



# Barrett Homes

Welcome to the *whānau*.

## CONTENTS:

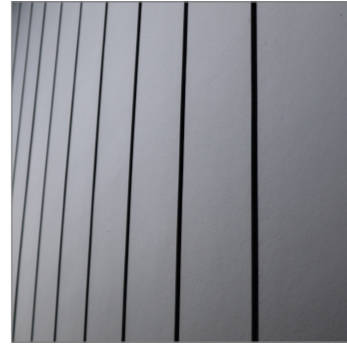
- COVER SHEET
- MATERIALITY
- 1 ELEVATIONS
- 2 ELEVATIONS
- 3 SITE PLAN
- 4 LANDSCAPING PLAN
- 5 CONCEPT PLAN
- 6 KITCHEN & BATHROOM
- 7 CROSS SECTIONS
- 8 CROSS SECTIONS
- 9 JOINERY SCHEDULE

NEW DWELLING FOR:  
 BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:  
 LOT 51, WHARARIKI RISE  
 NGA ROTO ESTATE, STAGE 15, TAUPO



Project No:	NGA51	Designed:	NS	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	28/04/2026
Plan:	NGA48 Alt.	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	B	Site Address:	LOT 51, WHARARIKI RISE	Sheet:	
		Council:	Taupo				NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:1



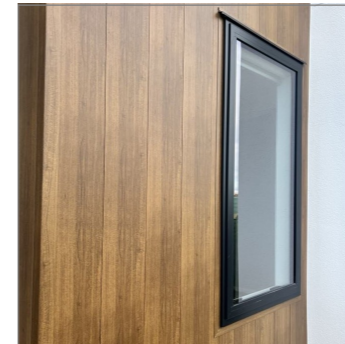
**Panel cladding**  
 - INNOVA Duragroove Smooth wide  
 (150) panel cladding



**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.

Y:\WGM Projects\WAIKATO\Taupo\WINGA ROTO ESTATE\STAGE 15\WINGA51W\Concept Plans\WV2.0\WINGA51 DRAFT PLAN V2.1.pln

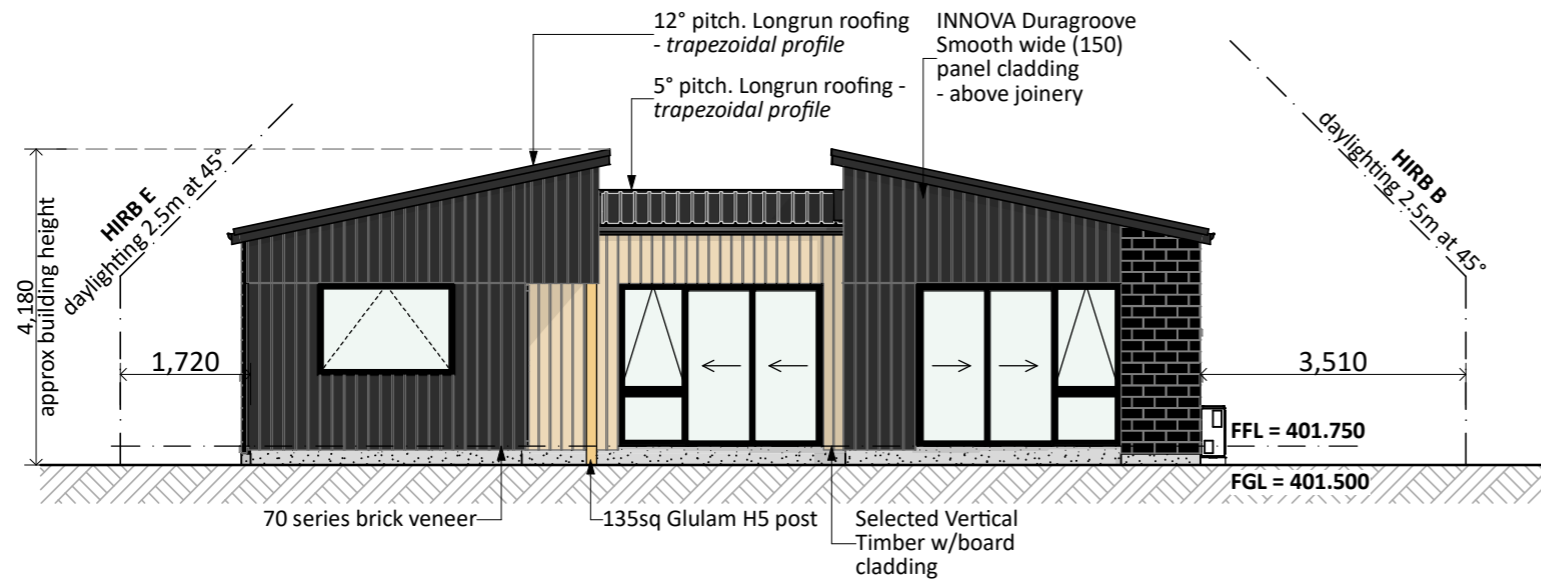
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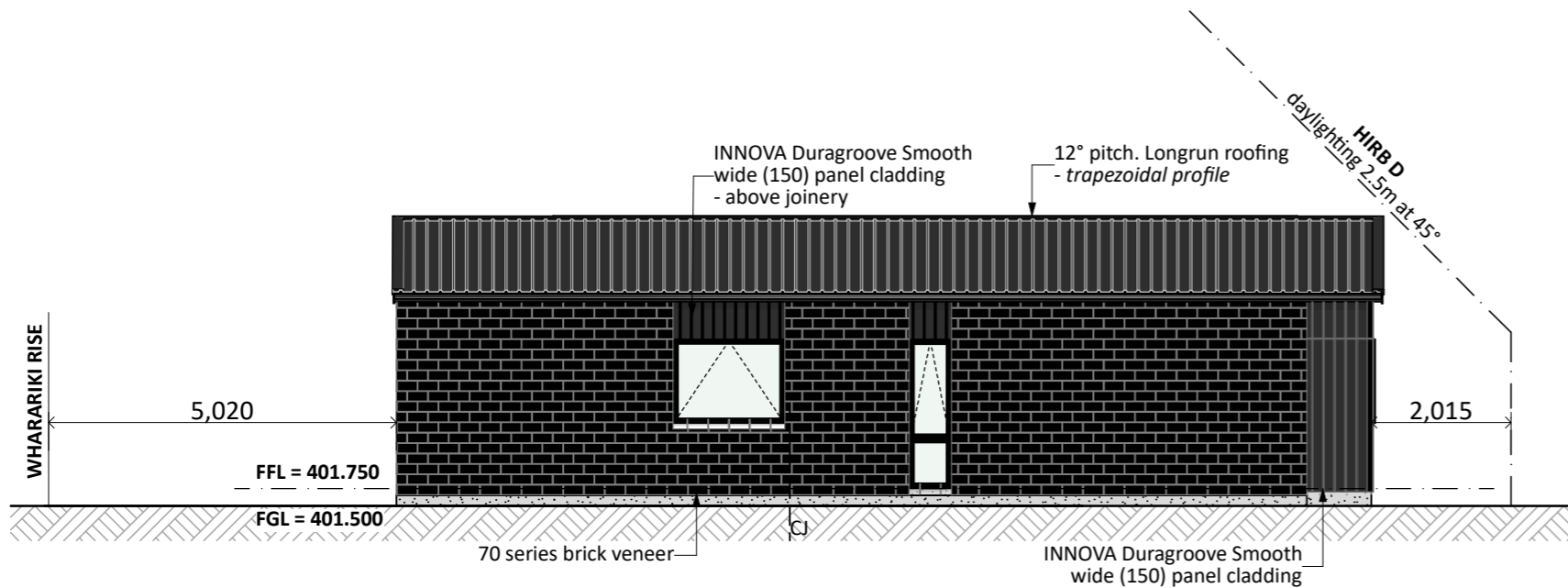


