



Maymorn
Farm

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Brochure



Welcome to Maymorn Farm

Rural outlook.
Connected living.
A simpler path to
a new home.

Maymorn Farm is a rural residential community in Mangaroa Valley, Upper Hutt, designed for buyers who want space, outlook and a calmer pace of life without losing everyday connection.

Framed by farms, native bush and plantation forestry, the development sits close to State Highway 2 and Maymorn Train Station, with Tunnel Gully Recreation Area nearby for walking, running and mountain biking.

The vision is simple: offer a range of generous sections and new-home options so purchasers can choose the site, timing and building pathway that suits them. Some buyers will want a turn-key home with a fixed package price and a streamlined build process. Others may prefer to work with a partner builder on a custom design, purchase a section now and build later, or secure a home already under construction.

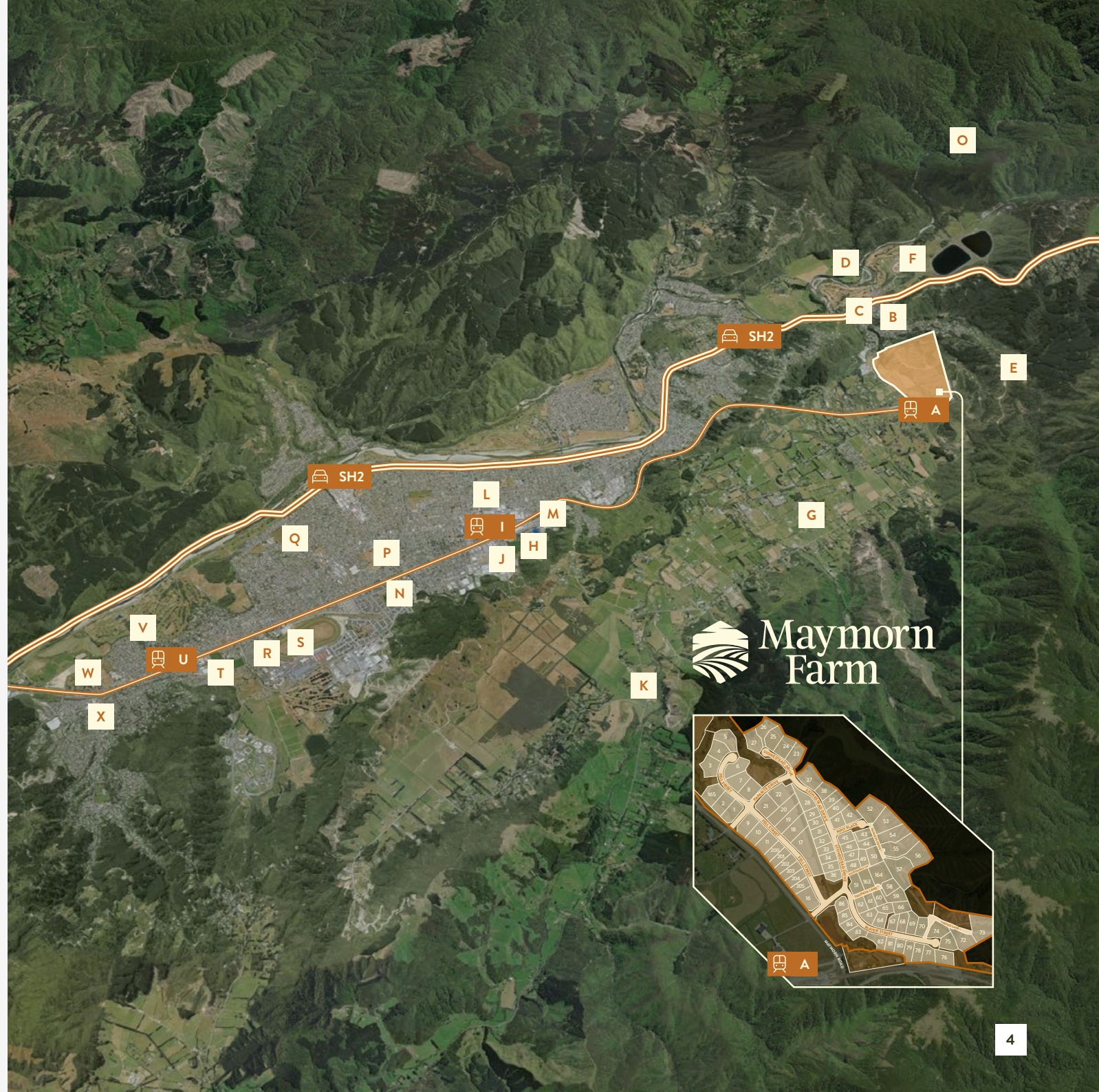


What Maymorn Farm offers

- Four easy ways to own a rural residential setting in Mangaroa Valley with a strong sense of space and landscape.
- A connected location near Maymorn Train Station, State Highway 2 and Upper Hutt amenities.
- A choice of section sizes, home designs and purchasing pathways.
- Fibre and power to the boundary of each lot, supporting commuting and work-from-home lifestyles.
- Access to trusted build partners for design-and-build, show home and spec home opportunities.
- Turn-key packages designed to simplify budgeting, selections, construction and settlement.
- A development plan supported by native re-vegetation, planted buffers, swales and rain gardens.

Whether you are planning a family home, a quieter lifestyle base, or a future build, Maymorn Farm gives you the freedom to choose how you buy and when you build.

A	Maymorn Station — 4 stops to Wellington Station	250m
B	Plateau School	1.9km
