



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:
LOT 1, WHARARIKI RISE
NGA ROTO ESTATE, STAGE 15, TAUPO

Y:\GM Projects\WAIKATO\Taupo\NGA ROTO ESTATE\STAGE 15\NGA1\Consent Plans\CS WORKING FILES\NGA1 (SH) - Concept 1.0.pln

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Barrett Homes

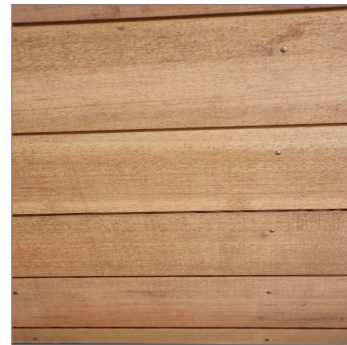
Project No:	NGA1 (SH)	Designed:	DP	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	29/05/2026
Plan:	OTA-016	Drawn:	CS	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 1, WHARARIKI RISE	Sheet:	
				Council:	TDC		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:1



Roofing
 - NZS Colorsteel MAXAM
 - Trapezoidal profile



Panel cladding
 - INNOVA Stratum w/board
 cladding (300)



Natural cladding
 - Selected Horizontal JSC
 Amba TMT w/board
 cladding



Joinery
 - Black

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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Barrett Homes

Project No:	NGA1 (SH)	Designed:	DP	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	29/05/2026
Plan:	OTA-016	Drawn:	CS	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 1, WHARARIKI RISE	Sheet:	
				Council:	TDC		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:1

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)

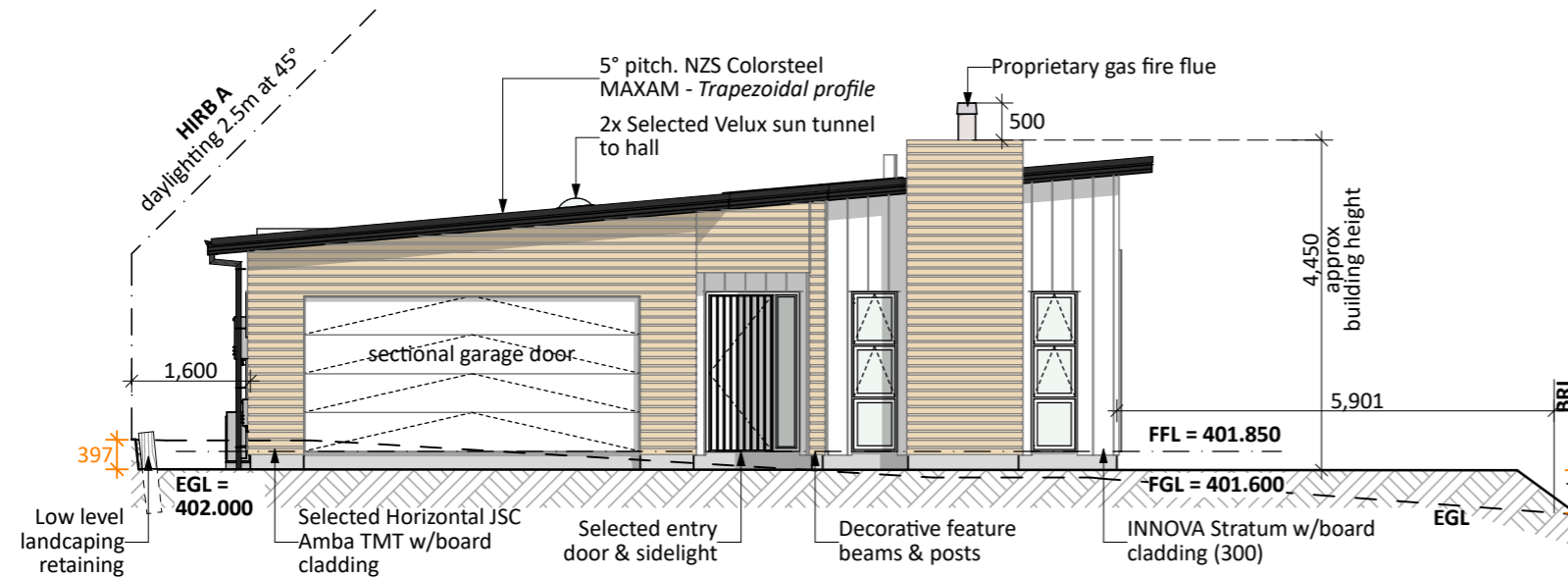
Wall Cladding:
 INNOVA Stratum w/board cladding (300)
 Selected Horizontal JSC Amba TMT w/board cladding

***All claddings to be installed over FPS Weathertight System. FPS Weathertight System to be installed over timber framing strictly as per manufacturers specification.**

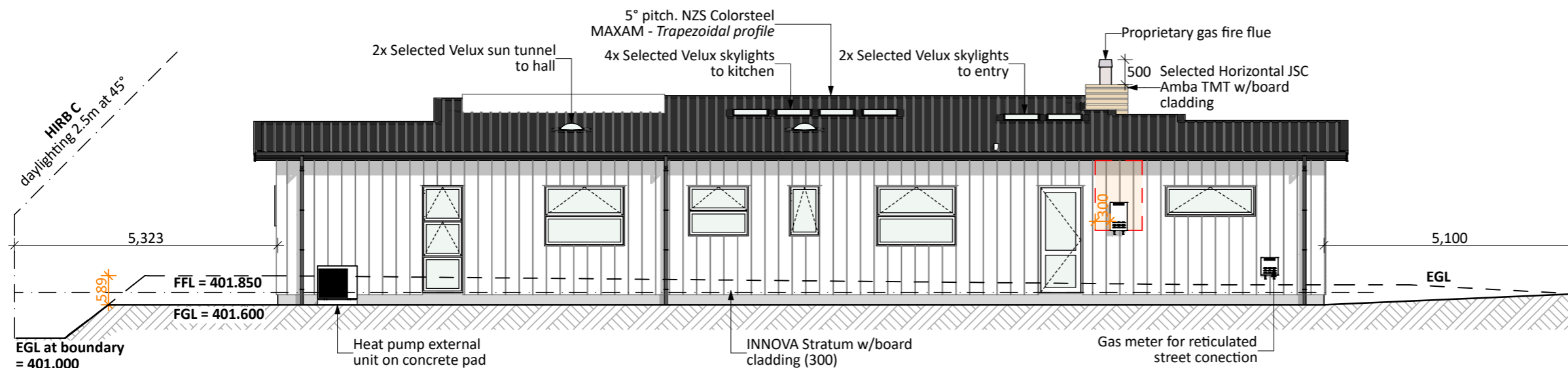
Roof Cladding:
 5° pitch. NZS Colorsteel MAXAM - Trapezoidal profile

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



NORTH ELEVATION



EAST ELEVATION

PRELIMINARY ONLY.
 Elevations are subject to the following:
 - Site Levels
 - Retaining Wall

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:	NGA1 (SH)	Designed:	DP	Wind:	VERY HIGH	Drawn:	ELEVATIONS	Date:	29/05/2026
Plan:	OTA-016	Drawn:	CS	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 1, WHARARIKI RISE	Sheet:	1
				Council:	TDC		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:100

General Notes:
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NZBC D1/AS1 Access
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 Concrete or H5 timber step to all access points, min. 150mm and max. 190mm below finished floor level.

