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

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Barrett Homes

design@barretthomes.co.nz

Project No: **NGA1 (SH)**	Designed: DP	Wind: VERY HIGH	Drawing: COVER SHEET		Date: 23/10/2026
Plan: **OTA-016**	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
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 specifiaction.

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Project No: **NGA1 (SH)**	Designed: DP	Wind: VERY HIGH	Drawing: MATERIALITY		Date: 23/10/2026
Plan: **OTA-016**	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: **1.0**	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet:
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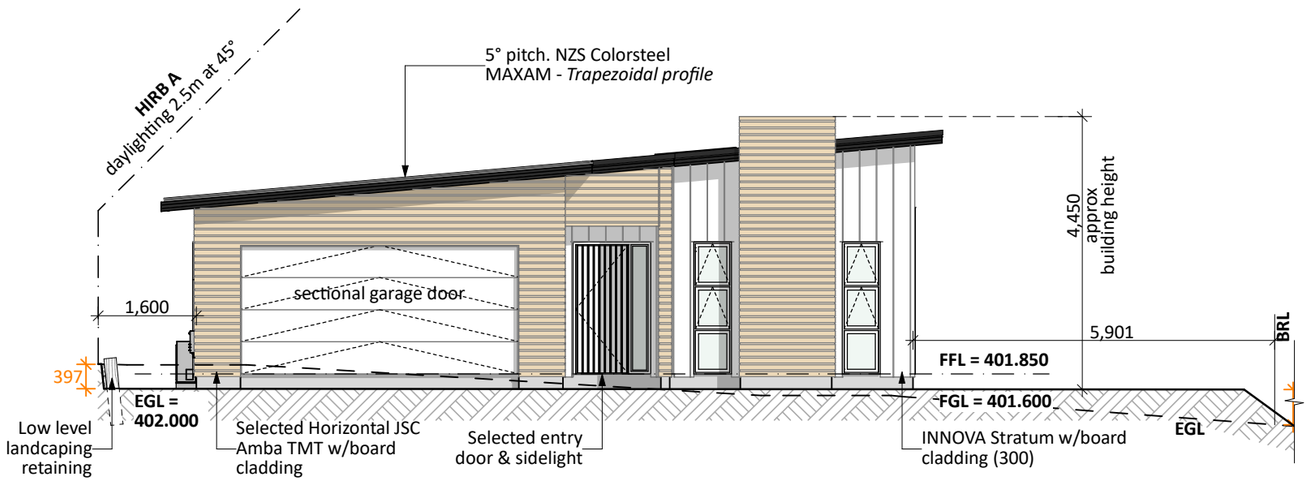
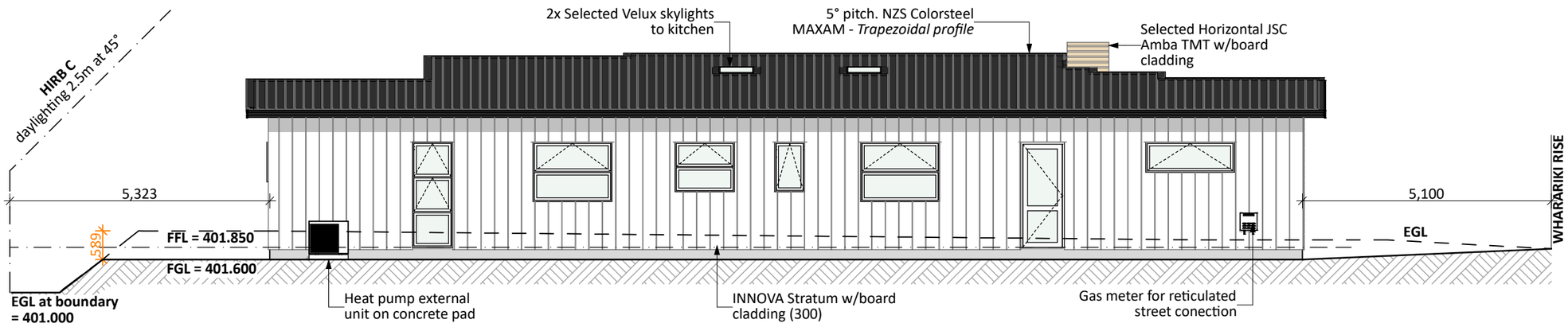


NORTH ELEVATION



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:

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

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: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: ELEVATIONS		Date: 23/10/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet: 1
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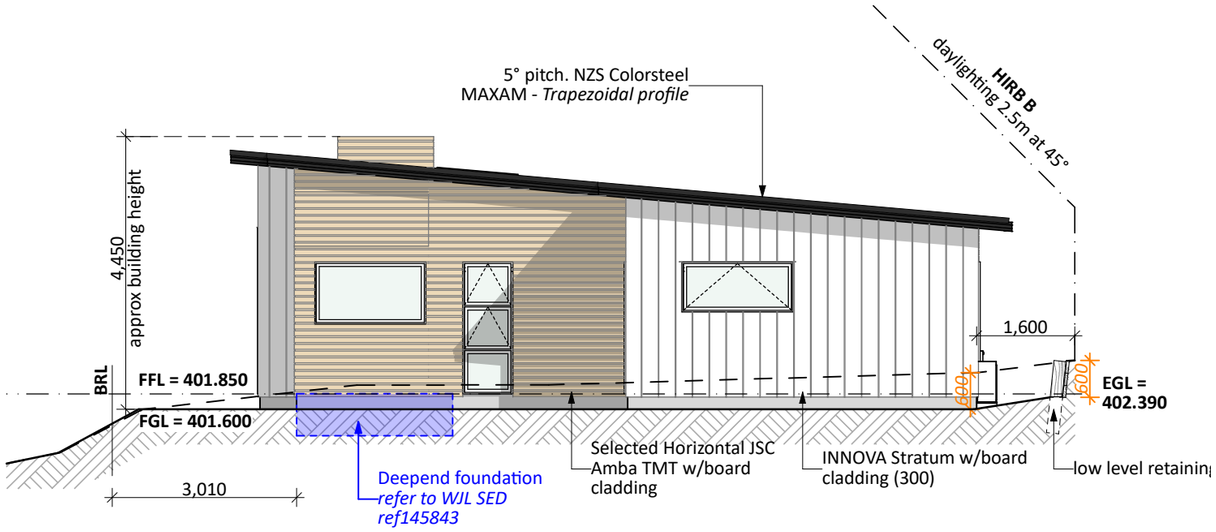
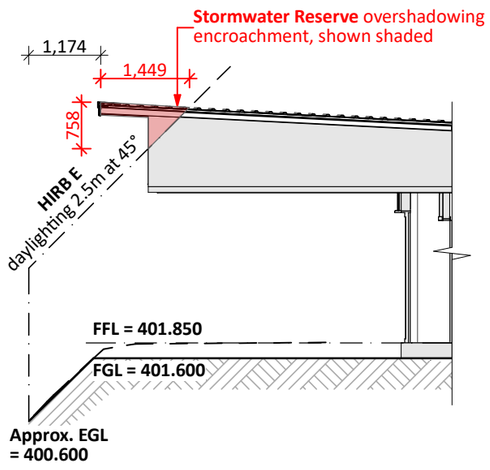