C	Te Marua Store	1.9km
D	Te Marua Golf Club	2.3km
E	Tunnel Gully Recreation Area	2.8km
F	Wellington Family Speedway	2.8km
G	Mangaroa School	3.9km
H	Maidstone Park Sports Turf	7.8km
I	Upper Hutt Station	7.8km
J	Te Kupenga o Rongomai Maidstone Sports Hub	8.0km
K	Mangaroa Farms	8.2km
L	Upper Hutt CBD	8.3km
M	Brewtown	8.7km
N	Blue Mountains Campus	9.6km
O	Kaitoke Regional Park	9.9km
P	Heretaunga College	10.2km
Q	Upper Hutt College	10.6km
R	Hutt International Boys' School	13.0km
S	Trentham Racecourse	13.1km
T	NZCIS — Home of the Hurricanes (Super Rugby Champions 2016 & 2026), Wellington Phoenix and Hurricanes Poua	13.1km
U	Heretaunga Station	13.3km
V	Royal Wellington Golf Club	13.5km
W	Saint Patrick's College Silverstream	14.4km
X	Silverstream Village	15.2km



At your doorstep

Maymorn Station

250m

Hop on board the Wairarapa line, a convenient express service from Masterton to Wellington CBD stopping at Maymorn, Upper Hutt, Waterloo, and Petone.

Tunnel Gully Recreation Area

2.8km

Make your weekend an adventure on the area's mountain bike tracks, beautiful native bush, and pine forests to explore on foot or by bike. This is one of Upper Hutt's true recreational gems with old railway tunnels, bridges and picnic spots.

Plateau and Mangaroa Schools

1.9km / 3.9km

Whichever way you head in the morning, one of these fantastic primary schools will be on your way.

Te Marua Store

1.9km

Pop by the dairy just around the corner, offering convenience on the way home for those last minute items.

Te Marua Golf Club

2.3km

This 18-hole course is a cornerstone of Upper Hutt history, founded in 1924 and welcoming a growing number of members ever since. Enjoy stunning views on the course or relax at their very own Ambrose café.

Wellington Family Speedway

2.8km

The Speedway is an iconic stockcar track hosting incredible displays of talent over the past 50 years, attracting a wide range of spectators, motorsports enthusiasts and families alike.

