



Attachment 2 Updated Urban Design Drawings

To Expert Consenting Panel - Ashbourne | 27 November 2025

Cultural Narrative Opportunities

The Ashbourne Development aims to explore and recognise the histories of and by mana whenua, their interactions with the land and celebrate what is unique about the place and the people the Ashbourne Development setting is part of.

Figure 4 identifies some of the cultural narrative opportunities that can help to establish a partnership with mana whenua and help to bring coherency to the space, culture and the Ashbourne Development.

- 1 Explore opportunities on cultural theme, wayfinding and storytelling through the Ashbourne Residential, commercial node, open space/walkways, greenway through the retirement space to Station Road.
- 2 Identify ways of incorporating spaces where Māori can learn through their culture and about their culture, for example, learn and play opportunities for Tamariki.
- 3 Celebrate the green passage from Waitoa River through the greenway as an enhanced ecological corridor with buffer planting.
- 4 Explore opportunities a partnership approach to unlocking potential to ensure the well-being of the receiving waters, fostering sustainable and culturally respectful growth.
- 5 Emphasise opportunities for improved walkways to connect to the natural environment.
- 6 Create opportunities for mana whenua to participate in community planting and ecological restoration that links to the wider green network of street trees and parks.



Figure 4 Cultural narratives opportunities for Ashbourne Development

Ashbourne Masterplan

Ashbourne includes 4 key precincts:

- A new residential community, comprising circa 518 residential units, 2 rural residential lots, a green space and a commercial node;
- A multi-functional greenway connection 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

Proposed Commercial/Community Node

Proposed Residential

Proposed Rural Residential

Proposed Retirement Living

Balance Lot

Proposed Solar Farms

Proposed Greenway
(refers to engineering plans for the exact boundaries)

Proposed Green Space (residential & commercial area)

Proposed Stormwater Infrastructure

Proposed Raingardens (retirement village)

Proposed Wastewater Infrastructure (retirement village)