SOUTH ELEVATION



HIRB E 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:

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:

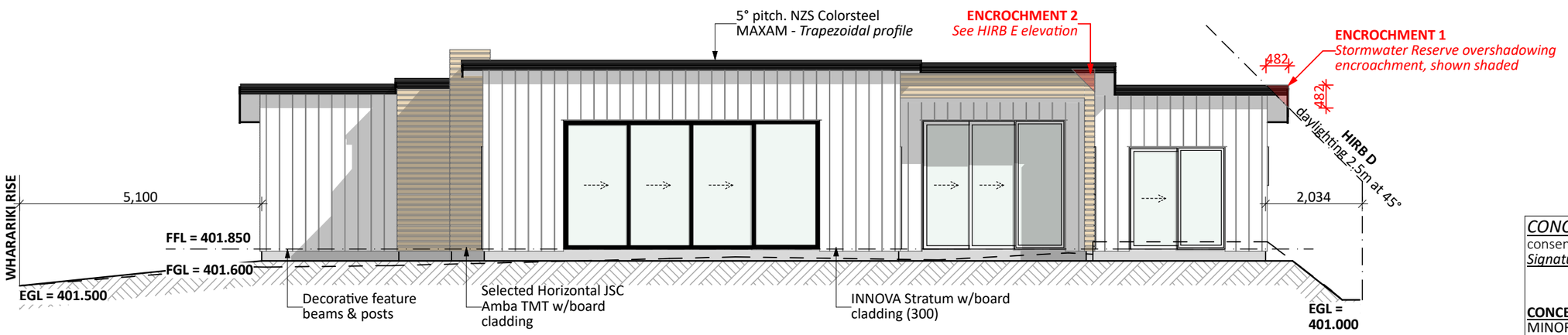
5° pitch. NZS Colorsteel MAXAM - *Trapezoidal profile*

