

MAEA FIELDS

DESIGN GUIDELINES

September 2021 :: Rev A



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The Design Guidelines for Maea Fields Stage One must be read in conjunction with the relevant MPDC District Plan Sections as well as:

- 101.2021.12214.1 (Stage 1A Subdivision)
- 101.2021.12214.2 (Stage 1B Subdivision)
- 101.2021.12378 (Infill Landuse)



INTRODUCTION

VISION

Maea Fields Stage One is the first stage in the development of the Calcutta Farms 230 hectare landholding. Calcutta is a farming entity owned by the Balle family. The Balle family have a strong presence and commitment to Matamata. The vision for the Calcutta Farms landholding and Maea Fields is to extend Matamata to the east in a truly sustainable manner, bringing together a connected, engaged and resilient community in partnership with Matamata-Piako District Council.

PURPOSE

The purpose of these guidelines is to control the built quality of all houses to help create quality design outcomes within the Maea Fields development. These guidelines have been developed to both preserve and enhance the value of your property, by ensuring a high level of design quality is implemented and maintained across the whole development. Well designed homes, streets and open spaces create liveable neighbourhoods that are valued by the people living within them and prospective buyers.

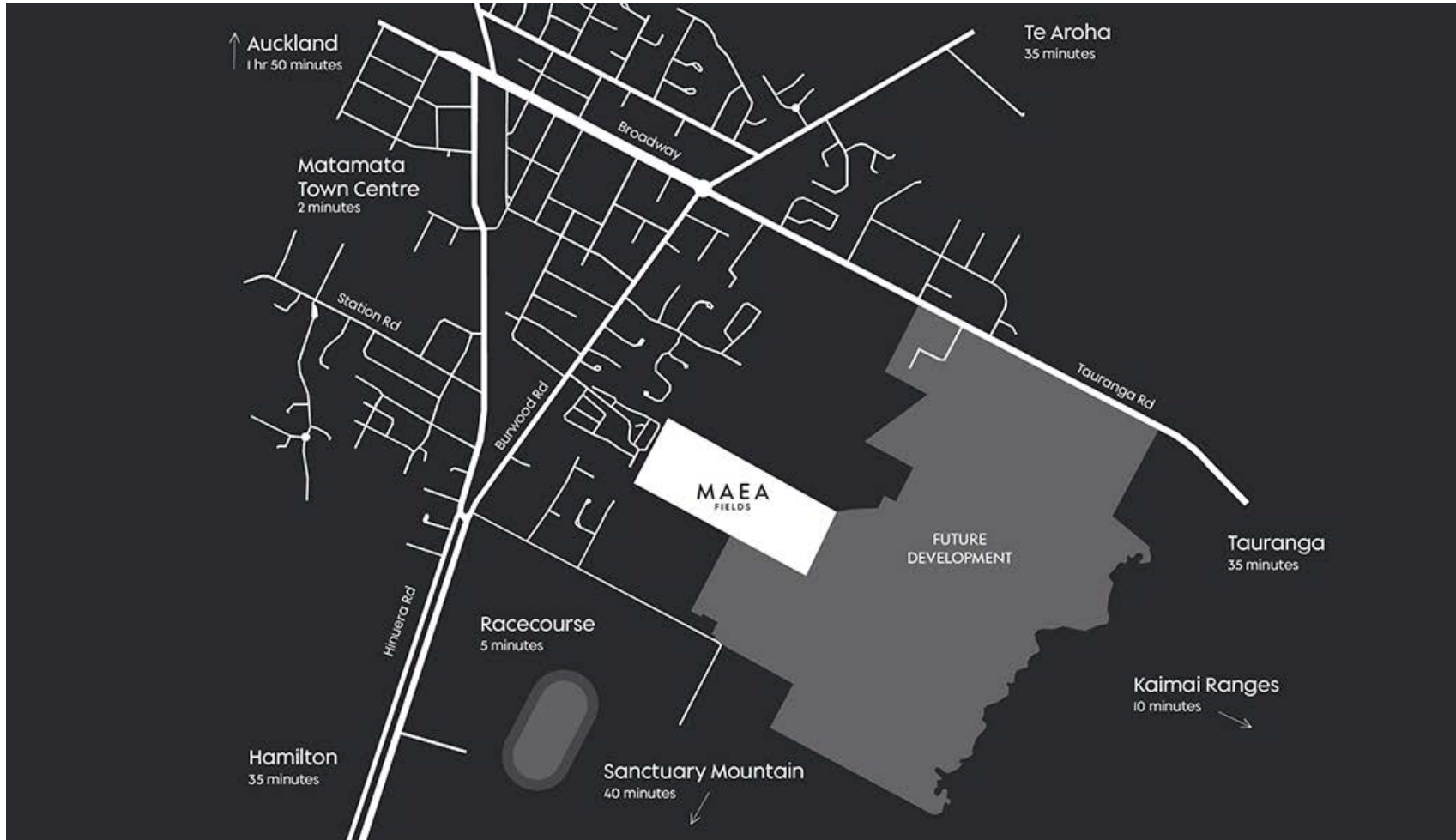
PROCESS

In order to deliver on the vision for Maea Fields, a series of site specific design controls have been developed. These are to be read in conjunction with the relevant district plan rules which are to be defaulted to if there is no site specific development control. This design guide and the design review process is independent of any council required consents or processes. The design review process is led by the project developer and final developed design approval must be obtained from the design review panel prior to lodgement of building consent.

All design submissions to be submitted to maeafields@veros.co.nz



THE MASTERPLAN



DESIGN REVIEW PANEL

This section sets out the process and stages of design review as well as the timeframes, costs and drawing / information requirements of your design submission.

PROCESS

No lot owner or build partner (purchaser) shall commence construction of any building prior to receiving written developed design approval from the Design Review Panel (DRP). The purchaser shall submit a complete house design proposal meeting the requirements set out on the following page at an early stage of the design process. The DRP encourages early engagement and the feasibility stage is encouraged to be utilised if you are unsure whether your house proposal will meet these guidelines. If you are confident that your design meets the guidelines, you may submit a complete concept design for review.

