



Appendix 2 Updated Urban Design Drawings

To Expert Consenting Panel - Ashbourne | November 2025

Purpose and Scope

This updated Urban Design drawing set has been prepared to reflect the amendments made to the development since lodgement of the Ashbourne substantive application. The purpose of this pack is to illustrate all urban design-related changes arising from submissions, technical review and further consultations.

Updates in this set focus solely on the aspects of the proposal where amendments were warranted. For all matters that do not require changes, the originally submitted drawings remain unchanged. In addition, for detailed updates relating to three-waters servicing, staging and sequencing, landscaping, transport and roading details and other technical matters, please refer to the relevant specialist reports and drawing packages provided by the respective disciplines. Specifically, this includes:

No change made

- Section 4.2 Residential Masterplan Design Principles (pg 18)
- Section 4.6 Sustainability and Greenway (pg 22)
- Section 4.7 Commercial Node & Green Space (pg 23)
- Section 5.1 Retirement Living Precinct Opportunities (pg 26)
- Section 6.1 Solar Farm Key Design Principles (pg 31)
- Section 6.3 Southern Solar Farm Masterplan (pg 33)

Refer to specialist reports/drawings

- Section 4.4 Residential Three Waters Servicing (pg 20)
- Section 4.8 Residential Staging & Sequencing (pg 24)
- Section 5.3 Retirement Living Three Waters Servicing (pg 28)
- Section 5.4 Retirement Living Staging & Sequencing (pg 29)
- Section 6.4 Solar Farm Landscaping (pg 34)

No additional site or context analysis has been undertaken as part of this update. Accordingly, all site analysis, opportunities and constraints plans and contextual diagrams included in the originally submitted Urban Design drawing pack remain unchanged. This include:

- Section 1 Introduction (1.1 - 1.5)
- Section 3 Site Context Analysis (3.1- 3.5)
- Section 7 Site Analysis Study (7.1 - 7.5)

Prepared for:

Expert Consenting Panel - Ashbourne

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Document for:

Urban Design Memo

Document date:

November 2025

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











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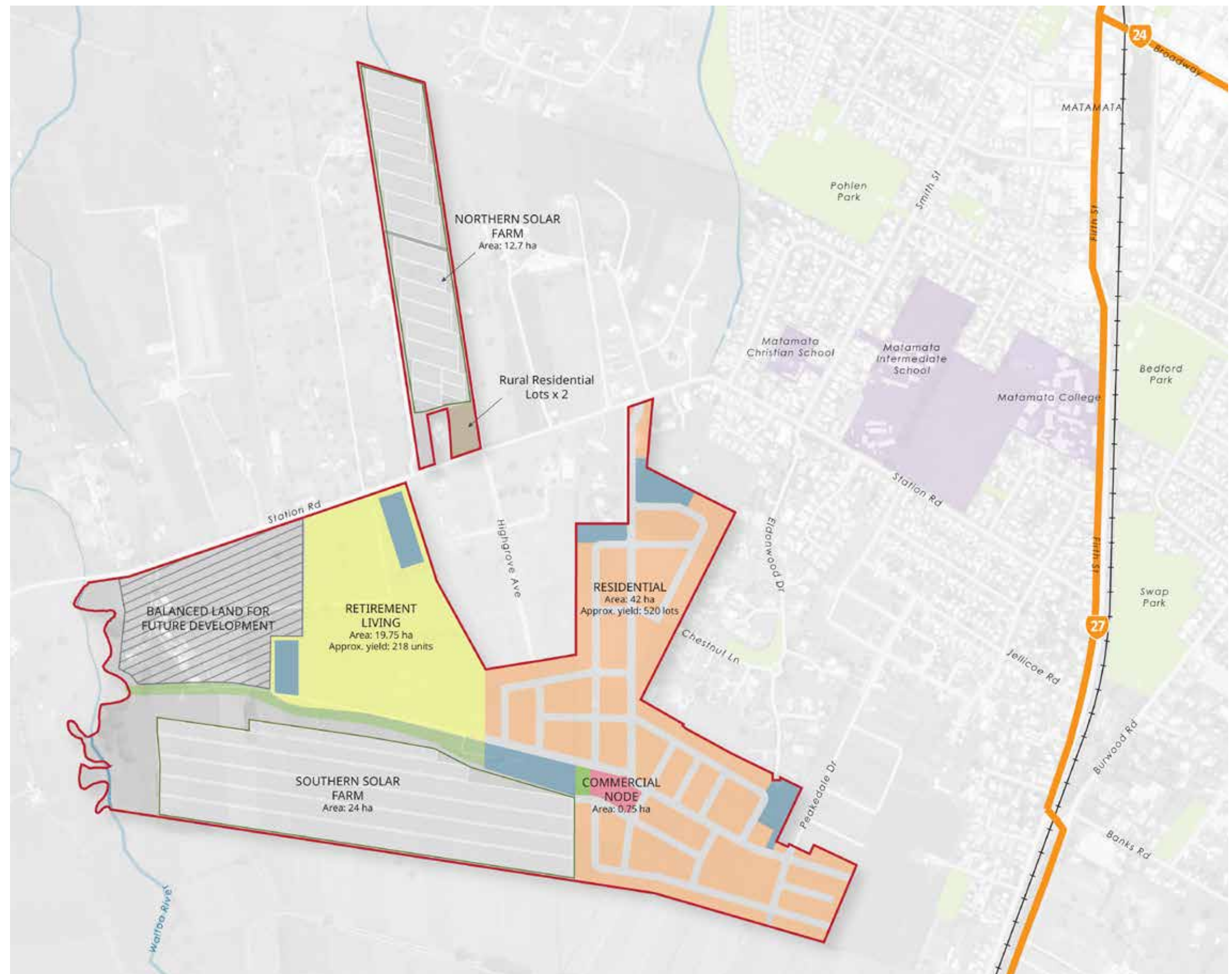
Ashbourne Masterplan