Maidstone Park

7.8km

Upper Hutt's premier, centrally located recreation hub, featuring the epic Maidstone Max Adventure Playground, state-of-the-art skate facilities, bush walking trails, a downhill mountain bike track, and modern sports fields.

Mangaroa Farms

8.2km

A non-profit regenerative agriculture project and community food hub located in Upper Hutt's Whitemans Valley, New Zealand.

Brewtown

8.7km

Brewtown is the ultimate destination for craft beer, food, and entertainment. A short walk from Upper Hutt train station, you'll find Wellington's top breweries, a variety of family-friendly entertainment venues and a boutique distillery.

Heretaunga College, Upper Hutt College, Hutt International Boys' School and Saint Patrick's College Silverstream

10.2km / 10.6km / 13.0km / 14.4km

For older children, Upper Hutt offers several well-established secondary schools, providing a range of academic, sporting and co-curricular opportunities to suit different interests and learning styles.

NZCIS

13.1km

The official home of the Hurricanes (Super Rugby Champions 2016 & 2026), Wellington Phoenix and Hurricanes Poua rugby teams.

State Highway 2

1.9km

Heading into town, over the hill, or across the Akatarawa's? Maymorn Farm is just a 5min drive from the highway.

Four easy ways to ownership

It has never been easier to own at Maymorn Farm

Our team is here to help. Regardless of which pathway you take, we are here to help you select the right site for you.



1. Buy a section and build when ready

Secure the lot you love now, then build in your own time. You can use any builder now or later, subject to covenants, services and Council approvals.



2. Turn-key packages

Select one of the turn-key home plans and match it with a suitable site for one easy package price. A 10% deposit secures your package, with the balance payable on completion. Paths, driveway, patios, fencing and service connections are included, excluding blinds and drapes.



3. Design-and-build

Work with one of the Maymorn Farm Partner builders to design a home around your lifestyle, budget, section, sun and outlook. We can help with site selection, and your builder can guide you through design, costing and construction planning.



4. Move-in ready homes

For buyers who want certainty and simplicity, our move-in ready homes are a great option. These homes are already designed, consented or under construction. The layout, exterior, finishes and landscaping are selected by the Maymorn Farm team. You can secure the home early, then settle once it is complete.