Each review will typically take up to 10 working days once a submission is filed with the DRP. Costs are generally \$900 + gst for the review process (including one concept and one developed design review) assuming the submission is to the required design standard and meets all the drawing and information requirements as outlined on the following page.

STAGE ONE FEASIBILITY

The feasibility stage is designed to test and clarify the DRP's position prior to completing a full drawing set. This is to save the purchaser time and money by

giving the opportunity to submit simple sketches, incomplete drawing sets or other preliminary designs to the DRP for review. The DRP can only comment on what is submitted and this may mean that there are additional review points which surface at the concept and / or developed design review stage.

STAGE TWO CONCEPT

The concept stage review requires a full set of drawings as outlined on the following page. It is an opportunity to get the DRP's feedback on all aspects including site design, architectural design and landscape design. An advice note either containing feedback, or approval will be provided after the submission is received. If there are no issues with the design then the DRP may offer final developed design approval on the basis of no additional changes being required.

STAGE THREE DEVELOPED DESIGN

The developed design review process requires that any issues raised in the concept design phase be addressed and that an updated drawing package be submitted. Once any outstanding issues have been resolved the DRP will grant final approval and you are ready to apply for your building consent with Council.



DRAWING AND INFORMATION REQUIREMENTS

STAGE 1 FEASIBILITY optional

The feasibility check is the first pass if you need it. Enough design detail is to be submitted to secure an overall design for the site so you know it can work. Compliance with the main controls — height, setbacks, side yards, etc., must be illustrated.

STAGE 2 CONCEPT DESIGN required

SITE PLAN

Including all setback dimensions, outdoor living area requirements, site coverage, permeability information and include a north arrow.

FLOOR PLANS

ELEVATIONS

3D RENDERED IMAGES

A3 full colour, high quality renders, based on a 3D computer generated model of the house and front yard landscape design including fencing.

LANDSCAPE PLAN

A landscape plan is required for the front yard of all lots. A landscape plan will also need to be prepared for the side yard if the lot is a corner lot or adjoins an open space. Plan to include all fencing, planting, hard surfaces and letterbox design information.

PRELIMINARY MATERIALS, COLOURS AND FINISHES

STAGE 3 DEVELOPED DESIGN required

All drawings provided to be A3 CAD plans, at an approved scale.

The DRP is particularly interested in how the front elevation and street frontage works. Including the front facade, front door, entranceway, garage door, driveway and car parking.

