



# DESIGN APPROACH

# Design Approach

## Design Principles

Place

Community

Environment

.....

Creating a unique Ridgeburn development identity

Providing a range of high quality housing choices with different densities and values

Ecological corridors

Framing views to the wider Wakatipu Basin landscape

Providing attractive walking / cycling facilities within the development and connecting to wider landscape

Best practice stormwater management

## Key Moves

Celebrating the outstanding landscape of Queenstown Lakes

Supporting communities

Retain and enhance ephemeral and permanent waterways

Ecological rehabilitation of the gullies, hills, and rock outcrops to create green corridors across the development

Creating a hub of commercial and community activities and higher density living

Establishing a green frame of locally sourced indigenous vegetation

Creating a multi-functional green frame incorporating ecology and recreation

Creating distinctive Ridgeburn open space and public spaces

Supporting a healthy environment and ecologies



Design Development

Site Features



Site Structure



Housing Typology



Design Concept





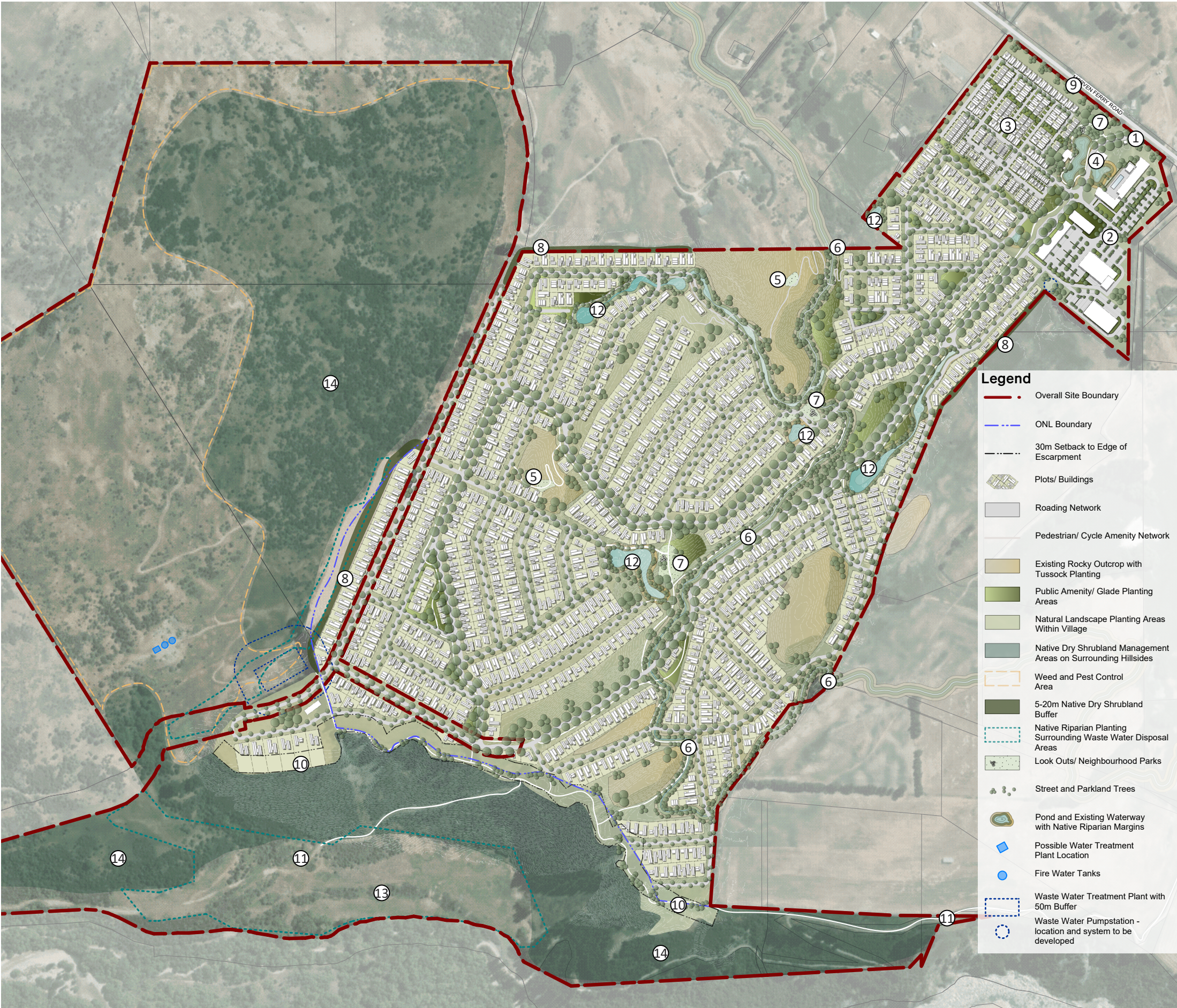