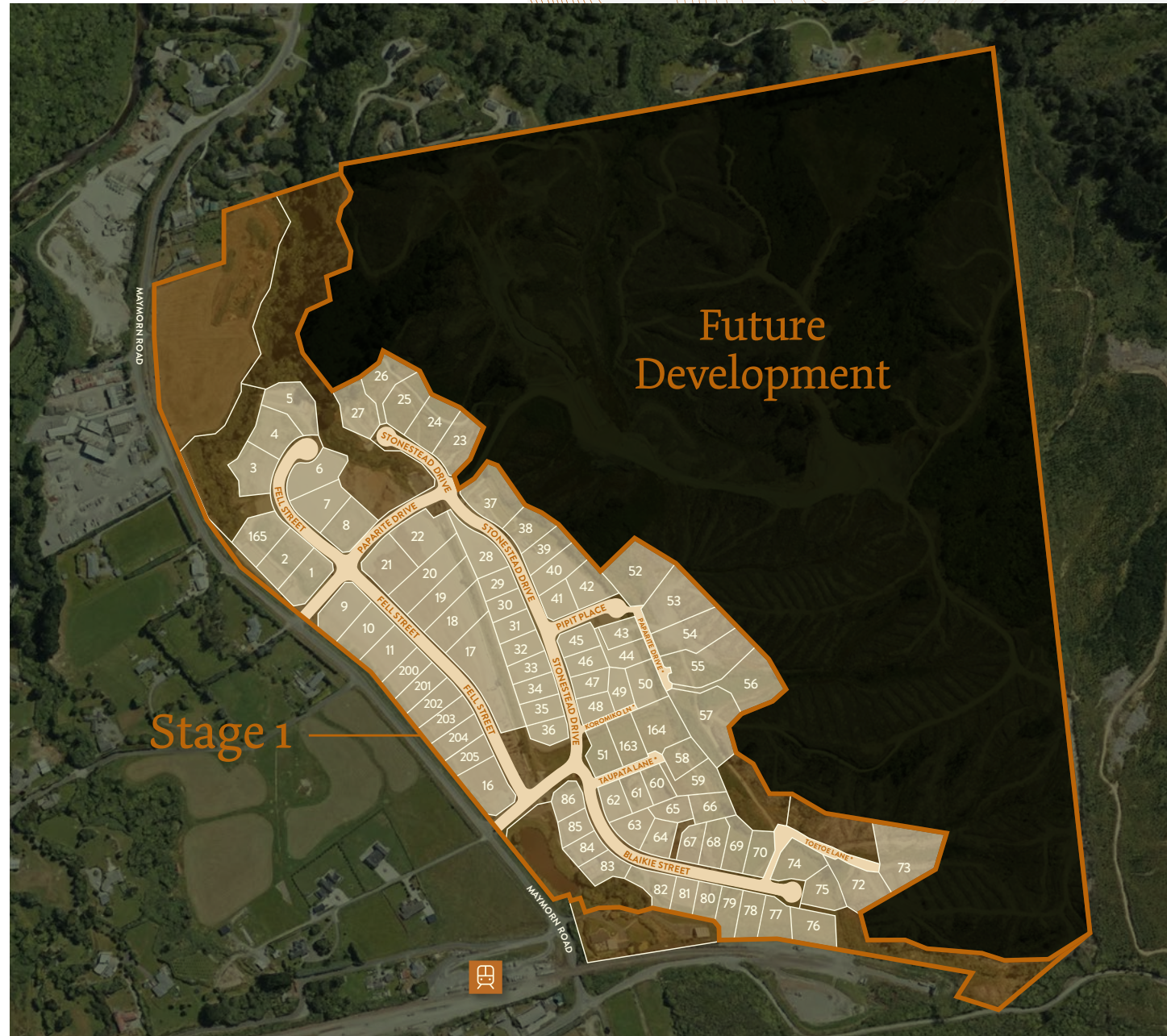


1. Buy a section and build when ready

It really is that simple. Buy your section now and build when you're ready. There is no set timeframe to start, and you're free to choose your own builder and designer. Subject to simple covenants, you can create a home that reflects the way you want to live.

Once construction begins, your home simply needs to be completed within 12 months.

With earthworks now complete, the finished sections are looking fantastic — and in our opinion, some of the best have been left until last.





2. Turn-key packages

Our turn-key packages make building your new home simple and stress-free. The price you sign up for today is the price you'll pay on settlement.

Each home is ready to move in (excluding blinds and curtains) and comes complete with fencing, driveways, patios, and all service connections.

You can choose from our range of internal colour board selections, with upgrade options available.

It's as easy as selecting the site and house plan you love, and our design team will place your home in 3D for your approval.