Barrett Homes

Project No:	NGA51	Designed:	NS	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	28/04/2026
Plan:	NGA48 Alt.	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	B	Site Address:	LOT 51, 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:**

5° & 12° 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 \_\_\_\_\_

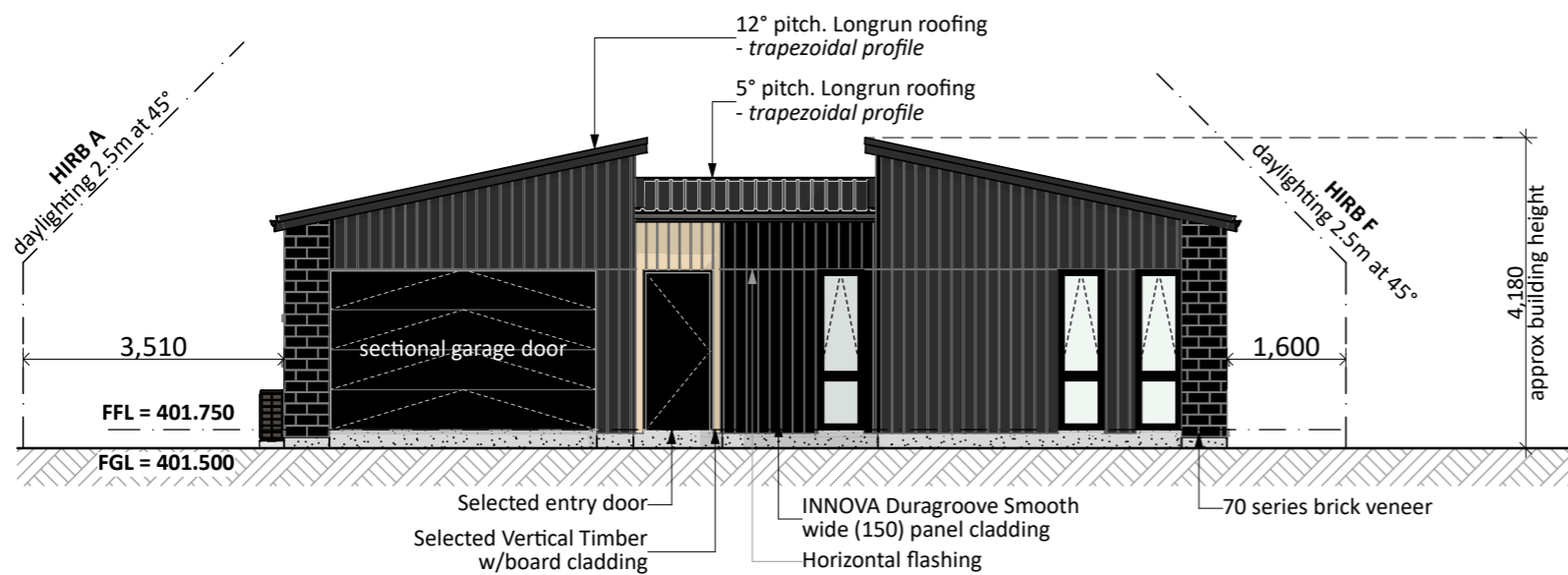
**CONCEPT ONLY**

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



Barrett Homes

Project No:	NGA51	Designed:	NS	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	28/04/2026
Plan:	NGA48 Alt.	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	B	Site Address:	LOT 51, 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:**