# Landscape Masterplan

A network of reserves has been developed throughout the Ridgeburn development. The reserve spaces have been designed to enhance the natural landscape features within the site where possible by including indigenous vegetation planting proposed, to contribute to the amenity of future residents, and provide access throughout the development.

The indicative walking / cycling trails will provide the primary internal trails that will connect onto the existing trail network of the Wakatipu Basin.

### Legend

- ① Ridgeburn entrance
- ② Retail and hospitality commercial hub
- ③ Affordable living units
- ④ Existing farm buildings and wetlands
- ⑤ Lookout
- ⑥ Water race
- ⑦ Community node + playground - including local park/ village green
- ⑧ Development edge rural landscape buffer
- ⑨ Development edge Morven Ferry road landscape buffer
- ⑩ Development edge 30m escarpment landscape buffer
- ⑪ Connection to Twin Rivers trail
- ⑫ Wetlands/ Stormwater management areas
- ⑬ Waste water disposal area
- ⑭ Native dry shrubland management areas of ecological restoration





# Ridgeburn

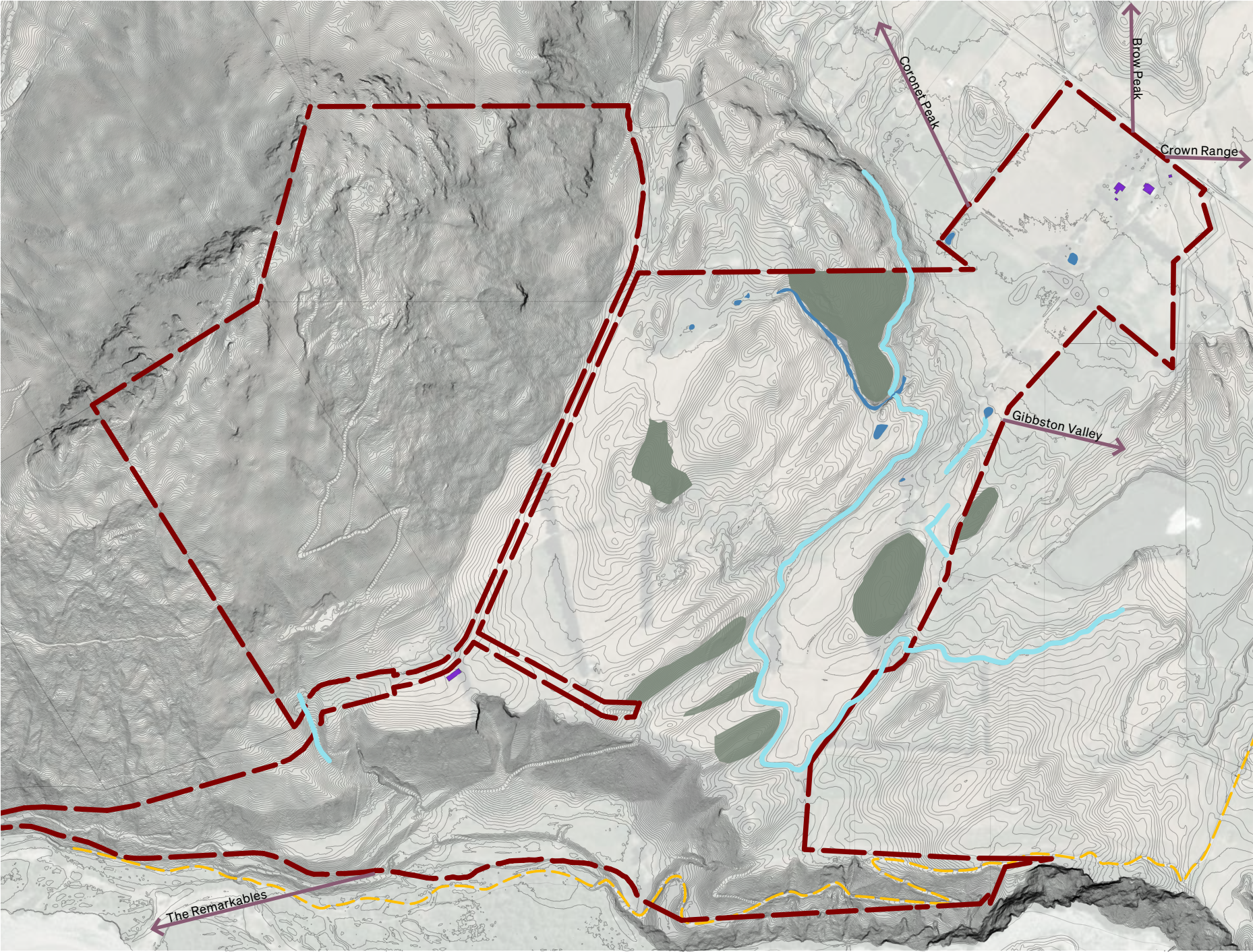
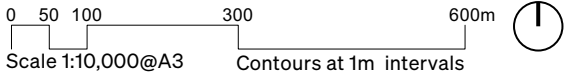
## Existing Landscape Features

