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NEW DWELLING FOR:
BARRETT HOMES (NORTHLAND) LTD

ADDRESS:
LOT 7, 16 MOORING WAY
ONE TREE POINT, WHANGAREI



Barrett Homes

Project No:	MOOR7	Designed:	NS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	6/07/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 7, 16 MOORING WAY	Sheet:	
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	



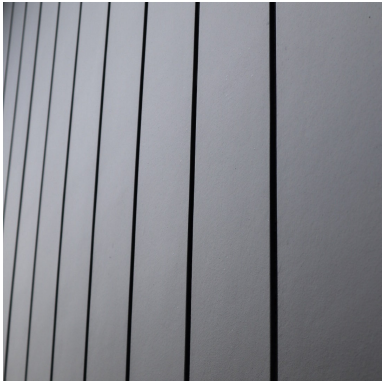
Joinery
- Black



Roofing
- Longrun roofing - trapezoidal profile



Panel cladding
INNOVA Stratum w/board cladding (300)



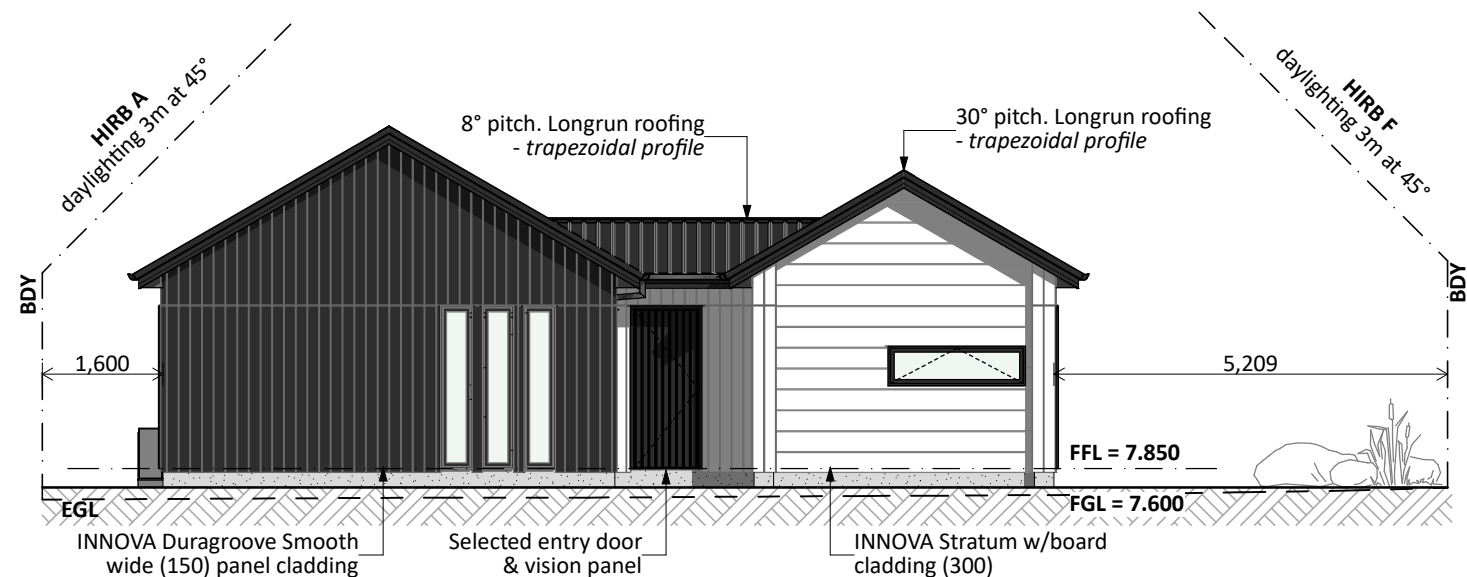
Panel cladding
INNOVA Duragroove Smooth wide (150) panel cladding