5° & 12° pitch. Longrun roofing - Trapezoidal profile

**Fascia and Spouting:**

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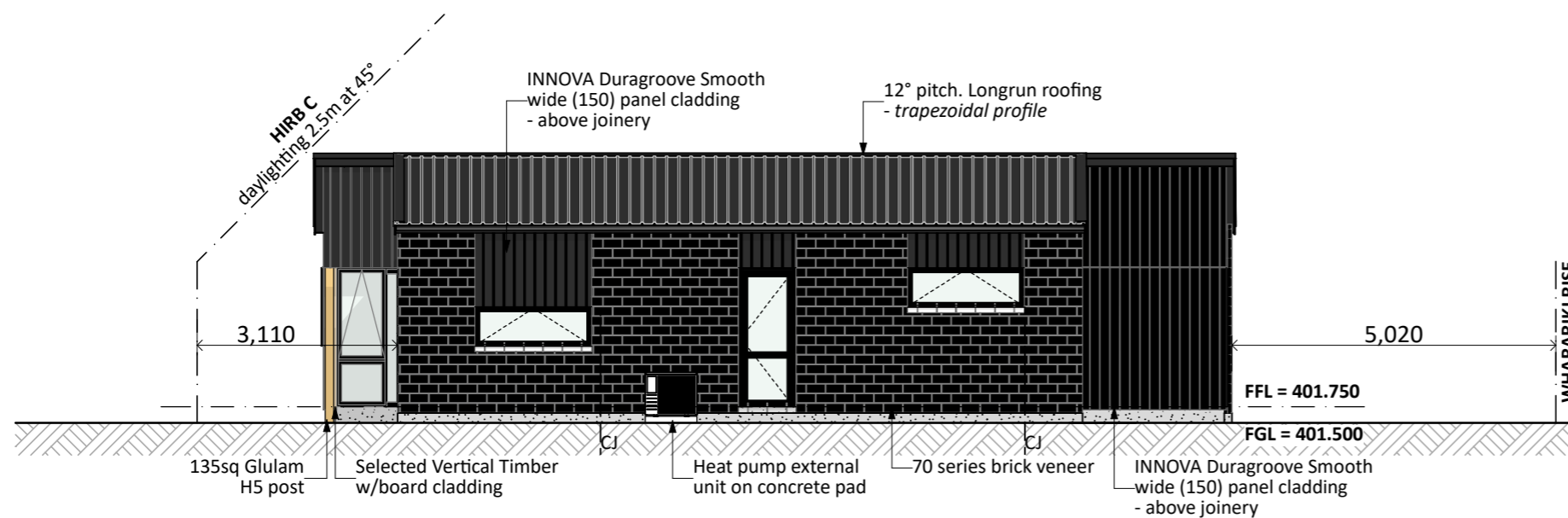
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**CONCEPT ONLY**

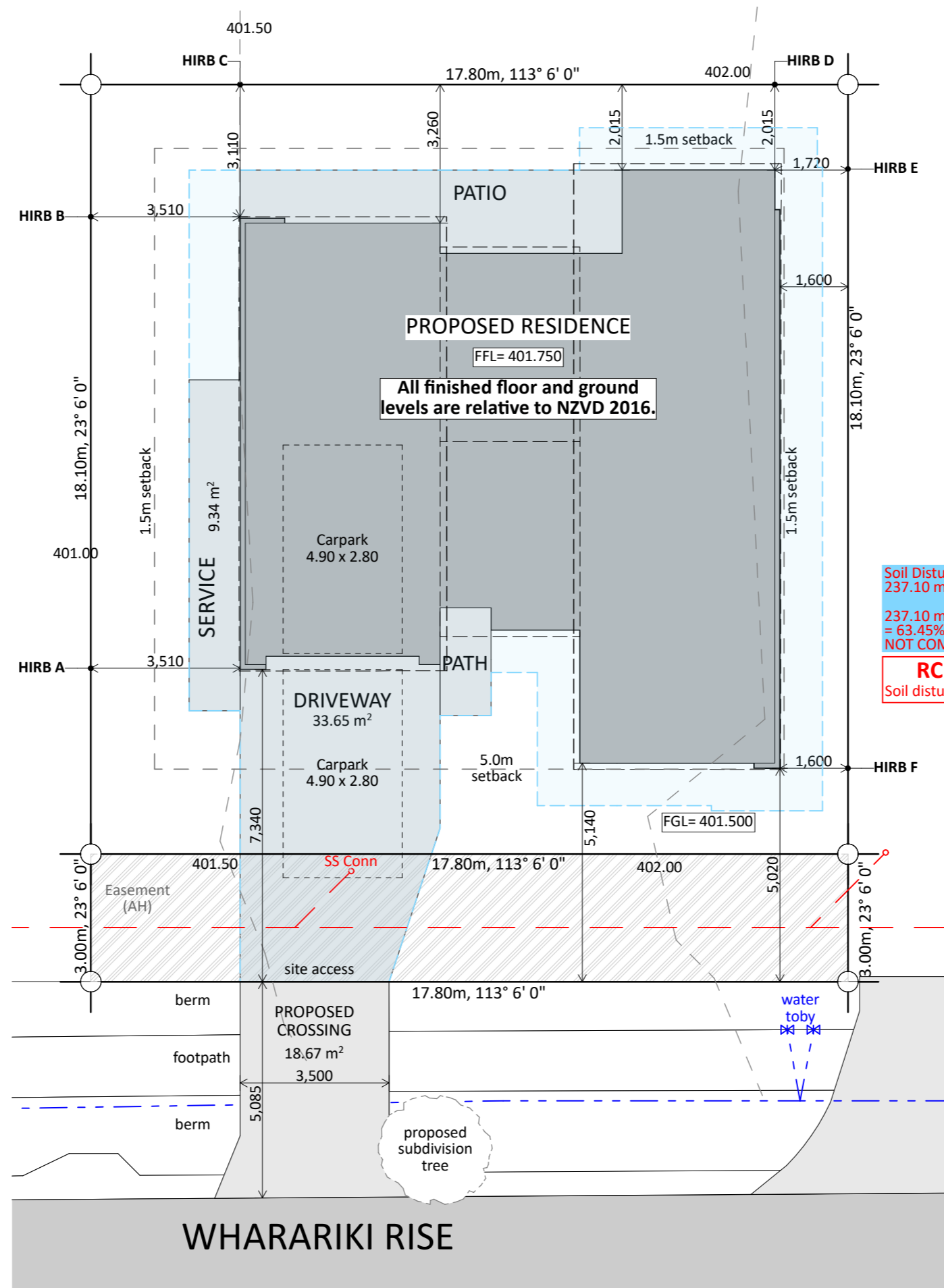
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**WEST ELEVATION**

