

Date: 19th January 2026

Attention: Expert Consenting Panel-Ashbourne

Re: Assist Barker and Associates response to Minute 9

Tenā koutou Expert Consenting Panel,

Greenwood Associates Landscape Architecture are the project landscape architects for the applicant's (Unity Developments) Ashbourne project, located at Station Road, Matamata.

Barker and Associates has requested assistance with calculating mature canopy area and associated landscape metrics for the residential and retirement village sites.

A site-by-site breakdown is provided below. For the residential lots, a deliberately conservative allowance of 80 m² of canopy cover per lot has been applied. This accounts for canopy overlap, tree competition, and the likelihood that trees will not reach their full mature size due to site and growing conditions.

Residential

TREE CANOPY CALCULATIONS

Overall Site Area (m2)	458,300
Mature Canopy Area (m2)	
Streetscape (433 specimen trees)	20,011
Greenway / Open Space (143 specimen trees)	10,375
Commercial (27 specimen trees)	995
Landscape Buffer (assumed 80m2 canopy area per lot)	8,400
Total Mature Canopy Area (m2)	39,781
Mature Canopy Percentage (%)	9%

LANDSCAPE CALCULATIONS

Overall LOT Area (m2)	268,214
Overall LOT Landscape Area - <i>based off 20%</i> (m2)	53,642
Overall Public Landscape Area (m2)	83,891
Overall Development Landscape Percentage (%)	30.01%

RETIREMENT VILLAGE

TREE CANOPY CALCULATIONS

Overall Site Area (m2)	200,000
------------------------	---------

Mature Canopy Area (m2)	
Streetscape & Openspace (396 specimen trees)	14,890
Villas & Facilities (1141 specimen trees)	24,940
Landscape Buffer	1,700
Total Mature Canopy Area (m2)	41,530

Mature Canopy Percentage (%)	21%
------------------------------	-----

LANDSCAPE CALCULATIONS

Site Building Coverage (m2)	36,272
Site Impermeable Surface (m2)	55,669

Site Coverage (%)	45.97%
-------------------	--------

Overall Landscape Area (m2)	108,059
-----------------------------	---------

Overall Landscape Percentage (%)	54.03%
----------------------------------	--------