Proposed Road Network

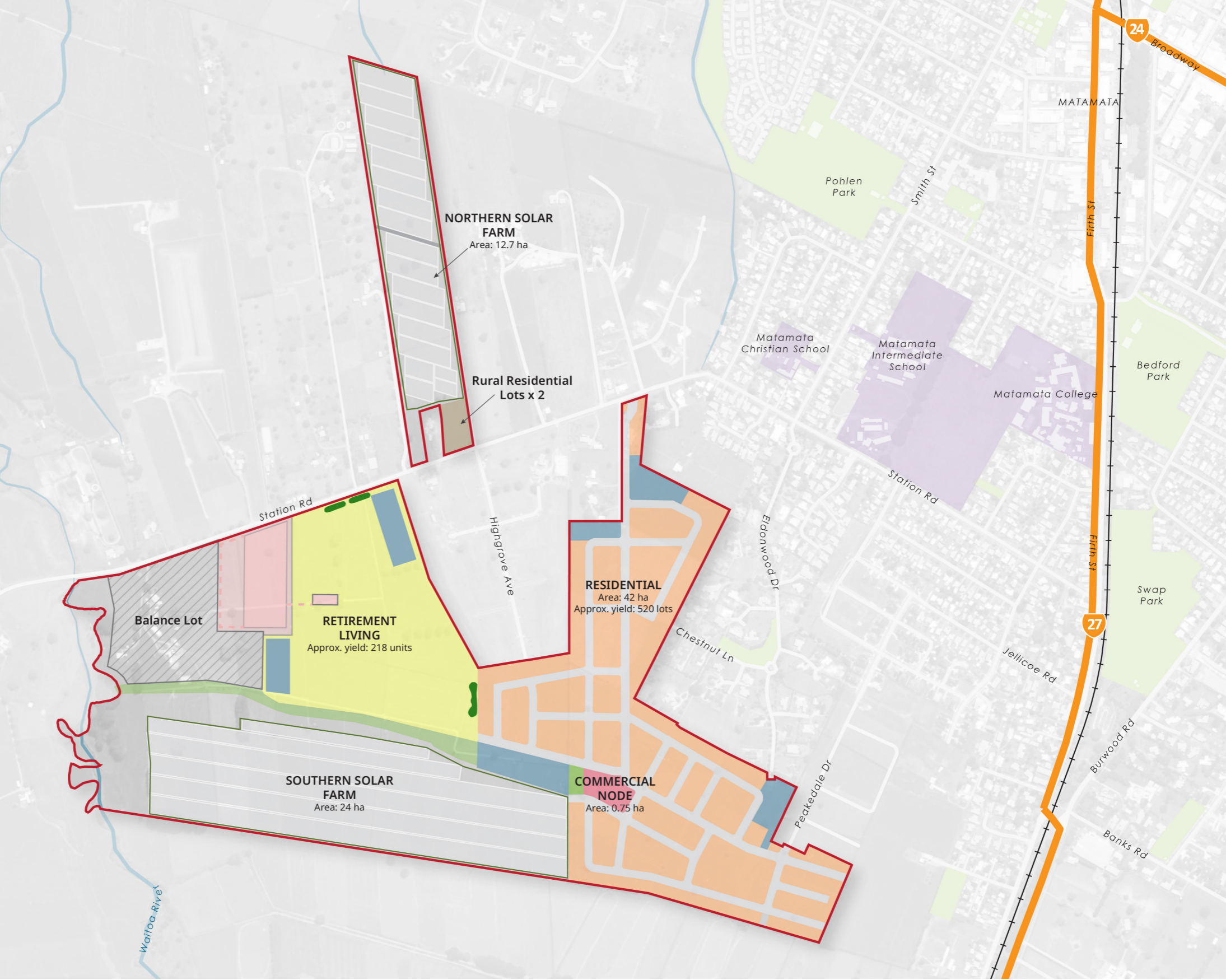
Existing Roding Network

State Highway

Railway

Existing Schools

Existing Open Space



Retirement Living Masterplan

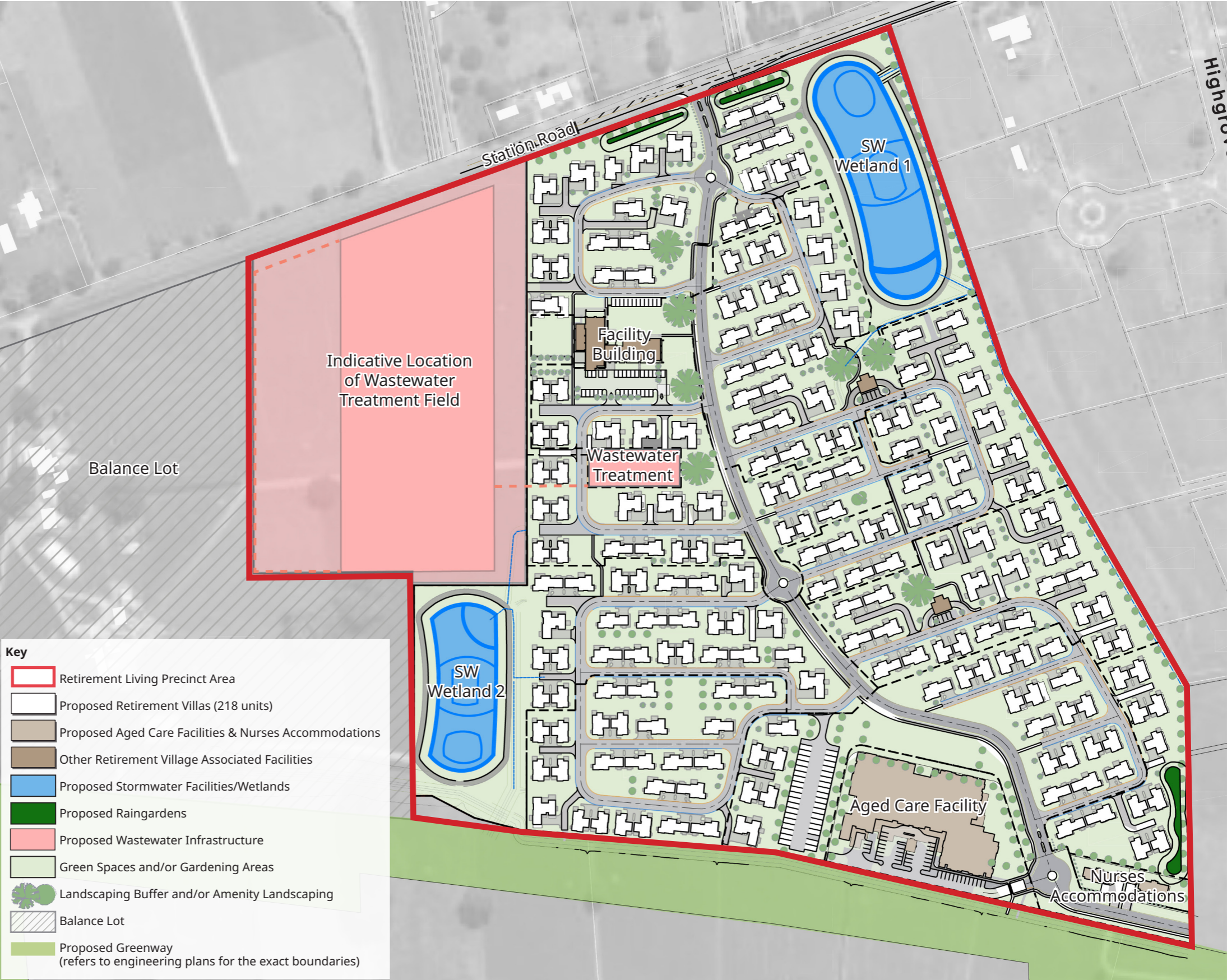
(All retirement unit sizes, layout and servicing sizes shown in this map are indicative only. All building positions, infrastructure layout and sizing shall be confirmed against the approved land use and architectural plans.

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 elderly 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. Retirement units arranged in clusters to maintain a calm, 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 staff for improved resident care.



Three Waters Servicing

Figure 20 with a brief summary below spatially demonstrate the key three waters infrastructure to service the development within the Retirement Living Precinct.

All infrastructure should be referred to the detailed assessment.

Key

- Retirement Living Precinct Area
- Proposed Retirement Villas, Aged Care Facilities & Associated Facilities
- Proposed Stormwater Facilities/Wetlands
- Proposed Raingardens
- Proposed Wastewater Disposal Field
- Balance Lot
- Proposed Greenway (refers to engineering plans for the exact boundaries)



Figure 20 High level indicative three waters servicing for retirement living precinct



Staging & Sequencing

The Retirement Living Precinct is anticipated to deliver approximately 218 units, as well as the supporting healthcare and communal facilities. The staging and sequencing of the Retirement Living Precinct will start from Station Road and progress southwards.

In order to meet the projected demand for retirement living in Matamata, the Retirement Living Precinct is intended to develop across 10 stages over 10 years. The preliminary development capacity for each stage is as below:

- Stage 1 = 26 units, facilities first stage and wetland 1
- Stage 2 = 27 units
- Stage 3 = 27 units and facilities second stage
- Stage 4 = 27 units
- Stage 5 = 26 units and wetland 2
- Stage 6 = 25 units
- Stage 7 = 24 units and facilities third stage
- Stage 8 = 25 units
- Stage 9 = 11 units
- Stage 10 = Supporting healthcare facilities with associated accommodation

The exact staging, including the number of units developed in each stage, and sequencing will be further refined and determined as the development progresses forward, as well as to better respond to market demand and needs.