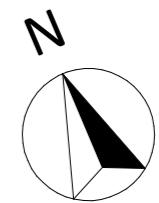


Project No:	NGA51	Designed:	NS	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	28/04/2026
Plan:	NGA48 Alt.	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	B	Site Address:	LOT 51, WHARARIKI RISE	Sheet:	2
				Council:	Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:100



Soil Disturbance Area:  
237.10 m<sup>2</sup>  
237.10 m<sup>2</sup> / 375m<sup>2</sup> (site area)  
= 63.45% (50% max)  
**NOT COMPLIANT**

**RC Required:**  
Soil disturbance exceeds 50%



**Site Info:**  
LOT: 51  
DP: TBC  
AREA: 375m<sup>2</sup>

**Site Coverage:**  
149.1m<sup>2</sup> (Total roof area) / 375 (site area) = 39.8%  
Planning Zone = GRZ  
Max combined coverage = 40%  
**COMPLIANT**

**Total Coverage:**  
170 / 375 (site area) = 45.3%  
Max Total Coverage = 50% (TDC - 4a.1.3)  
**COMPLIANT**

**Plot Ratio:**  
140.39m<sup>2</sup> (House area) / 375 (site area) = 37.44%  
Max Plot Ratio = 40% (TDC - 4a.1.2)  
**COMPLIANT**

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










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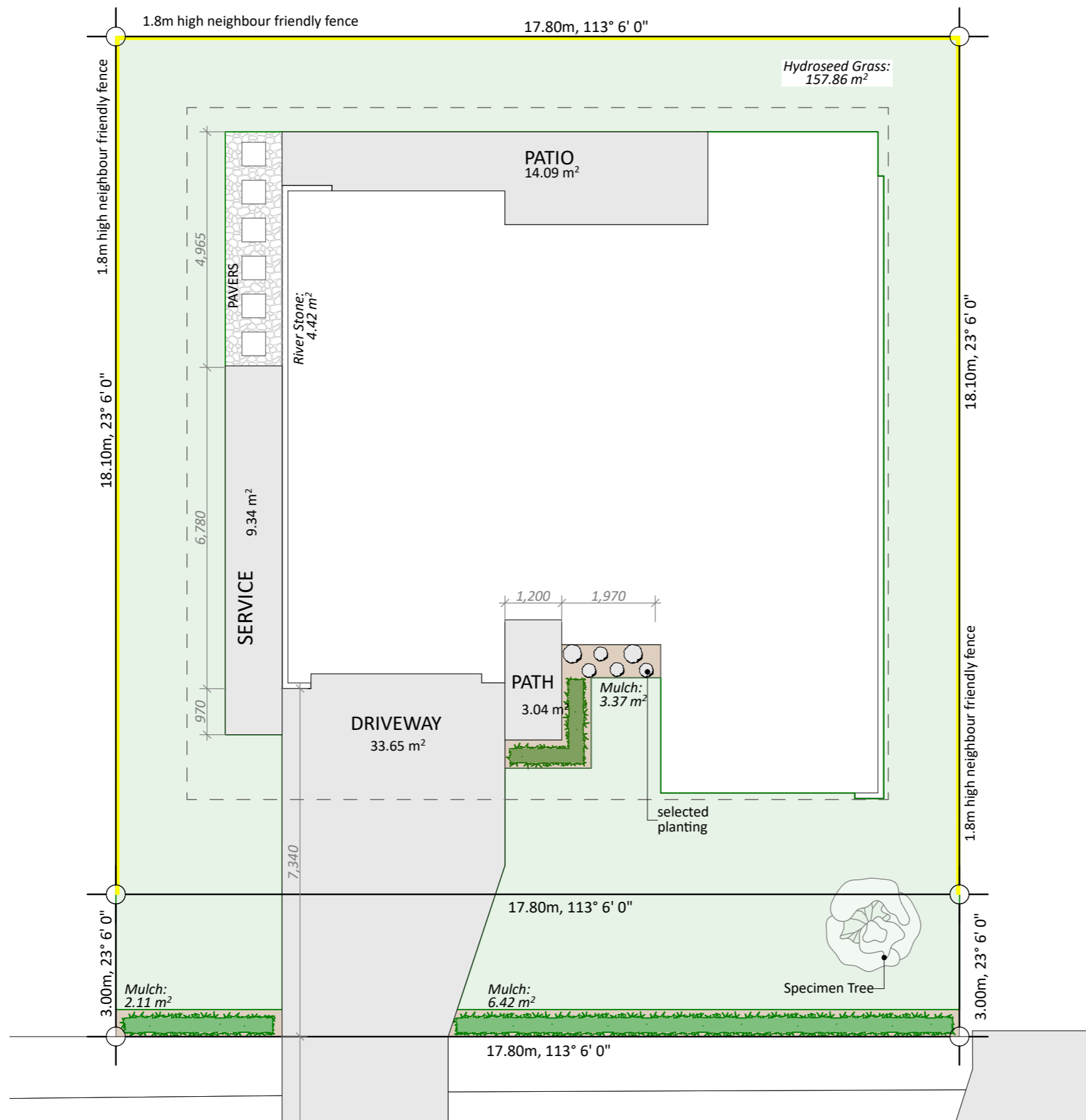
**Information required/awaiting confirmation:**  
•Site levels/contours confirmation