The Ridgeburn development has an opportunity to create its own identity and provide a high quality of life for its residents. A place is made up of more than houses and roads; it is about creating a unique neighbourhood that acknowledges the landscape and fosters a sense of community.

Set at the foot of Morven Hill, Ridgeburn will create its own unique identity. It will celebrate the landscape of the Wakatipu Basin and the site's unique topography. This topography includes existing rocky outcrops, rolling hummocky ground, gullies, wetlands, and ephemeral streams, all of which will be celebrated within the development's open spaces.

### Legend

- Existing Hillocks and Rocky Outcrop
- Existing Wetlands
- Existing Water Race
- Existing Contours
- Existing Buildings
- Twin Rivers Trail
- Site Boundary





# Ridgeburn

## Connections

**Pedestrian/ Cycle Network:**

A network of walking/cycling paths provides routes throughout Ridgeburn and connects to the Twin Rivers Trail.

**Hierarchy of streets:**

A hierarchy of streets provides a functional, safe, and efficient network that also provides attractive public spaces for the community. The streets are designed as tree-lined avenues to encourage walking and cycling and allow space for social interaction alongside trees and vegetation. The streetscape design will be low-key and reflect the rural setting rather than containing urban motifs such as kerb and channel. Stormwater will be collected and treated through roadside swales.

**Primary Roads:**

The primary roads are designed to be tree-lined avenues that incorporate separated cycleways and footpaths, as well as cars and some on street parking.

**Secondary Roads:**

The secondary roads are narrower and designed for slower speeds while supporting vehicle traffic. Street trees, raised crossings, and shared footpaths/cycleways provide a safe environment for all users. There is limited on-street parking.