SITE PLAN

Including all setback dimensions, outdoor living area requirements, site coverage, permeability information and include a north arrow.

FLOOR PLANS

ELEVATIONS

3D RENDERED IMAGES

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MATERIALS, COLOURS AND FINISHES

LIST OF ALL NON-COMPLIANCES

It is the designer's responsibility to provide a list of all non-compliance issues with the District Plan and Design Guidelines.



SITE DESIGN

This section contains a number of explanations and diagrams which set out the required setbacks, site coverage, heights and orientations of homes on lots.

NOTE - Some relaxations of setback and site coverage rules for small lots 35, 43, 44, 73, 74, 75 and 82 have been granted as part of the resource consent. See Land Use Consent 101.2021.12378 (Infill Landuse).

EXPLANATION

Good site design is very important to ensure homes are appropriately distanced from each other, that garages and front doors are easily accessed, that good solar access is achieved and that the required level of site coverage and permeable areas are delivered. Maea Fields is very flat so it is possible to maximise usable spaces on each lot and we encourage that you consider how the placement of the house, garage, driveway and paths meet the expectations outlined in the following headings.

LOT SIZES

Lot sizes and widths are set out in the subdivision scheme plan. There is a variety of lot sizes and orientations and we encourage that the use of the full lot be maximised.

SITE COVERAGE

The maximum building coverage stipulated may be increased to 45% on payment of a Development Contribution for Reserves and Recreational Facilities. See Development Contributions: Section 7 of the MPDC District Plan.

HEIGHT AND SOLAR ACCESS CONTROLS

Maximum permitted height is 9m. No part of any building shall protrude through a height control plane rising at an angle of 45 degrees. This angle is measured from 2m above ground level at all boundaries.



BUILDING SETBACKS

To avoid the need for interpretation, the allowable building setbacks are illustrated on the following page of this design guide. These are provided for information only and all setbacks are to be confirmed with MPDC.

Generally setbacks are as follows:

- 5m from road boundary - on a corner site one front yard may be reduced to 3m
- 1.5m from all other boundaries

OUTDOOR LIVING AREA

Outdoor living areas are to be located where they provide suitable privacy for home occupiers, get adequate sun and relate / are accessible from living areas. They need to be:

- minimum of 80m² with a minimum dimension of 3m
- fit a 6m dia circle
- located to the north, east or west of the house
- clear of parking, driveways and buildings

ADDITIONAL BUILDING SETBACKS

The full northern boundary and part of the southern boundary have an additional 10m building setback to improve the interface with existing rural land. There is also a 12m easement on the northern boundary which increases the 10m setback to 12m along this boundary.