Project No:	NGA51	Designed:	NS	Wind:	VERY HIGH	Drawing:	SITE PLAN	Date:	28/04/2026
Plan:	NGA48 Alt.	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	B	Site Address:	LOT 51, 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

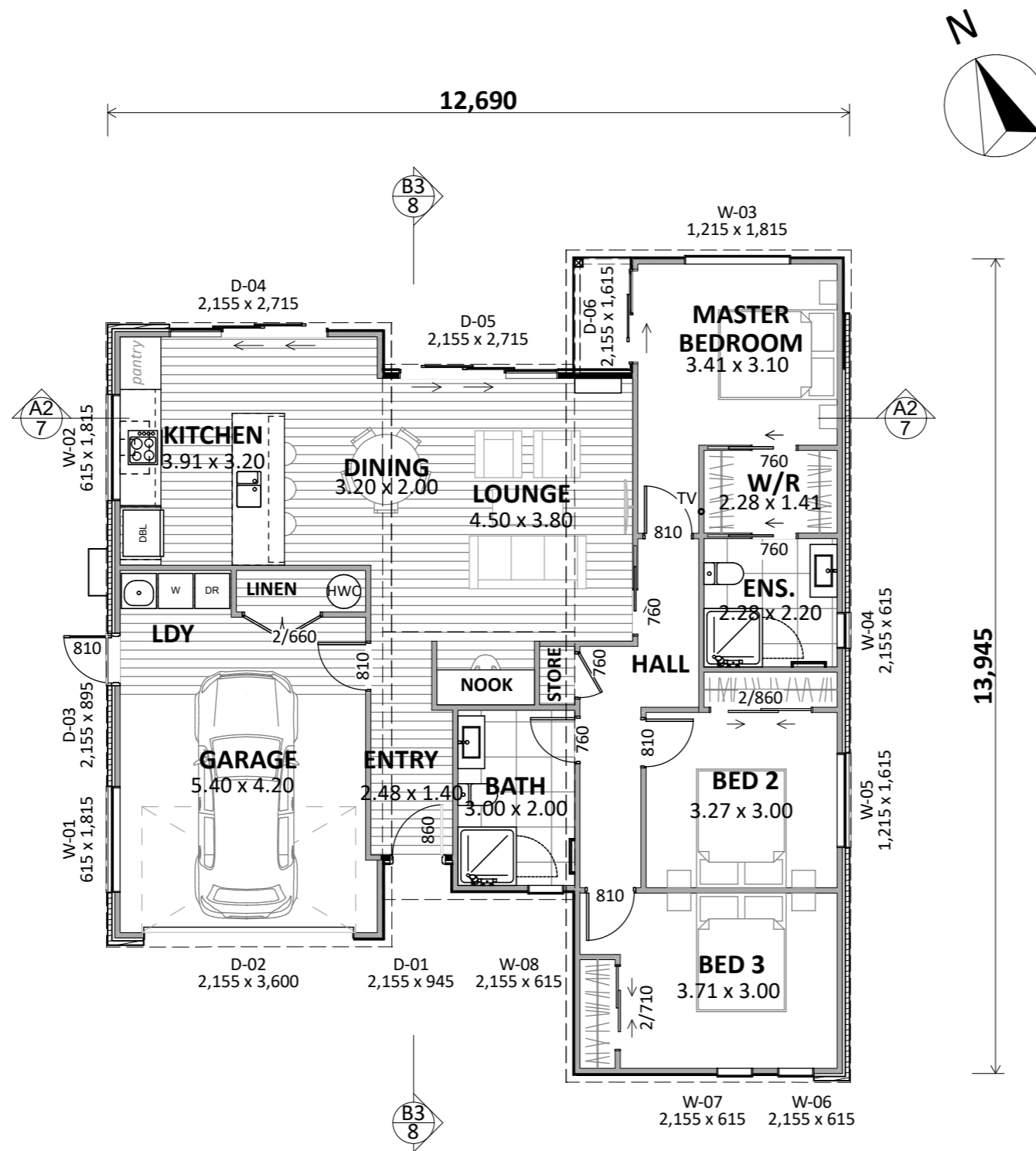


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Project No: NGA51	Designed: NS	Wind: VERY HIGH	Drawing: LANDSCAPING PLAN	Date: 28/04/2026
Plan: NGA48 Alt.	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 2.1	Checked: KB	Exposure: B	Site Address: LOT 51, WHARARIKI RISE	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: 140.39 m<sup>2</sup>