**The above materiality is for look & feel purposes only*
Y:\WGM Projects\WORTHLAND\Marsden Cove (One Tree Point)\WThe Mooring\WMOOR7\WConcept Plans\WMOOR7 Concept 1.0.pln
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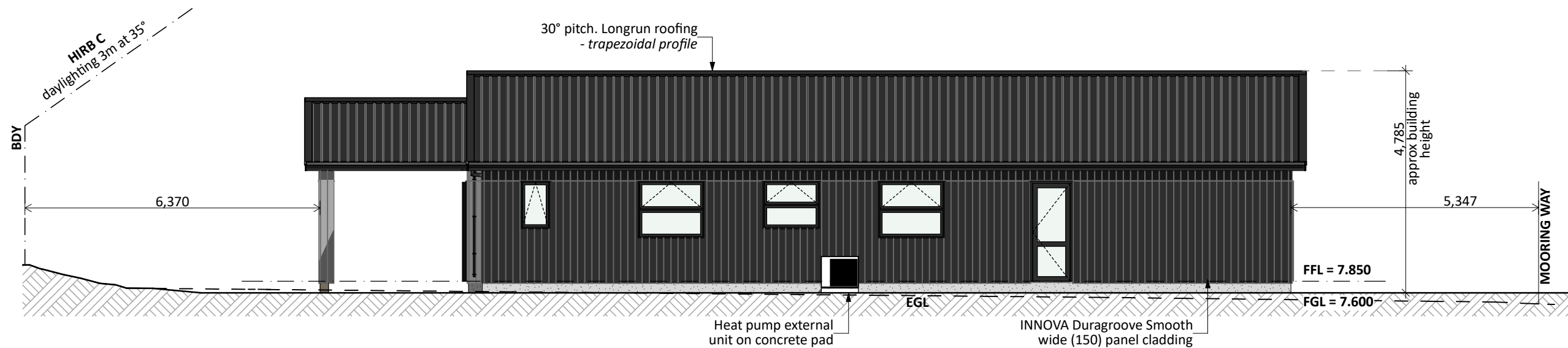


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Project No:	MOOR7	Designed:	NS	Wind:	HIGH	Drawing:	MATERIALITY	Date:	6/07/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 7, 16 MOORING WAY	Sheet:	
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	



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.

Foundation:

Raft floor to engineers design (see plan notes and details)

Wall Cladding:

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

Roof Cladding:

30° & 8° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia & spouting with 80mm Ø aluminium downpipes

Joinery & Glazing:

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

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

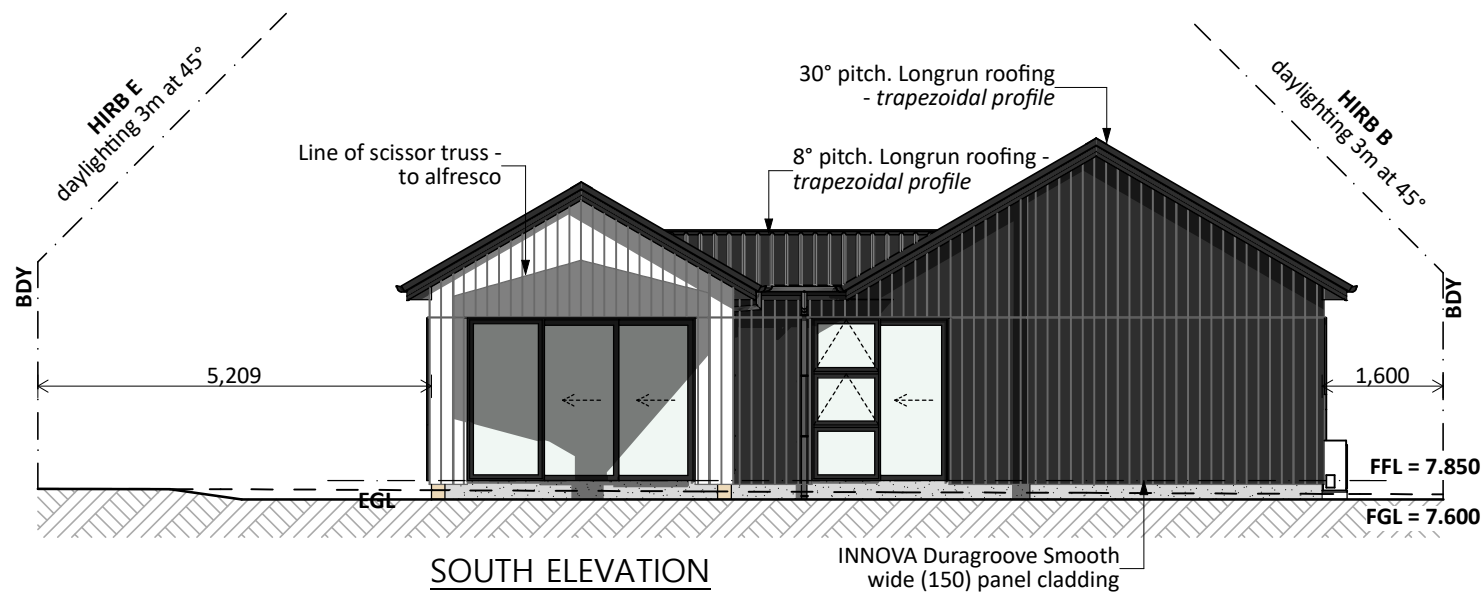
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MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

