



Barrett Homes

Welcome to the *whānau*.

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- 3 SITE PLAN
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- 7 CROSS SECTION
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NEW DWELLING FOR:
BARRETT HOMES (TARANAKI) LTD.

ADDRESS:
LOT 24, TBA CUNNINGHAM LANE
STAGE 1, TE ARA TIMATA, OAKURA

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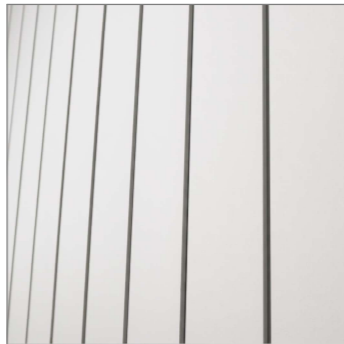
Project No:	OAK24	Designed:	CS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	15/05/2026
Plan:	KOWHAI	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD.	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 24, TBA CUNNINGHAM LANE	Sheet:	
				Council:	NPDC		STAGE 1, TE ARA TIMATA, OAKURA	Scale:	



Roofing
 - Longrun roofing
 - Trapezoidal profile



Brick cladding
 - White



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



Joinery
 - White



Panel cladding
 - INNOVA Stratum
 (300) panel cladding



Natural cladding
 - JSC TMT Taiga
 Vertical w/board cladding
 - J55 profile

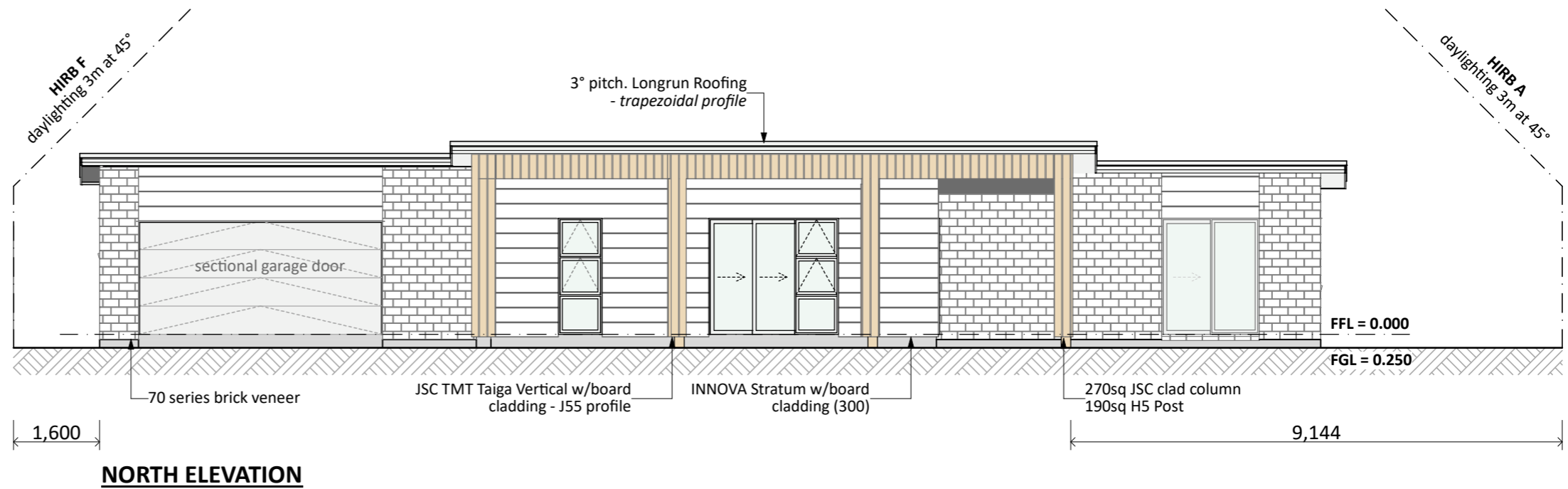
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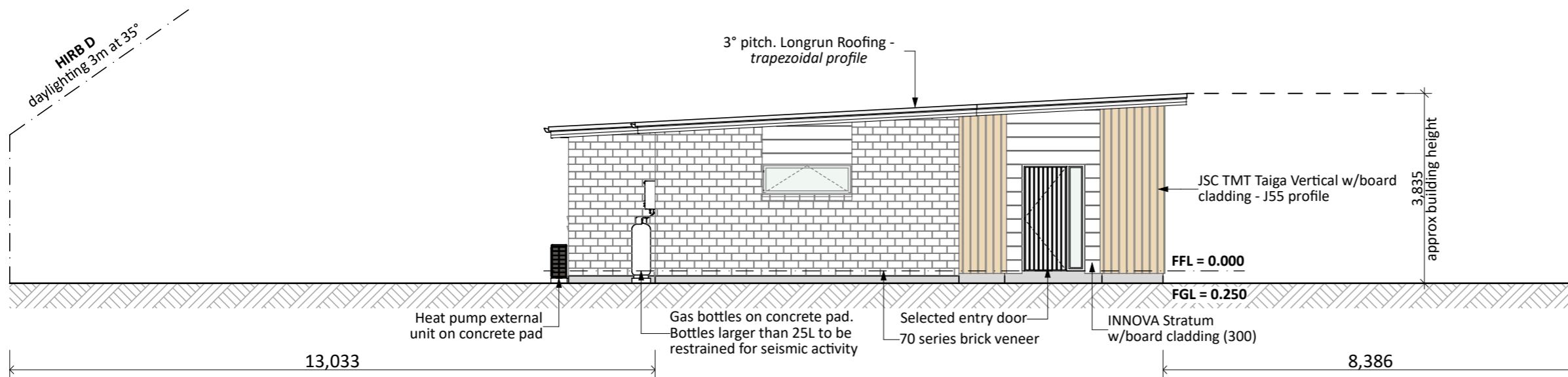


