



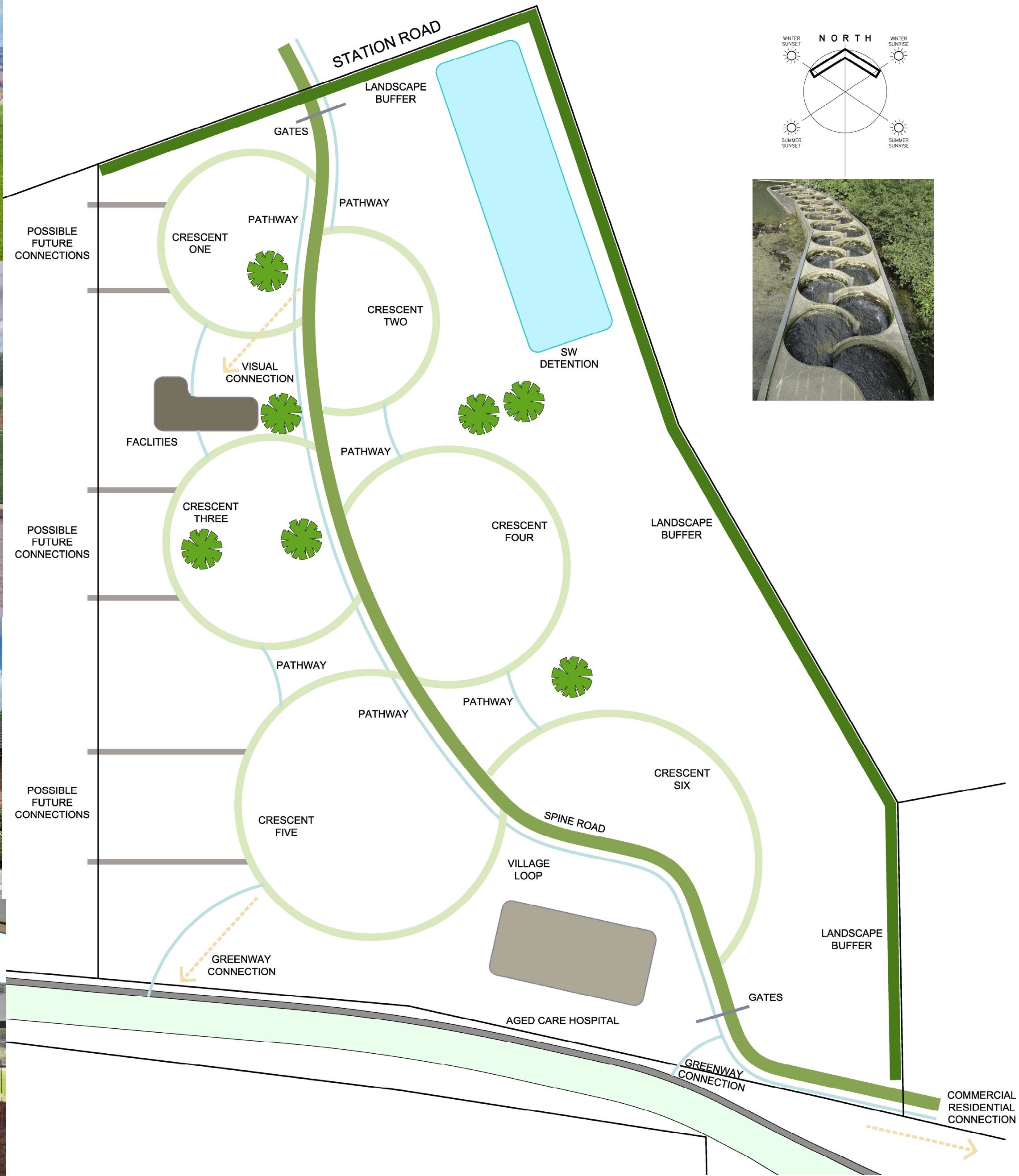
# Ashbourne - Retirement Village

## Station Road, Matamata - Resource Consent

### Drawing Register

Sheet No.	Sheet Title	Revision	Date Issued	Sheet No.	Sheet Title	Revision	Date Issued
	<b>Concept</b>				<b>Staging Plans</b>		
A000	Cover Page	A	29/05/2025	A040	Overall Staging Site Plan	B	29/05/2025
A001	Concept Sketch	A	29/05/2025	A041	Stage 1 Plan	A	29/05/2025
A002	Concept Description	A	29/05/2025	A042	Stage 2 Plan	A	29/05/2025
	<b>Site Plans</b>			A043	Stage 3 Plan	A	29/05/2025
A010	Overall Master Site Plan	A	29/05/2025	A044	Stage 4 Plan	A	29/05/2025
A012	Stage One - Two Plan	A	29/05/2025	A045	Stage 5 Plan	A	29/05/2025
A013	Stage Two - Four Plan	A	29/05/2025	A046	Stage 6 Plan	A	29/05/2025
A014	Stage Five - Six Plan	A	29/05/2025	A047	Stage 7 Plan	A	29/05/2025
A015	Stage Seven - Ten Plan	A	29/05/2025	A048	Stage 8 Plan	A	29/05/2025
A017	Facilities Site Layout	A	29/05/2025	A049	Stage 9 Plan	A	29/05/2025
A018	Hospital Site Layout	A	29/05/2025	A050	Stage 10 Plan	A	29/05/2025
A019	Nurse Accommodation Site Layout	A	29/05/2025		<b>Facilities</b>		
	<b>Site Planning Plans</b>			A101	Floor Plan	A	29/05/2025
A020	Planning Site Plan Key	A	29/05/2025	A102	Elevations	A	29/05/2025
A021	Planning Site Plan	A	29/05/2025		<b>Villas</b>		
A022	Planning Site Plan	A	29/05/2025	A105	BE(N) - Floor Plan	B	29/05/2025
A023	Planning Site Plan	A	29/05/2025	A106	BE(N) - Elevations	B	29/05/2025
A024	Planning Site Plan	A	29/05/2025	A107	BE(S) - Floor Plan	B	29/05/2025
A025	Planning Site Plan	A	29/05/2025	A108	BE(S) - Elevations	B	29/05/2025
A026	Planning Site Plan	A	29/05/2025	A109	BW(N) - Floor Plan	B	29/05/2025
