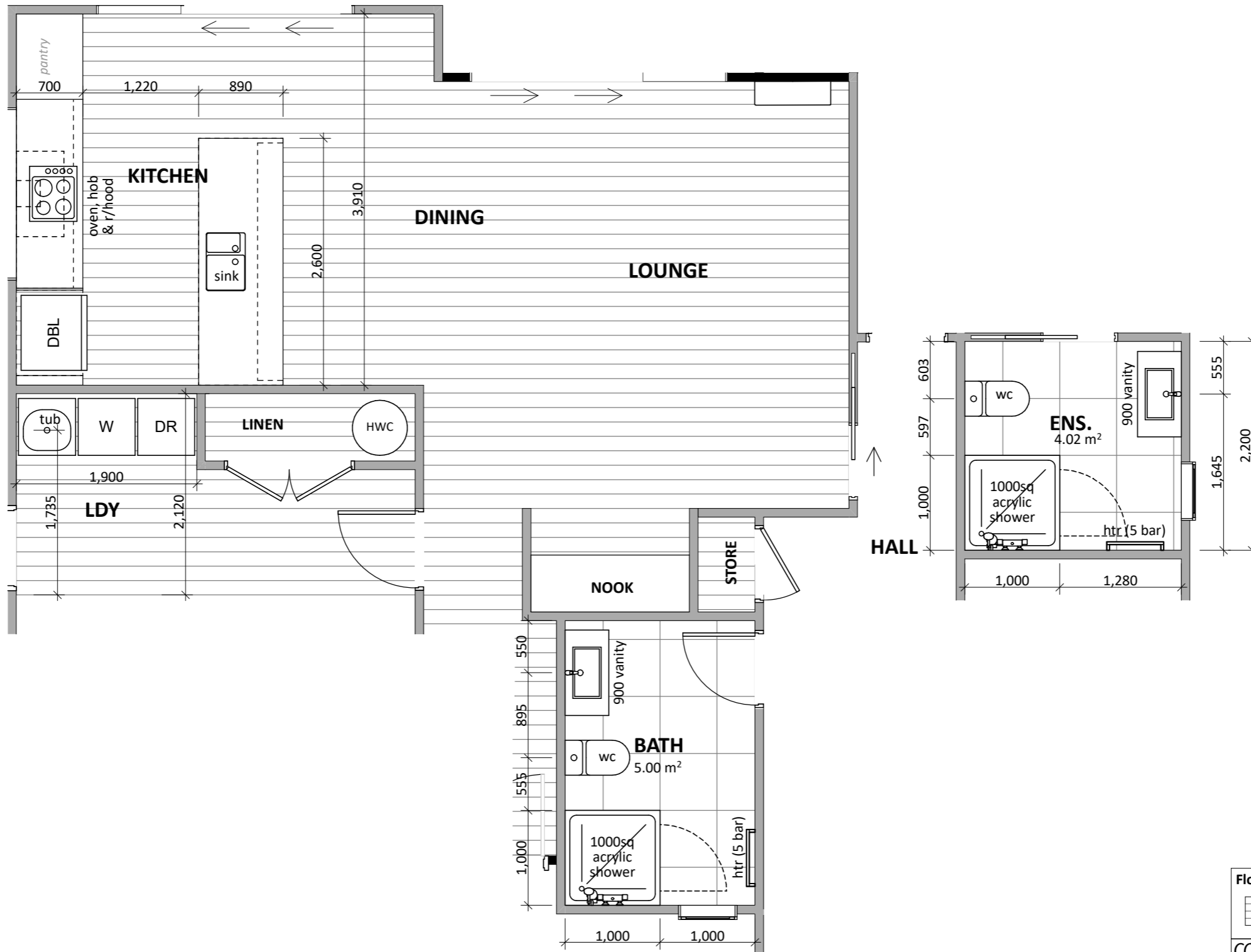
- INNOVA Duragroove
- Selected Timber wb
- Brick Veneer

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

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Project No: NGA48	Designed: NS	Wind: VERY HIGH	Drawing: CONCEPT PLAN	Date: 28/04/2026
Plant: NEW DESIGN	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 4.2	Checked: KB	Exposure: B	Site Address: LOT 48, WHARARIKI RISE	Sheet: 5
design@barrethomes.co.nz		Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:100