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Project No:	OAK24	Designed:	CS	Wind:	HIGH	Drawing:	MATERIALITY	Date:	15/05/2026
Plan:	KOWHAI	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD.	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 24, TBA CUNNINGHAM LANE	Sheet:	
				Council:	NPDC		STAGE 1, TE ARA TIMATA, OAKURA	Scale:	1:1



NORTH ELEVATION



EAST ELEVATION

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.

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 Duragroove Smooth wide (150) panel cladding
 INNOVA Stratum w/board cladding (300)

Roof Cladding:
 3° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:
 COLORCOTE fascia & spouting with 80mm Ø Alipipes - 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

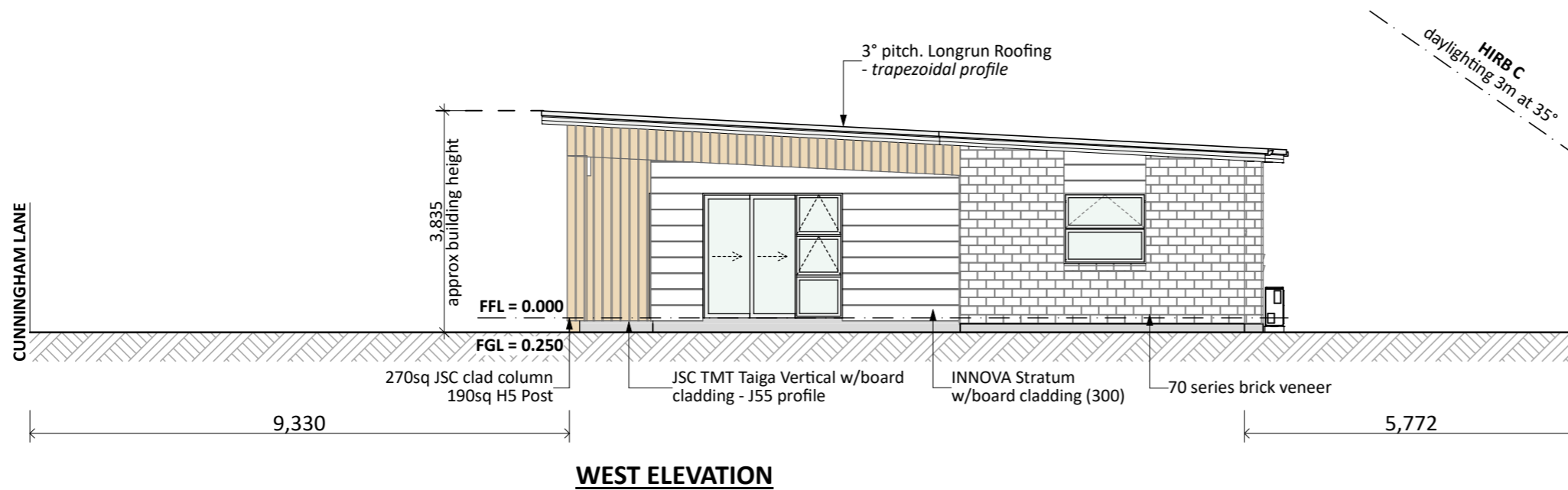
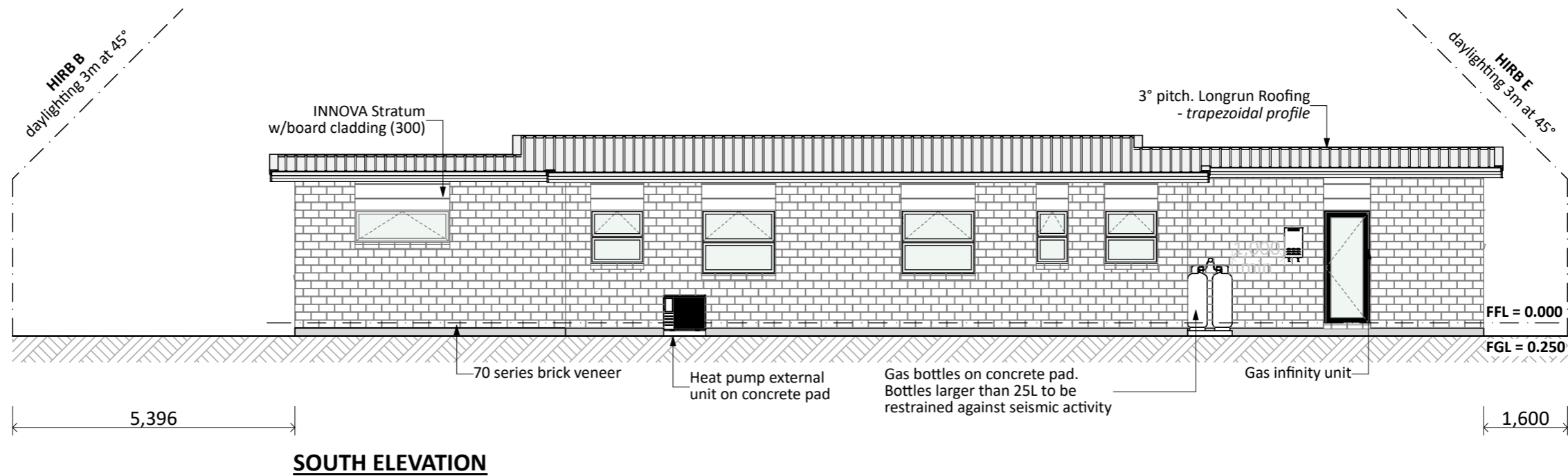
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
 Signature _____ Date _____

