

MAEA FIELDS STAGE 2

DESIGN GUIDELINES



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NOTE: The Design Guidelines for Maea Fields Stage Two must be read in conjunction with the relevant MPDC District Plan Sections.

INTRODUCTION

VISION

Maea Fields Stage Two has been acquired by Kaha Ake and will be developed as a continuation of Stage 1 - previously completed by Calcutta Farms. The vision for 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 (DRP) prior to lodgement of building consent.

All design submissions to be submitted to:
drp@classicdevelopments.co.nz

THE MASTERPLAN



SITE DESIGN

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

EXPLANATION

Good site design is very important to ensure homes are appropriately distanced from each other, garages and front doors are easily accessed, 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 full use of the lot.

SITE COVERAGE

The maximum allowable site coverage is 35%.

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.

This control does not apply to the apex of the gable ends of a roof, being no more than 1m² in area.

BUILDING SETBACKS

For setbacks refer to the Matamata-Piako District Plan.

OUTDOOR LIVING AREA

Outdoor living areas are to be located where they provide suitable privacy for home occupiers, are accessible from living areas, and have good solar access.

They need to be:

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

ADDITIONAL BUILDING SETBACKS

The full northern boundary has an additional 10m building setback to improve the interface with existing rural land. Refer to the Matamata-Piako District Plan and Banks Road Structure Plan.

CARPARKING

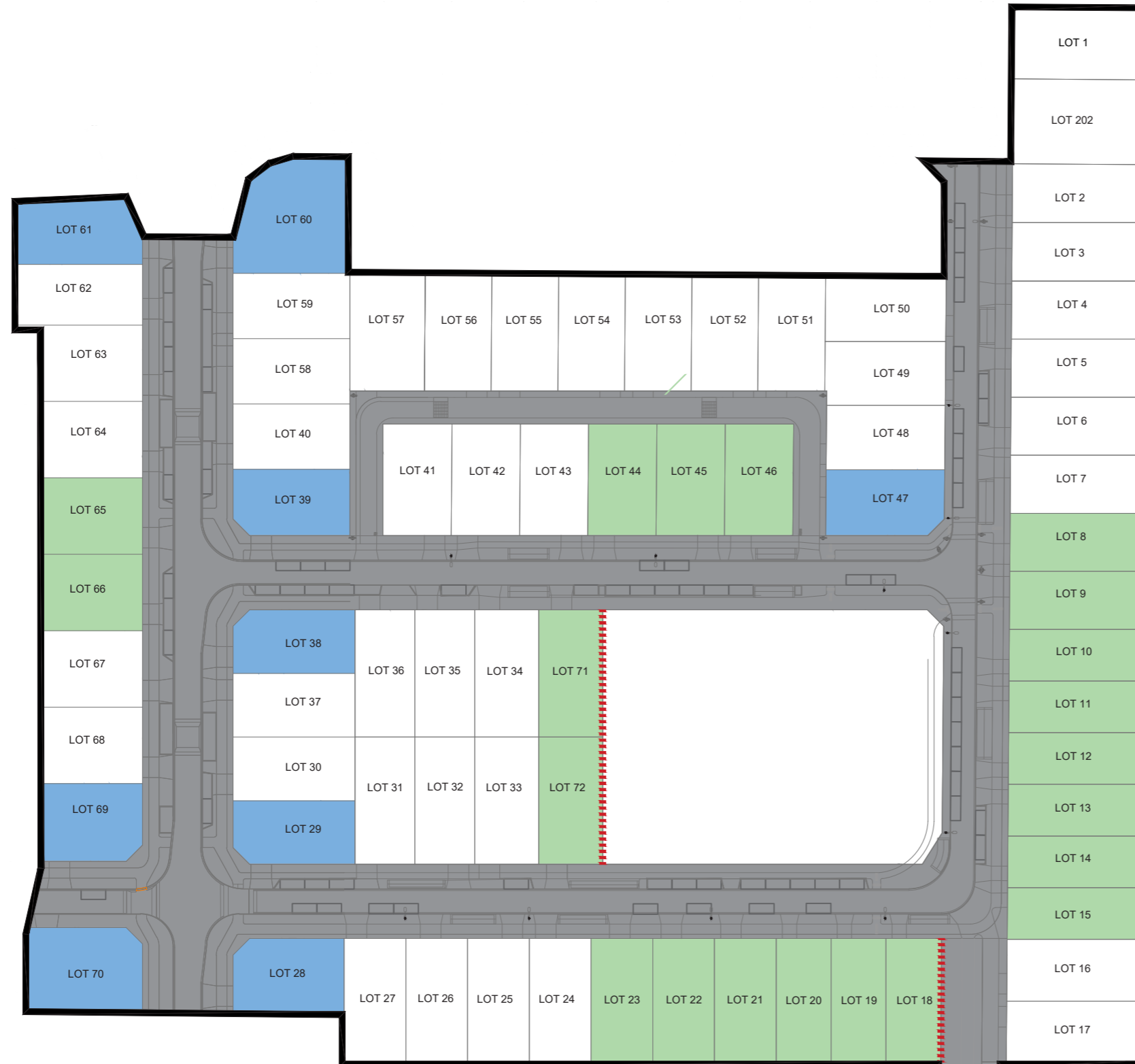
A minimum of two off street carports are to be provided for every home. NOTE: This is additional to garage parking.