Foundation:
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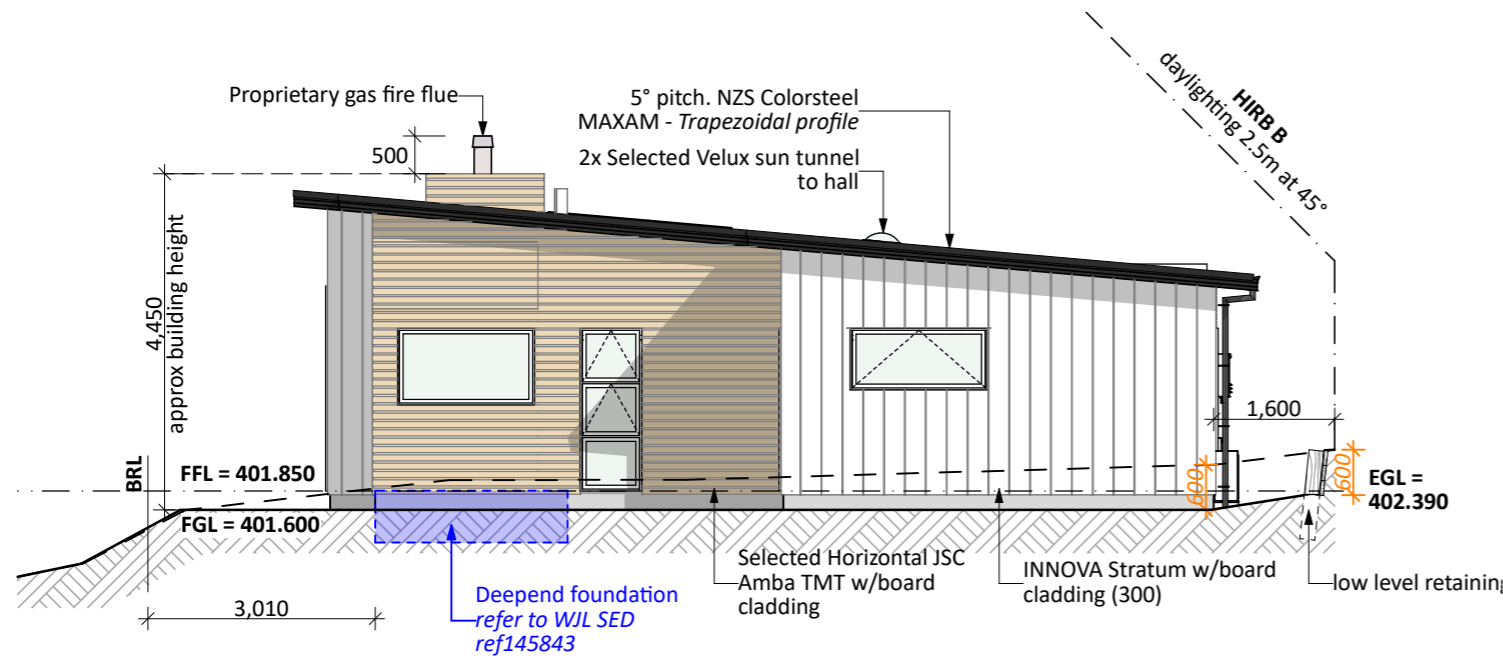
Wall Cladding:
 INNOVA Stratum w/board cladding (300)
 Selected Horizontal JSC Amba TMT w/board cladding

*All claddings to be installed over FPS Weathertight System. FPS Weathertight System to be installed over timber framing strictly as per manufacturers specification.

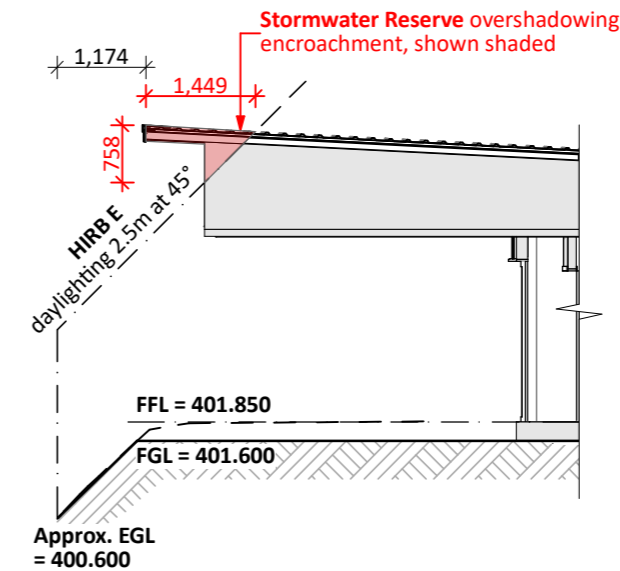
Roof Cladding:
 5° pitch. NZS Colorsteel MAXAM - Trapezoidal profile