**Cladding Key:**

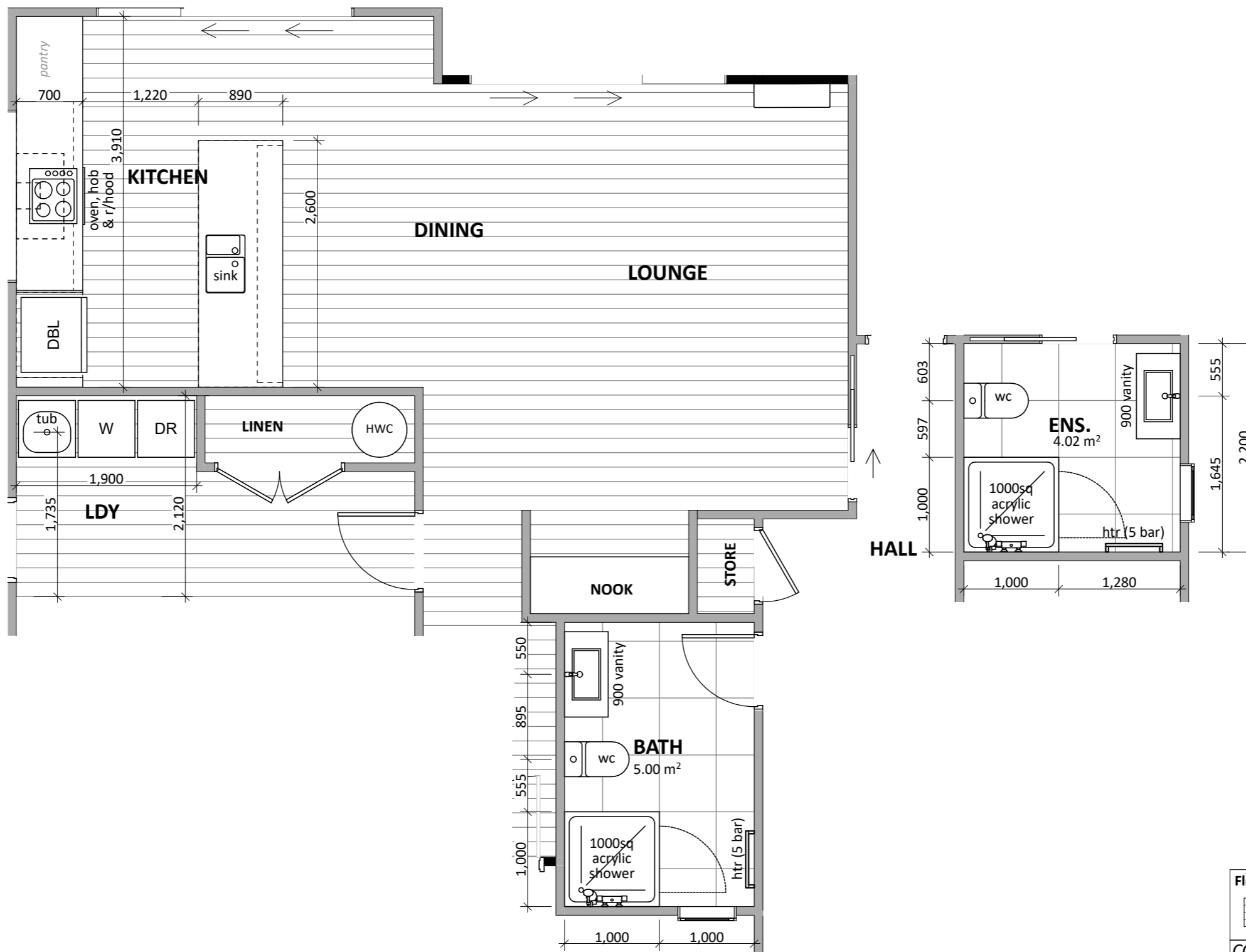
- INNOVA Duragroove
- Selected Timber wb
- Brick Veneer

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Project No:	NGA51	Designed:	NS	Wind:	VERY HIGH	Drawing:	CONCEPT PLAN	Date:	28/04/2026
Plan:	NGA48 Alt.	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
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**Floor Types Key:**  