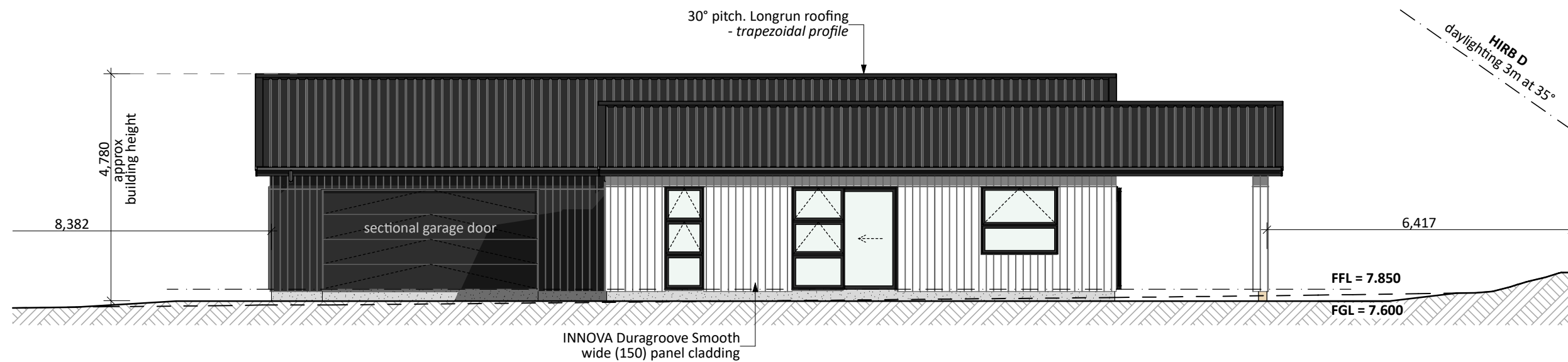


Barrett Homes

Project No:	MOOR7	Designed:	NS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	6/07/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 7, 16 MOORING WAY	Sheet:	1
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100



SOUTH ELEVATION



WEST ELEVATION

General Notes:

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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:

Raft floor to engineers design (see plan notes and details)

Wall Cladding:

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

Roof Cladding:

30° & 8° pitch. Longrun roofing - *Trapezoidal profile*

Fascia and Spouting:

COLORCOTE fascia & spouting with 80mm Ø aluminium downpipes

Joinery & Glazing:

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

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

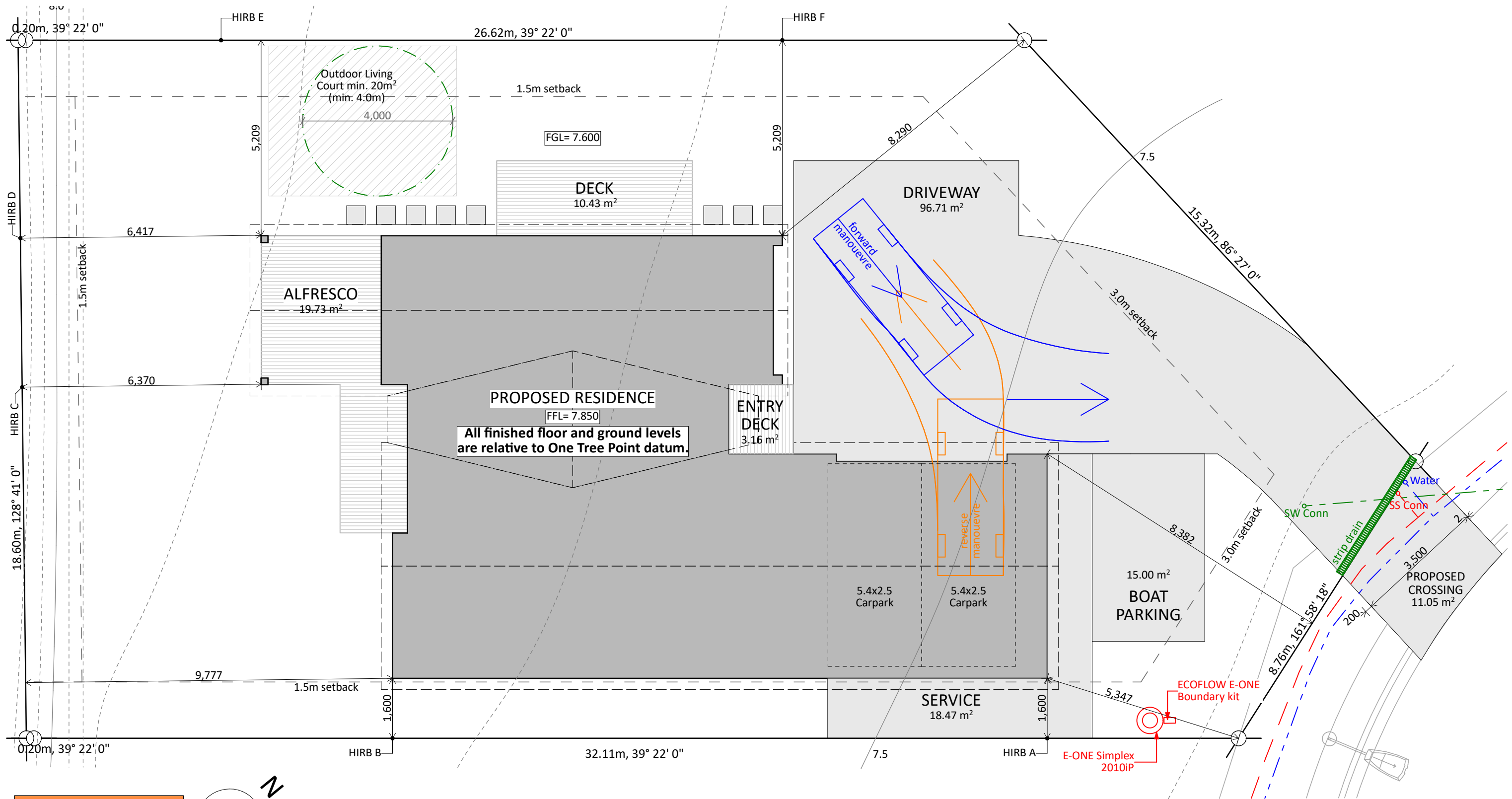
CONCEPT ONLY

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Barrett Homes

Project No:	MOOR7	Designed:	NS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	6/07/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 7, 16 MOORING WAY	Sheet:	2
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100



Site Coverage:
160.02m² (House area) + **11.2m²** (eaves over 800mm) / **615** (site area) = **27.85%**
Living Zone = GRZ
Max coverage = 40%
(GRZ-R8 - 40% of net site area)