Kānuka

155 sqm approx

🛏4 | 🚗2 | 🏠2



Kōwhai

168 sqm approx

🛏4 | 🚗2 | 🏠2



Kōwhai v2

168 sqm approx

🛏4 | 🚗2 | 🏠2



Kōwhai v3

175 sqm approx

🛏4 | 🚗2 | 🏠2



Sunline

170 sqm approx

🛏3 | 🚗2 | 🏠2



Tulloch

170 sqm approx

🛏3 | 🚗2 | 🏠2



Melodybelle

177 sqm approx

🛏4 | 🚿2 | 🏠2



Carbine

177 sqm approx

🛏4 | 🚿2 | 🏠2



Wilton

167 sqm approx

🛏3 | 🚿2 | 🏠2



Portland

171 sqm approx

🛏3 | 🚿2 | 🏠2



Hākona

189 sqm approx

🛏4 | 🚿2 | 🏠2



Kererū

187 sqm approx

🛏4 | 🚿2 | 🏠2



Māwai

189 sqm approx

🛏4 | 🚗2 | 🏠2



Bordeaux

198 sqm approx

🛏4 | 🚗2 | 🏠2



Karaka

200 sqm approx

🛏4 | 🚗2.5 | 🏠2



Matai

211 sqm approx

🛏4 | 🚗2 | 🏠2



Lakelands

232 sqm approx

🛏5 | 🚗3 | 🏠2



Greenfields

258 sqm approx

🛏4 | 🚗2 | 🏠3



3. Our design & build partners

If you're after a design-and-build package, our trusted build partners can help you select your site at Maymorn Farm, then design-and-build the perfect home for you.

We are proud to partner with these industry-leading builders.



G.J. Gardner. HOMES

gjgardner.co.nz



HouseWorx.

houseworx.co.nz



sentinel
HOMES

sentinelhomes.co.nz



WD BUILDERS

wdbuilders.co.nz



PC
PALACE
CONSTRUCTION

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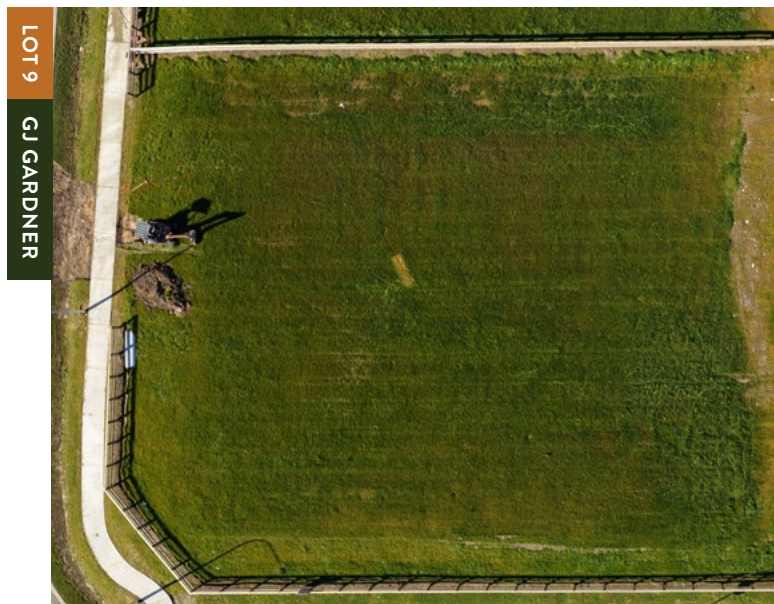
E info@palaceconstruction.co.nz

Our builder partners in action

Creating a thriving new community is a collaborative effort. Alongside Gillies Group, our builder partners are delivering homes for their clients while also establishing their presence at Maymorn Farm with new show homes.

Show home progress as of July 2026

- **Houseworx** – Lot 5 (exterior cladding underway)
- **Sentinel Homes** – Lot 7 (roof on)
- **GJ Gardner** – Lot 9 (breaking ground)
- **Gillies Group Show Home** – Lot 21 (frames are up)





4. Move-in ready homes

For those wanting a simpler path to a new home, our move-in ready homes offer the opportunity to purchase a thoughtfully designed, high-quality home that is already completed or under construction.

With the plans, specifications and key decisions already taken care of, you can enjoy greater certainty and a shorter wait before settling into life at Maymorn Farm.



Lot 31 – Kānuka

155 sqm approx

4 | 2 | 2

Est. date of completion: End of Nov '26



Lot 47 – Kererū

187 sqm approx

4 | 2 | 2

Est. date of completion: Early Feb '27



Lot 202 – Kōwhai v2

168 sqm approx

4 | 2 | 2

Est. date of completion: Late Feb '27



Construction progress

We're excited to see Maymorn Farm come to life. Take a look at some of the moments captured on-site.