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



WEST ELEVATION

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

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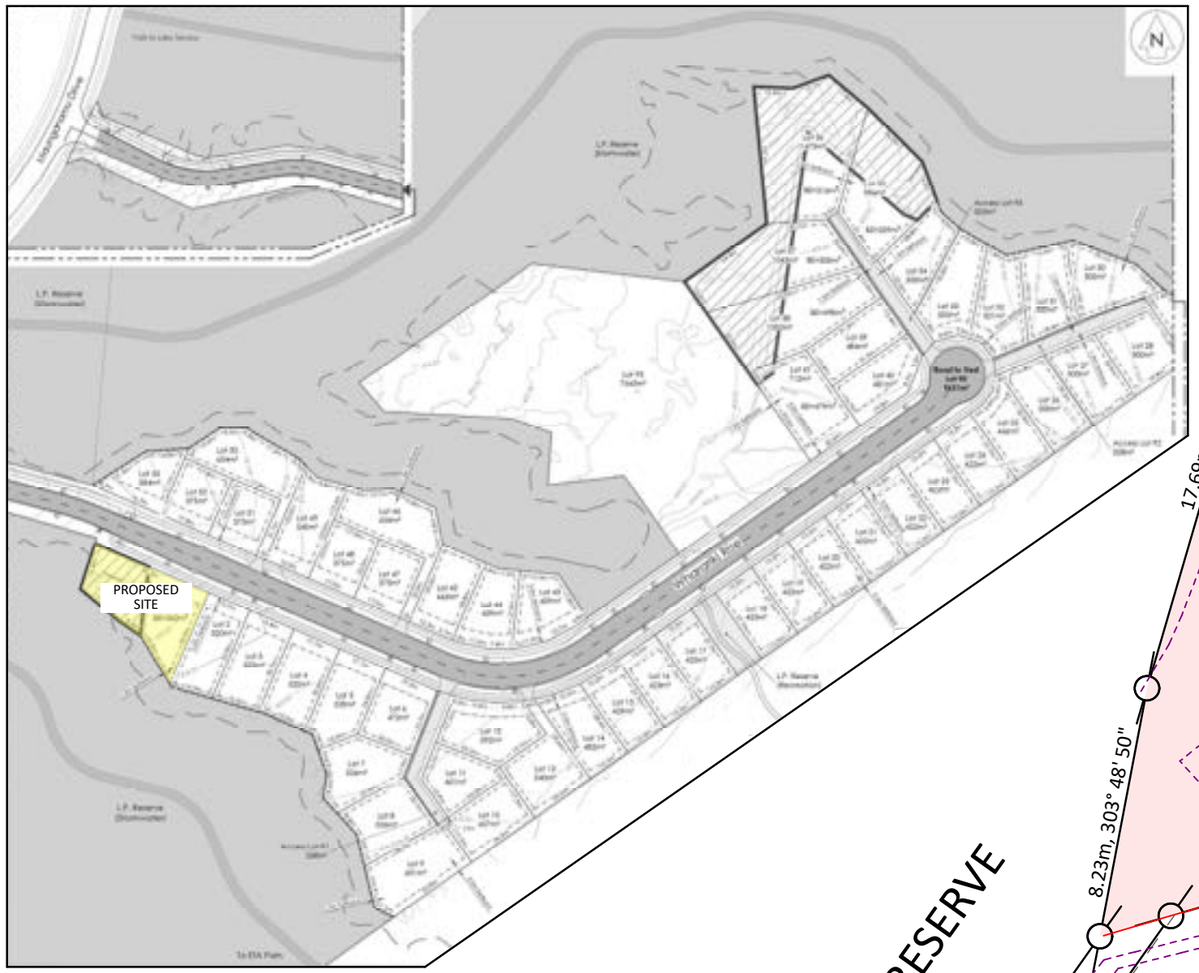
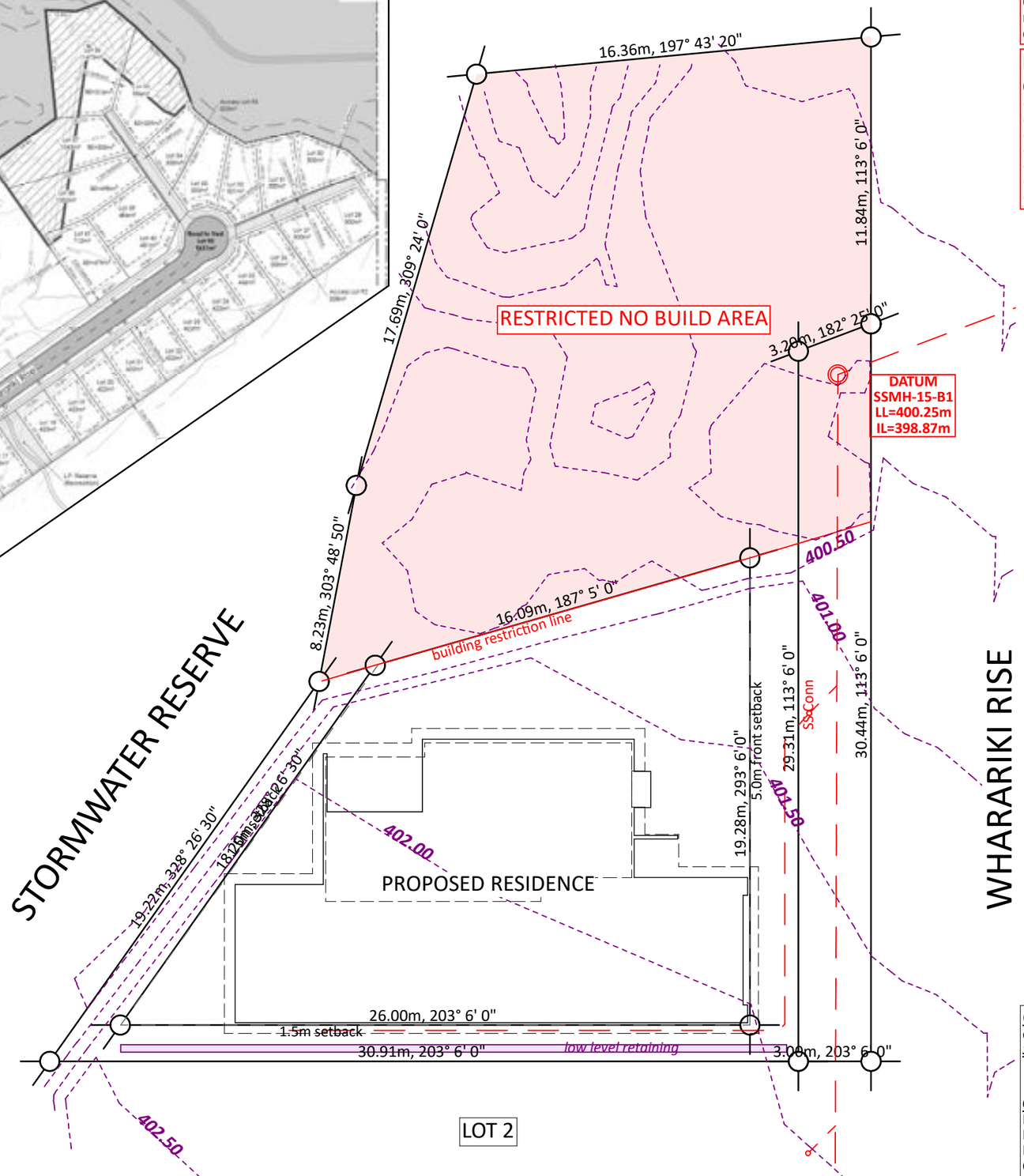
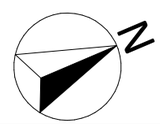
Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: ELEVATIONS		Date: 23/10/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet: 2
design@barretthomes.co.nz		Council: TDC	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
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Barrett Homes

Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: LOCATION PLAN		Date: 23/10/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet: 3
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DATUM
SSMH-15-B1
LL=400.25m
IL=398.87m

RESTRICTED NO BUILD AREA

STORMWATER RESERVE

8.23m, 303° 48' 50"

16.09m, 187° 5' 0"

building restriction line

fill o/0.5m

400.50

401.00

401.50

402.00

existing street tree
(by developer)

DECK
69.93 m²

3.470 to BRL

5.901 to BRL

HIRB E

1.922

4.449

ENCROCHMENT 2
Stormwater Reserve
overshadowing
encroachment, shown
shaded

EASEMENT AM

5.0m front setback

9.790

29.31m, 113° 6' 0"

SS Conn

EASEMENT A

30.44m, 113° 6' 0"

WHARARIKI RISE

FGL= 401.600

19.28m, 293° 6' 0"

berm

footpath

berm

FH

PATH
(broom finish)
10.86 m²

HIRB D

18.20m, 328° 26' 30"

2.032

5.324

ENCROCHMENT 1
Stormwater Reserve
overshadowing
encroachment,
shown shaded

19.22m, 328° 26' 30"

1.5m setback

PROPOSED RESIDENCE

FFL= 401.850

All finished floor and ground levels are relative to Moturiki 1953 datum.