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

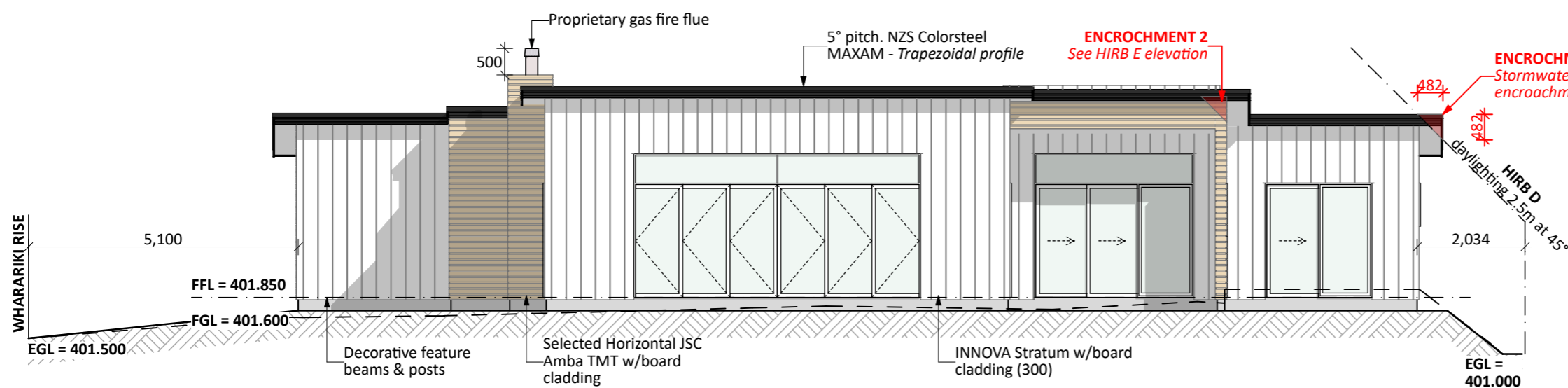


SOUTH ELEVATION



HIRB E ELEVATION

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		10

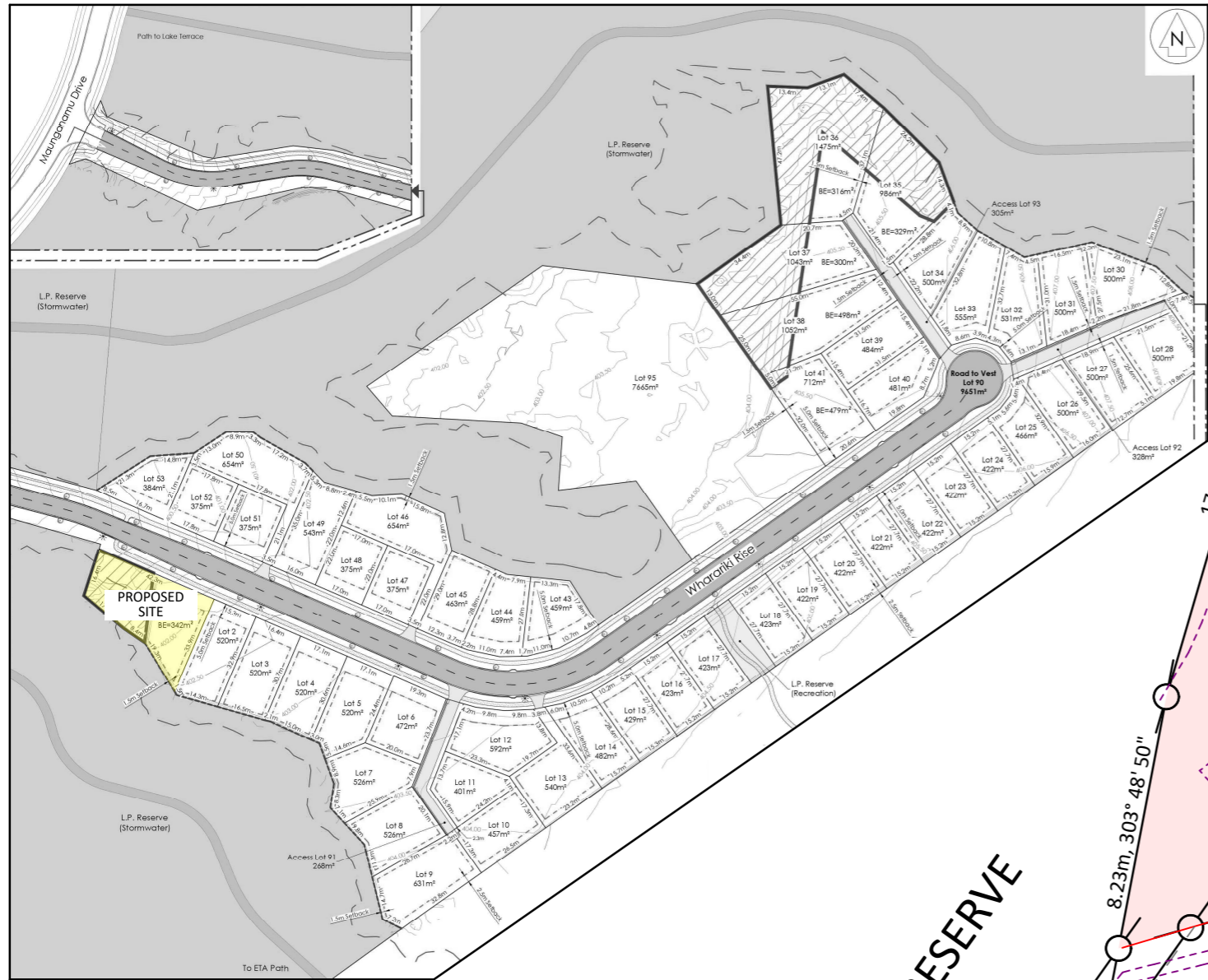


WEST ELEVATION

PRELIMINARY ONLY.
 Elevations are subject to the following:
 - Site Levels

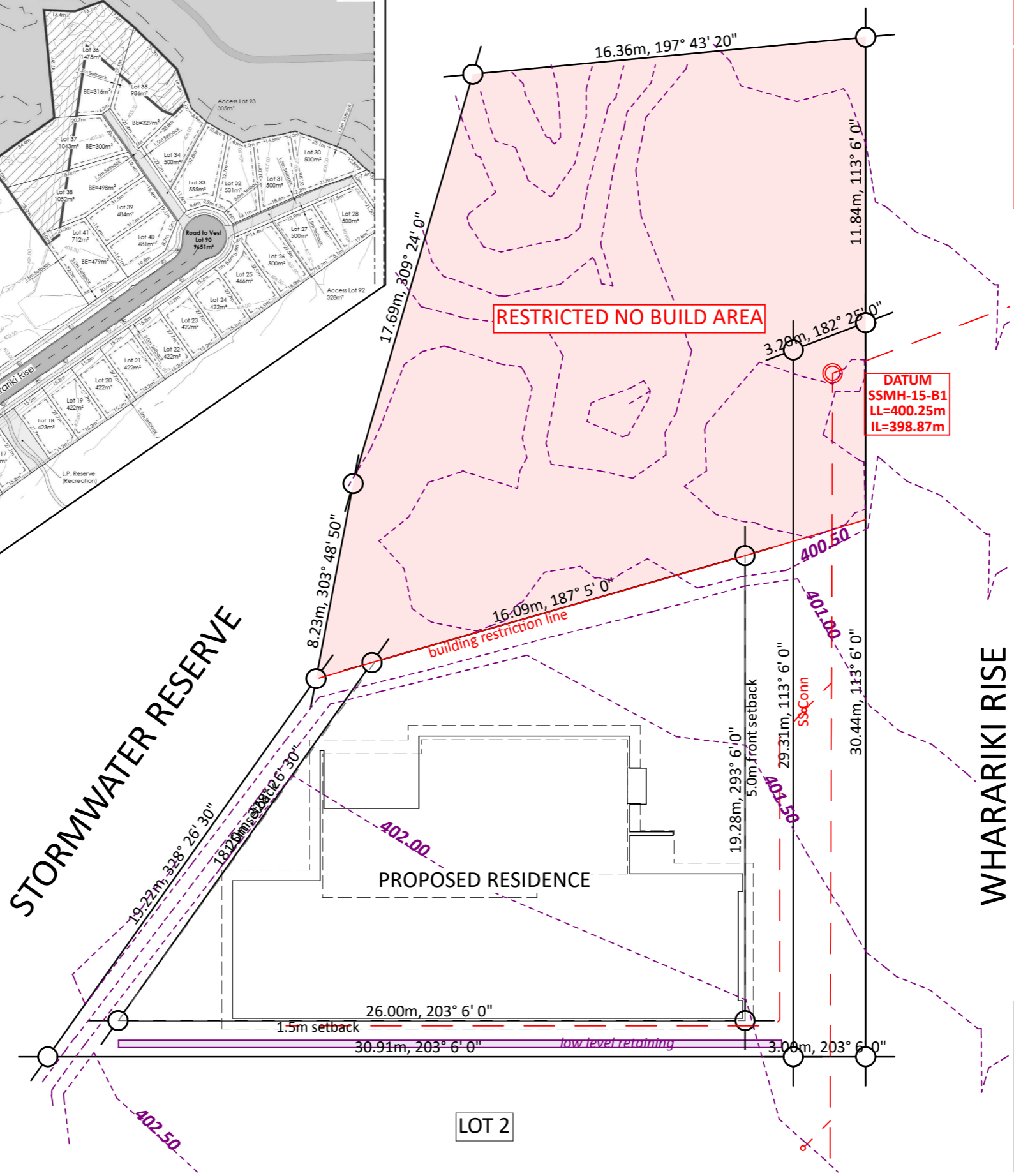


Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawn: ELEVATIONS	Date: 29/05/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE	Sheet: 2
	design@barrethomes.co.nz	Council: TDC	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:100

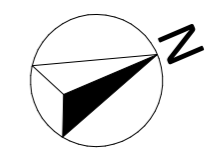


NOTE: SITE BOUNDARIES ARE PRELIMINARY ONLY.
 Concept plans shown are indicative as site boundaries may change. This is subject to the release of the Record of Title.