Purchaser information

This page at a glance

- **Turn-key deposit:** 10% (balance on completion).
- **Agreement condition period:** 3 weeks.
- **Indicative build time:** ~9–12 months total (4–8 weeks consents + 6–7 months build).
- **Wastewater:** pump required per lot; off-peak to Maymorn Road sewer.
- **Fire safety:** sprinklers required for each dwelling.
- **Gas:** no piped gas; use replaceable cylinders.
- **Subdivision restriction:** lifts after 10 years (still subject to Council approval).
- **Roads:** public and vested to Council; no residents' association for public roads.
- **Titles:** Phase 1 (Lots 1–50 & 165) - issued; Phase 2 (Lots 51–86 & 163–164) - November 2026.
- **Rights-of-way:** limited number; shared maintenance among benefitting lots.

Turn-key pricing notes

- The price of our turn-key packages is fixed and has been priced on one of the \$449,000 value sections. This is an all-inclusive figure and includes paths, drives, and service connections within the property, including water, power and fibre.
- Any product or supplier price increases are borne by the builder/developer, not by you as the customer.
- For sections of 2,000m² or more, the purchase price will include the additional value of the larger section.
- Blinds and drapes are excluded from package price.

Location and setting

- Situated in Mangaroa Valley, Upper Hutt.
- Approximately 74 hectares spanning the lower flats and the north-eastern hills.
- Frontage to Maymorn Road, with Maymorn Train Station (Wairarapa Line, express services to Wellington) across the road.
- Eastern boundary adjoins Greater Wellington Regional Council land leading to Tunnel Gully Recreation Reserve; the Wairarapa rail line enters the Upper Hutt–Featherston tunnel along the south-eastern boundary.

How you can buy

1. **Buy a section:** Secure a lot now and build when you're ready. Use any builder now or later.
2. **Turn-key home:** Choose from our plans and a suitable site. Own with a 10% deposit and balance on completion. Services and connections are included in the package.
3. **Design-and-build:** Work with a partner builder (some are building show homes/spec homes). They can help select your site at Maymorn Farm, then design-and-build your home.
4. **Move-in ready:** These homes are already designed, consented or under construction. The layout, exterior, finishes and landscaping are selected by the Maymorn Farm team. You can secure the home early, then settle once it is complete.

Typical build timeline

- **Land purchase agreements:** conditional for 3 weeks.
- **Pre-build (home placement & Council consents):** approximately 4–8 weeks.
- **Construction:** typically 6–7 months.
- **Rule of thumb:** ~9–12 months from offer to completion (subject to builder scheduling, Christmas shutdown, weather, and design duration).

About the development

- Private plan change approved with a structure plan overlay and six zones: North West, Station Flats, Valley Flats, Hilltops, Hilltops Basin, and Hillside.
- Resource consent granted for full site development.
- Initial lots are predominantly on the flat. A small number of future house sites will be on the hill front face, with most hill sites in the future over/behind the visible ridgeline.

Services and infrastructure

- **Fibre and power:** to the boundary of each lot.
- **Wastewater:** each lot requires a wastewater pump (off-peak pumping to the Maymorn Road sewer).
- **Water supply (owner-provided):** 2x potable water tanks and a 3rd smaller tank for fire fighting attenuation.
- **Fire safety:** residential sprinklers required in each dwelling.
- **Additional storage/attenuation:** 1 × 15,000 L tank (includes roof runoff attenuation to slow discharge to waterways).
- **Gas:** no piped gas on site; use replaceable cylinders if gas is desired.
- **Turn-key homes:** all services supplied and connected in the package price (no extras).
- **Design-and-build:** typically included or allowed for as a PC sum—confirm specifics with your builder.