**Tertiary Roads:**

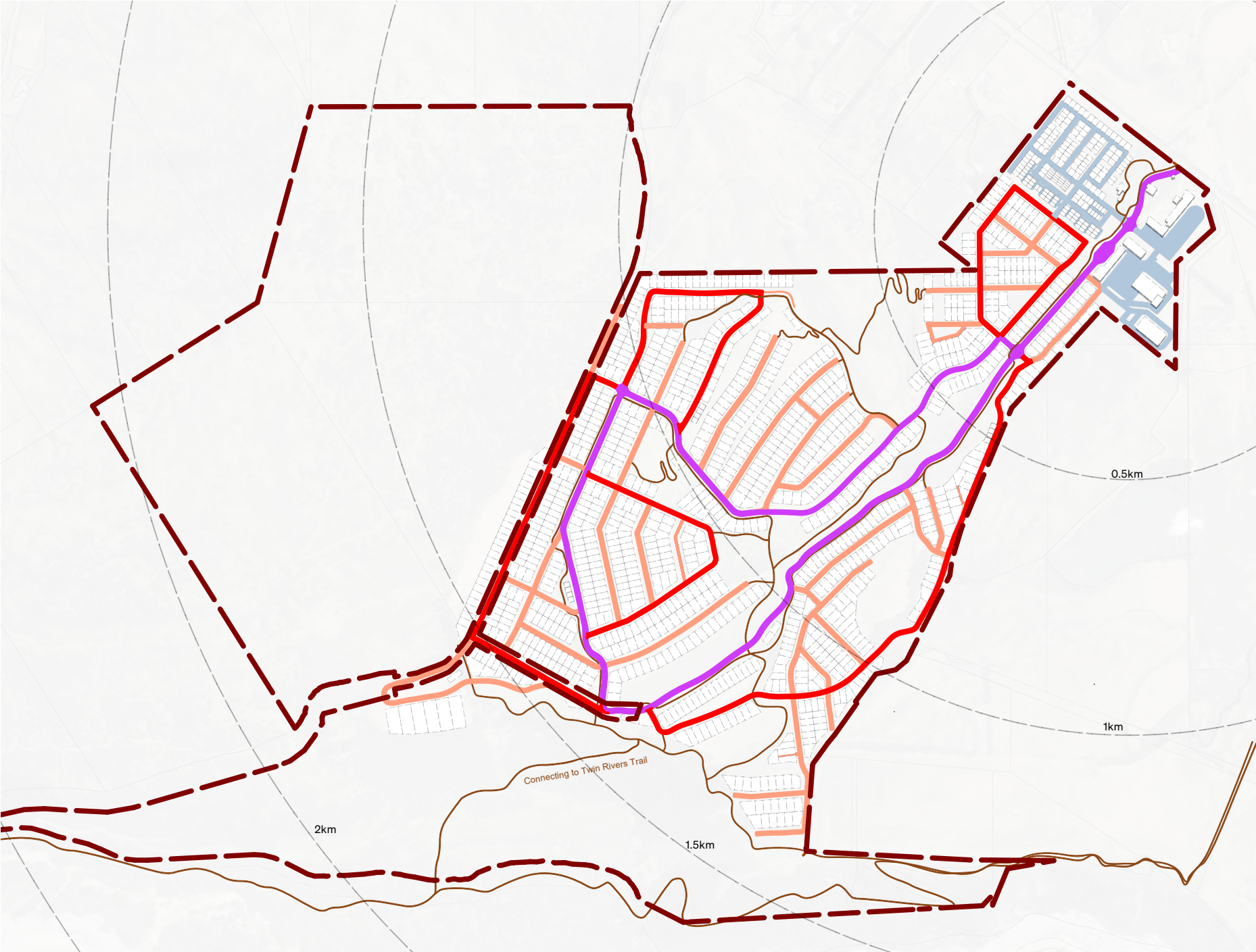
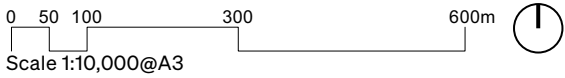
The tertiary roads are low-speed and low-traffic environments with raised crossings, and street trees to create great shared spaces. There is limited on-street parking.

**Community Lanes:**

The community lanes are low-speed and low-traffic environments with mixed surface materials, and street trees to create great streets for living around the affordable living units. Space is provided for seating, vegetation, and play to support public life. There is limited on-street parking.

**Legend**

- Community Lane
- Primary Road
- Secondary Road
- Tertiary Road
- Pedestrian/ Cycle Network
- 500m / 6min Walking Distances
- Site Boundary





# Ridgeburn

## Blue and Green Story

**Neighborhood and Pocket Parks:**

The development focuses on providing a series of community green spaces which will provide a sequence of opportunities for community interaction, play, and relaxation.

**Green Ribbon:**

The series of community green spaces will be interconnected through the green ribbon of the existing waterrace on site, in effect providing an integrated approach to services and recreation within the blue/green frame.

**Sport and Recreation:**

The reserve network provides extensive green space, recreation, and opportunities for community activities.

