



Retirement Village Landscape Package for

## Unity Development

## Ashbourne Development , Matamata, Waikato

Drawing Number:	Drawing Description:	Drawing Issue Date:	Drawing Number:	Drawing Description:	Drawing Issue Date:
2170/01	- Site Introduction	27/11/25	2170/ 20	- Amenity Zones Soft Palette	27/11/25
2170/02	- Local Character	27/11/25	2170/ 21	- Amenity Zones Hardscape Palette	27/11/25
2170/03	- Site Opportunities & Constraints	27/11/25	2170/ 22	- Typical Type B Villa Landscape Plan	27/11/25
2170/04	- Landscape Principals	27/11/25	2170/ 23	- Typical Type C Villa Landscape Plan	27/11/25
2170/05	- Overall Site Plan	27/11/25	2170/ 24	- Typical Type D Villa Landscape Plan	27/11/25
2170/06	- Road and Pathway Treatment Plan 01	27/11/25	2170/ 25	- Villa Landscape Sheet Location Plan	27/11/25
2170/07	- Road and Pathway Treatment Plan 02	27/11/25	2170/ 26	- 44 Planting Plans 01 - 19	27/11/25
2170/08	- Open Space Planting Plan 01	27/11/25	2170/ 45	- 47 Villa Soft & Hard Palettes 01 - 03	27/11/25
2170/09	- Open Space Planting Plan 02	27/11/25	2170/ 48	- 66 Hardscape Plans 01 - 19	27/11/25
2170/10	- Station Road Boundary Elevation	27/11/25	2170/ 67	- Planting Details	27/11/25
2170/11	- Boundary Sections	27/11/25	2170/ 68	- 69 Fencing Plan 01 - 02	27/11/25
2170/12	- Care Facility Landscape Plan	27/11/25	2170/ 70	- 71 Fencing Details 01 - 02	27/11/25
2170/13	- Care Facility Planting Plan	27/11/25	2170/ 72	- Storm Water Pond 1 Plan	27/11/25
2170/14	- Care Facility Hardscape Plan	27/11/25	2170/ 73	- Storm Water Pond 2 Plan	27/11/25
2170/15	- Club House Landscape Plan	27/11/25	2170/ 74	- Storm Water Pond Sections	27/11/25
2170/16	- Club House Planting Plan	27/11/25	2170/ 75	- Storm Water Pond Plant Palette	27/11/25
2170/17	- Club House Hardscape Plan	27/11/25			
2170/18	- Station Road Entrance Landscape Plan	27/11/25			
2170/19	- Communal Vegetable Gardens Plan	27/11/25			

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# Matamata Retirement Village

The proposed 19-hectare retirement development in Matamata presents an exciting opportunity to establish a vibrant, community-focused village that blends the convenience of urban living with the charm of a rural setting. With high-quality villas, strong community connections, and easy access to both onsite and local amenities, this is set to become a highly desirable place to live.

The village will comprise 218 modern villas alongside an aged care hospital, providing a full continuum of care. A generously sized central amenities building will act as a hub for social and recreational activity, incorporating a swimming pool, café, clubroom, and a variety of other shared facilities. Adjacent to this, outdoor features such as a bowling and putting green, croquet lawn, and open lawn areas will support active recreation, all set within beautifully landscaped gardens.

A landscaped frontage is proposed along Station Road, creating an attractive and welcoming entrance to the site. On the eastern boundary, which adjoins an existing residential neighbourhood, a more open, park-like landscape treatment will help soften the interface and provide visual amenity. To the south, the development links with a future greenway, offering further amenity and walking connections for residents.

A simple and legible street network forms the backbone of the village, with main streets running north-south through the site, connected by smaller east-west loop roads. This provides a clear and functional layout for both vehicles and pedestrians.

Throughout the development, a range of passive recreation spaces are included to promote wellbeing and localised amenity. Shared vegetable gardens, seating areas, and open lawns will offer opportunities for residents to relax, garden, and connect with neighbours—particularly important for those living further from the main facilities.

## Precedent Imagery





Neighbouring Residential Development



Neighbouring Residential Development



Station Road



Station Road



Station Road



Station Road



Within Site viewing East



Within Site viewing West



ESTABLISHED BLACK-STAINED POST AND RAIL FENCING MARKING THE BOUNDARY OF THE NEIGHBOURING SITE AND PROPOSED DEVELOPMENT



NEIGHBOURING SITE FEATURES RURAL-STYLE BOUNDARY TREATMENT THAT IS SYMPATHETIC TO THE SURROUNDING ENVIRONMENT.



EXISTING TREES ON SITE TO BE RETAINED AND INCORPORATED INTO THE OVERALL LANDSCAPE DESIGN TO MAINTAIN MATURE VEGETATION, ENHANCE VISUAL AMENITY, AND SUPPORT LOCAL BIODIVERSITY.

LANDSCAPE PRINCIPALS



COMMUNITY



PRIVACY



ENVIRONMENT



DESIGN

SENSE OF COMMUNITY

The layout of the village creates a network of grassed laneways and open spaces between villa's to create a park like asthetic. Areas are provided for resident exercise and recreation. These open spaces also provide informal meeting areas to reinforce resident interaction.



PRIVATE VILLA GARDENS

Outdoor spaces within the immediate villa surrounds provide amenity to the overall village whilst balancing privacy to individual units. Private outdoor spaces are predominately Northern aspect, a combination of specimen trees, hedging and shrubs create a layered planting buffer for both the village and the unit. A mixture of deciduous flowering, evergreen and fruiting trees aid in privacy and enhancing distant views.



ENVIRONMENT

The landscape design aims to enhance biodiversity by attracting native fauna into the village, creating a more vibrant and ecologically rich environment. A carefully considered planting palette, featuring a variety of flowering shrubs and trees, has been selected to provide visual interest and support habitat for birds, insects, and other native species.

DESIGN

The entrance into the village is formalised with a short colonnade of specimen trees & feature gateway planting. The layout of the laneways is designed with lawn to the kerb edge and feature planting as well as specimen trees flanking sections of the laneway softening the buildings beyond.

Overall, the village is limited in fencing, used around external boundaries only. Where further delineation is required, planting is used.

Station Road frontage buffer planting creates a soft barrier between the village and main road, reducing noise and enhancing views from the villas.