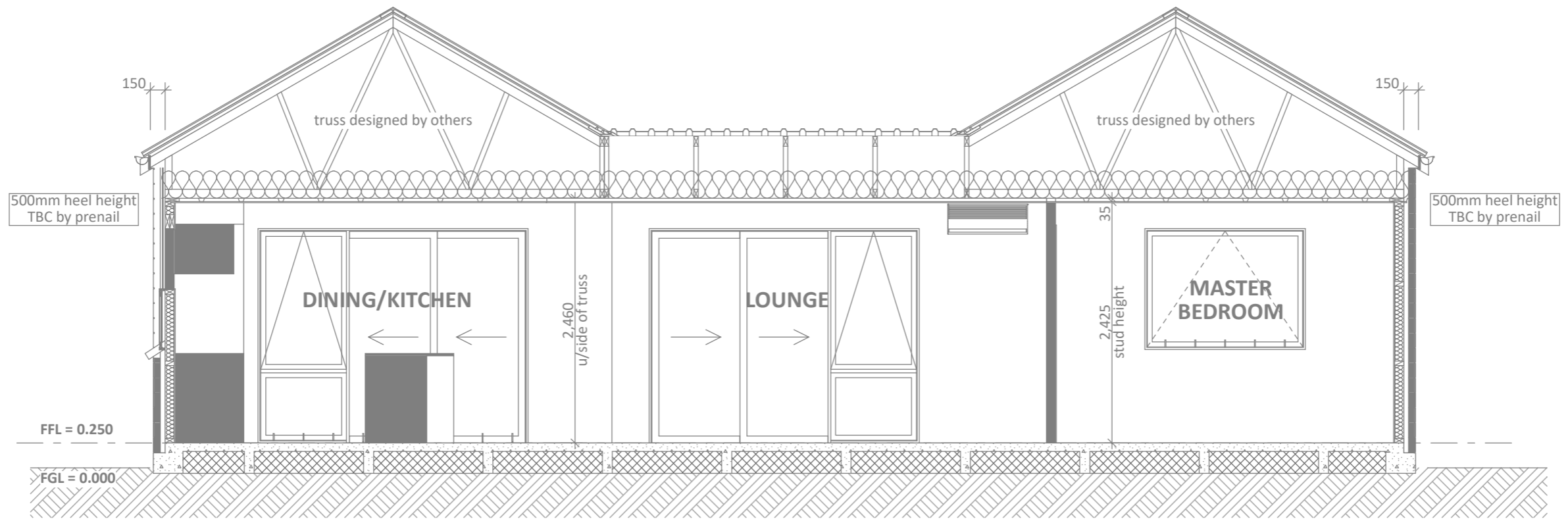
**Floor Types Key:**  
 = Vinyl Floor    = Tiled Floor