A027	Planning Site Plan	A	29/05/2025	A110	BW(N) - Elevations	B	29/05/2025
A028	Planning Site Plan	A	29/05/2025	A111	BW(S) - Floor Plan	B	29/05/2025
A029	Planning Site Plan	A	29/05/2025	A112	BW(S) - Elevations	B	29/05/2025
A030	Planning Site Plan	A	29/05/2025	A113	CE(N) - Floor Plan	B	29/05/2025
A031	Planning Site Plan	A	29/05/2025	A114	CE(N) - Elevations	B	29/05/2025
A032	Planning Site Plan	A	29/05/2025	A115	CW(N) - Floor Plan	B	29/05/2025
A033	Planning Site Plan	A	29/05/2025	A116	CW(N) - Elevations	B	29/05/2025
A034	Planning Site Plan	A	29/05/2025	A117	CE(S) - Floor Plan	B	29/05/2025
A035	Planning Site Plan	A	29/05/2025	A118	CE(S) - Elevations	B	29/05/2025
A036	Planning Site Plan	A	29/05/2025	A119	CW(S) - Floor Plan	B	29/05/2025
A037	Planning Site Plan	A	29/05/2025	A120	CW(S) - Elevations	B	29/05/2025
A038	Planning Site Plan	A	29/05/2025	A121	DE - Floor Plan	B	29/05/2025
A039	Planning Site Plan	A	29/05/2025	A122	DE - Elevations	B	29/05/2025
				A123	DW - Floor Plan	B	29/05/2025
				A124	DW - Elevations	B	29/05/2025
					<b>Hospital</b>		
				A130	Floor Plan	A	29/05/2025
				A131	Elevations North	A	29/05/2025
				A132	Elevations South	A	29/05/2025
				A133	Elevations East & West	A	29/05/2025







Proposed Retirement Village of Ashbourne

Village Overview

The proposed 20-hectare retirement village in Matamata represents an opportunity to deliver a thoughtfully designed, community-focused environment that integrates high-quality housing with the natural character of its rural setting. The village masterplan prioritises connectivity, lifestyle, and care, offering residents a cohesive blend of private villas, shared facilities, and landscaped open spaces — all within easy reach of local amenities.