SERVICE AREAS

There are no minimum dimensions or area requirements for service areas. They need to be:

- out of sight or screened from the street
- 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 clothes.
- screening must be co-ordinated with the fencing plan

LOT TYPE PLAN



LOT TREATMENT

To deliver a good design outcome a Lot Type plan has been developed to ensure specific design considerations for corner, high profile and lots fronting open space.

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. The driveway and front door entry path should be 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 high quality design 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 the outdoor living area and service areas are located.

LEGEND

- Corner Lot
- Corner & High Profile Lot
- High Profile Lot
- Open Space Frontage



ARCHITECTURE



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

EXPLANATION

House design plays a very important role in the overall quality of a new subdivision. How the home looks and how it functions is paramount to creating a community that is valued and holds value for people that live and invest in Maea Fields.

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 should overlook the street and blank walls on the street frontage are not allowed.

CORNER LOTS

Houses 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

Houses 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. They should be less visually dominant over the garage. Simple roof forms such as gables, mono-pitch or skillion are encouraged. Full hip roofs will not 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

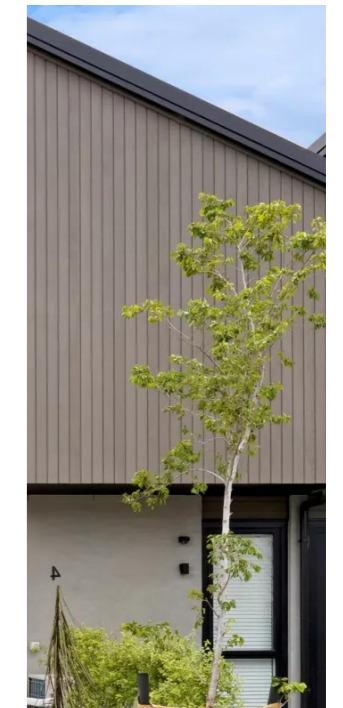
Carports are not permitted. At grade parking is to be limited to the front of the garage door only and additional parking pads in front of the main house will not be permitted.