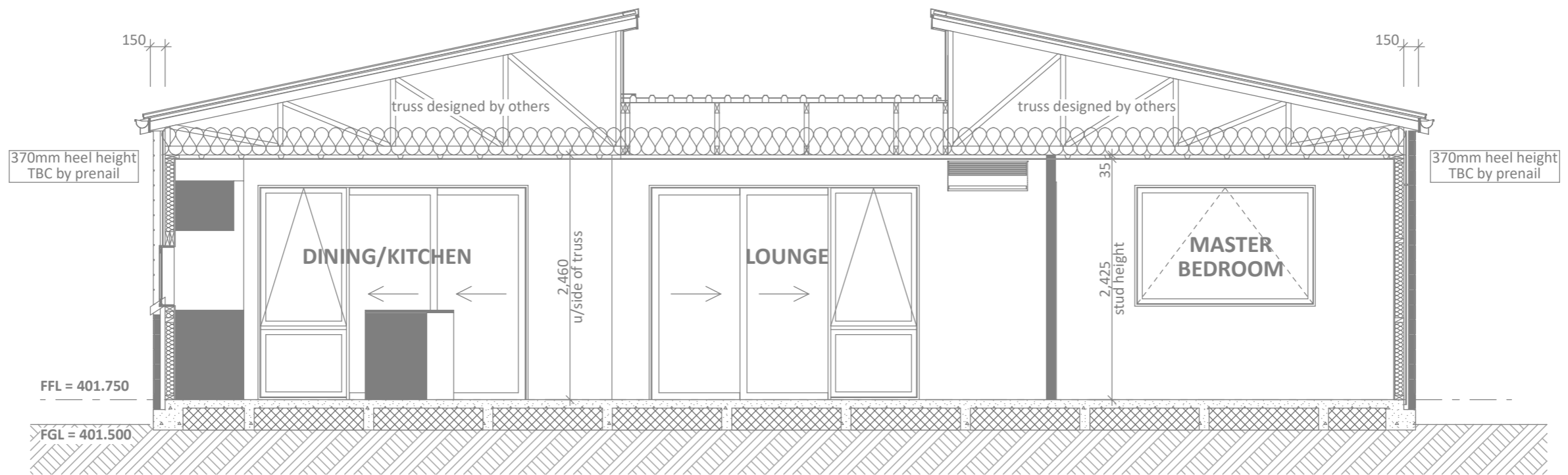
 = Vinyl Floor    = Tiled Floor

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Project No:	NGA51	Designed:	NS	Wind:	VERY HIGH	Drawn:	KITCHEN & BATHROOM	Date:	28/04/2026
Plan:	NGA48 Alt.	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	B	Site Address:	LOT 51, WHARARIKI RISE	Sheet:	6
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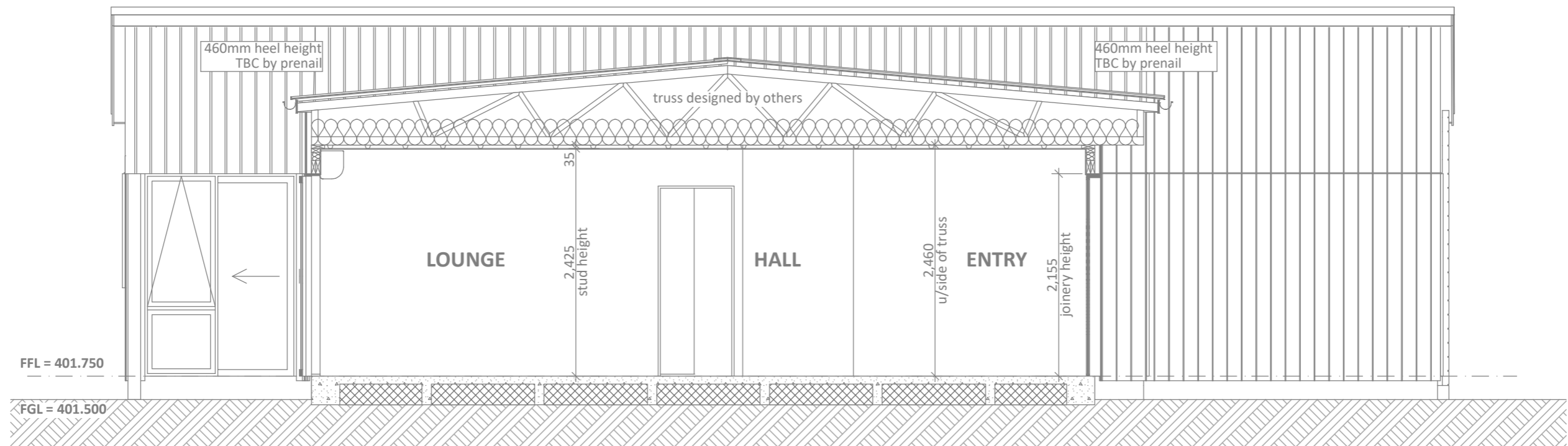
**CROSS SECTION A**  
SCALE 1:50

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

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Project No:	NGA51	Designed:	NS	Wind:	VERY HIGH	Drawing:	CROSS SECTIONS	Date:	28/04/2026
Plan:	NGA48 Alt.	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	B	Site Address:	LOT 51, WHARARIKI RISE	Sheet:	7
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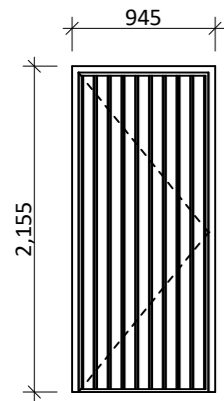
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**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature Date

