

# Matakana Country Park

## Character & Design Manual

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Site: 1153 Leigh Road, Omaha Flats | Lot 1 (ECE) & Lot 2 | Matakana 2 Precinct (AUP(OP) I522)

### Purpose & Scope

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This Manual sets a park-wide character, design, landscape and amenity framework for all existing and future activities, buildings, structures, signage and landscape works within Matakana Country Park (MCP). It ensures a cohesive “country-park” identity, protects rural character and open-space values, and supports integrated management of the Park regardless of changes in ownership or operators.

The Manual gives practical effect to the planning intent of the Matakana 2 Precinct (AUP(OP) I522) and the Mixed Rural Zone (H19) by guiding development to be visually recessive, landscape-led, rural in form and materials, and compatible with visitor, recreation, community and rural-themed activities.

### Relationship to Planning Framework

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This Manual is an implementation tool that aligns with and supports the outcomes anticipated by:

- I522 Matakana 2 Precinct — an integrated, cohesive country-park environment enabling rural visitor and community activities while retaining rural character and landscape qualities.
- H19 Mixed Rural Zone — retention of rural character, avoidance of urbanisation, and support for appropriate rural production, tourism and community activities.

Compliance with this Manual will be secured by consent notice registered on all relevant titles, binding current and future owners/operators to its requirements.

### Matakana Country Park Identity Statement

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Matakana Country Park is a rustic, family-friendly rural destination that celebrates equestrian culture, rural heritage, creative arts and outdoor recreation. The Park’s identity is expressed through barn-style forms, timber and board-and-batten claddings, darker rural colour palettes, generous vegetation, and a landscape-first approach that preserves openness and rural amenity.

## Park-Wide Principles

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### Form & Massing

- Landscape-led design: planting, bunds and open-space structure guide built form siting and scale.
- Visually recessive architecture: low-rise buildings with simple forms, pitched roofs and muted rural colours.
- Unified material palette: timber, board-and-batten, coloursteel roofing and matte finishes; avoid glossy/urban materials.
- Avoid urbanisation: no metropolitan stylings (lightboxes, excessive glazing, neon), and minimise hard-edge treatments.
- Cohesive signage and lighting: simple, low-glare fittings and integrated rural wayfinding.
- Pedestrian-friendly circulation: safe, legible paths and shared-space cues appropriate to a rural visitor destination.
- Operational compatibility: manage noise, hours and logistics to preserve rural amenity and neighbourly relations.

## Built Form & Architectural Controls

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### Form & Massing

- Buildings should be predominantly single-storey or low-rise, with elongated barn-like proportions and articulated façades (bays, verandahs, recesses) to avoid monolithic elevations.
- Heights and bulk must remain visually recessive within the rural landscape and be moderated by planting and setbacks.

### Materials & Colours

- Primary claddings: board-and-batten and/or natural timber; secondary finishes in matte/dull tones.
- Roofs: coloursteel or equivalent in rural tones; avoid reflective/glossy finishes.
- Metals/hardware: matte charcoal/black; avoid polished urban metals.

### Roofs & Details

- Pitched roofs with rural eaves; simple gutters and rainwater goods.
- Entrances use timber posts, low gates, pergola elements and soft landscaping.

## Landscaping & Open Space Framework

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### Planting & Structure

- Establish and maintain a vegetation-led framework: shelter belts, native buffers, and riparian enhancement.
- Use fast-growing native species to achieve screening within ~3 years for activity hubs adjacent to roads or neighbours.

### Bunds & Frontages

Where acoustic or visual screening is required along arterial frontages, use low earth bunds with layered native planting, avoiding tall continuous walls.

### Paths, Circulation & Fencing

- Provide pram-friendly, legible paths that connect activities; integrate bicycle parking in visible, safe locations.
- Fencing should be rural in style (timber rails, post-and-batten); avoid urban palisade or high solid walls unless required for safety and screened by planting.

### Signage & Wayfinding Code

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- Use timber frames or matte posts; hand-crafted or restrained graphic treatments consistent with rural branding.
- Avoid lightbox signs, neon, and overly illuminated branding. Keep signs proportionate and integrated with buildings or existing sign envelopes.
- Provide cohesive directional signage at key nodes; minimise clutter and maintain sightlines.

### Lighting Guidelines

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- Prepare lighting plans for new activities/buildings that cannot comply with Auckland Unitary Plan requirements. Use low-glare, warm colour temperature fittings and shield light spill.
- Avoid floodlighting; focus lighting on entries, paths and task areas; respect night-sky values and rural amenity.

### Noise & Amenity Management

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- Operate within applicable rural noise limits/resource consent conditions and adopt best practicable options to manage sound from outdoor activities.

- Use bunds, planting, orientation and scheduling to minimise noise effects, especially near neighbours and road frontages.

## **Access, Parking & Circulation**

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- Maintain safe, legible vehicle and pedestrian circulation consistent with rural visitor operations. Provide accessible parking and manoeuvring compliant with applicable standards.
- Bicycle facilities: provide secure long-stay and short-stay racks near activity entries; ensure passive surveillance and lighting consistent with Section 8.

## **Governance, Certification & Compliance**

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### **Internal Review Process**

All works must pass MCP Design Panel review prior to submission to Council.

### **Council Certification Sequencing**

- Landscape design → certification prior to building consent approval.
- Signage plan → certification prior to construction commencing.
- Lighting plan → certification prior to activity commencing.
- Maintenance plan → certification prior to activity commencing.

### **Special Provisions — ECE on Lot 1**

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- Hours: 7:00am-6:00pm, Monday-Friday; closed on public holidays.
- Capacities: ≤99 children; ≤24 FTE staff.
- Ensure servicing & easements reflect the Scheme Plan tenements (ROW, water, wastewater, power/telecom).