CARPARKING

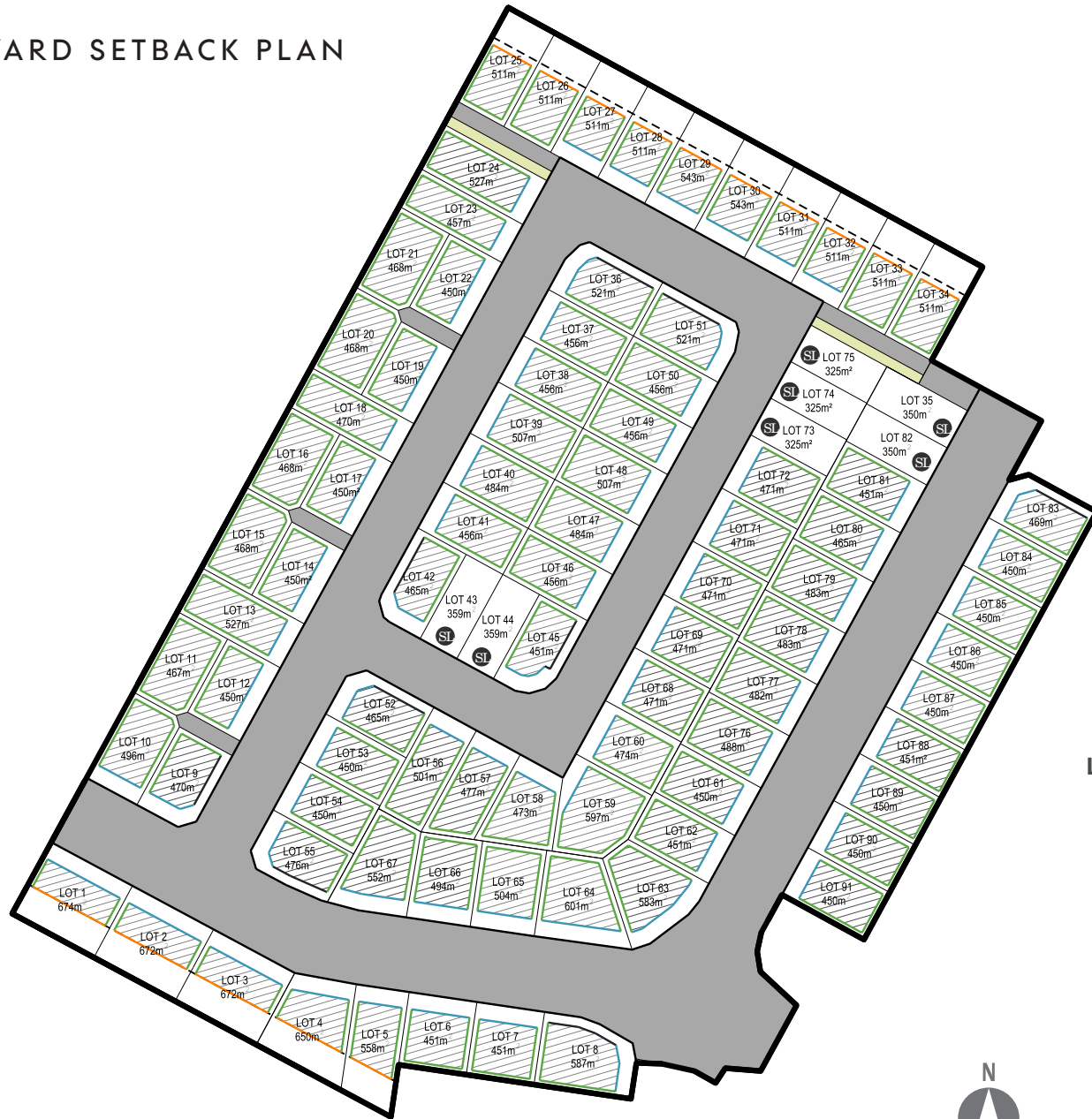
A minimum of two off street carparks are to be provided for every home with homes with four or more bedrooms requiring a minimum of three off street carparks.

SERVICE AREAS

There are no minimum dimensions or area requirements for service areas. They do however need to be out of sight or screened from the street, be of a usable size and in a position where bins can be wheeled to the street easily. Clotheslines are to be included in this area if practical, or in another location which is not visible / screened from the street and gets sufficient sun hours to dry the clothes.



YARD SETBACK PLAN



Legend

- 5m Primary Road Setback
- 3m Secondary Road Setback
- 1.5m Building Setback
- 12m Easement (northern boundary) / 10m Building (southern boundary) setback
- / Maximum Buildable Envelope
- SL Small Lot - Refer resource consent decision setbacks



Note. All setbacks are to be confirmed with MPDC and the diagram opposite is provided for information only. 5m and 3m road setbacks may be swapped for corner lots at the DRP's discretion.

LOT TYPES

The diagram on the following page indicates if your lot is a corner lot, high - profile lot, a lot that fronts an open space or is considered a small lot. All of these categories require specific design considerations which are outlined below.

CORNER LOTS

House designs on corner lots are required to address both street frontages and wrap around the corner with windows located on both street frontages. It is encouraged to have your driveway and front door entry path on different street frontages if practical. Quality landscape designs are to wrap around both street frontages. Indoor living areas are encouraged to be located on both street frontages when solar orientation permits. Careful consideration should be given to how the outdoor areas relate to the street so that a mixture of private areas and street activation can occur.

HIGH - PROFILE LOTS

Lots at the end of streets or opposite parks are considered high-profile. They should be of a high quality and extra attention to how the street frontage presents itself is required. Feature windows, extra height, strong roof-forms and premium cladding materials are encouraged.

LOTS FRONTING OPEN SPACE

Lots with a boundary to an open space require special consideration of how the house and landscape design both activate these spaces and provide a level of privacy for the occupants. Special attention to placement of windows, how a combination of low and screen fencing can be used is important, as is where your outdoor living area and service areas are located.