The architectural vision is to create a welcoming and enduring place that supports both independent living and a strong sense of community. The village will provide 218 residential villas, primarily standalone, offering residents a sense of individuality while fostering neighbourly connection through their considered arrangement in close proximity to one another. The village design revolves around a Central Spine Road that connects the community to the new commercial hub and Station Road. Residential clusters are thoughtfully arranged along this spine but with indirect access to this collector road, ensuring a tranquil, shared-space environment for residents.

A key feature is the centrally located Facilities Building, offering shared amenities for residents and their guests, further enhancing the sense of community. Completing the continuum of care, the proposed Aged Care Facility is situated near the greenway and adjacent to the future commercial hub. Provision has also been made for nurses' accommodation in this area to attract high-quality nursing for improved resident care.

The village design retains a number of existing mature trees to provide an established, green environment from day one. A thoughtfully planned network of pathways, complementing the spine road's pedestrian walkway, connects residential clusters in a north-south orientation. This network integrates with the greenway paths, linking residents to the community hub and surrounding green spaces.

Activities and Amenities

For Residents, Families, and Guests:

- Residential Villas: 218 units ranging from 125m² to 200m²
- Facilities Building: The heart of the community, offering a range of essential amenities alongside dedicated spaces for visiting professionals, such as a doctor/nurse practitioner, podiatrist, massage therapist, physiotherapist, and hairstylist.
- Community Amenities: Vegetable gardens, shade houses/tunnels, and shared activity spaces.
- Maintenance and Parking: Village maintenance shed and dedicated parking for vehicles and caravans.

Publicly Accessible:

- Aged Care Hospital: A facility providing hospital-level care, rest home services, dementia care, and palliative care.
- Nurses' Accommodation: Adjacent housing for nursing staff to ensure optimal care and availability.

Village Villas

The village will feature a diverse range of villas, varying in size from 125m² to 200m², with a focus on prioritising north-facing orientations for optimal natural light. These environmentally responsive homes are designed to achieve appropriate thermal performance and align with Lifemark design principles, ensuring accessibility, safety, and sustainability.

Key features include:

- Walk-in showers and level-entry design throughout.
- Nurse call systems integrated for resident safety.
- Advanced "Flame-Buster" smoke alarm systems for enhanced fire protection.
- Driveways designed with a maximum gradient of 1 in 20 to ensure ease of mobility.

The villa designs will utilise a regionally inspired material palette, blending harmoniously with the surrounding environment and enhancing the village's aesthetic appeal.

Facilities Building

The Facilities Building will serve as the social, recreational, and administrative hub of the village, offering a variety of amenities to meet the diverse needs of residents.

Social Amenities

- Lounge and dining spaces for everyday gatherings and special events with a commercial kitchen to support large-scale occasional functions.
- Outdoor BBQ and kitchen area for al fresco dining and socialising.
- Library for quiet reading and study. Meeting room for group activities and community discussions

Activity Amenities

- A 12.5m heated swimming pool and accompanying spa pool. Croquet lawn and multipurpose outdoor area for communal use.
- Indoor recreation options, including a pool table and darts.
- Crafts and multipurpose room for hobbies and creative activities.

Administrative Services

- Reception and welcoming area for residents and visitors.
- Offices for the village and sales managers, along with administrative staff.
- A dedicated staffroom to support onsite employees.

Resident Services

- Consultation room for visiting professionals, including doctors, nurse practitioners, podiatrists, massage therapists, and physiotherapists.
- Onsite hair salon for residents' convenience

Aged Care Facility

The proposed Aged Care Facility is strategically located near the new commercial hub and adjacent to the nurses' accommodation. Designed with resident comfort in mind, the majority of rooms will face east, north, or west, ensuring maximum natural light and pleasant views. Parking is placed to the south of the building, with the nearby greenway offering additional recreational and aesthetic value.