- Information required/awaiting confirmation:**
- As Built information
 - Service connection locations
 - Septic / Storm water disposal design
 - Subdivision resource consent (if any)
 - Site levels/contours
 - Final geotech report
 - Consent Notices



Site Info:
LOT: 1
DP: 620053
AREA: 953m²
 (Building Envelope Area: 342m²)

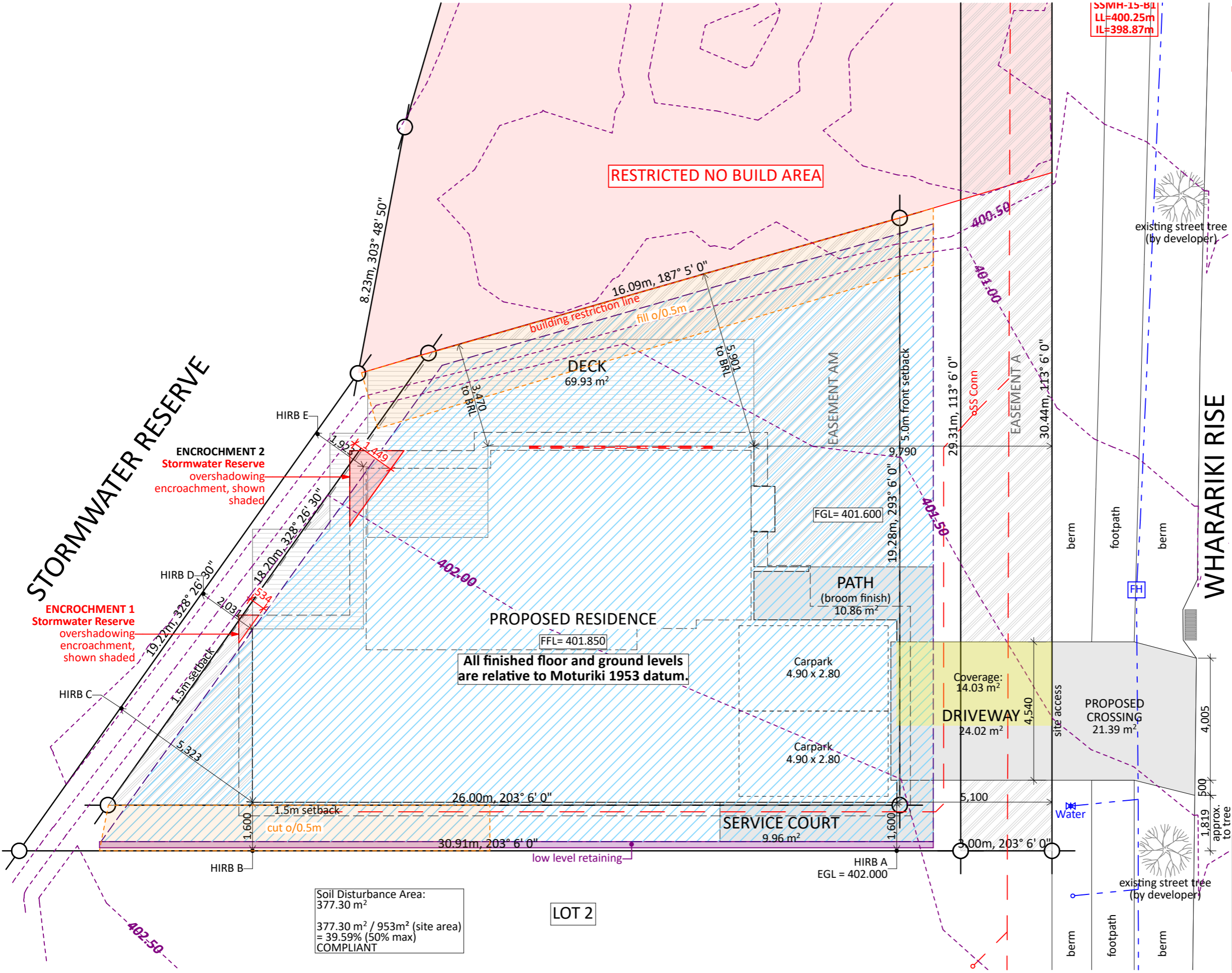


CONCEPT PLAN APPROVAL (confirmation to consent drawings)
 Signature _____ Date _____

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



Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawn: LOCATION PLAN	Date: 29/05/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE	Sheet: 3
design@barrethomes.co.nz			Council: TDC	Scale: 1:200



Information required/awaiting confirmation:

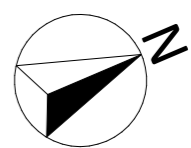
- Storm water disposal design
- Site levels

Site Info:

LOT: 1
DP: 620053
AREA: 953m²
 (Building Envelope Area: 342m²)

Site Coverage:

187.11 m² (House area) + 10.89m² (eaves over 600mm) / 953m² (site area) = 20.75%
Living Zone = GRZ
Max coverage = 40%
COMPLIANT
 Plot Ratio:
 187.11 m² (House area) / 953m² (site area) = 19.61%
Max Plot Ratio = 40%
(GRZ-R5 - 1)
COMPLIANT
 Total Coverage:
 187.11 m² (House area) + 14.03m² (Impervious Area) / 953m² (site area) = 21.08%
Max Total Coverage = 50%
(GRZ-R5 - 3)
COMPLIANT



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Soil Disturbance Area:
 377.30 m²
 377.30 m² / 953m² (site area)
 = 39.59% (50% max)
COMPLIANT