Site Info:
LOT: 7
DP: 599307
AREA: 615m²

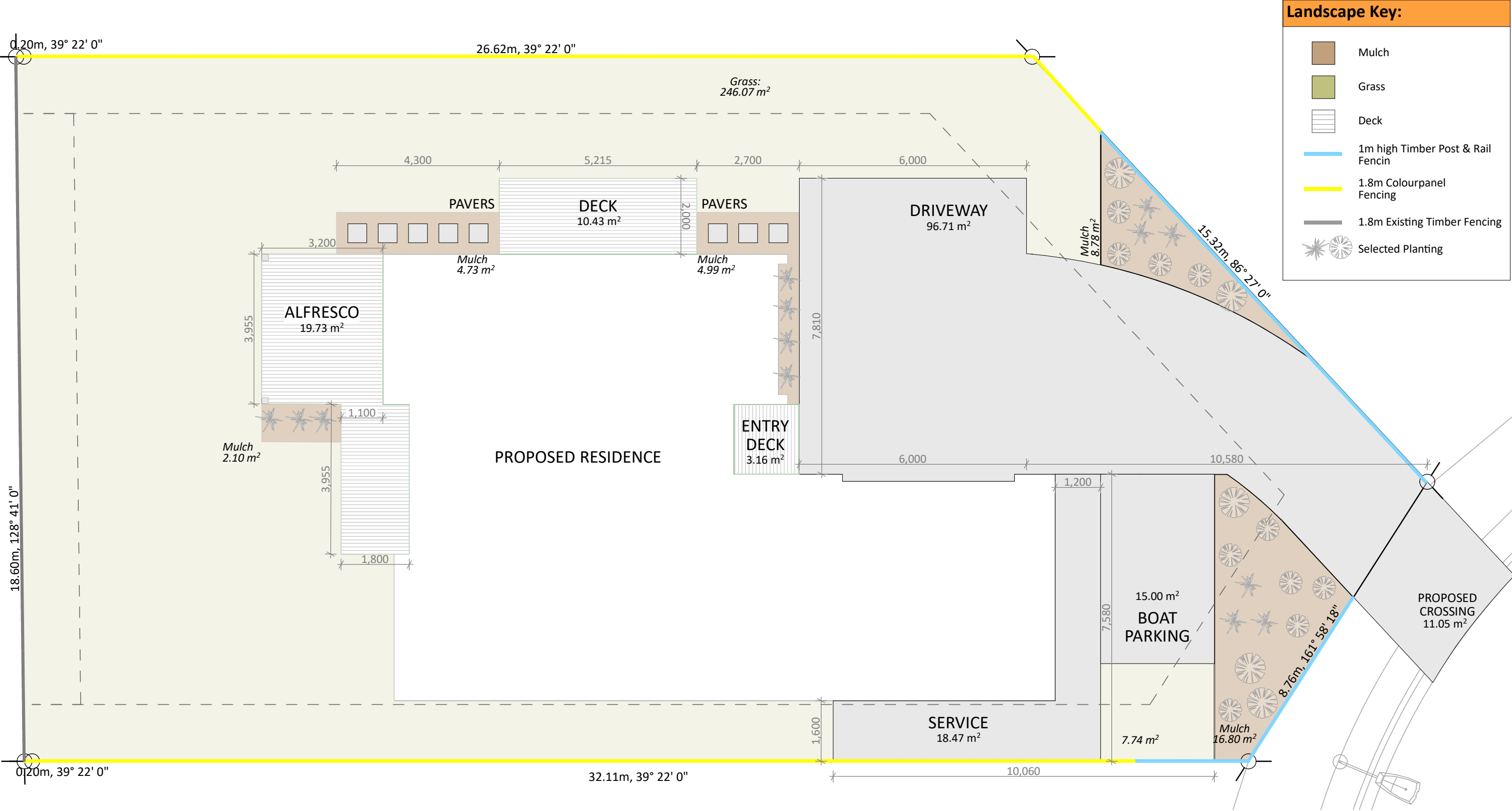


Project No:	MOOR7	Designed:	NS	Wind:	HIGH	Drawing:	SITE PLAN	Date:	6/07/2026
Plan:	NEW DESIGN	Drawn:		EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 7, 16 MOORING WAY	Sheet:	3
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100

SEWER DISPOSAL:
Macerator pump required prior to connection

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
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Landscape Key:

Mulch

Grass

Deck

1m high Timber Post & Rail Fencin

1.8m Colourpanel Fencing

1.8m Existing Timber Fencing

Selected Planting

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

SignatureDate

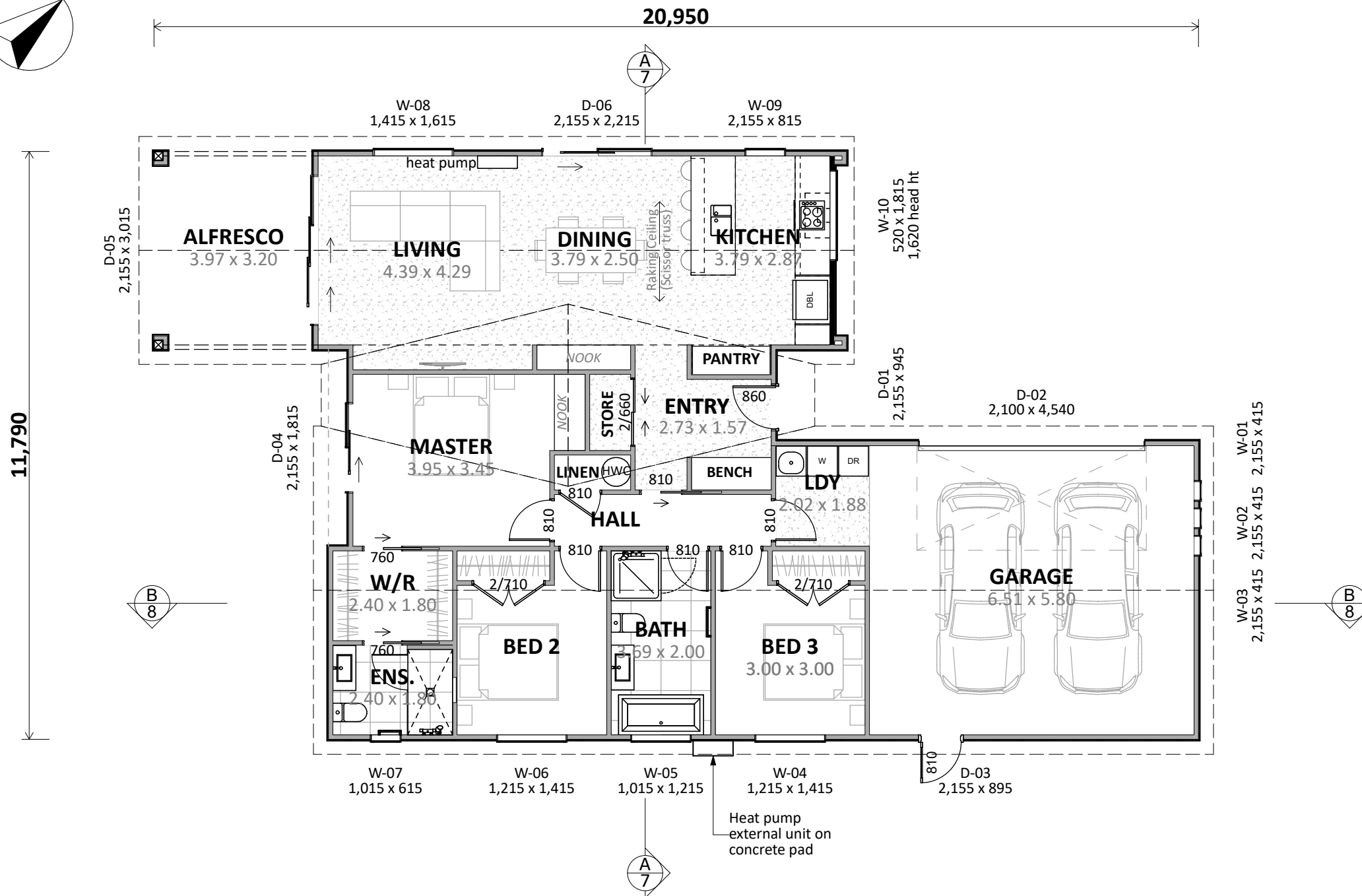
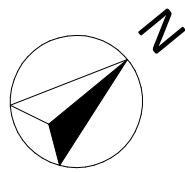
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Project No:	MOOR7	Designed:	NS	Wind:	HIGH	Drawing:	SITE LANDSCAPING	Date:	6/07/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 7, 16 MOORING WAY	Sheet:	4
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	