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

**CONCEPT ONLY**  
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Project No:	NGA48	Designed:	NS	Wind:	VERY HIGH	Drawing:	KITCHEN & BATHROOM	Date:	28/04/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	4.2	Checked:	KB	Exposure:	B	Site Address:	LOT 48, WHARARIKI RISE	Sheet:	6
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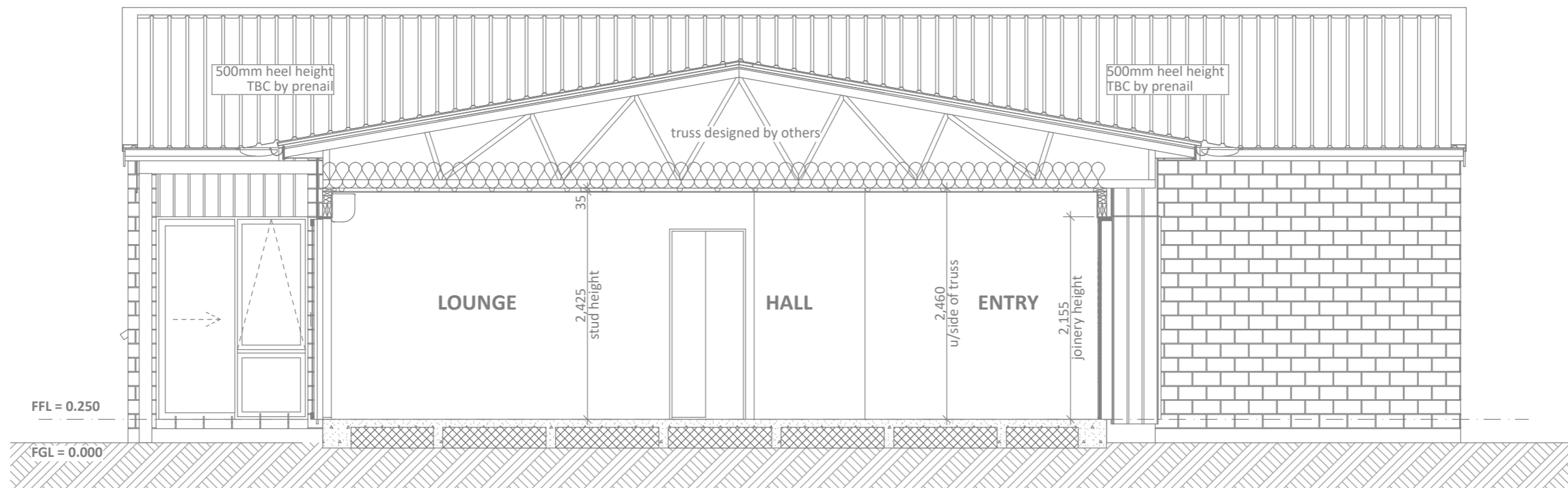


**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

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



Project No: NGA48	Designed: NS	Wind: VERY HIGH	Drawing: CROSS SECTIONS	Date: 28/04/2026
Plan: NEW DESIGN	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 4.2	Checked: KB	Exposure: B	Site Address: LOT 48, WHARARIKI RISE	Sheet: 7
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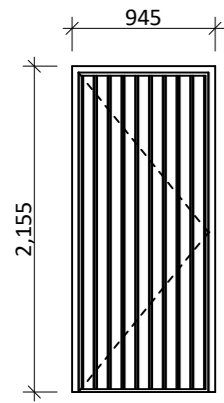


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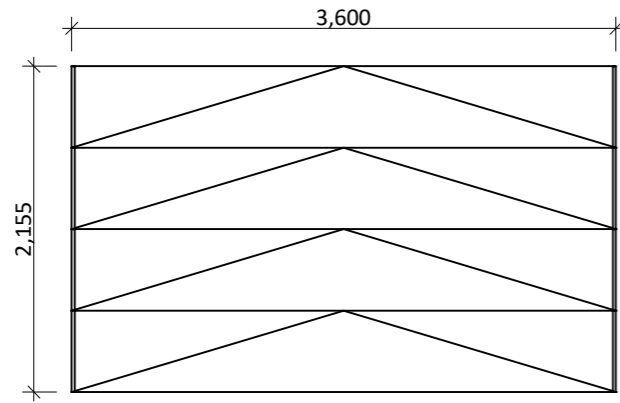
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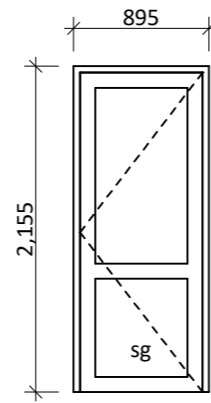
Project No: NGA48	Designed: NS	Wind: VERY HIGH	Drawing: CROSS SECTIONS	Date: 28/04/2026
Plan: NEW DESIGN	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 4.2	Checked: KB	Exposure: B	Site Address: LOT 48, WHARARIKI RISE	Sheet: 8
design@barrethomes.co.nz		Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: -