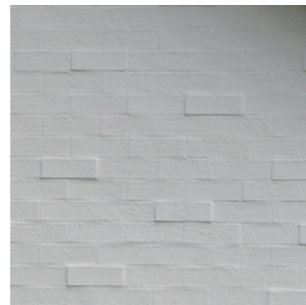
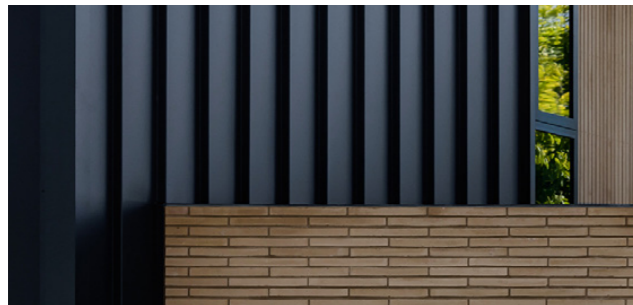
WINDOWS AND PRIVACY

Windows should be designed to compliment the house form in size, shape and proportion highlighting architectural elements. They should overlook the street and outdoor living areas, 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 sufficient size).

CLADDING

Careful consideration should be given to the type and placement of cladding. As the most visual component of the house, it is important the the cladding compliments the housing design and is cohesive whilst creating interest. Cladding junctions should be logical changes that align with the architectural features of the dwelling.





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 pastel colours or excessive colour variation.

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 house.

OUTBUILDINGS AND OTHER STRUCTURES

The design of any outbuilding should compliment the house. No sheds or other outbuildings are permitted in front of the home on the street frontage, nor should they be visible from the street.

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 the presentation of a house to the street, and usability of outdoor areas. Every submission to the DRP is to include a landscape concept plan for the street frontage, including 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 12. The house footprints shown are indicative and the intent behind the fence heights will need to be applied to your site design. Fences in front of the house are to be a maximum 1m high, use dressed timber, and have a minimum visual permeability of 25%.

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 house if there is one.

Back yard fences are to be 1.8m in height.

All fences must be painted or stained a dark colour except for premium fencing materials such as cedar or macrocarpa. No unpainted / unstained pine or sheet panels (i.e. fibre cement) are permitted. Alternative aluminium/ premium composite fencing can be used at DRP discretion.

Build partners are expected to coordinate with the neighbour on boundary fencing.

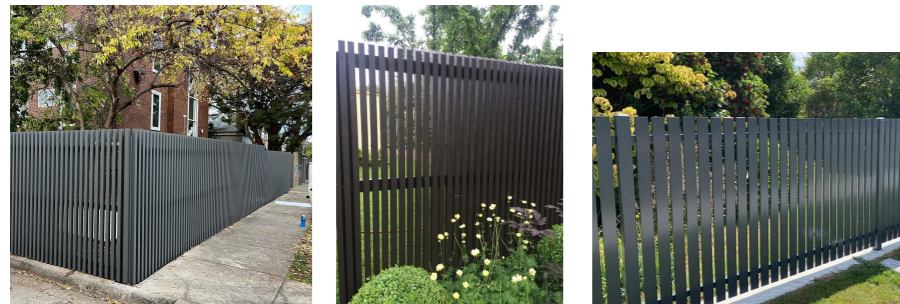
SERVICE AREAS

Service areas facilitate use of outdoor heating units, gas systems / bottles, rubbish bin storage and clotheslines (as appropriate). They are to be screened from the street, be of a usable size, and in a position where bins can be wheeled easily to the street. 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.



SCREEN FENCE EXAMPLE

Batten style fence or modern style fence with palings no wider than 70mm.



ENTRANCE PATH

An entry path which is separate from the driveway is required to lead you to the front door. Concrete paths are to have a minimum of 8% black oxide to cement ratio and exposed aggregate finish (or other non slip finish to be approved at the DRP's discretion).

DRIVEWAYS

Indicative driveway locations are shown on page 12. All driveways are to be constructed of a hard wearing surface material fit for purpose. All concrete driveways are to have a minimum of 8% black oxide to cement ratio 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.