HIRB C

5.323

Carpark
4.90 x 2.80

Coverage:
14.03 m²

DRIVEWAY
24.02 m²

4,540

site access

PROPOSED
CROSSING
21.39 m²

4,005

500

1,819

approx.
to tree

Carpark
4.90 x 2.80

26.00m, 203° 6' 0"

1.5m setback

cut o/0.5m

1,600

5,100

Water

SERVICE COURT
9.96 m²

1,600

30.91m, 203° 6' 0"

low level retaining

3.00m, 203° 6' 0"

HIRB B

HIRB A
EGL = 402.000

existing street tree
(by developer)

402.50

berm

footpath

berm

Soil Disturbance Area:
377.30 m²

377.30 m² / 953m² (site area)
= 39.59% (50% max)
COMPLIANT

LOT 2

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

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

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Barrett Homes

Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: SITE PLAN		Date: 23/10/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet: 4
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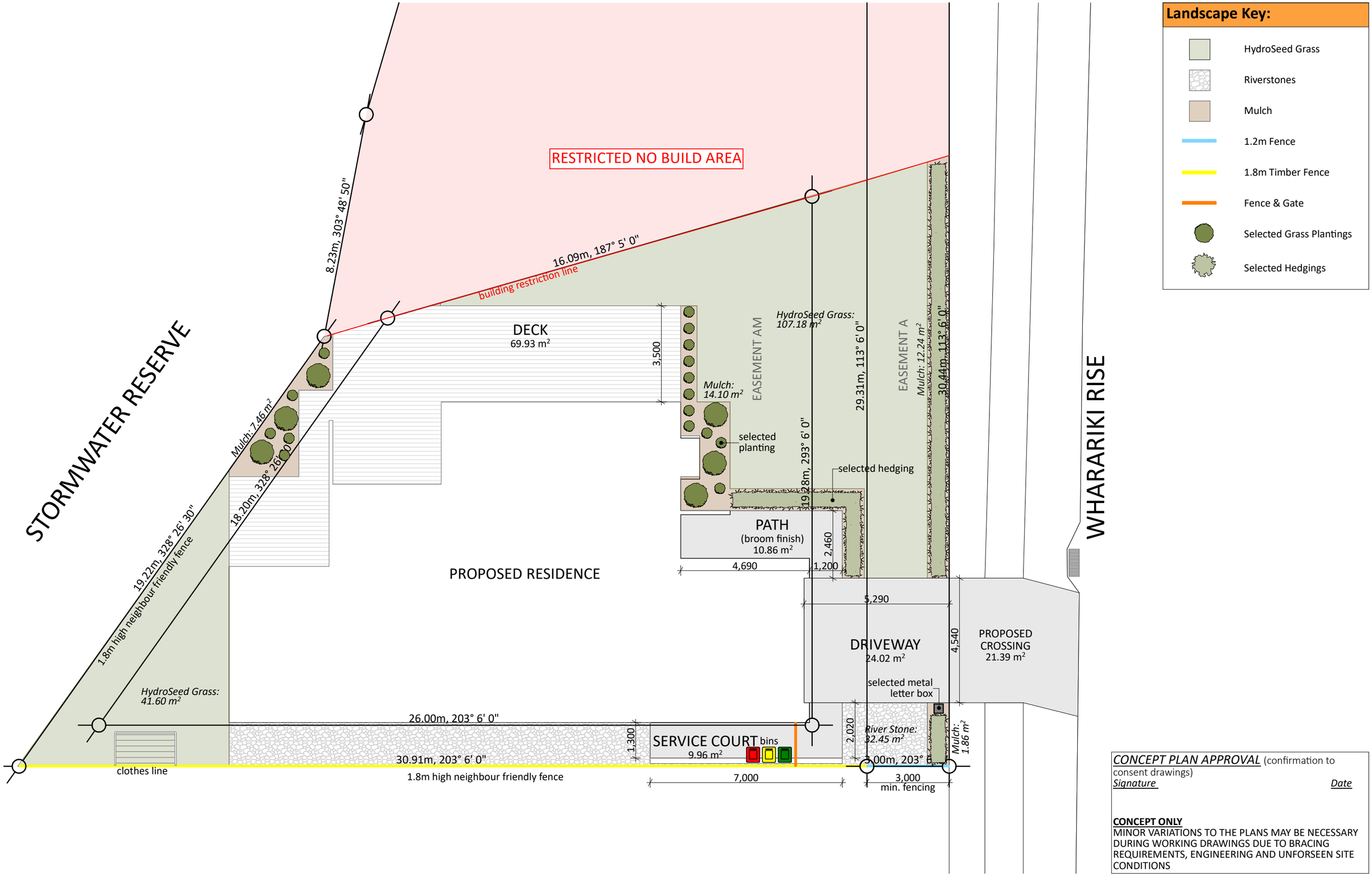

Landscape Key:

- 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*

CONCEPT ONLY

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Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: LANDSCAPING PLAN		Date: 23/10/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet: 5
		Council: TDC	NGA ROTO ESTATE, STAGE 15, TAUPO		Scale: 1:125