Stormwater, swales and rain gardens

- Most homes can direct stormwater to a swale or to a stream as designed.
- On-site attenuation is mandatory and incorporated into building plans (standard details are provided in the design pack).
- Roadside swales (nib kerb with grassed basins) collect and infiltrate light-rain events; larger events are directed to rain gardens or ground.
- Rain gardens are planted basins with filter media that treat and slow stormwater before discharge to waterways, or soakage.

Roads and access

- Public roads are built to UHCC standards and vested to Council at completion (no residents' association fees for public roads).
- A small number of rights-of-way (shared driveways) have shared maintenance among benefiting lots.

Re-vegetation and landscape

- Front hill face (formerly pine) has been milled; established native trees are protected.
- Wilding pines have been removed; residues formed into windrows for stability.
- Replanting with mānuka and kānuka planned to re-establish native bush and enhance the rural character.

Covenants (summary)

- Street frontage: at least two cladding materials.
- Boundary character: post-and-rail fences must be maintained.
- Relocatable homes: not permitted.
- Design approval: Gillies Group to sign off plans for covenant compliance.
- Future subdivision: restriction lapses after 10 years; any subdivision remains subject to Council approval.
- Full draft covenants are available.

Works programme (Oct 2025–Sep 2026)

- Sealing of the roads in Phase 1 (Lots 1–50 & 165).
- Relocation of the ~35,000 m³ topsoil stockpile (approx. 4 m high along Maymorn Road).
- Completion of the berm along Maymorn Road and installation of post-and-rail fencing.
- Earthworks and servicing for Lots 51–86, 163 & 164.
- Extensive native planting along streams and Maymorn Road to create a visually permeable buffer.

Disclaimer

All information is provided in good faith and may be updated. Timeframes and availability are subject to Council processes, contractor programming, and weather.

Frequently asked questions

Can I buy a section only?

Yes. You can secure a section and build when you are ready, using any builder, subject to the covenants, services, design approval and Council requirements.

Can I use my own builder?

Yes, if you buy a section. You can use any builder, subject to the covenants, design approval and Council approvals.

Do I need water tanks?

Yes. Each property requires potable-water storage, along with additional tanks for firefighting and stormwater attenuation. Your builder or adviser can confirm the specific requirements for your lot.

How does a turn-key purchase work?

You choose a suitable site and turn-key plan, pay a 10% deposit to secure the package, and pay the balance on completion. The final agreement should confirm the selected lot, plan, inclusions, exclusions and settlement process.

What does design approval involve?

Plans are reviewed for covenant compliance before proceeding. This helps protect the look, quality and value of the development.

When will titles be issued?

Phase 1 titles were issued in February 2026 and Phase 2 titles expected Nov 2026. These dates are subject to Council processes, contractor programming and weather.

What is included in the turn-key package?

Turn-key homes include service connections, driveways, paths, patios, fencing and are ready to move in, excluding blinds and curtains. Confirm the specification schedule for your chosen package.

Are there residents' association fees?

Public roads will vest to Council and there are no residents association fees for public roads. Some shared rights-of-way have shared maintenance between benefitting lots.

Can I customise a turn-key home?

Internal colour board selections and upgrade options may be available.

How long does it take to build?

As a guide, 4-8 weeks for consents and pre-build steps, then around 6-7 months for construction. A 9-12 month overall timeframe is a useful rule of thumb, depending on builder availability, weather, shutdown periods and design time.

What services are available?

Fibre and power are supplied to lot boundaries. Water storage, wastewater pumping, sprinkler and stormwater attenuation requirements apply to each dwelling.

Who should I contact first?

Start with the Maymorn Farm sales team to discuss available sections, current packages, homes under construction and site walk-through times. Then involve your solicitor, finance advisor and builder early.