The facility will accommodate up to 71 residents, providing hospital-level care, rest home services, dementia care, and palliative care. The vision for the facility is to create a safe, warm, and caring environment with a residential feel, supporting the dignity and well-being of all residents.

The design intention is to include spaces that adapt to the physical and mental health needs of residents, with access to multiple social lounges and dining areas to foster inclusivity and flexibility. Plans include a dedicated, secure dementia care unit, designed to support smaller groups of residents experiencing cognitive decline. The facility will incorporate enclosed, landscaped gardens to promote outdoor engagement while ensuring safety and enhancing residents' quality of life.

The aged care facility will also feature interconnected wards, designed to encourage social interaction among residents while offering operational flexibility. This layout allows the facility to adjust and reallocate beds as patient care needs evolve over time.

A dedicated whānau room will be provided within the palliative care area, offering a comfortable and private space for families to gather and spend time with loved ones during emotionally challenging periods.

Operational features provided include:

- A full commercial kitchen to meet diverse dietary requirements.
- In-house commercial laundry facilities for efficient resident care.
- Administrative and management offices to support day-to-day operations.

The facility will in time be located on a subdivided lot, allowing for the flexibility of independent operation from the wider retirement village if required. This adaptable approach ensures responsiveness to future operational and regulatory needs.

Nurses Accommodation

Purpose-built accommodation for nursing staff is located adjacent to the aged care hospital, positioned outside the main village but conveniently alongside the commercial hub. This arrangement enables the facility to recruit both locally and internationally, offering suitable housing for overseas nursing staff to complement the locally employed team.

The accommodation has been designed to create a homelike environment that balances privacy and social connection. Each individual bedroom includes an ensuite and private terrace, while all rooms connect via a short hallway to a shared living and dining zone. This layout offers occupants the opportunity to interact and build supportive relationships while working away from home, while still maintaining personal space and privacy when desired.

Landscaping and Structural Features

The village features carefully designed landscaping to ensure both privacy and community integration:

- Landscape Buffers: A 10 meter buffer along Station Road and the eastern boundary provides separation from adjacent rural lifestyle properties
- Greenway Setbacks: Villa slabs are set back 3 meters from the western and southern greenway boundaries, with living courts and terraces integrated within these setbacks.
- Community Features: Localised landscaping elements, such as vegetable gardens, pergolas, and activity areas, encourage social interaction and community engagement.

Village Staging

The village development is planned to proceed at a rate of two to three villas per month, with the project structured into staged releases to support this construction timeline on an annual basis.

Each villa is designed within a framework of planning parameters which, due to the village's relatively low overall density, are often comfortably exceeded in terms of compliance. However, the applicant seeks a degree of flexibility in the planning consent to allow for efficient and responsive delivery.

As the village progresses through its stages, it will naturally evolve in response to economic cycles, client preferences, emerging industry best practices, and the aspirations of the community as it becomes established. To accommodate these factors, it is essential that the consent allows for the repositioning of villa types across the site as needed to meet sales demand.

Any such adjustments would remain within the approved total villa count, comply with the proposed site coverage, primary infrastructure design, and adhere to the approved planning parameters

Roading and Access

A well-defined roading hierarchy supports safe and efficient movement throughout the village:

- Central Spine Road: Dedicated for shared car and cycle usage, with a separate pedestrian footpath.
- Crescent Roads: Secondary roads for shared car, pedestrian, and cycle use, feeding off the spine road.
- Laneways: Connecting roads for shared car, pedestrian, and cycle use, linking into crescent roads.

Road safety and accessibility is prioritised with features such as maximum 1 in 20 falls, central dish drains and flush edge kerbs to eliminate trip hazards. The entrance along Station Road is located within an 80kph zone, but a reduction to 50kph at the village entry over time would be desirable. Connectivity to the 50kph residential subdivision is planned.

Construction access will be available either from Station Road (west) or the residential subdivision land (southeast), ensuring minimal disruption and a logical staging process starting from Station Road and progressing toward the southern development.