



Response to: Expert Consenting Panel – Ashbourne Re: Ashbourne Residential Development – Residential Boundary Landscape Buffer

Date: 20/03/2026

Prepared for: Unity Developments

Site Location: Ashbourne Development – Station Road, Matamata

Drawing Reference Number(s): '2149/01 Ashbourne Development – Residential Boundary Overall Buffer Plan' & '2149/02 Ashbourne Development – Typical Plans & Sections'

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The purpose of this memorandum is to formally respond to the *Draft Decision* requesting a 4.0 m-wide landscape buffer and to demonstrate why a 3.0 m width is appropriate and should be accepted.

Overall Response:

The site encompasses three distinct boundaries, each with its own characteristics. Despite these differences, a uniform landscape buffer approach can be applied across all areas. Once mature, the proposed buffer planting will deliver a robust landscape mitigation, fulfilling the intended objectives of screening and visual integration across the site.

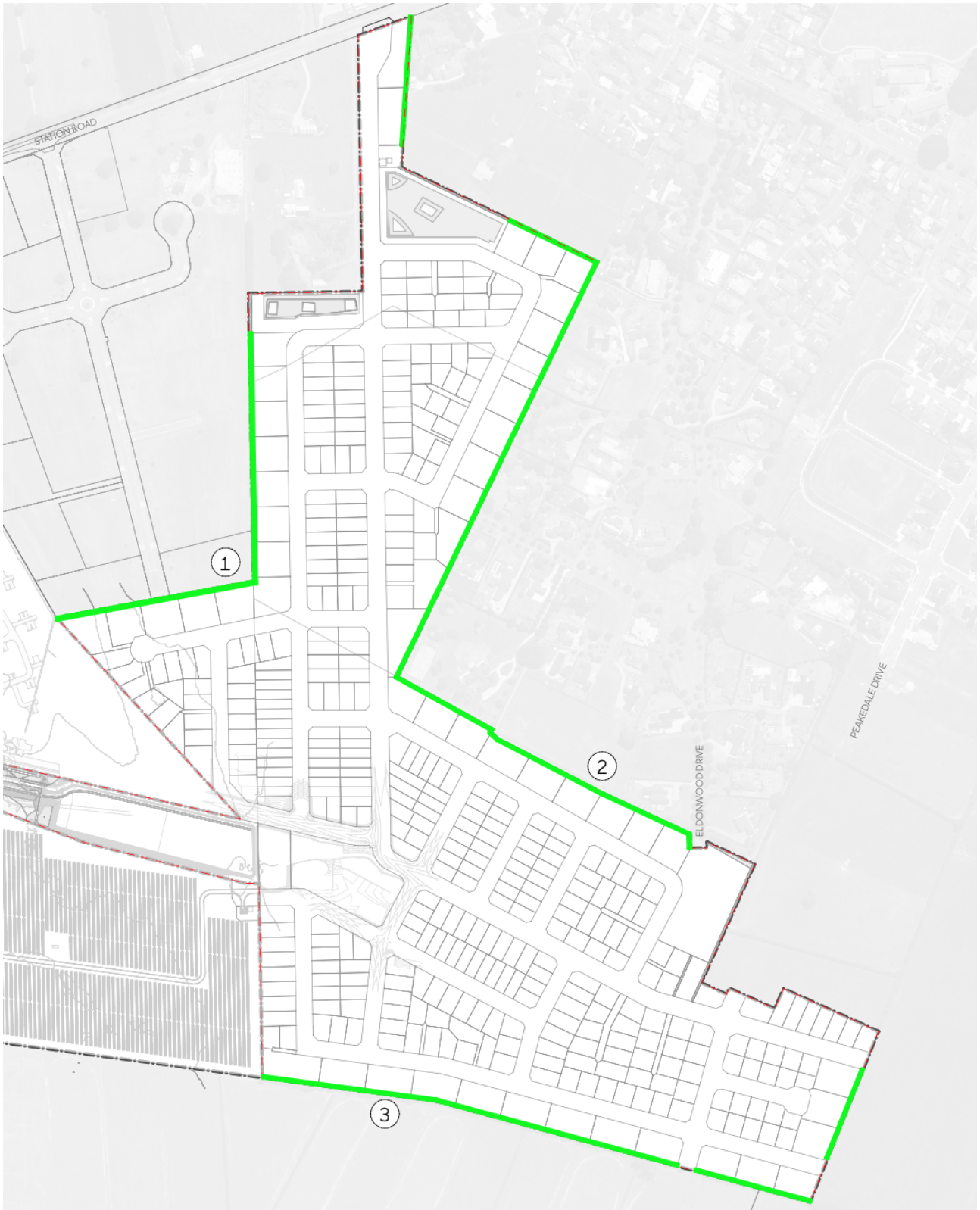


Figure 1 – Ashbourne Residential Development – Residential Boundary Landscape Buffer

1. HIGHGROVE AVENUE

The Highgrove Avenue development retains its rural character, with large lots, shelterbelts, and mature trees defining the visual context. Established plantings provide soft boundaries and a gradual transition between spaces. The proposed 3.0 metre buffer, combined with existing shelterbelts and mature specimen trees, will provide substantial visual screening and reinforce the landscape structure.