Next steps

1. Come up and walk the sites at Maymorn Farm.
2. Find the section you love.
3. Choose your path:
 - **Turn-key:** Pick the plan you want and have the team place the house in 3D to maximise the sun usage of the site.
 - **Design-and-build:** Work with your builder on the design and layout options.
 - **Section:** secure the site with a 10% deposit, build at any time.
 - **Move-in ready:** homes are already designed, consented or under construction. Secure your home early, then settle once it is complete.
4. Review the agreement with your solicitor and confirm finance.
5. Follow progress online and stay connected with the sales team.

Solicitor information

Prior to signing an Agreement for Sale and Purchase, we recommend that you seek independent professional advice to go over the material and ensure that it suits your needs.

You need to discuss things openly with your advisors and know that the discussion is completely confidential so that you get the best possible advice. Your contract solicitors are independent and will be retained by you to advise you personally. As a reference, the following solicitors have experience with the Agreements and type of property you are purchasing.

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Your salespeople

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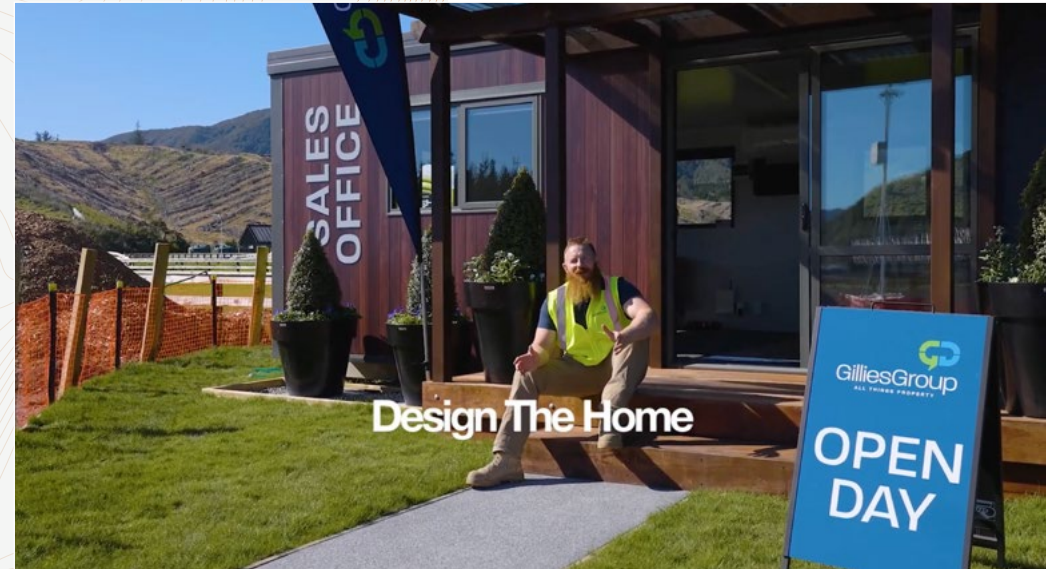
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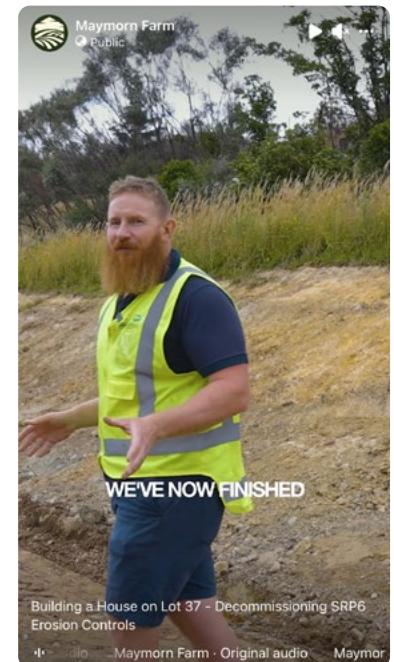
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Stay in the loop

You can also reach us at maymornfarm@gilliesgroup.co.nz for general enquiries or if you have any questions.







Maymorn Farm

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GilliesGroup
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