ENGINEERING REQUIRED:
- Foundation
- Alfresco Bracing

Plan Notes:
2.415 Stud height throughout
All joinery 2155 head height (excluding W-10)
Raking ceiling to Kitchen, Dining, Living (scissor trusses)

Plan Notes:
2.425 Stud height throughout
All joinery 2155 head height
Raking ceiling to living areas

Floor Area:

Area o/frame: 160.02 m²

Cladding Key:

INNOVA Duragroove
INNOVA Stratum

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

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Barrett Homes

Project No: MOOR7	Designed: NS	Wind: HIGH	Drawing: CONCEPT PLAN	Date: 6/07/2026
Plan: NEW DESIGN	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev: -
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 7, 16 MOORING WAY	Sheet: 5
		Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:100



Floor Types Key:

 = Tiled Floor  = Polished Conc Floor

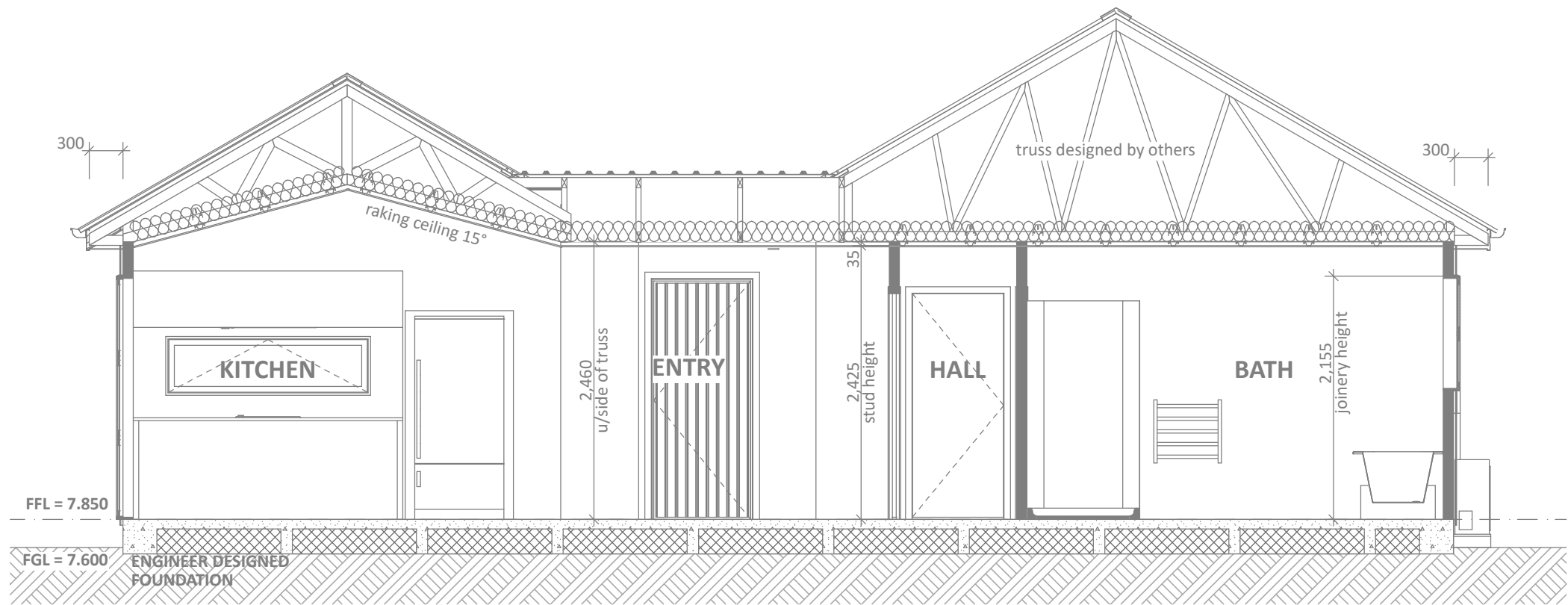
CONCEPT PLAN APPROVAL (confirmation to consent drawings)