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

Project No:	OAK24	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	15/05/2026
Plan:	KOWHAI	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD.	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 24, TBA CUNNINGHAM LANE	Sheet:	1
			design@barretthomes.co.nz	Council:	NPDC		STAGE 1, TE ARA TIMATA, OAKURA	Scale:	1:100



Barrett Homes



General Notes:

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Joinery & Glazing:

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PRELIMINARY ONLY.

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CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

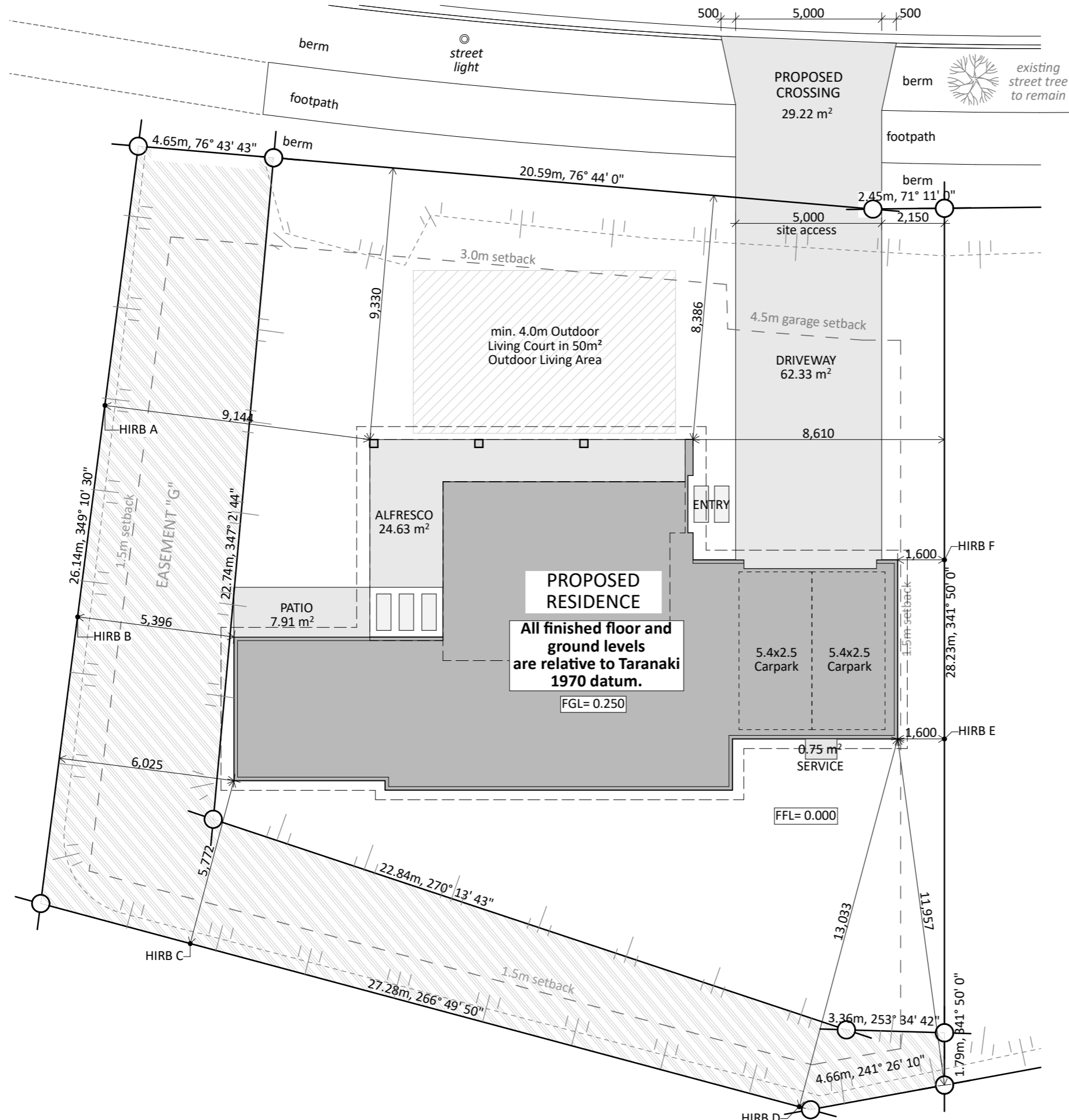
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MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