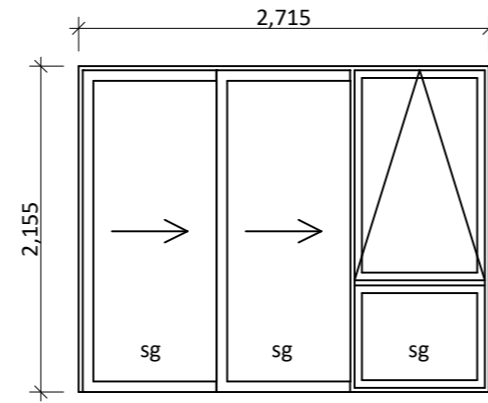
D-01  
\*Rebated Joinery



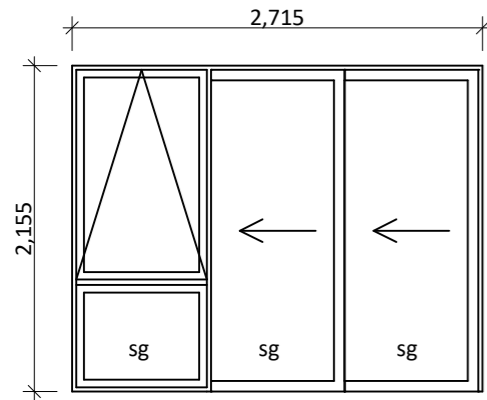
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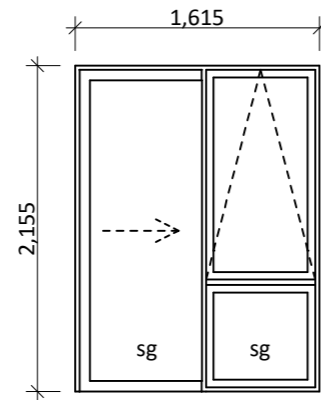
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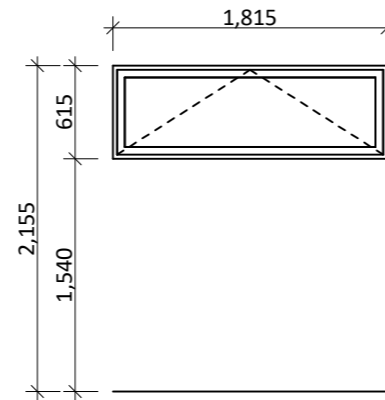
D-04  
\*Rebated Joinery



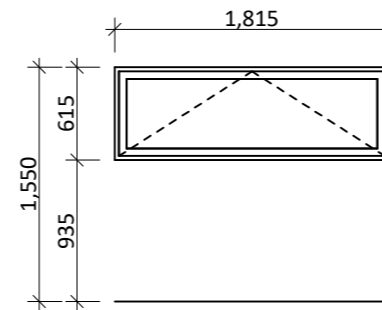
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\*Rebated Joinery



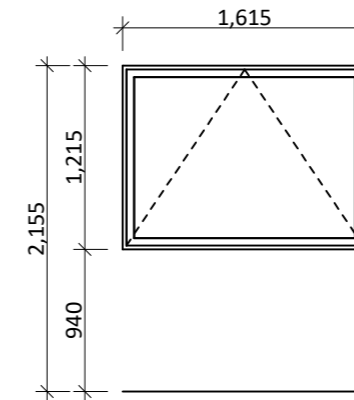
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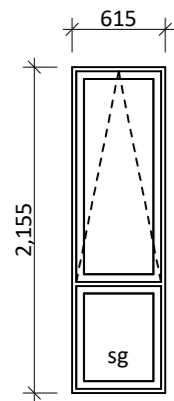
W-01



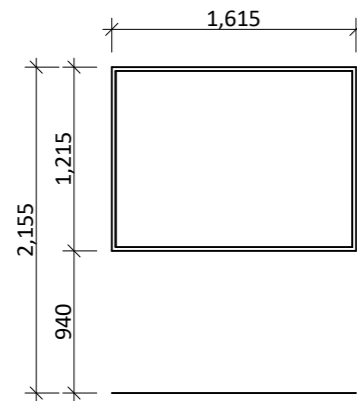
W-02



W-03, W-05, W-06



W-04, W-08



W-07

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

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Project No: NGA48	Designed: NS	Wind: VERY HIGH	Drawing: JOINERY SCHEDULE	Date: 28/04/2026
Plan: NEW DESIGN	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 4.2	Checked: KB	Exposure: B	Site Address: LOT 48, WHARARIKI RISE	Sheet: 9
		Council: Taupo	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:50