Ashbourne includes 4 key precincts:

- A new residential community, comprising circa 518 new residential units, 2 rural residential lots, a green space and a commercial node;
- A multi-functional greenway connect from commercial node to the Waitoa River on the site's western boundary with an active-mode pathway along the length;
- A retirement living core, comprising circa 218 units, an aged care service and supporting facilities that will be provided across a staged development; and
- Two solar farms which will provide a sustainable energy resource to integrate into PowerCo's electricity network.

Key

-  Site Boundary
-  Precinct/Land Use Boundary
-  Proposed Commercial/Community Node
-  Proposed Residential
-  Proposed Rural Residential
-  Proposed Retirement Living
-  Balanced Land for Future Development
-  Proposed Solar Farms
-  Proposed Greenway
-  Proposed Green Space
-  Proposed Stormwater Infrastructures
-  Proposed Road Network
-  Existing Road Network
-  State Highway
-  Railway
-  Existing Schools
-  Existing Open Space





Residential Masterplan

The Residential Precinct of Ashbourne will create a community comprising of approximately 518 proposed new homes. These are centred around a commercial node and a central green space linking future residents to the greenway at the heart of the Ashbourne development area.

The Residential Precinct was developed around six key design principles which focused on creating a well connected, legible and diverse community on the edge of Matamata.

Key

- Residential Precinct Area
- Wider Masterplan Area
- Residential Lots
- Commercial Node
- Green Space
- Wastewater Infrastructures
- Stormwater Infrastructures
- Greenway
- Spine Road
- Proposed Roads
- Future Connection (Extension of Road 13)
- Existing Roads
- Existing Schools
- Existing Open Space