SMALL LOTS

Any lot in the range of 300-360m² is considered a small lot. A series of typical house designs have been granted resource consent for lots 35, 43, 44, 73, 74, 75 and 82 including reduced setback controls in some instances. These will be made available to you by the developer if you are developing one of these lots.



LOT TYPE PLAN



Legend

- Corner Lot
- High - Profile Lot
- Corner and High - Profile Lot
- Open Space Frontage
- SL Small Lot



ARCHITECTURE

This section contains a number of guidelines which set out the required architectural quality.

EXPLANATION

Home design plays a very important role in the overall quality of a new subdivision. Not only how the home looks, but how it functions is paramount to creating a community that is valued and continues to hold value for people that live and invest in Maea Fields. A variety of architectural styles is encouraged while basic building form and function outcomes are achieved.

STREET FRONTAGE

Houses should be designed to positively address the street. Front doors must be visible from the street and have a separate path leading to the door. Windows and living areas are encouraged to face the street where logical and blank walls on the street frontage are not allowed.

CORNER LOTS

Homes are to address both street frontages on corner lots with windows, interesting architectural features and quality cladding and finishes required.

HOUSE ORIENTATION AND SOLAR ACCESS

Homes are to be orientated so that the living areas get the most sunlight. The garage is to be on the most southerly side of the lot if practical. Bedrooms can also be located on the south side if it makes sense.

ROOF FORM

Roofs should be designed to highlight the living areas and entry and be less visually dominant over the garage. Simple roof forms such as gables, mono-pitch or skillion are encouraged and no hip roofs will be allowed.

GARAGE DOOR

Garage doors are required to be setback a minimum of 0.5m from the front of the house. Garage doors should occupy a maximum of 50% of the street frontage.



TV AERIALS AND SATELLITE DISHES

TV aerials and satellite dishes are to be installed to the rear of the roof as far from the street, and as out of sight as practicable.

CARPORTS AND AT GRADE PARKING

Carports are not encouraged and will only be permitted in special / limited circumstances. At grade parking is to be limited to the front of the garage door only and additional parking pads in front of the main house will not be permitted.

WINDOWS AND PRIVACY

Windows should be designed to compliment the house form in size, shape and proportion, and highlight architectural elements. They should overlook the street and outdoor living areas and be limited only on the southern side of the house (except if this is a street frontage in which case they are required to be of a sufficient size).

CLADDING

Cladding is the most visible component of a home. Careful consideration is to be placed on how the cladding compliments the house design and how it brings interest to the house and creates a modern and contemporary look. We encourage the use of modern cladding materials and encourage a mix of cladding types that compliment each other to be used on each home.



"Look and Feel Examples For Architecture"



COLOUR

While these guidelines recognise that house colour is a personal choice, we encourage the use of contemporary and bold colour schemes such as whites, blacks, charcoals, reds and greys to create a clean and modern colour palette. We discourage the extensive use of creams, off whites and muted pastel colours. Elements such as painted brick, bold joinery colour schemes, coloured front doors are encouraged to provide further interest.

LOTS ADJOINING OPEN SPACE

Homes fronting onto open spaces are required to interact with these spaces and present themselves well i.e include windows, outdoor areas, doors, attractive facades and a good level of amenity planting. Direct access from the home to the open space is a requirement.

LINTELS

All lintels (including all door and window lintels) are to be clad in the same material as the adjoining wall unless they are made into an architectural feature i.e. significantly recessed or the change of material runs above and below the window. We will generally approve lintels of differing material above the garage door and ranch-sliders if this fits the overall cladding approach of the home.

OUTBUILDINGS AND OTHER STRUCTURES

The design of any outbuilding is to compliment the house. No sheds or other outbuildings are permitted in front of the home on the street frontage.



"Look and Feel Examples For Architecture"



LANDSCAPE

This section contains a number of explanations which set out the required landscape quality.

EXPLANATION

Landscape and garden design plays an integral part in how a house presents itself to the street and how usable the outdoor areas are. Every submission to the DRP is to include a landscape concept plan for the street frontage and include the fencing design and heights for the entire lot. Corner sites will need to include both street frontages.