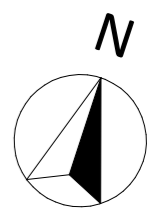
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Plan:	KOWHAI	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD.	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 24, TBA CUNNINGHAM LANE	Sheet:	2
				Council:	NPDC		STAGE 1, TE ARA TIMATA, OAKURA	Scale:	1:100





NOTE: SITE BOUNDARIES ARE PRELIMINARY ONLY.
 Concept plans shown are indicative as site boundaries may change. This is subject to the release of the Record of Title.

Information required/awaiting confirmation:
 • Site levels/contours



Site Info:
LOT: 11
DP: 598843
AREA: 861m²

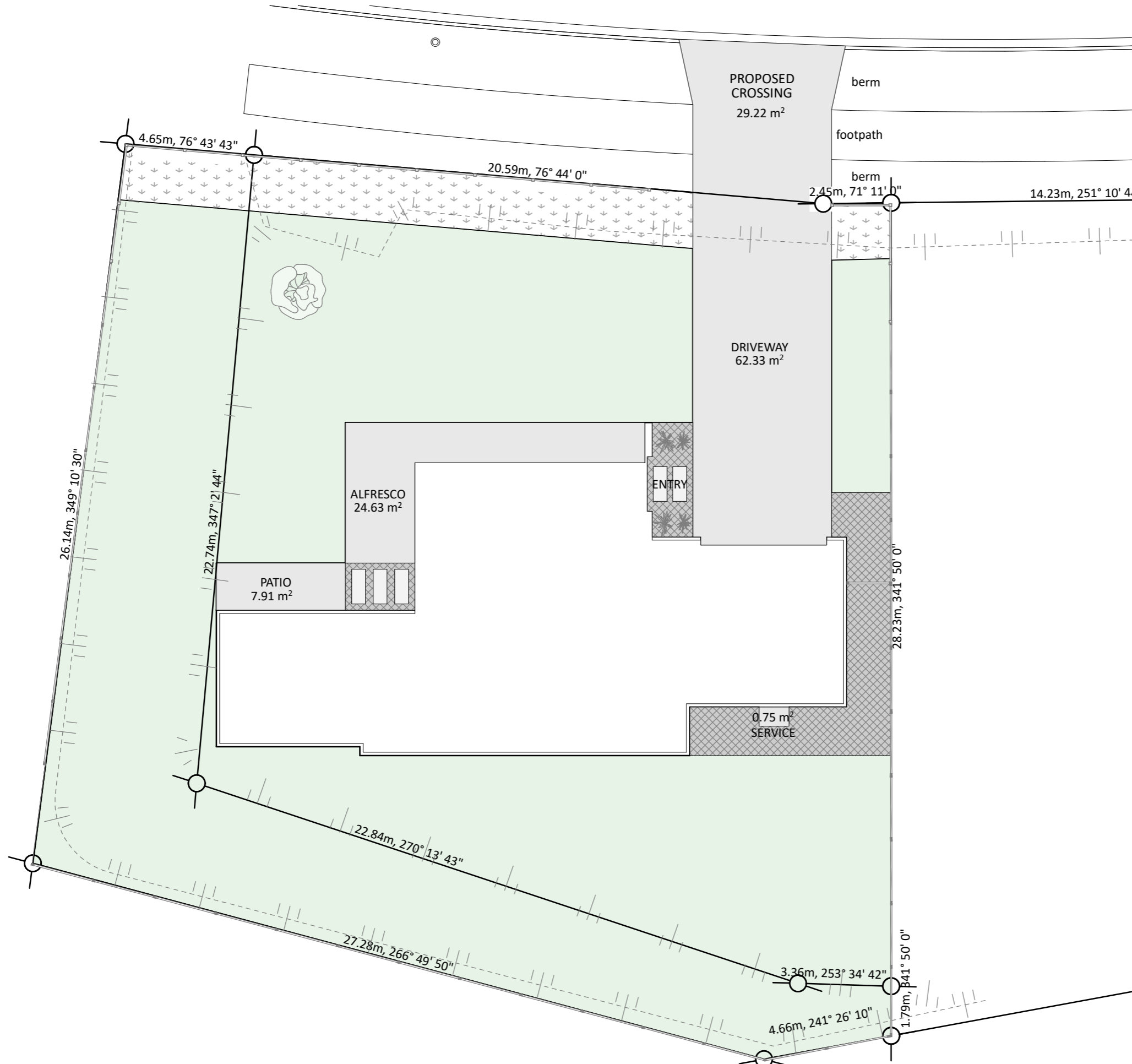
Site Coverage:
 170.18 m (House area) / 861m² (site area) = 19.76%
 Living Zone = RES C
 Max coverage = 40%