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Project No:	MOOR7	Designed:	NS	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM	Date:	6/07/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 7, 16 MOORING WAY	Sheet:	6
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CROSS SECTION A
SCALE 1:50

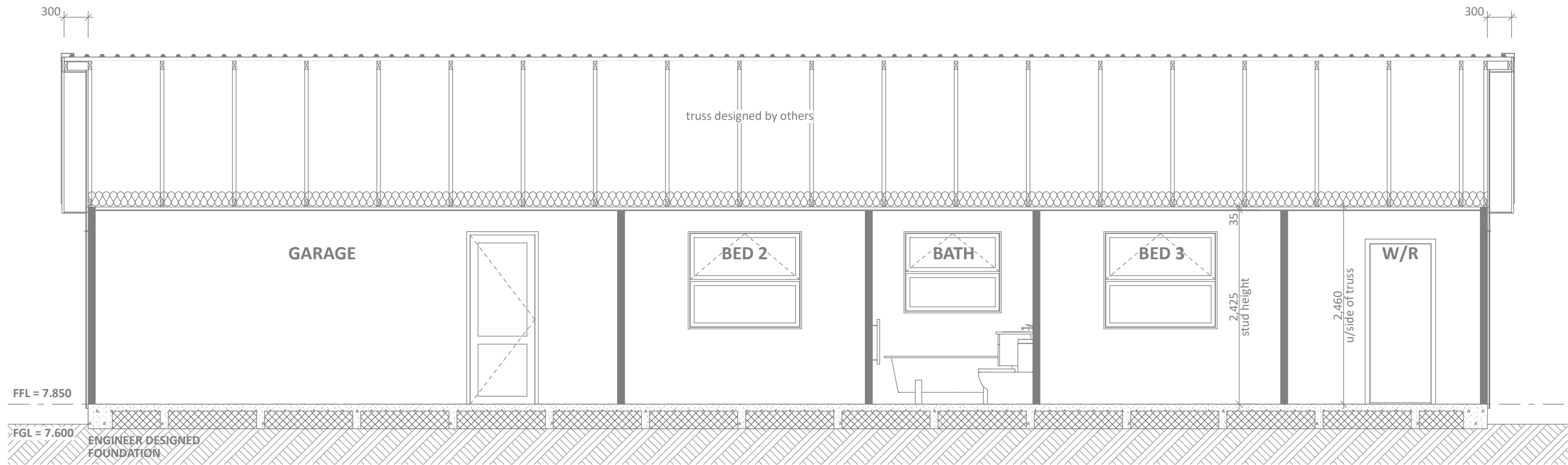
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Signature _____ Date _____

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Project No:	MOOR7	Designed:	NS	Wind:	HIGH	Drawing:	CROSS SECTIONS	Date:	6/07/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
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				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	



CROSS SECTION B
SCALE 1:50

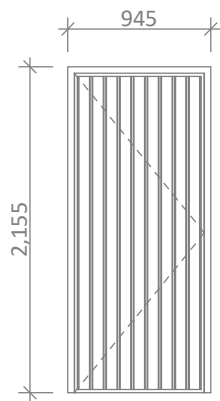
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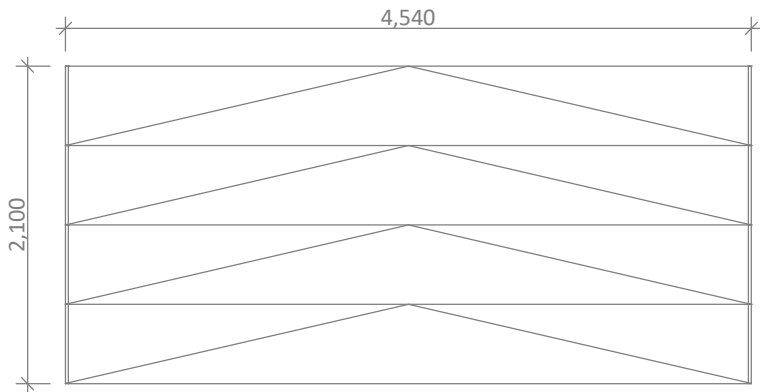


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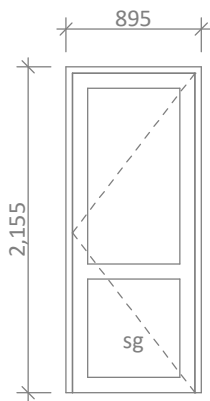
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Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 7, 16 MOORING WAY	Sheet:	8
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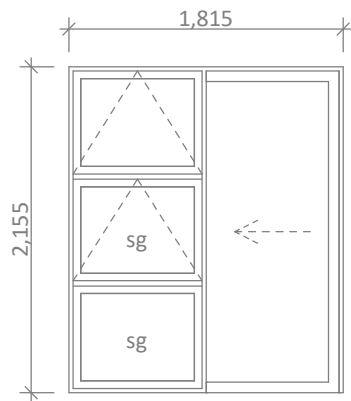
D-01
Rebated Joinery
860 Door Leaf