**Indigenous Vegetation and Corridors:**

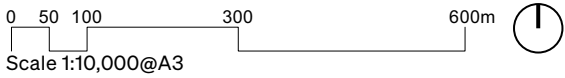
Re-vegetating areas of the site with locally sourced indigenous vegetation provides an opportunity to support indigenous flora and fauna and increase the health of local ecosystems.

**Water Management:**

A water and wastewater treatment plant and three water reservoirs will be located in the northeast corner of the Site on Morven Hill. The Ridgeburn development proposes to manage wastewater through treatment and discharge to land on site rather than piping and disposing of it elsewhere, this system alongside overland flow paths and detention basins which will manage stormwater across the site will all be integrated into the park network within Ridgeburn.

**Legend**

- 5 - 20m Native Dry Shrubland Buffe
- Natural Landscape Planting Areas Within Village
- Existing Rocky Outcrop with Tussock Planting
- Public Amenity/ Glade Planting Areas
- Native Dry Shrubland Management Areas on Surrounding Hillside
- Pond and Existing Waterway with Native Riparian Margins
- Street and Parkland Trees
- Native Riparian Planting Surrounding Waste Water Disposal Areas
- Possible Water Treatment Plant Location
- Fire Water Tanks
- Waste Water Treatment Plant with 50m Buffer
- Waste Water Pumpstation - location and system to be developed
- Site Boundary





# Ridgeburn

## Development Structure Plan

### Supporting Community

Ridgeburn will be a home for a diverse and thriving community, which will include the following elements:

**Providing a range of housing choices:**

The development has been designed to create a neighbourhood which uses a variety of lot sizes and built forms to respond effectively to the topography and existing landscape features of the site. The development provides a range of high-quality housing choices at different densities, providing additional housing choices for Tāhuna /Queenstown and the Wakatipu Basin.

A node of affordable housing options will be located adjacent to the commercial hub at the site's north end, creating a concentrated hub of activity with easy access to SH6 via Morven Ferry Road.

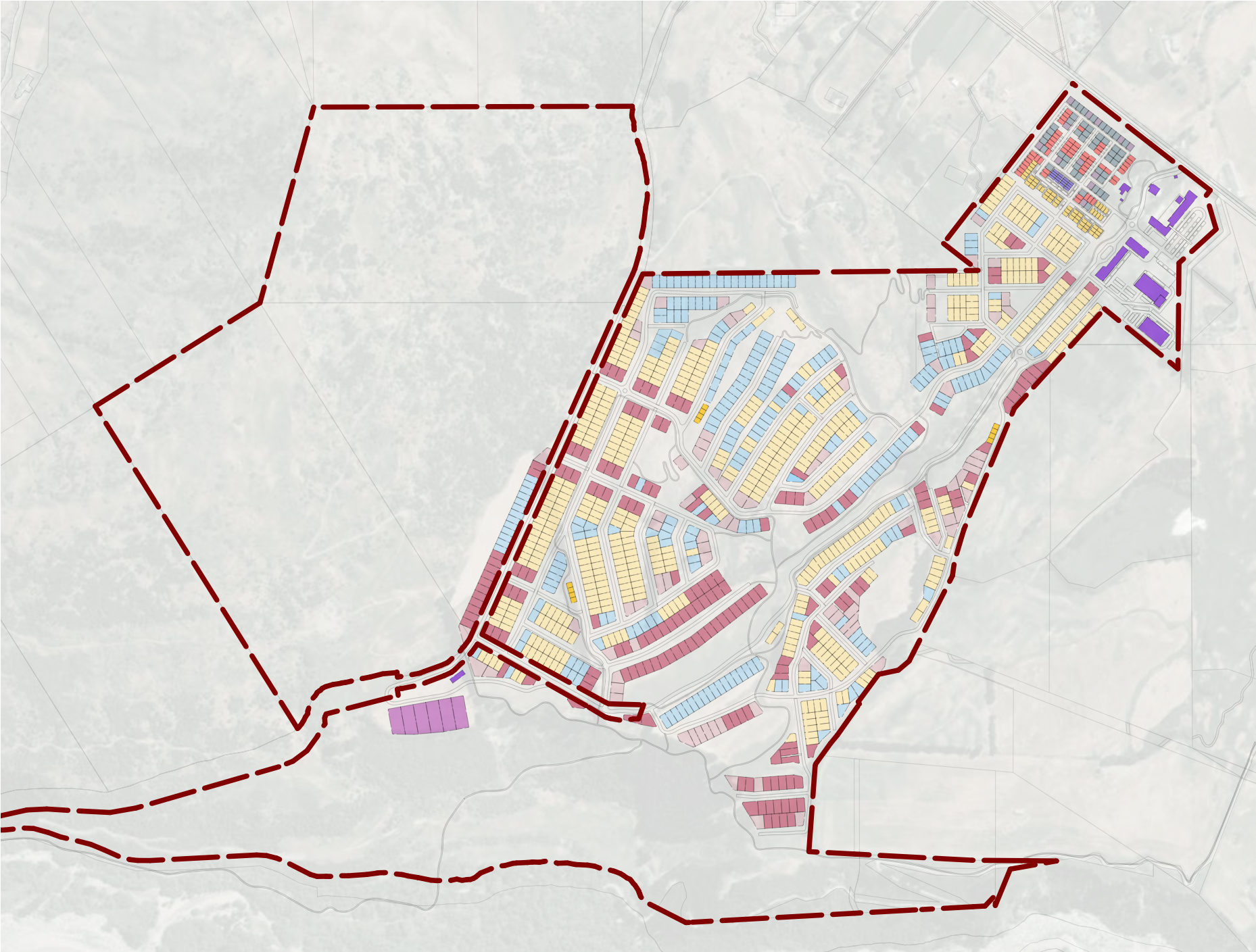
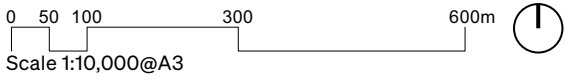
Ridgeburn delivers a range of residential lot sizes to support consolidated growth. All the residential lots are located in areas of high shared amenity amongst the network of reserve and amenity green spaces and efficiently connected by the road network to the proposed commercial and community services. A series of larger lots are sited on the more sensitive Kawarau escarpment edge to mitigate adverse landscape and visual effects.