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

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Project No:	OAK24	Designed:	CS	Wind:	HIGH	Drawing:	SITE PLAN	Date:	15/05/2026
Plan:	KOWHAI	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD.	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 24, TBA CUNNINGHAM LANE	Sheet:	3
				Council:	NPDC		STAGE 1, TE ARA TIMATA, OAKURA	Scale:	1:150



Landscape Key:	
	HydroSeed Grass
	Developer Plantings <i>Minimum 50% of Street Frontage</i>
	Riverstones
	Post & Rail Fencing
	1.8m Fence
	Fence & Gate
	Specimen Tree
	Low level Plantings

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

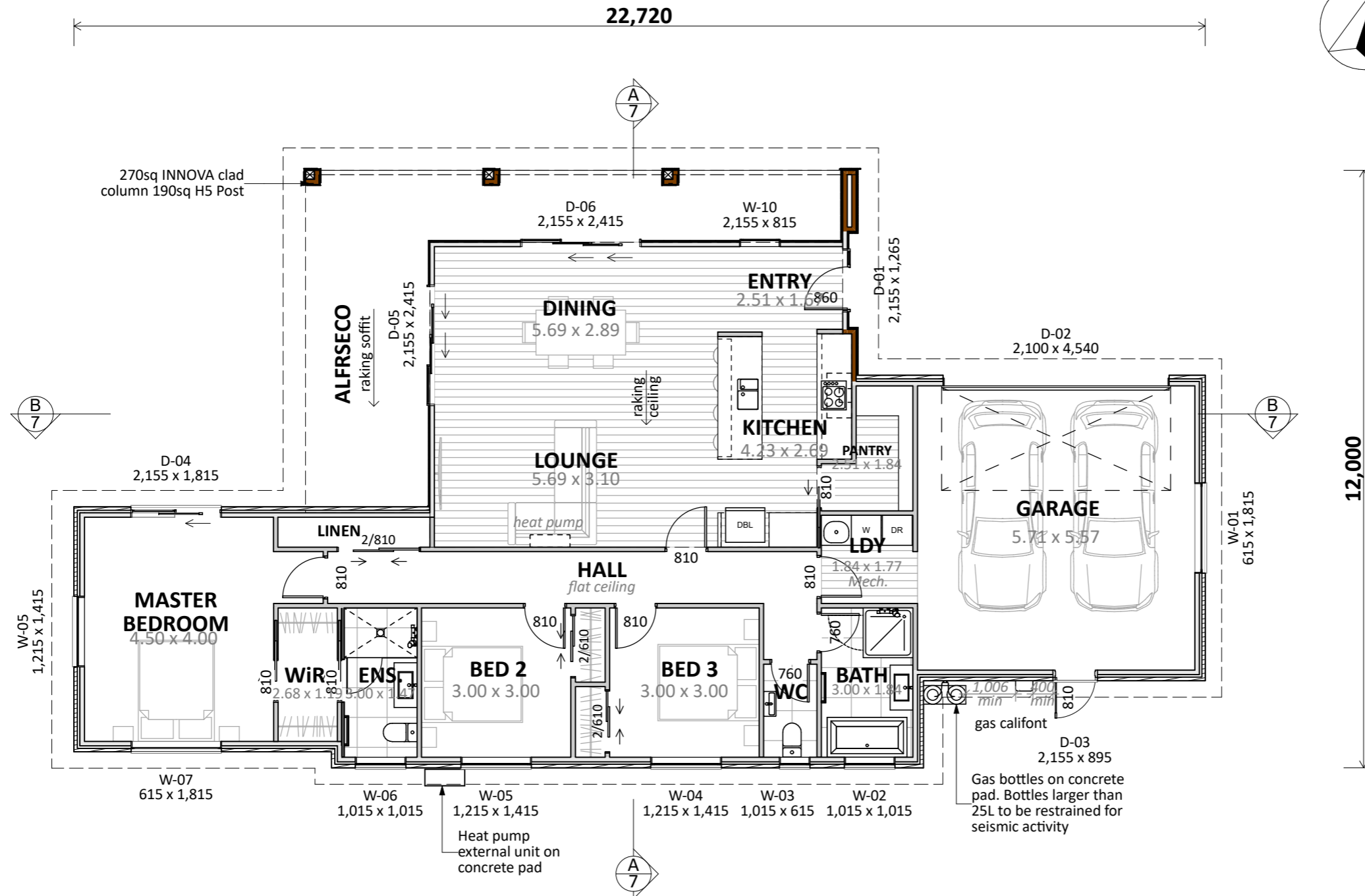
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 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	OAK24	Designed:	CS	Wind:	HIGH	Drawing:	SITE LANDSCAPING	Date:	15/05/2026
Plan:	KOWHAI	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD.	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 24, TBA CUNNINGHAM LANE	Sheet:	4
				Council:	NPDC		STAGE 1, TE ARA TIMATA, OAKURA	Scale:	1:150

Plan Notes:
 2.425 Stud height throughout
 All full height joinery (2155)
 Raking ceiling (PCT) to Living/Dining/Entry & Alfresco

ENGINEERING REQUIRED:
 - Foundation design (TBC with Geotech report)