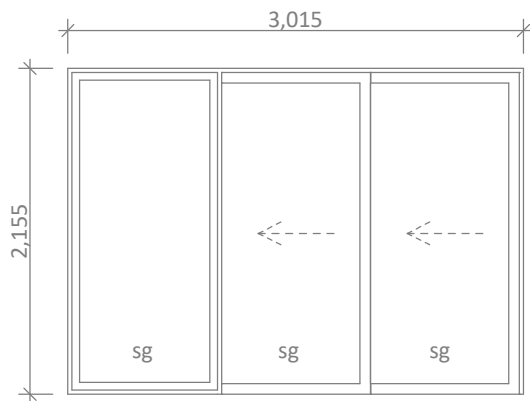
D-02



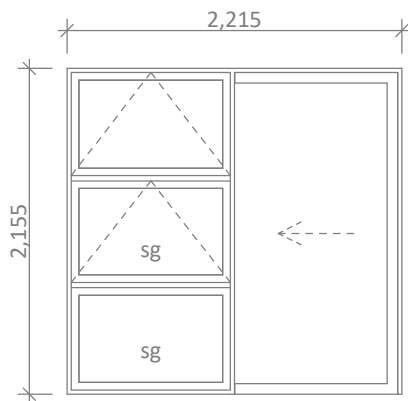
D-03
810 Door Leaf



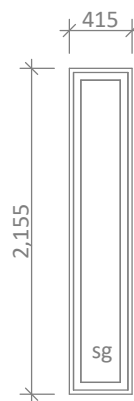
D-04
Rebated Joinery



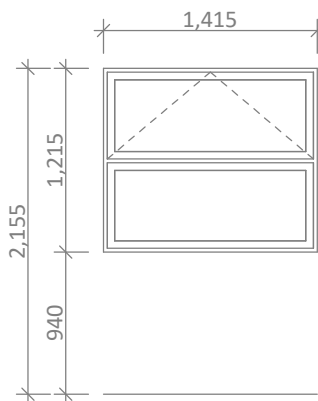
D-05



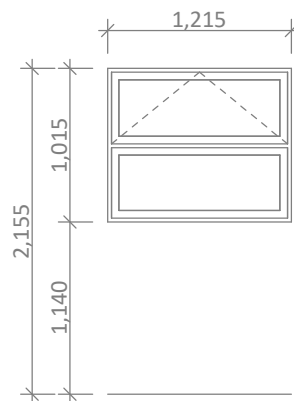
D-06
Rebated Joinery



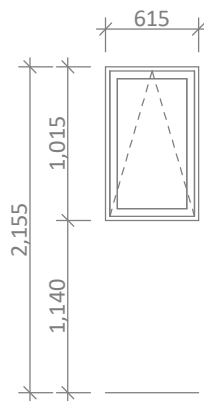
W-01, W-02, W-03



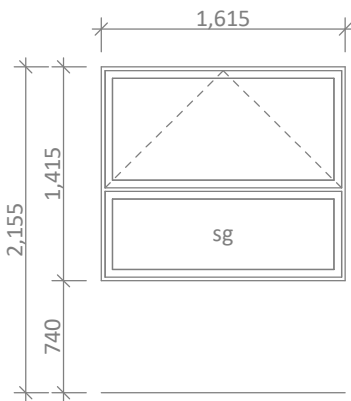
W-04, W-06



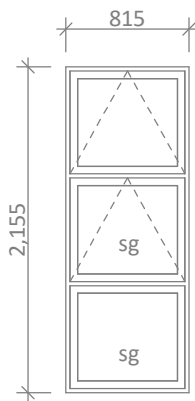
W-05
sg/obsc



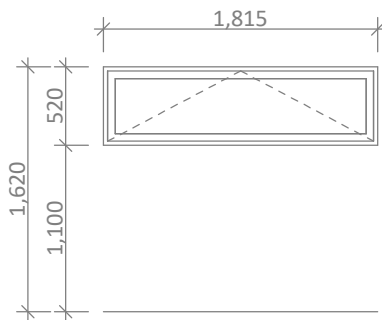
W-07
sg/obsc



W-08



W-09



W-10
1,620 head ht

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)	
<u>Signature</u>	<u>Date</u>
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Barrett Homes

Project No: MOOR7	Designed: NS	Wind: HIGH	Drawing: JOINERY SCHEDULE	Date: 6/07/2026
Plan: NEW DESIGN	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 7, 16 MOORING WAY	Sheet: 9
design@barretthomes.co.nz		Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:50