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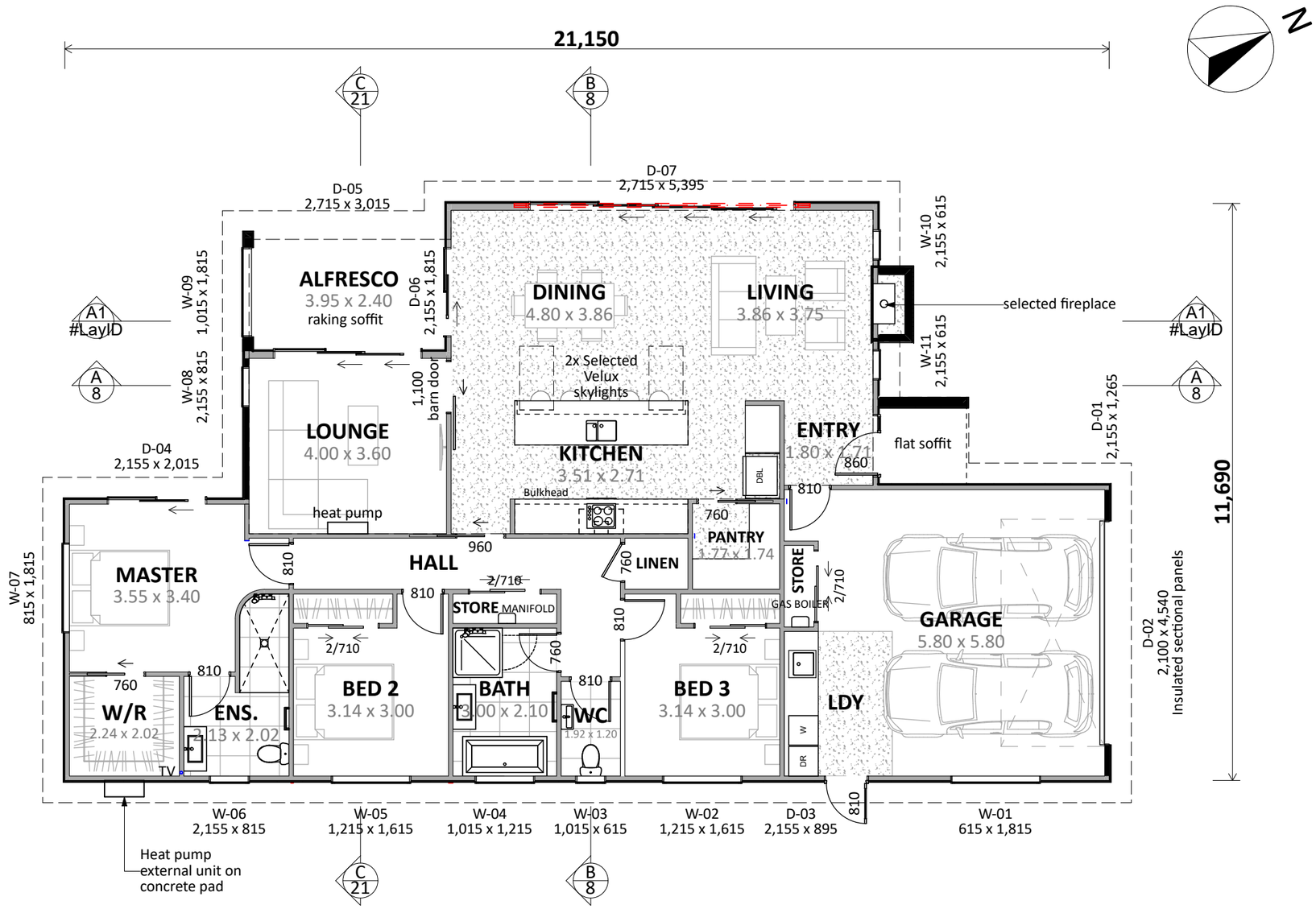

ENGINEERING REQUIRED:
- Alfresco & Entry nib wall

Plan Notes:
2.425 Stud height throughout
All joinery 2155 head height
Flat soffit to Alfresco and Entry
2x Selected Velux skylights to Kitchen
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*