2. ELDONWOOD DRIVE

Eldonwood Drive is an established residential setting with mature vegetation, street trees, and defined boundaries that shape the character of the area. The 3.0 metre buffer, together with existing vegetation, will deliver substantial screening, strengthen the landscape structure, and maintain visual continuity without affecting property functionality.

3.72A HINUERA ROAD

The adjoining site is an active organic farming operation. The 3.0 metre buffer will provide visual mitigation, soften views, define the site edge, and maintain a suitable interface with the neighbouring rural environment. This width is consistent with the buffer approach applied elsewhere and is considered fully adequate to achieve effective landscape mitigation.

The proposed 3.0 metre buffer, structured around two planting options, is intended to deliver a dense and cohesive edge that provides effective screening and clear site definition, while remaining practical to establish and maintain over the long term. Both options are designed to achieve full landscape mitigation within the available width through considered species selection and layout.

3.0m Wide Residential Lot Buffer Planting				
Code	Botanical Name	Common Name	Grade	Spacing
Option One - Native Specimen Mixed Buffer				
	<i>Kunzea ericoides</i>	kānuka	5L	1.2m
	<i>Leptospermum scoparium</i>	manuka	5L	1.2m
	<i>Myrsine australis</i>	māpou	5L	1.2m
	<i>Phormium cookianum</i>	wharariki	5L	1.2m
	<i>Pittosporum crassifolium</i>	karo	5L	1.2m
	<i>Knightia excelsa</i>	rewarewa	5L	1.2m
	<i>Sophora microphylla</i>	kōwhai	5L	1.2m

Notes: - Species are to be planted in isolation to create a diverse and natural-looking buffer.
- 0.8 Plants per m² (triangular planting)

Option Two - Single Specimen Hedge w/ Front Planting				
Hedge Options (one row)				
	<i>Camellia Setsugekka</i>	Camellia	15L	0.8m
	<i>Griselinia 'Broadway Mint'</i>	kapuka	15L	0.8m
	<i>Pittosporum 'Reverend Green'</i>	kōhūhū	15L	0.8m
	<i>Photinia 'Red Robin'</i>	Photinia	15L	0.8m
	<i>Viburnum tinus</i>	Viburnum	15L	0.8m
Front Options (2 rows)				
	<i>Apodasmia similis</i>	oi oi	2L	1.0m
	<i>Astelia fragrans</i>	busy lily	2L	0.9m
	<i>Chionochloa flavicans</i>	haumata	2L	1.0m
	<i>Trachelospermum jasminoides</i>	star jasmine	2L	0.7m
	<i>Westringia fruticosa Mundi</i>	westringia	2L	0.8m
	<i>Hebe townsonii</i>	hebe	2L	0.8m
	<i>Libertia grandiflora</i>	NZ iris	2L	0.6m
	<i>Phormium tenax</i>	harekeke	2L	1.0m

Notes: Hedge to be maintained at a 2.5m high minimum.
Spacing varies by species; the typical plan illustrates a consistent 1.0 m spacing for the front planting options.

Figure 2 – Ashbourne Residential Development – 3.0m Wide Residential Lot Buffer Planting options

Option One – Native Specimen Mixed Buffer

This three-row buffer, planted at 1.2 metre spacing, creates a layered planting structure that establishes in a manner reflective of natural growth patterns. A mix of canopy, mid-storey, and understorey species provides consistent screening and depth, while the staggered arrangement introduces variation and resilience. As the planting matures, it forms a robust and self-sustaining edge with minimal ongoing maintenance requirements.

Option Two – Single Specimen Hedge w/ Front Planting

This option combines a single-specimen hedge, planted at 0.8 metre spacings, with two rows of complementary front planting to form a dense, well-structured buffer. The tight hedge spacing establishes an immediate and continuous screen, while the layered front planting infills and reinforces the overall mass, reducing gaps and increasing visual depth. Together, these elements create a compact, multi-layered edge that delivers strong, consistent mitigation and retains a controlled, low-maintenance form over time.