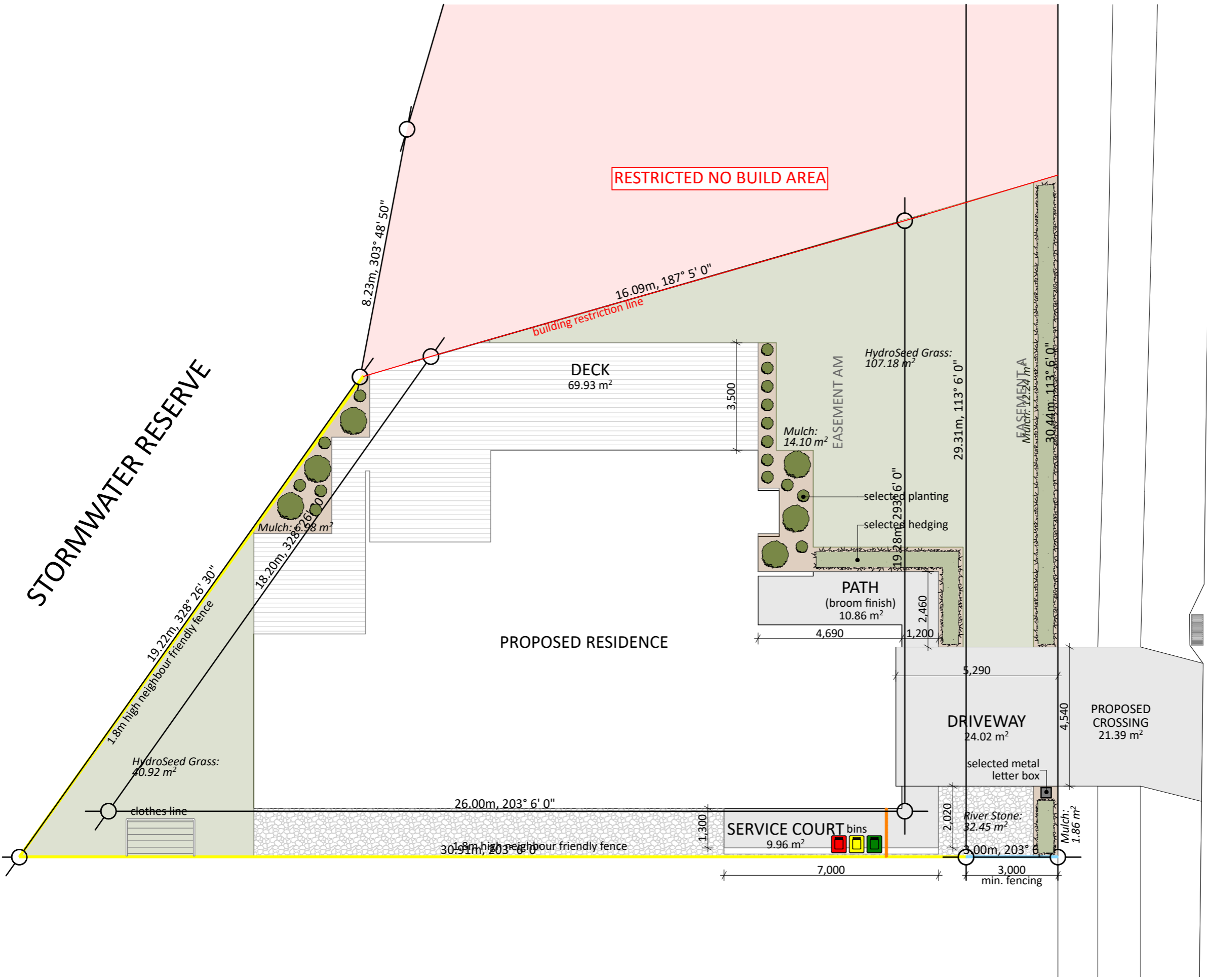
LOT 2

Y:\GM Projects\WAIKATO\Taupo\NGA ROTO ESTATE\STAGE 15\NGA1\Consent Plans\CS WORKING FILES\NGA1 (SH) - Concept 1.0.pln

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Project No:	NGA1 (SH)	Designed:	DP	Wind:	VERY HIGH	Drawing:	SITE PLAN	Date:	29/05/2026
Plan:	OTA-016	Drawn:	CS	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 1, WHARARIKI RISE	Sheet:	4
				Council:	TDC		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:125



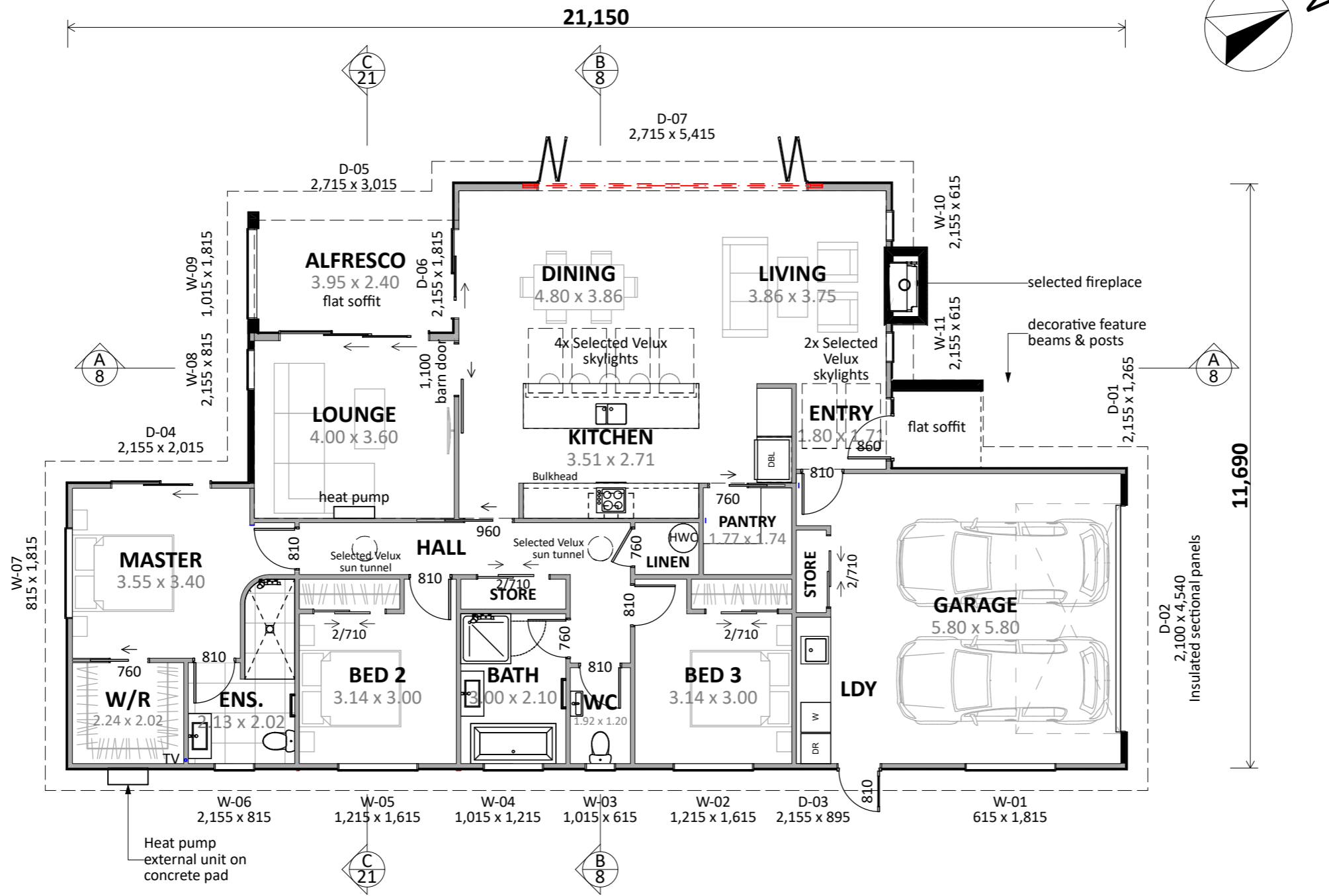
Landscape Key:	
	HydroSeed Grass
	Riverstones
	Mulch
	1.2m Fence
	1.8m Timber Fence
	Fence & Gate
	Selected Grass Plantings
	Selected Hedgings

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

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Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawn: LANDSCAPING PLAN	Date: 29/05/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE	Sheet: 5
design@barrethomes.co.nz		Council: TDC	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:125



ENGINEERING REQUIRED:
- Alfresco & Entry nib wall

Plan Notes:
2.425 Stud height throughout
All joinery 2155 head height
Flat soffit to Alfresco and Entry
4x Selected Velux skylights to Kitchen
2x Selected Velux skylights to Entry
2x Selected Velux sun tunnels to Hall
Selected fireplace to Living