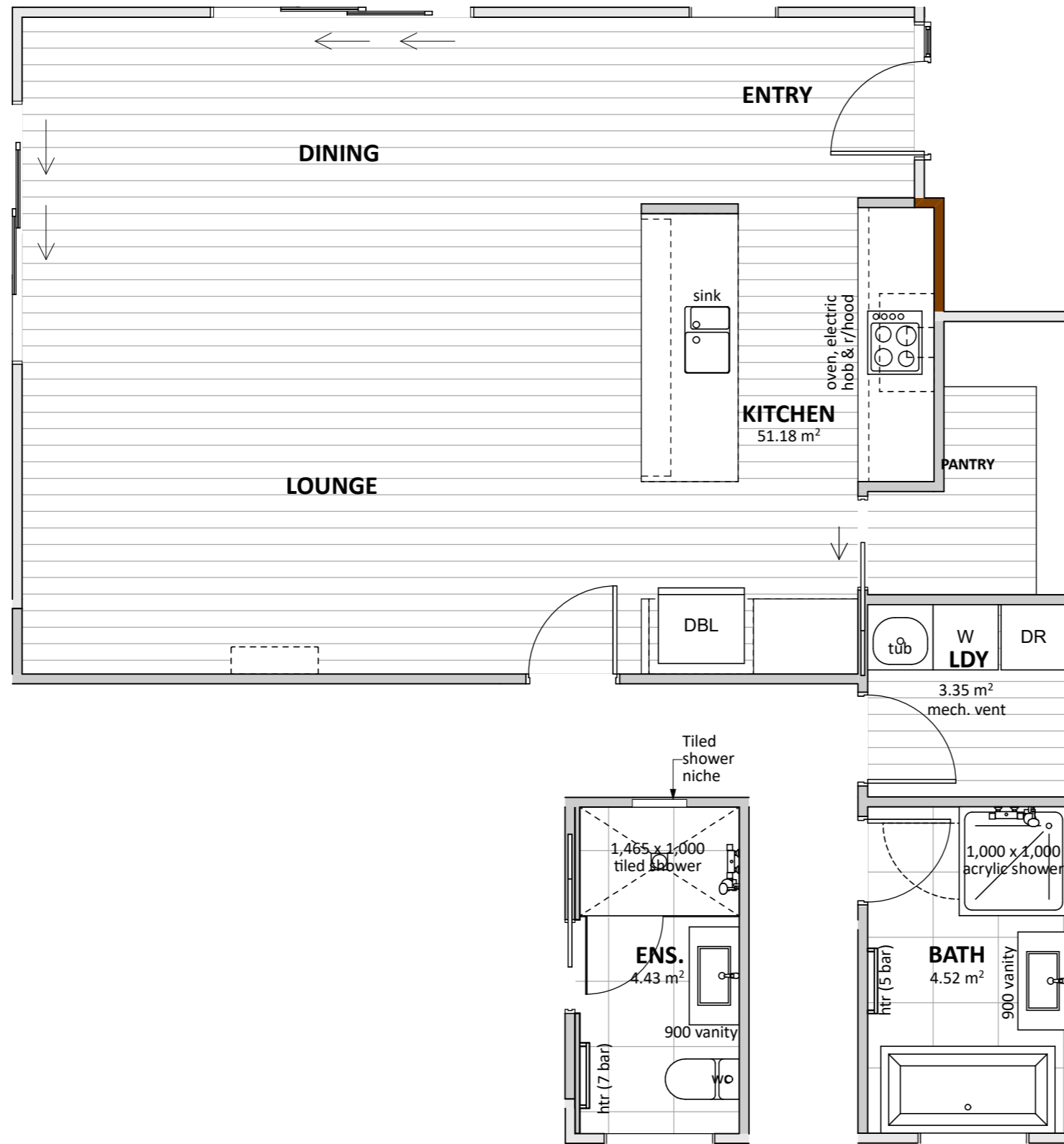
Floor Area:
Area o/frame: 164.78 m ²
Area o/foundation: 170.18 m ²
Cladding Key:
JSC TMT Taiga (J55)
Brick Veneer
Innova Stratum (300)
Innova Duragroove

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Project No: OAK24	Designed: CS	Wind: HIGH	Drawing: CONCEPT PLAN	Date: 15/05/2026
Plan: KOWHAI	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (TARANAKI) LTD.	Rev:
Version: 2.0	Checked: KB	Exposure: D	Site Address: LOT 24, TBA CUNNINGHAM LANE	Sheet: 5
	design@barrethomes.co.nz	Council: NPDC	STAGE 1, TE ARA TIMATA, OAKURA	Scale: 1:100



Floor Types Key:

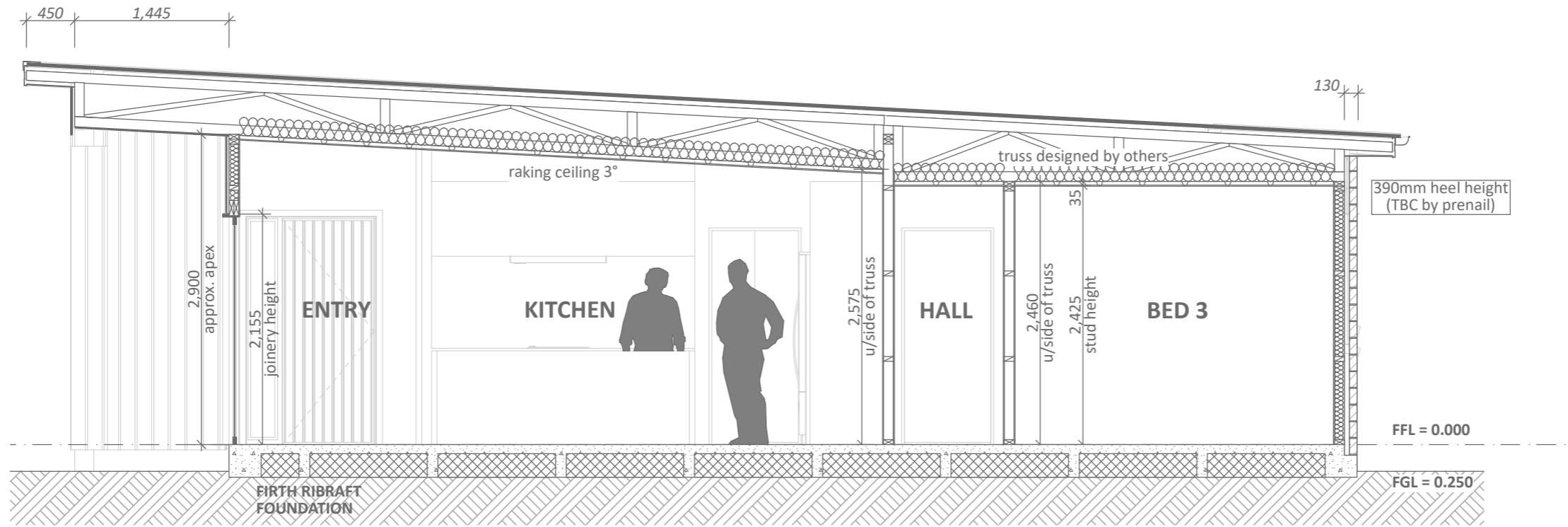
	= Vinyl Floor		= Tiled Floor
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CONCEPT PLAN APPROVAL (confirmation to consent drawings)
 Signature _____ Date _____

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

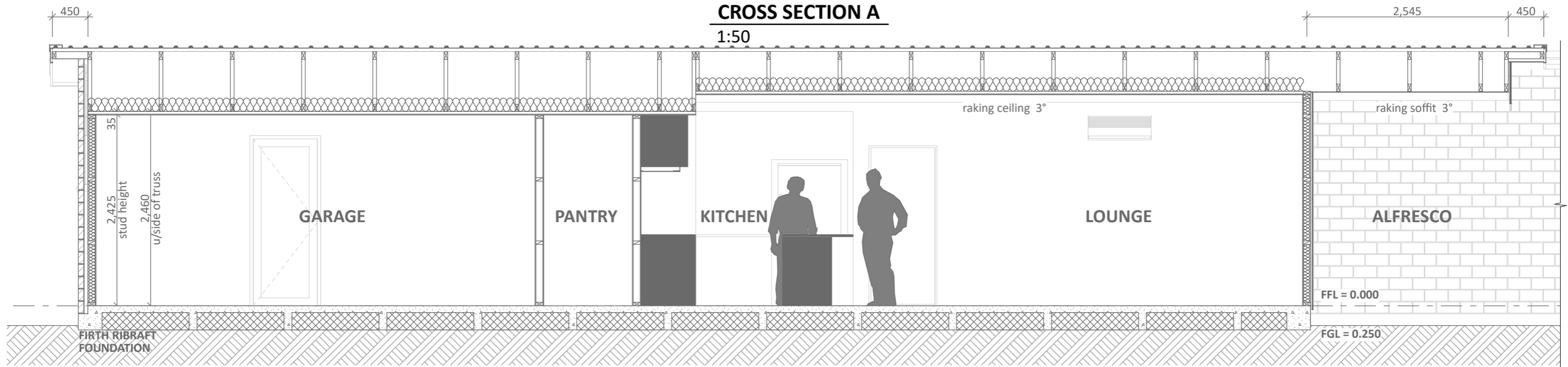


Project No:	OAK24	Designed:	CS	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM	Date:	15/05/2026
Plan:	KOWHAI	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD.	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 24, TBA CUNNINGHAM LANE	Sheet:	6
				Council:	NPDC		STAGE 1, TE ARA TIMATA, OAKURA	Scale:	1:50



CROSS SECTION A

1:50



CROSS SECTION B

1:50

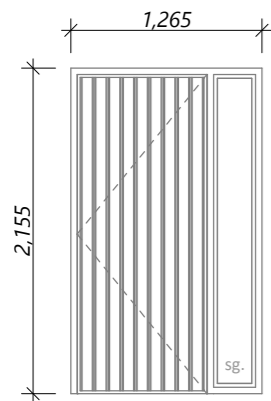
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
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CONCEPT ONLY
 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