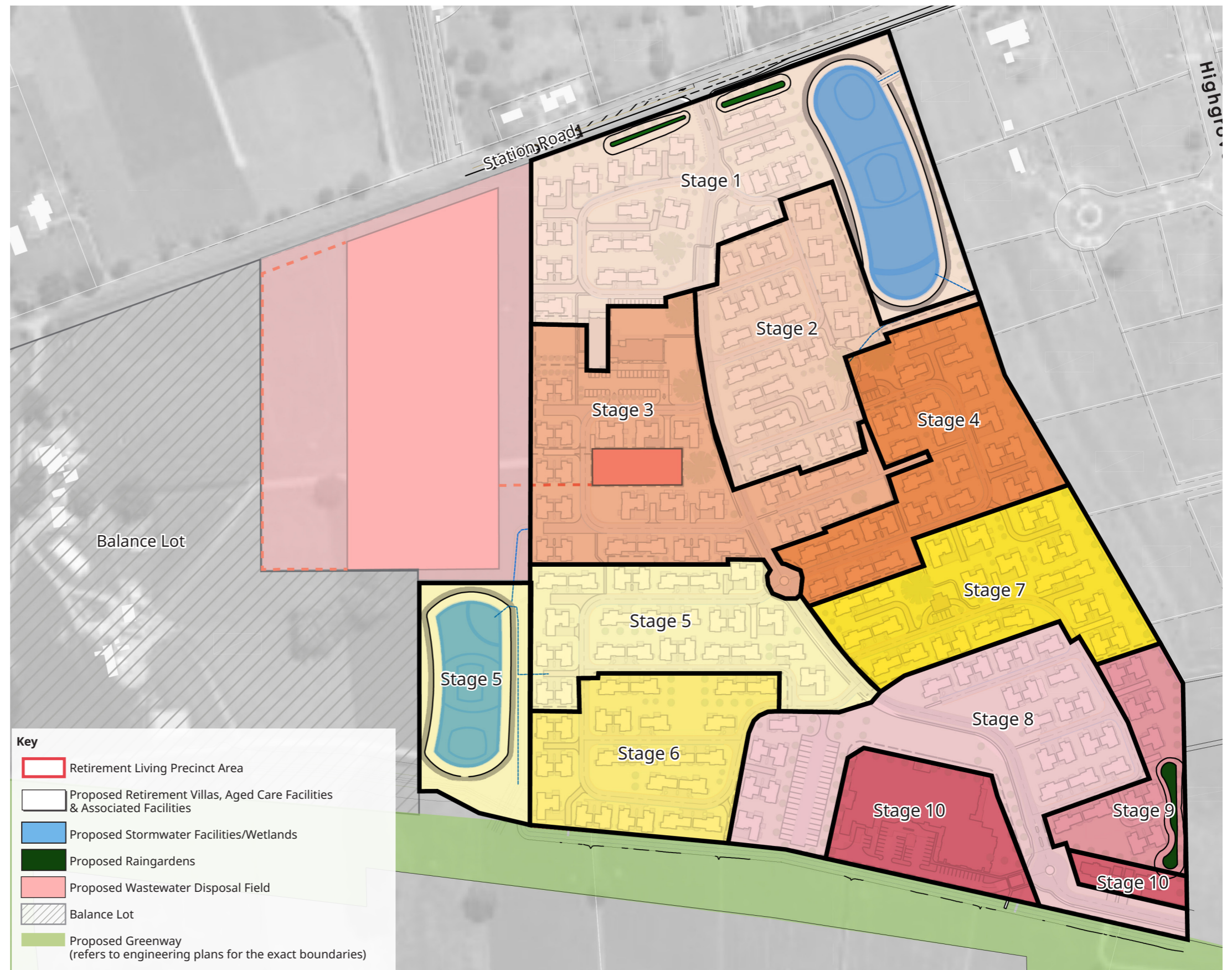


Figure 21 High level staging plan of the Retirement Living precinct



Urban & Environmental

09 375 0900 | admin@barker.co.nz | barker.co.nz

PO Box 1986, Shortland Street, Auckland 1140

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