Floor Area:

Area o/frame: 187.11 m²

Cladding Key:

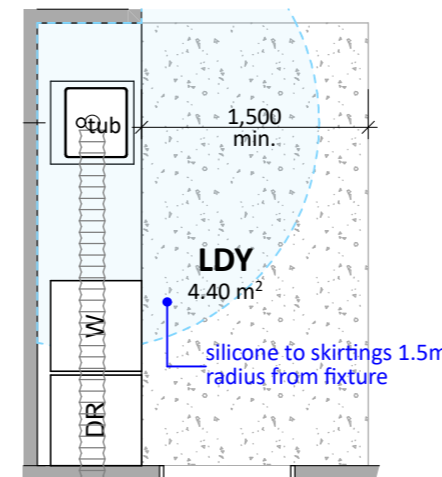
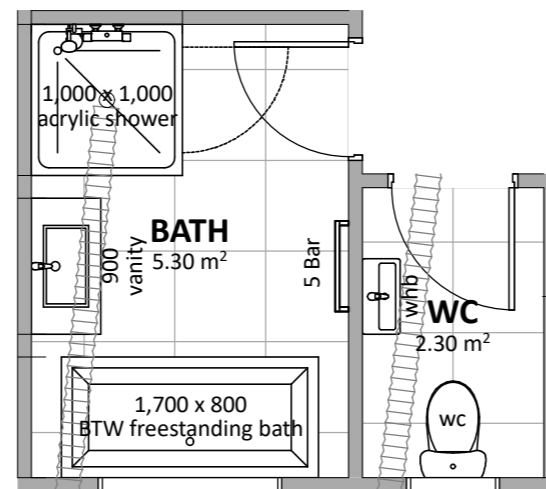
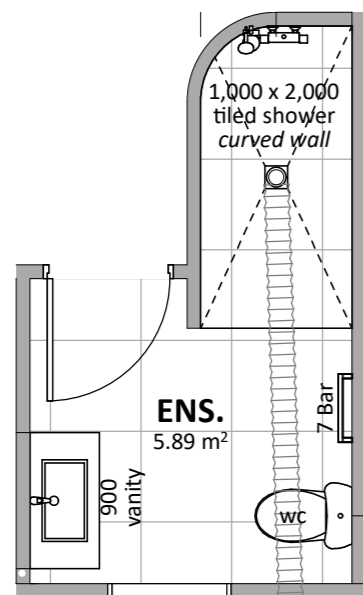
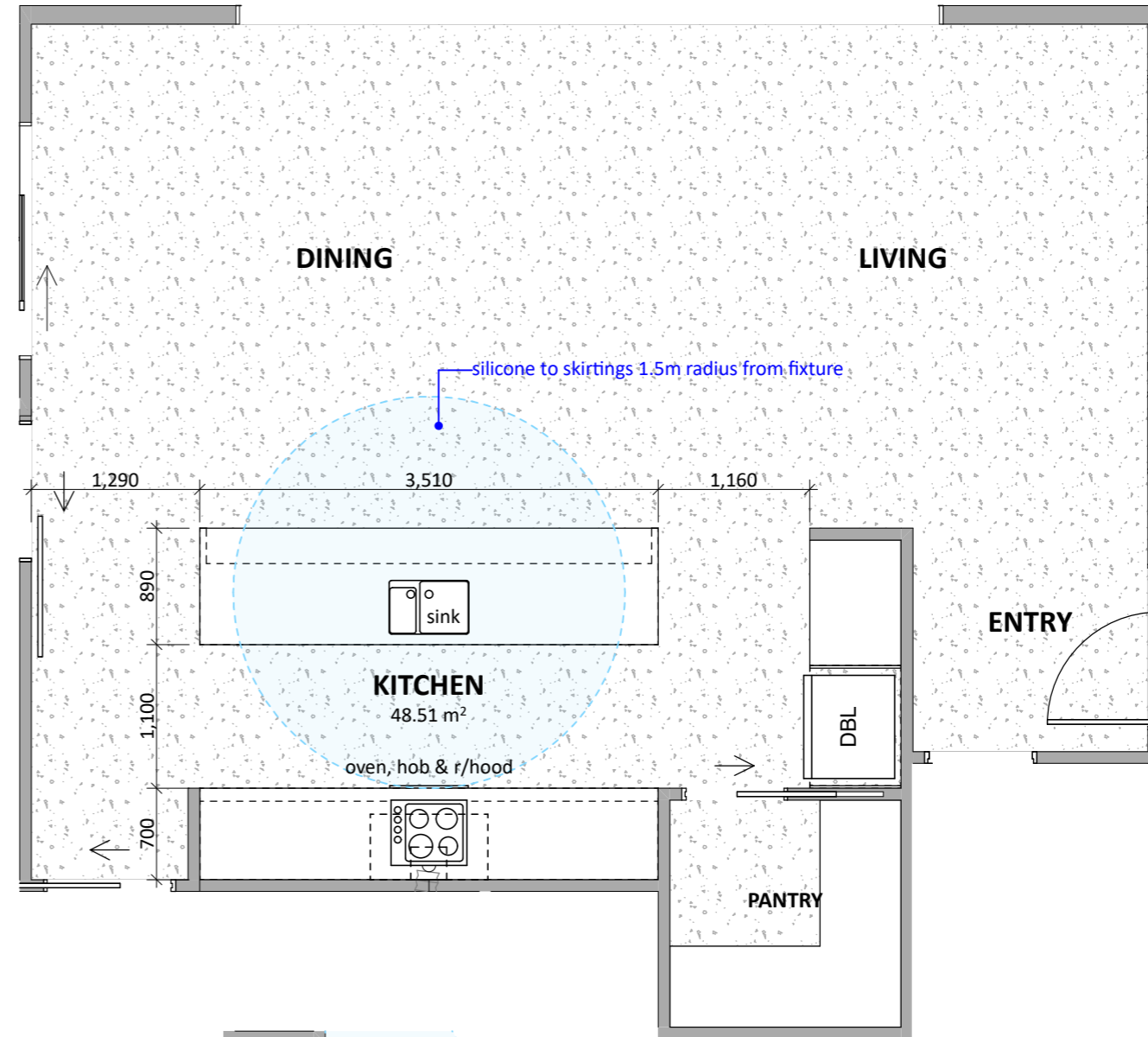
Horizontal Cedar
INNOVA Stratum

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: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: CONCEPT PLAN	Date: 29/05/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE	Sheet: 6
design@barrethomes.co.nz		Council: TDC	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:100



Floor Types Key:

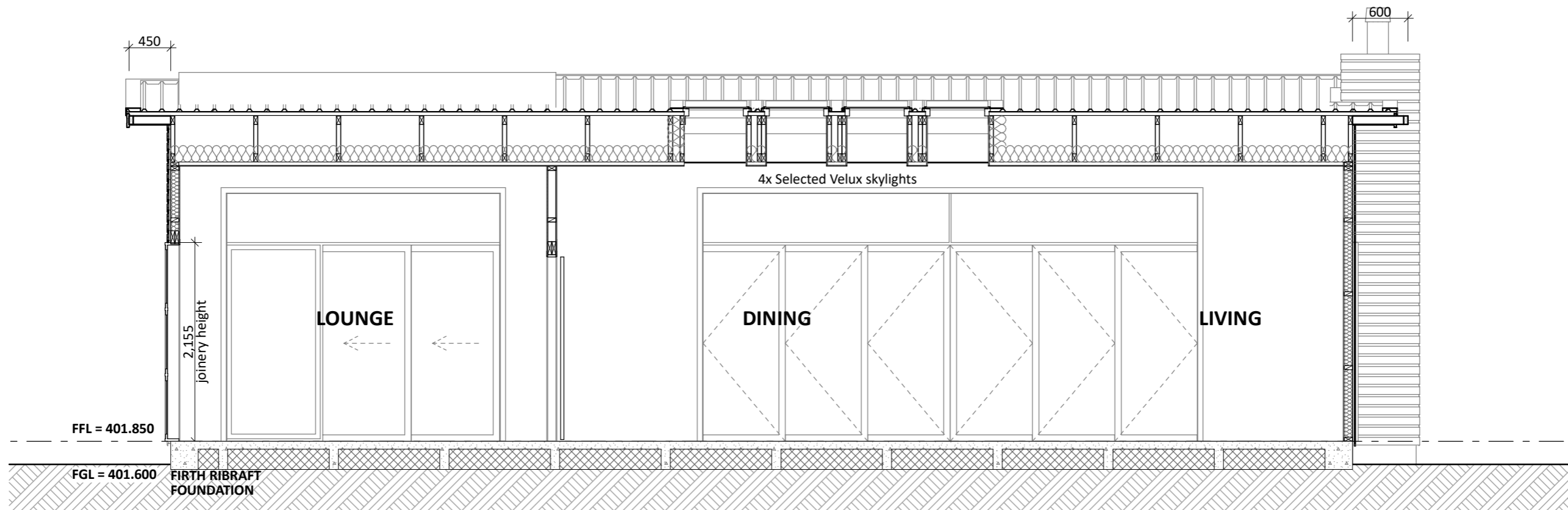
	= Conc Floor		= Tiled Floor
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CONCEPT PLAN APPROVAL (confirmation to consent drawings)
 Signature _____ Date _____

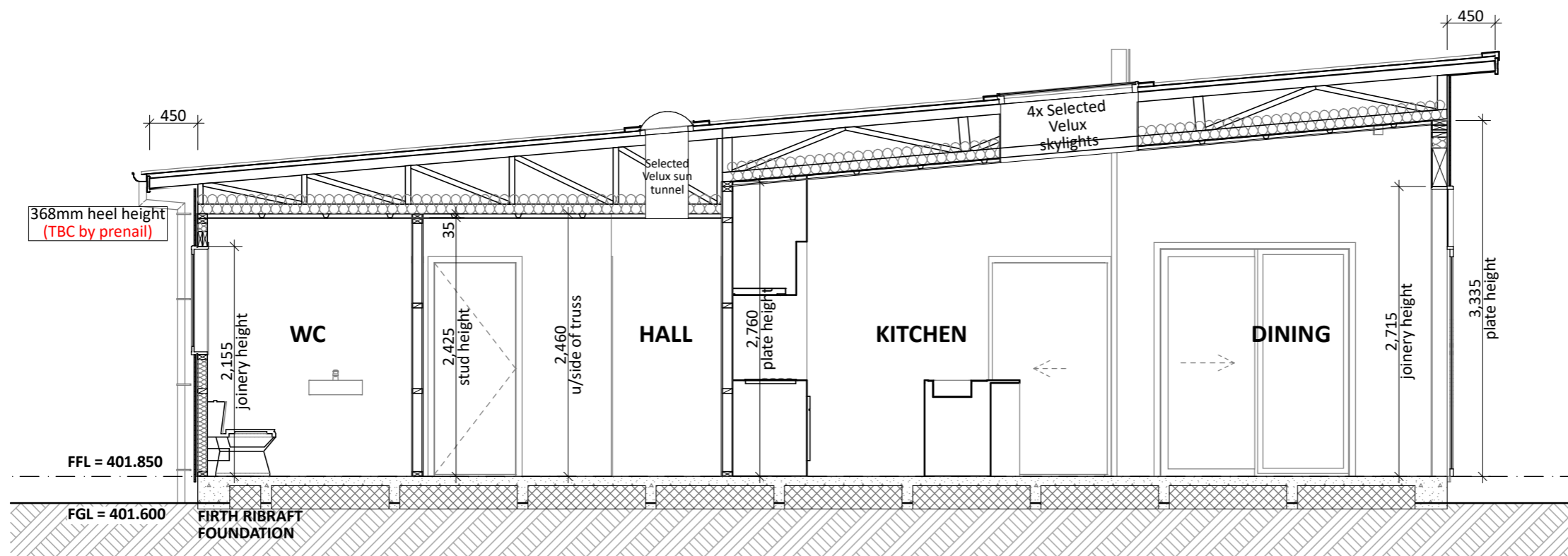
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 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: KITCHEN & BATHROOM	Date: 29/05/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE	Sheet: 7
design@barrethomes.co.nz			Council: TDC	Scale: 1:50
NGA ROTO ESTATE, STAGE 15, TAUPO				



CROSS SECTION A
SCALE 1:50



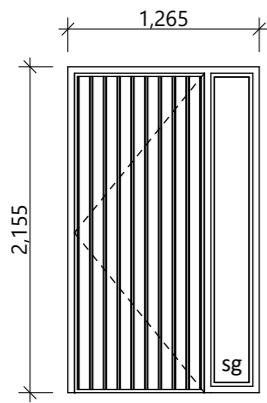
CONCEPT SECTION B
SCALE 1:50

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

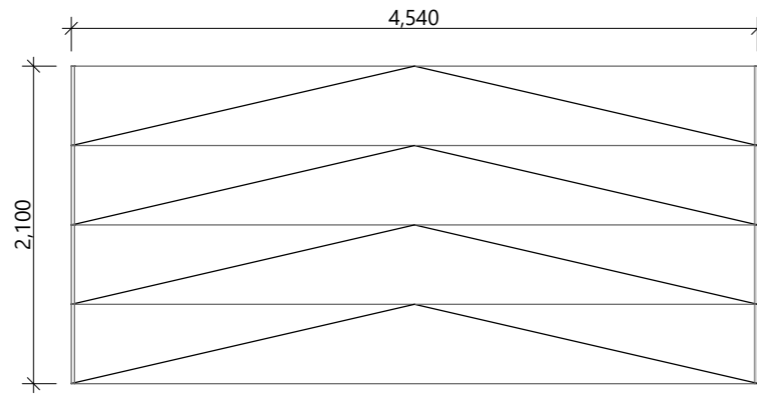


Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: CROSS SECTIONS	Date: 29/05/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE	Sheet: 8
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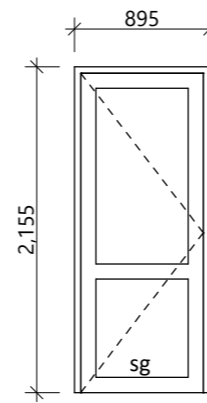
D-01