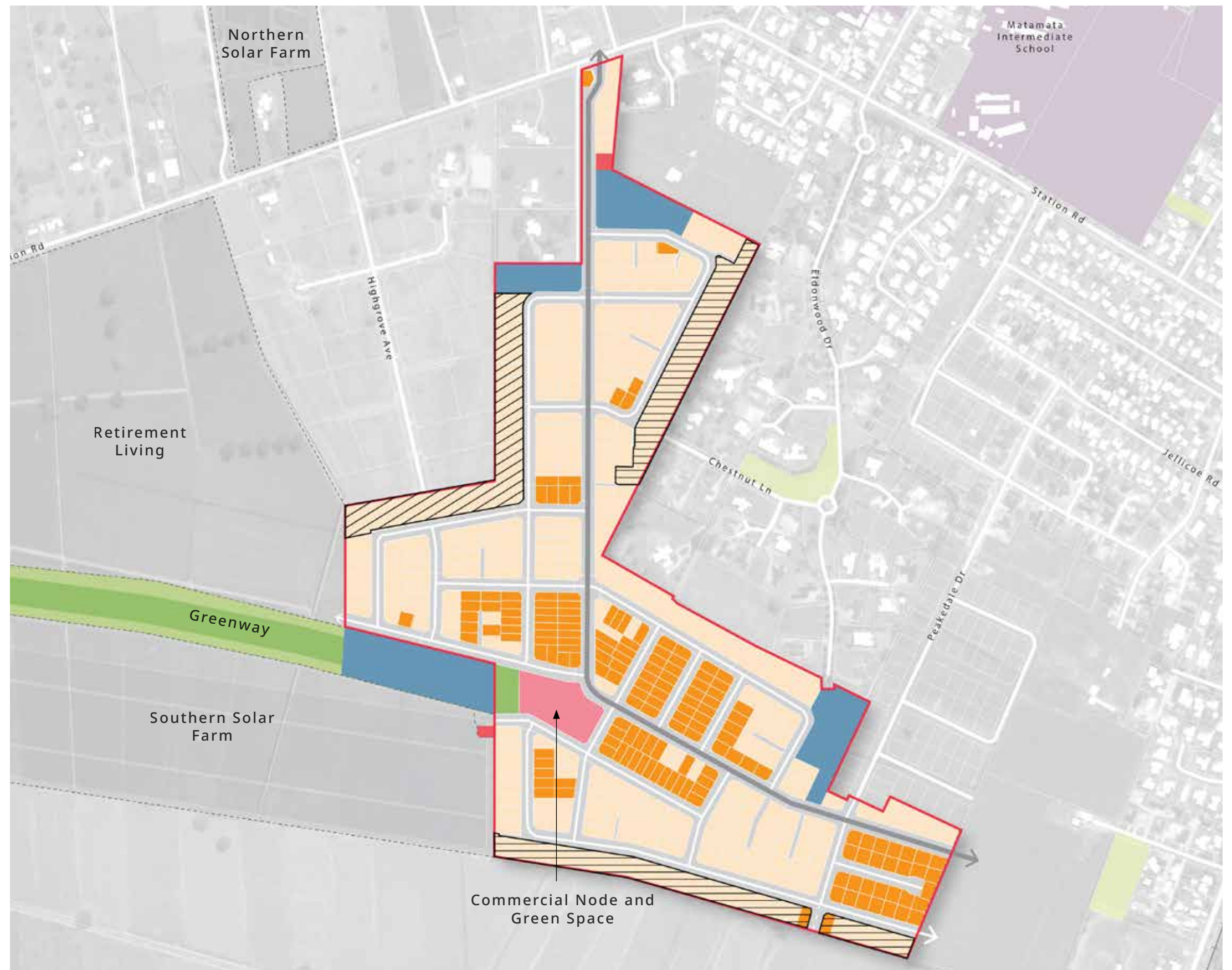
Residential Masterplan Metrics

Lot sizes and boundaries shown in this map are indicative only. All legal lot sizes, boundaries and dimensions shall be confirmed against the approved Scheme Plan.

In the event of any discrepancy between this drawing set and the Scheme Plan, the Scheme Plan shall take precedence as the correct and authoritative document.

Key

- Residential Precinct Area
- Lot Size Less than 450m²
- Lot Size 450m² and above
- Lots Subject to 5m Building Line Restriction (BLR)
- Commercial Node
- Green Space
- Stormwater Reserve
- Wastewater Pump Station
- Greenway
- Spine Road
- Proposed Roads
- Existing Roads
- Existing Schools
- Existing Open Space