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Barrett Homes

Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: CONCEPT PLAN		Date: 23/10/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet: 6
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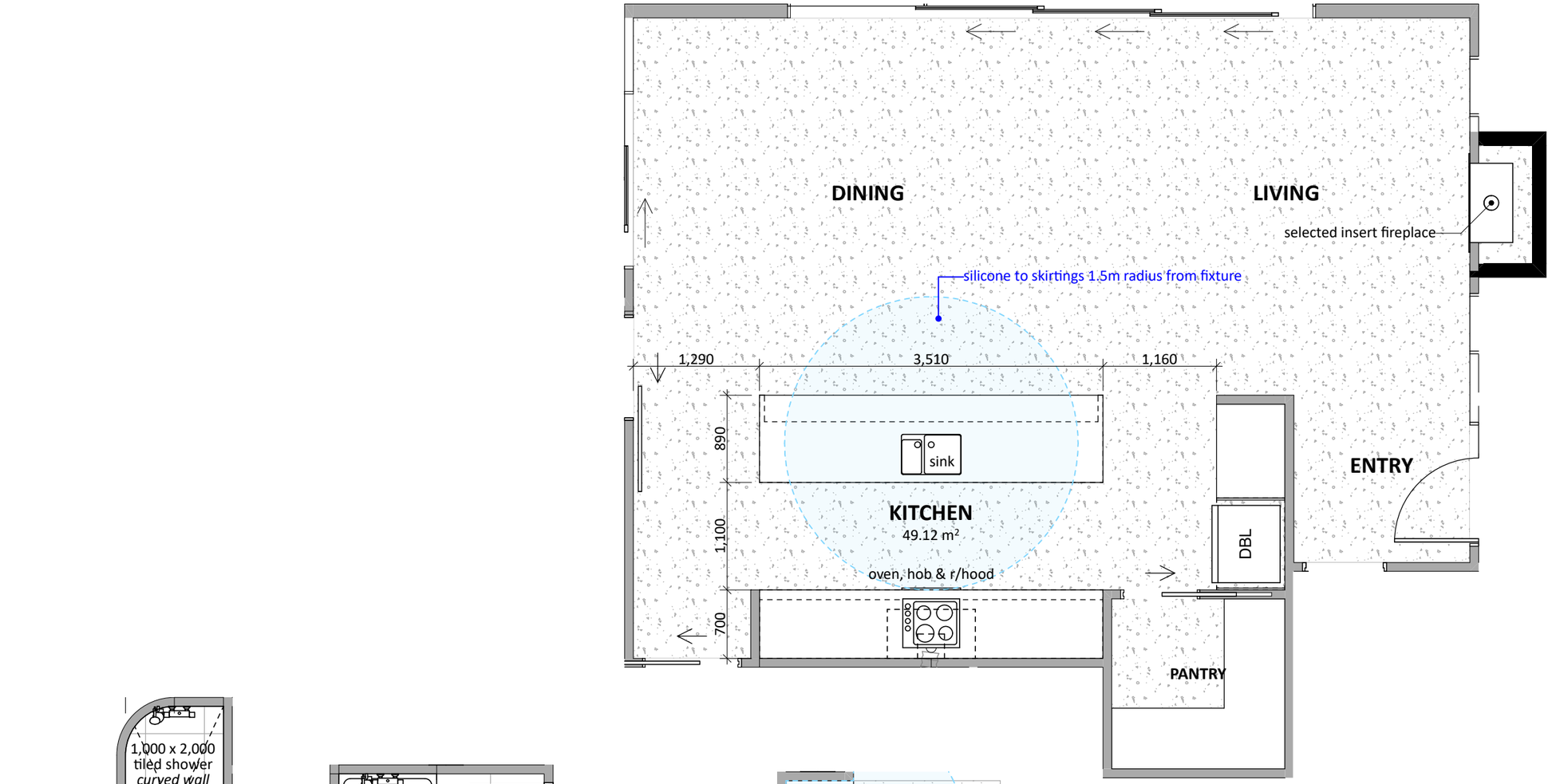

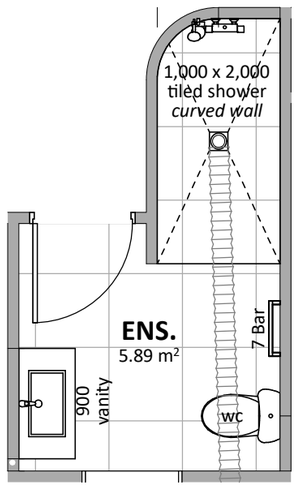

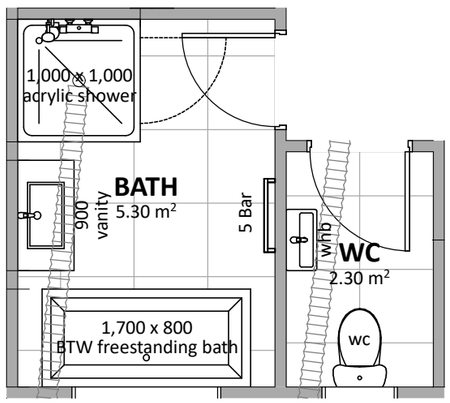

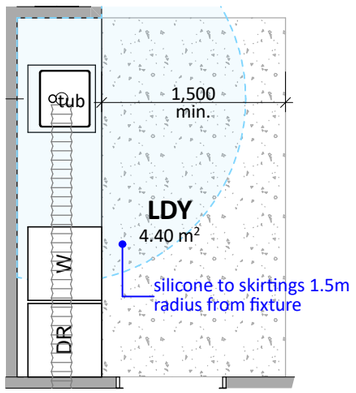

Floor Types Key:

= Conc Floor = Tiled Floor

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature *Date*

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Barrett Homes

Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: KITCHEN & BATHROOM		Date: 23/10/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet: 7
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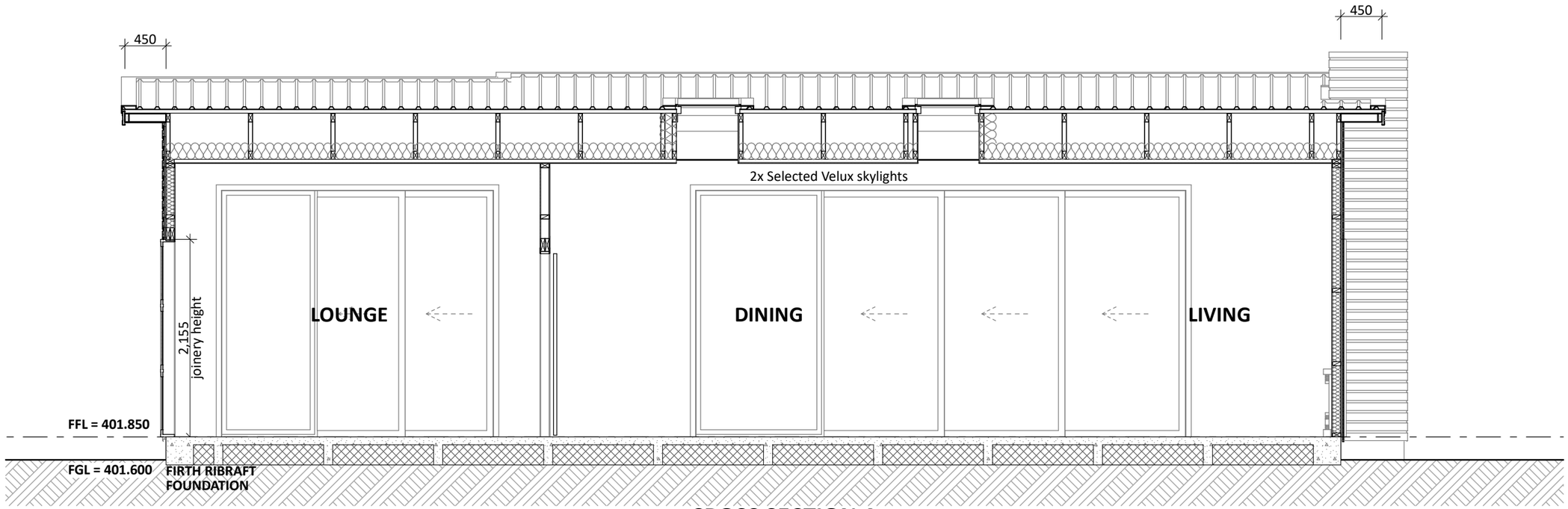
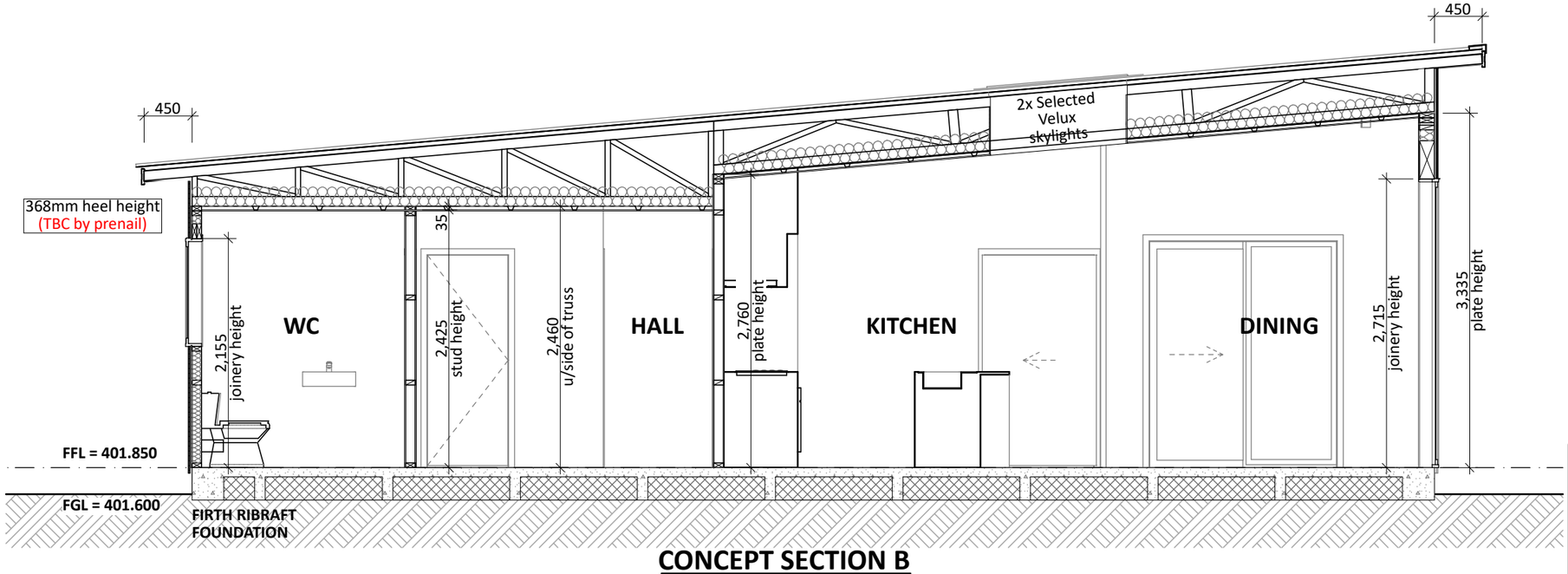


CROSS SECTION A

SCALE 1:50



CONCEPT SECTION B

SCALE 1:50

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Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: CROSS SECTIONS		Date: 23/10/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet: 8
		Council: TDC	NGA ROTO ESTATE, STAGE 15, TAUPO		Scale: 1:50

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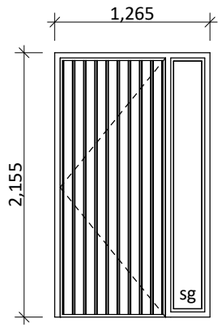
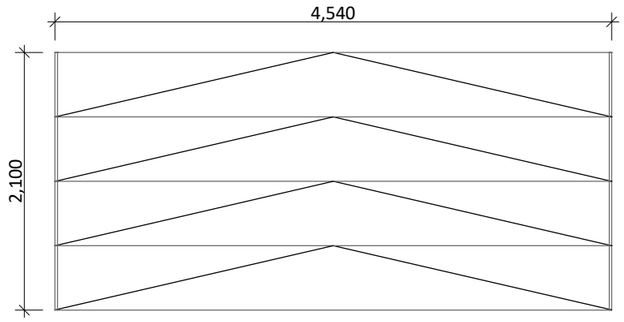