FENCING AND HEDGES

Fences are to contribute positively to the streetscape amenity and compliment the house design. To avoid the need for interpretation, the allowable fence heights are illustrated on the Fencing and Driveway Plan on page 18. The house footprints shown are indicative and the intent behind the fence heights will need to be applied to your site design. Any fences in front of the home will be a maximum of 1m in height and use dressed timber. Screen fences are to be 1.8m in height, have a minimum visual permeability of 25% and use dressed timber. Screen fence returns on the side yard are to be setback a minimum of 1m from the front of the house or directly in front of any window on the side

of the home if there is one. Back yard fences are to be 1.8m in height and can use rough sawn timber. All fences are to be painted or stained in a colour that matches the houses colour scheme. No unpainted / unstained pine or sheet panels (i.e. fibre cement) are permitted. You will need to coordinate with your neighbour on fencing.

SERVICE AREAS

Service areas are to be screened from the street, and be of a usable size and in a position where bins can be wheeled to the street easily. Clotheslines are to be included in this area if practical, or in another location which is not visible / screened from the street and gets sufficient sun hours to dry the clothes.

ENTRANCE PATH AND DRIVEWAYS

An entry path which is separate from the driveway is required to lead you to the front door. Concrete paths are to include a minimum of 4kg black oxide per m³ of concrete and exposed aggregate finish (or other non slip finish to be approved at the DRP's discretion).



LETTERBOXES

Letterboxes are to be located where they are easily accessed on your way into the home and designed to compliment the house. Letterboxes made from unrelated materials, purchased and dropped in the front yard will not be permitted.

PLANTING (front yard)

Each front yard is to include a minimum of 1 specimen tree of a minimum height of 1.5m at the time of planting. Lot boundaries are to be defined with planting including the street frontage. Small areas of lawn are discouraged and planting is to be used in areas such as between the front door path and the driveway. All fencing is to have some planting in front of it at a minimum width of 500mm.

All front yard planting, other than specimen trees must be a maximum of 1.2m in height at maturity or maintained at this height to maintain outlook to the street.

Plant species will be reviewed on a case by case basis. Variety and hardiness are encouraged as are local native species noting that some people may prefer exotic species which is also acceptable.

PLANT SIZE GUIDE

The below plant sizes set the minimum required container size at time of planting. All plants are to be of good health and have had time to grow into their container size.



"Look and Feel Examples For Landscape"



- **PB3/4 or .5ltrs** - Small ground cover, e.g. mondo
- **PB2 or PB3 or 1 - 1.5ltrs** - Ground cover + grasses (30 -60cm approx)
- **PB5 or 2.5ltrs** - Small shrubs, e.g. Flaxes and ferns (mature under 1m)
- **PB8 or ltrs** - Large shrubs, small - medium trees (mature over 1m)
- **PB12 or 10ltrs** - Large trees (not specimen trees) minimum 1m
- **PB18 or 1ltrs** - Fruit trees - minimum 1m
- **PB40 or 25ltrs** - Specimen trees (approx 1.5m) - this is the minimum size for specimen trees in the front yard planting design, but it does vary a little depending on what tree you choose. Talk to local nurseries to find out what's readily available at this size.
- **PB 95 or 45ltrs** - Large specimen trees (approx 2m)
- **PB 150 or 60ltrs** - Large specimen trees

All planted areas are to be mulched to a minimum depth of 75mm and have a minimum 300mm depth of topsoil (except lawns which can have 100mm).

DRIVEWAYS

Indicative driveway locations are shown on page 18. All driveways are to consist of a hard wearing surface material fit for purpose. All concrete driveways are to have a minimum of 4kg black oxide per m³ of concrete and have an exposed aggregate finish (or other non slip finish to be approved at the DRP's discretion). At grade parking is to be limited to the front of the garage door only and additional parking pads in front of the main house will not be permitted.









"Look and Feel Examples For Landscape"



FENCING & DRIVEWAY PLAN



Legend

-  1.8m Solid Timber Fence
-  1.8m Screen Timber Fence (min 25% vis perm)
-  1.8m Screen Timber Fence to meet MPDC Fencing Along Reserve Boundaries Standards
-  1.0m Front Fence (compulsory)
-  1.0m Front Fence (not compulsory)
-  Indicative Extent of Backyard

Note. Housing typologies are indicative only and fencing is to be adapted to actual design proposal and administered by the Design Review Panel