Transport & Connectivity

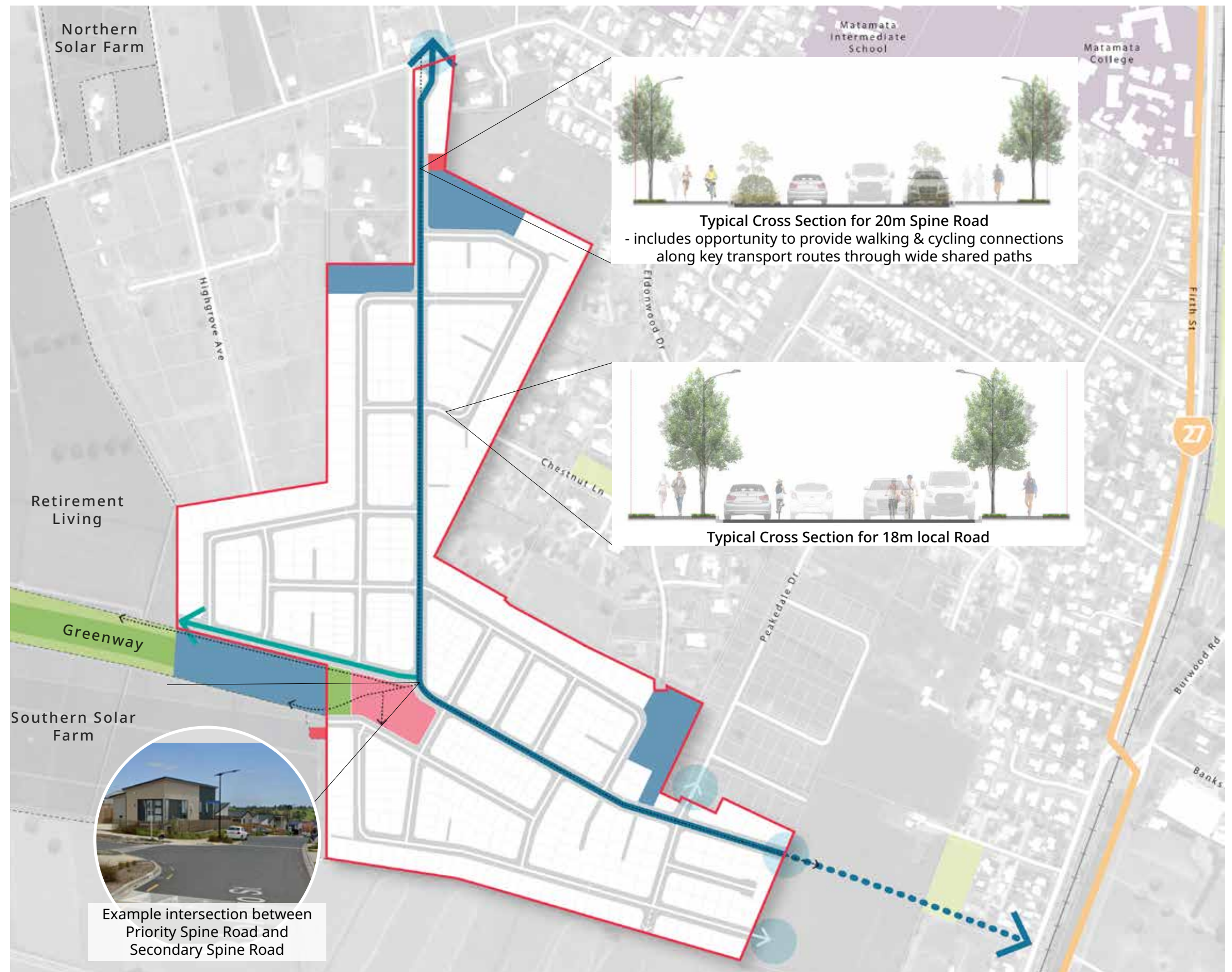
The proposed transport network is framed around a central spine road which runs from Station Road, to the north of the precinct, down to the eastern boundary. It will eventually connect to Firth Street through the neighbouring site.

A 20m wide road connection is proposed to link the wider Residential Precinct to the commercial node, green space and Greenway as well as provide access and connectivity to the Retirement Living (noting the all roads within the proposed retirement village will be private roads).

Other key connections include the north eastern connection to Peakedale Drive and a future potential connection to the south.

Key

- Residential Masterplan Area
- Wider Masterplan Area
- Residential Blocks
- Commercial Node
- Greenway
- Stormwater Reserve
- Wastewater Pump Station
- ↔ 20m Proposed Spine Road
- ⋯→ Future Spine Road eastern connection
- 20m Proposed Road to Retirement Village
- 18m Proposed Local Roads
- Future Extension to south (Road 13)
- Proposed ROW / JOAL's
- Connection to established transport network and/or neighbouring properties
- ⋯→ Pedestrian & Cycle Connections Within the Site
- State Highway
- Railway Line
- Existing Roads
- Existing Open Space



Retirement Living Masterplan

(All retirement unit sizes, layout and servicing sizes shown in this map are indicative only. All building positions, infrastructure layout and sizing shall be confirmed against the approved land use and architectural plans.

In the event of any discrepancy between this drawing set and the approved land use, the approved land use and architectural plans shall take precedence as the correct and authoritative document.)

The proposed Retirement Village of Ashbourne is designed to accommodate the growing aging population of Matamata and surrounding areas, offering 218 residential villas with supporting healthcare and community facilities.

The village design revolves around a Central Spine Road (private 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 the 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 newly developed commercial hub. Provision has also been made for nurses' accommodation in this area to attract high-quality nursing for improved resident care.






Northern Solar Farm Masterplan

The proposed Northern Solar Farm will obtain access directly off Station Road, with typical landscape planting buffer and security fences along the perimeter of the site.


It is anticipated this solar farm will produce energy of 18,380.72 MWh per year **(equivalent to approximately 2,600 homes per year)**. This will assist increasing the world's solar energy capacity will be a big part of solving the sustainability equation.

Agrivoltaic farming will be undertaken underneath solar panels as a mean to protect and preserve the identified highly productive land.


Key




Northern Solar Farm Area




Internal access roads (exclusive for solar farm use)




Proposed accessway from Station Road




Proposed Rural Residential Lots (x2)




Proposed landscaping buffer




Proposed security fences and gate




Potential entrance point




Proposed solar panels




Proposed onsite buildings



Power Transformer (Location TBC)



Existing buildings



Balanced Land for Future Development





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