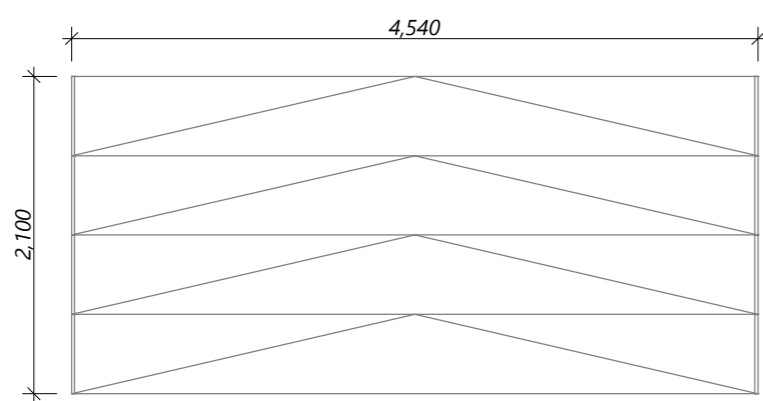


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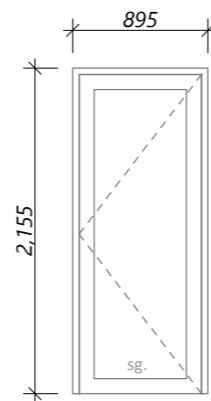
Project No:	OAK24	Designed:	CS	Wind:	HIGH	Drawing:	CROSS SECTION	Date:	15/05/2026
Plan:	KOWHAI	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD.	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 24, TBA CUNNINGHAM LANE	Sheet:	7
				Council:	NPDC		STAGE 1, TE ARA TIMATA, OAKURA	Scale:	1:50



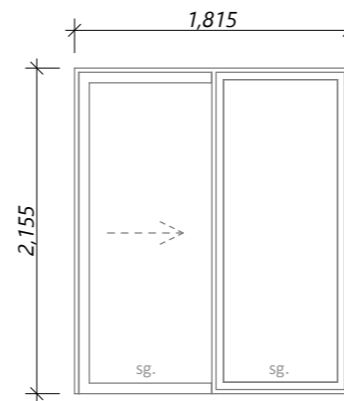
D-01
*Rebated joinery



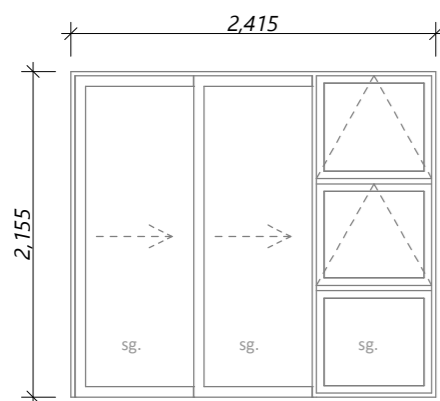
D-02
Insulated Section Panels*



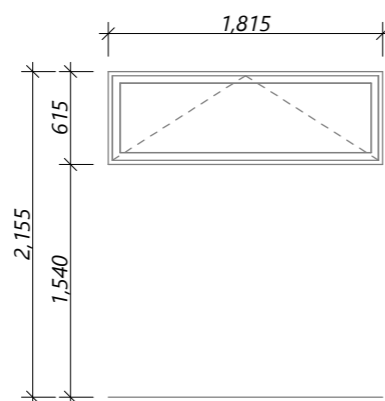
D-03
*Rebated joinery



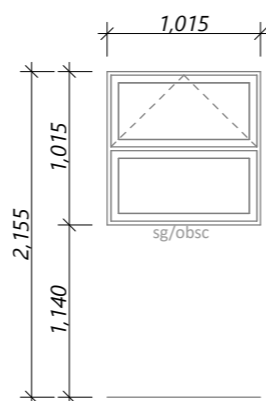
D-04
*Rebated Joinery



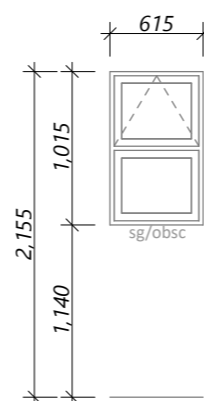
D-05, D-06
*Rebated joinery



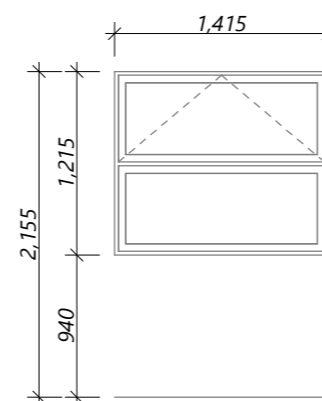
W-01, W-07



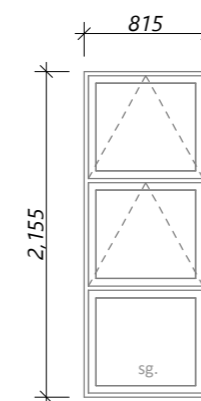
W-02, W-06



W-03



W-04, W-05x2



W-10

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.

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

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Project No:	OAK24	Designed:	CS	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	15/05/2026
Plan:	KOWHAI	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD.	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 24, TBA CUNNINGHAM LANE	Sheet:	8
				Council:	NPDC		STAGE 1, TE ARA TIMATA, OAKURA	Scale:	1:50