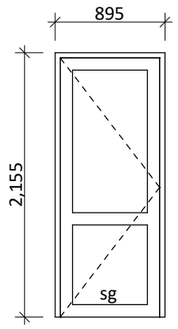
D-01

Rebated joinery
860 door leaf



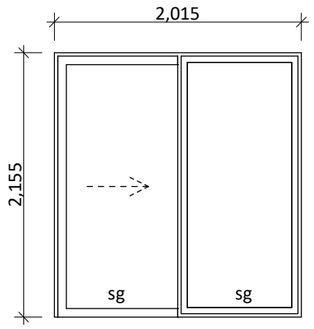
D-02

Insulated sectional panels



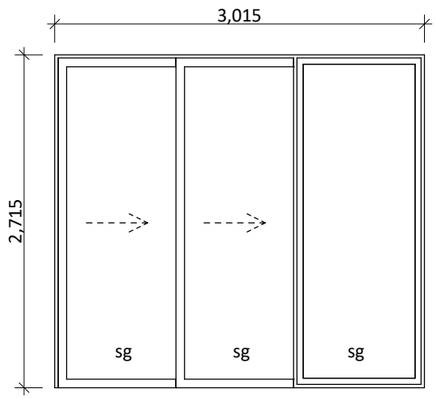
D-03

810 door leaf



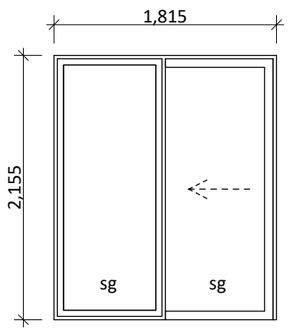
D-04

Rebated joinery
Thermally improved



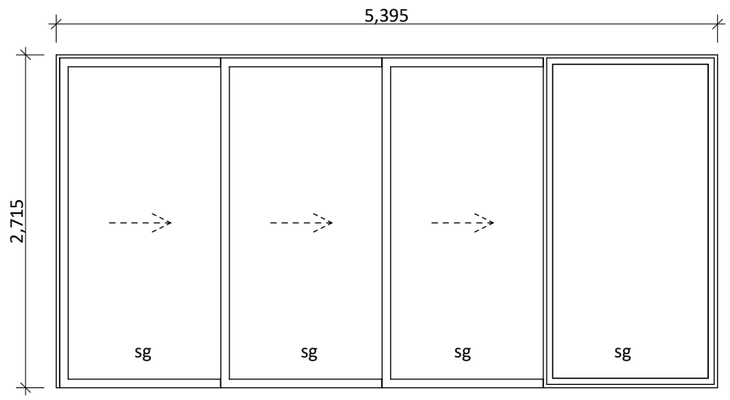
D-05

Rebated joinery
Thermally improved



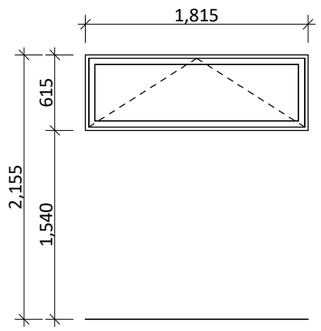
D-06

Rebated joinery
Thermally improved

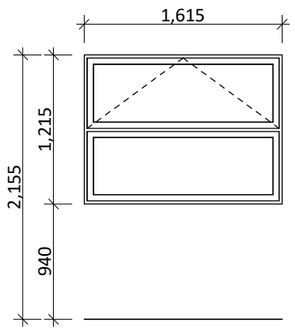


D-07

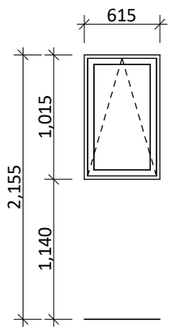
Thermally improved



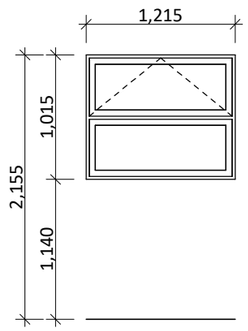
W-01



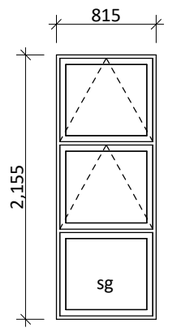
W-02, W-05



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 > 0.75m^2 = safety glass
- Doors with glazing area < 0.75m^2 = 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

Barrett Homes

Project No: NGA1 (SH)	Designed: DP	Wind: VERY HIGH	Drawing: JOINERY SCHEDULE		Date: 23/10/2026
Plan: OTA-016	Drawn: CS	EQ: 2	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD		Rev: MV#1
Version: 1.0	Checked: KB	Exposure: B	Site Address: LOT 1, WHARARIKI RISE		Sheet: 9
design@barretthomes.co.nz		Council: TDC	NGA ROTO ESTATE, STAGE 15, TAUPO		Scale: 1:50

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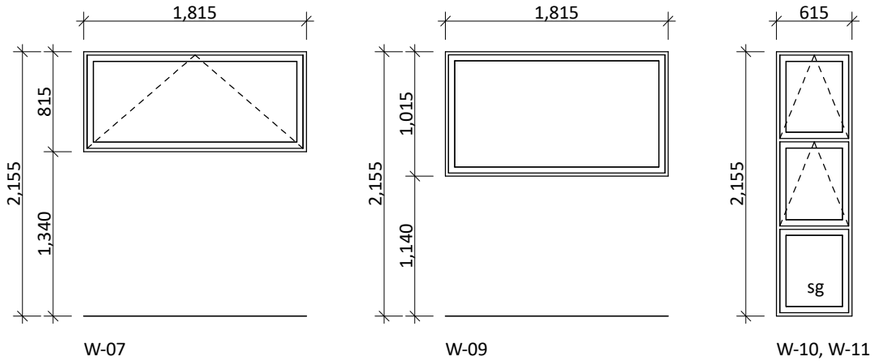

W-07 W-09 W-10, W-11

General notes:

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Barrett Homes

Project No:	NGA1 (SH)	Designed:	DP	Wind:	VERY HIGH	Drawing:	JOINERY SCHEDULE	Date:	23/10/2026
Plan:	OTA-016	Drawn:	CS	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	MV#1
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT 1, WHARARIKI RISE	Sheet:	10
		design@barretthomes.co.nz		Council:	TDC		NGA ROTO ESTATE, STAGE 15, TAUPO	Scale:	1:50

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