Rebated joinery
860 door leaf



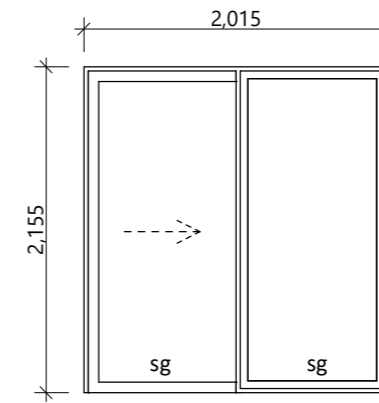
D-02

Insulated sectional panels



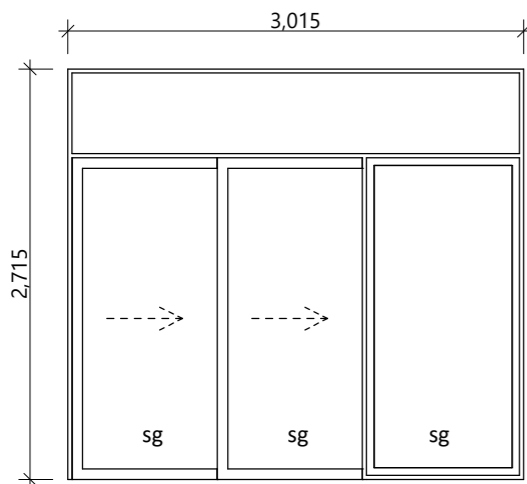
D-03

810 door leaf



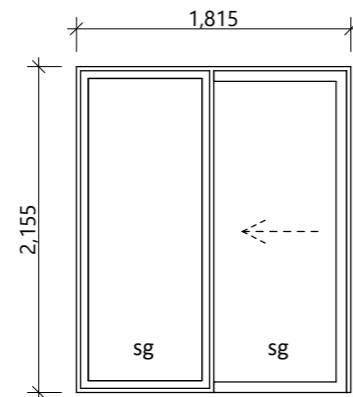
D-04

Rebated joinery
Thermally improved



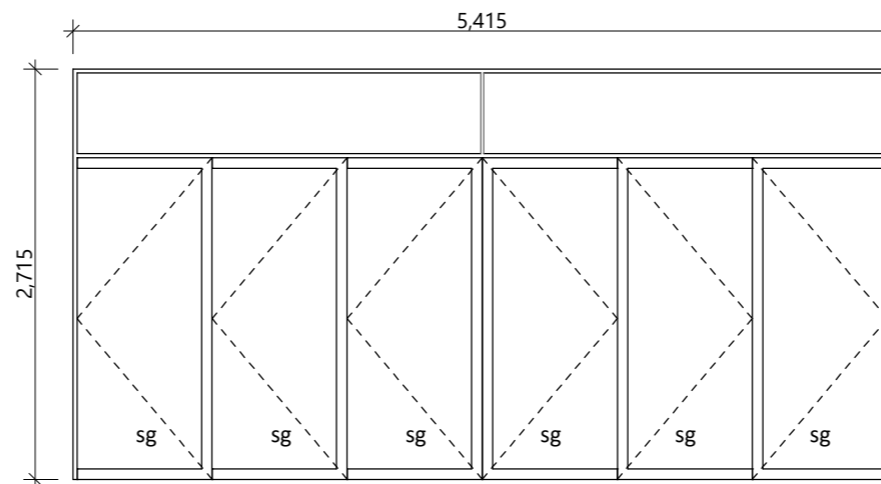
D-05

Rebated joinery
Thermally improved



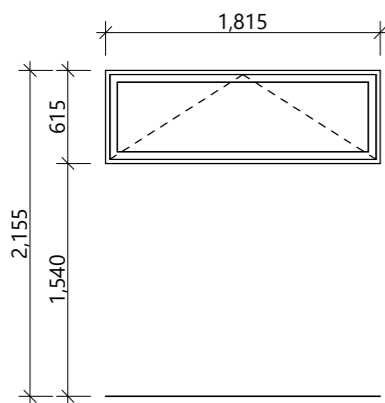
D-06

Rebated joinery
Thermally improved

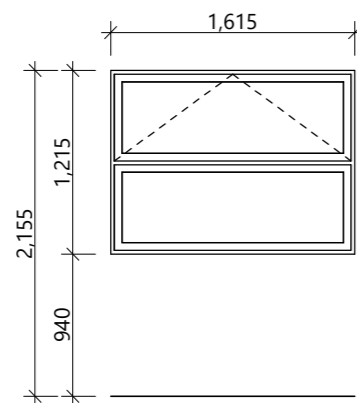


D-07

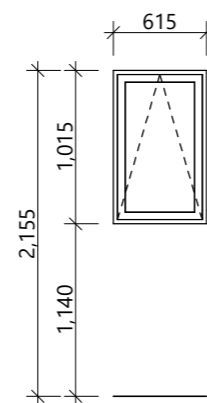
Rebated joinery
Thermally improved



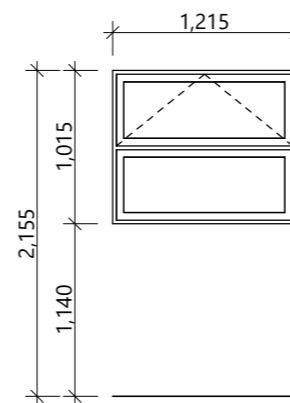
W-01



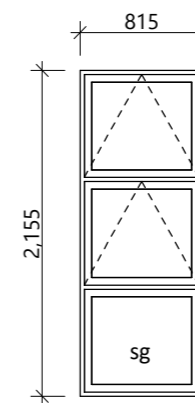
W-02, W-05



W-03



W-04



W-06, W-08

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

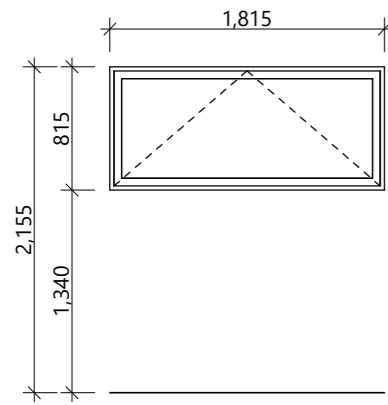
Date

CONCEPT ONLY

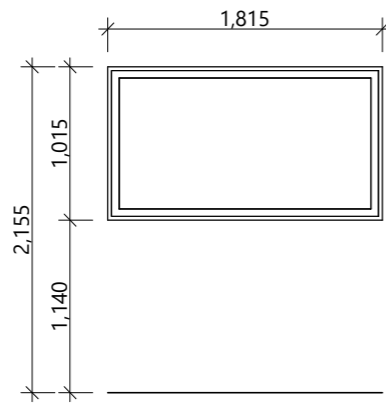
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



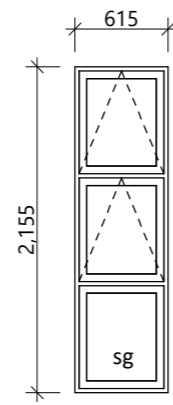
Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: JOINERY SCHEDULE	Date: 29/05/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE	Sheet: 9
	design@barrethomes.co.nz	Council: TDC	NGA ROTO ESTATE, STAGE 15, TAUPO	Scale: 1:50



W-07



W-09



W-10, W-11

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.

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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:	NGA1 (SH)	Designed:	DP	Wind:	VERY HIGH	Drawing:	JOINERY SCHEDULE	Date:	29/05/2026
Plan:	OTA-016	Drawn:	CS	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 1, WHARARIKI RISE	Sheet:	10
				Council:	TDC		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:50