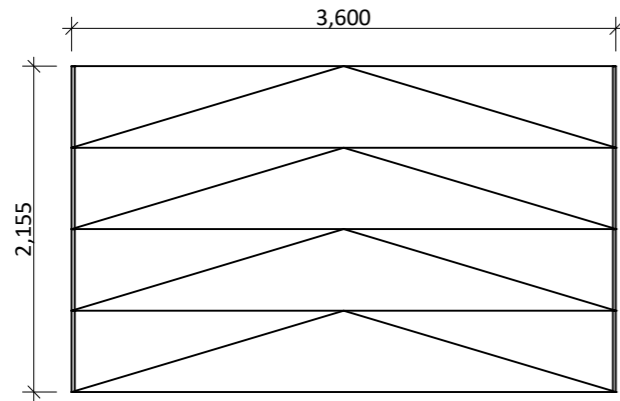
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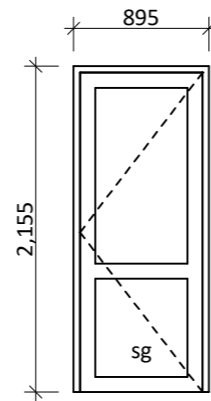
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Plan:	NGA48 Alt.	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	B	Site Address:	LOT 51, WHARARIKI RISE	Sheet:	8
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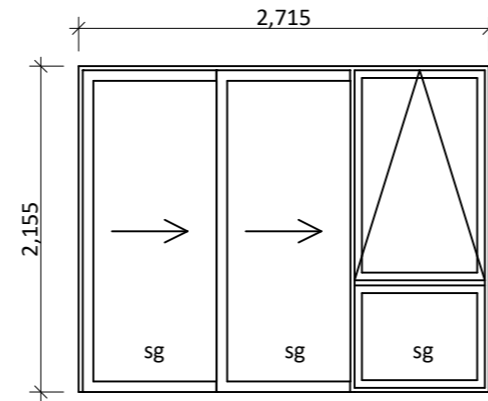
D-01  
\*Rebated Joinery



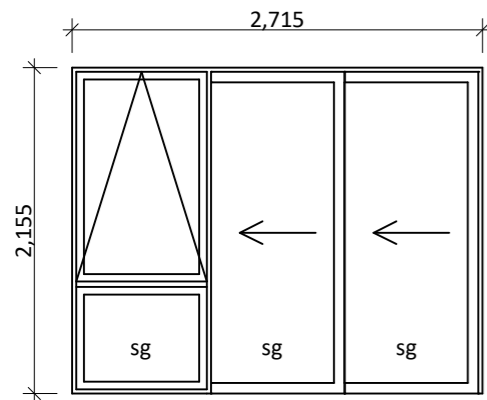
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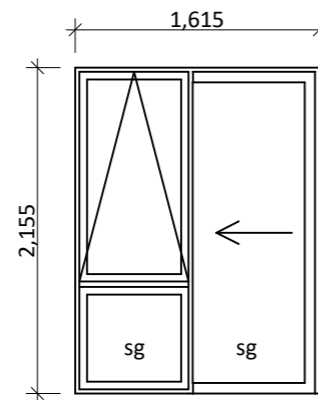
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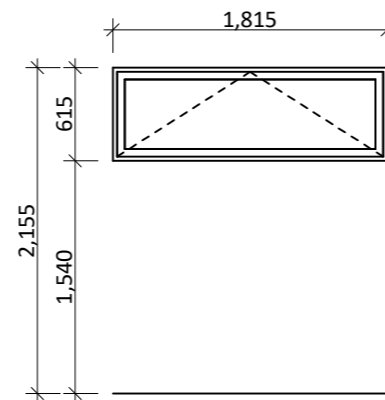
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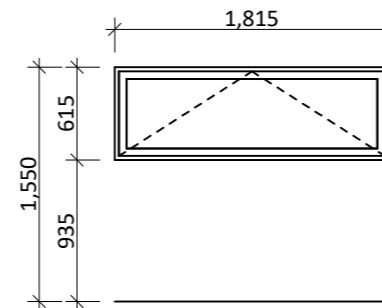
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\*Rebated Joinery



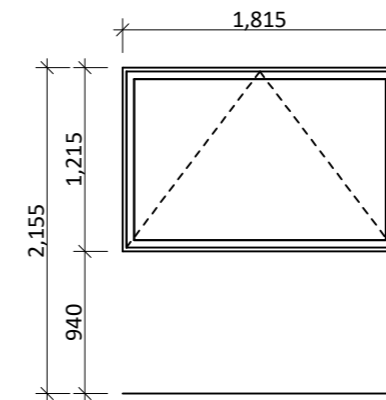
D-06



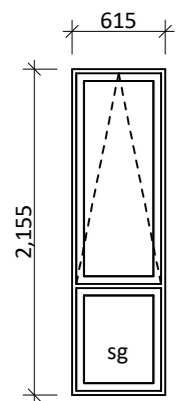
W-01



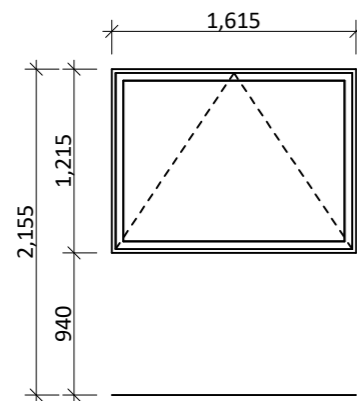
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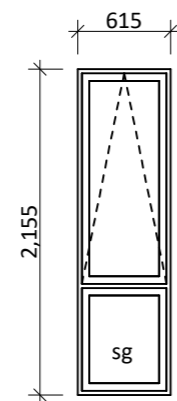
W-03



W-04, W-08



W-05



W-06, 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: NGA51	Designed: NS	Wind: VERY HIGH	Drawing: JOINERY SCHEDULE	Date: 28/04/2026
Plan: NGA48 Alt.	Drawn: -	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev: -
Version: 2.1	Checked: KB	Exposure: B	Site Address: LOT 51, WHARARIKI RISE	Sheet: 9
Council: Taupo		NGA ROTO ESTATE, STAGE 15, TAUPO		Scale: 1:50