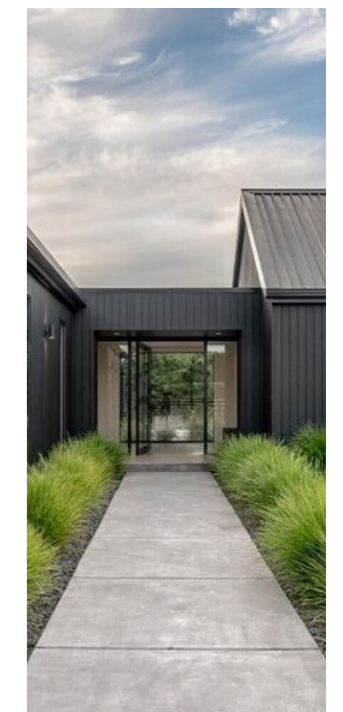
LETTERBOXES

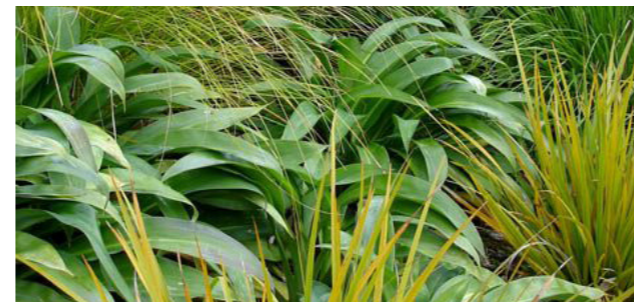
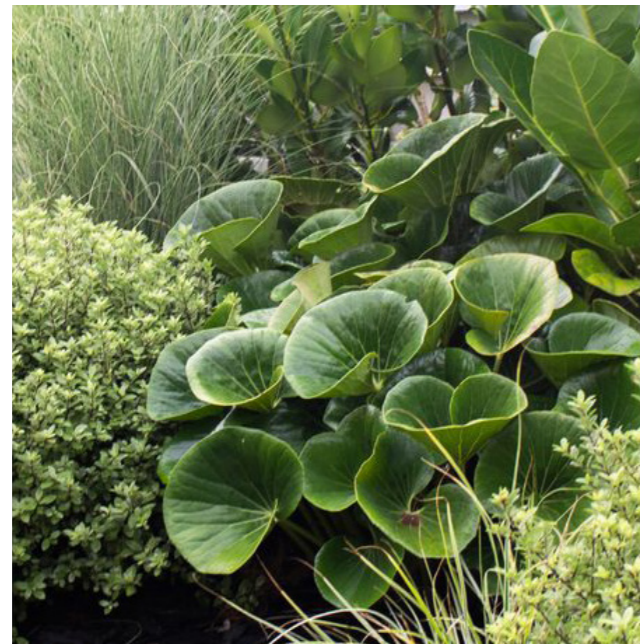
Letterboxes should be designed as part of the front yard landscaping and compliment the house design. Letterboxes should be placed between the driveway and front door path making them easily accessible to the front door. Letterboxes made from unrelated materials, purchased and dropped in the front yard 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 and maintained at this height.





PLANTING PRINCIPLES

WHAT TO PLANT

- Enhance ecological and cultural values through planting native species that attract birds. Use exotic plants sparingly to provide visual interest and seasonal variation
- Plants suitable to the conditions (e.g. Frost, wind exposure, sun & shade)
- Suggested plant sizes: Specimen trees: 25L - 45L, Shrubs 2.5L - 5L, and grasses and groundcovers 1L pots.

WHEN TO PLANT

The best time to plant is Autumn to capture winter rain so plants are established before Summer. Spring is the next best time to plant. Avoid planting in winter and high summer.








WHAT TO CONSIDER

- Consider the arrival sequence and how this can be enhanced with planting
- Planting should be used to soften built form (fences, walls etc.) and provide separation between driveways and entrances
- Before planting the mature size of shrubs and trees should be considered
- Planting on the southern boundary shall consider adverse effects on neighbours daylight
- Edging should be used around garden beds and mow strips provided where lawn adjoins the house

FENCING AND 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
-  1.5m Screen Timber Fence (min 25% vis perm)
-  Compulsory 1m Front Fence return (min 25% vis perm)
-  Optional 1m Front Fence (min 25% vis perm)
-  Driveway / Garage alignment

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



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.

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

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.

The concept stage review requires a full set of drawings as outlined below.

- **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 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 the building consent with Council.

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.



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