**Retail and hospitality commercial hub:**

The local hub will provide worker/ visitor accommodation, a business center, a daycare, a supermarket, and community facilities, an opportunity for shops and restaurants to meet local needs, and provide a focus for the new community.

**Legend**

- Type 1 - 1 Storey / 1 Bedroom / Car Pad
- Type 2 - 1 Storey / 2 Bedroom / Garage
- Type 3 - 3 Storey / 3 Bedroom / Garage
- Type 4 - 2 Storey / Dual-Key / Car Park
- Type 5 - 2 Storey / 2 Bedroom / Car Park
- Commercial/ Existing Building
- Lot 100m<sup>2</sup>
- Lot 300m<sup>2</sup>
- Lot 350m<sup>2</sup>
- Lot 400m<sup>2</sup>
- Lot 450m<sup>2</sup>
- Lot 1000+m<sup>2</sup>
- Site Boundary





# Landscape Interfaces

Given Ridgeburn’s location, the development will interface with the surrounding rural environment. It is at these boundaries that sensitivities arise. Therefore, the following approach will be adopted to manage this, ensuring Ridgeburn sits comfortably within the surrounding environment.

Along the Morven Ferry Road interface a 30m landscape buffer including a planting strip will separate the proposed builtform and the existing road.

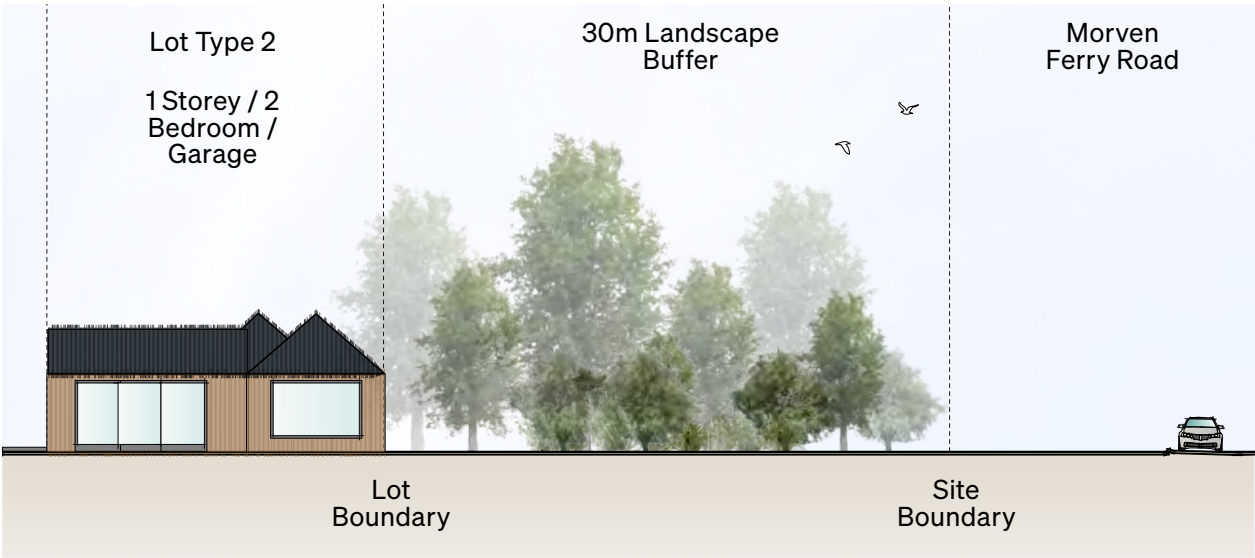
Interfaces with adjoining rural properties will comprise a 10m setback encompassing a minimum six metre wide planting strip with associated perimeter shared path in places.

Built form will be setback 30m from the edge of the Kawarau River ONF escarpment while a 30m setback is provided alongside Morven Ferry Road. There are a number of existing specimen trees, along with stone walls that are proposed to be retained within the Morven Ferry Road setback.

**Morven Ferry Road Interface:**

Development edge 30m Morven Ferry road landscape buffer cross section.

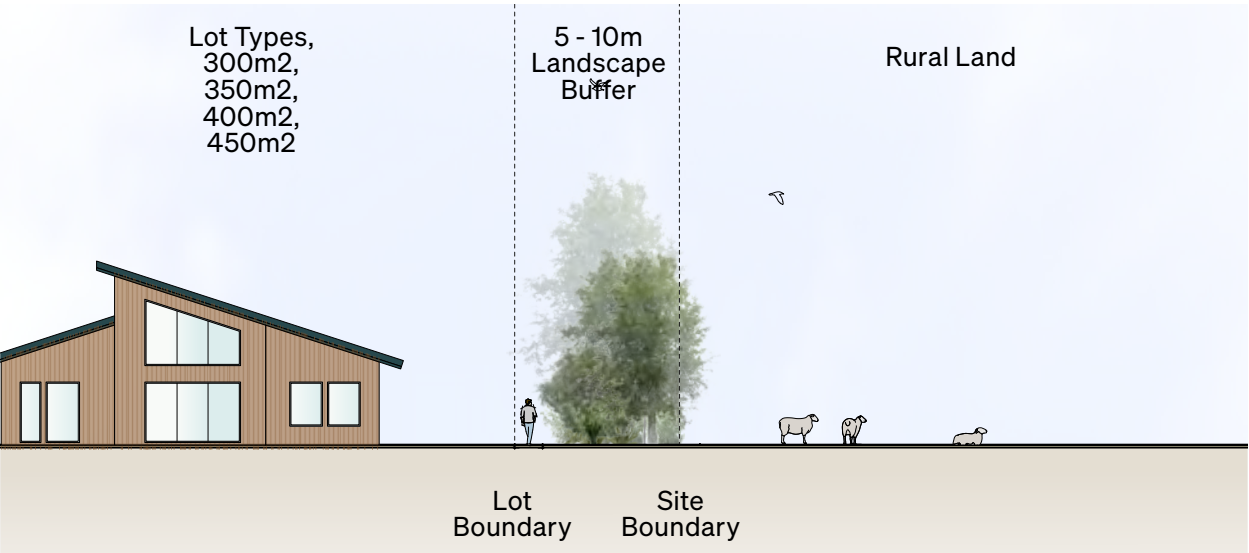
Scale 1:300 @A3



**Rural Interface:**

Development edge 10m rural landscape buffer cross section.

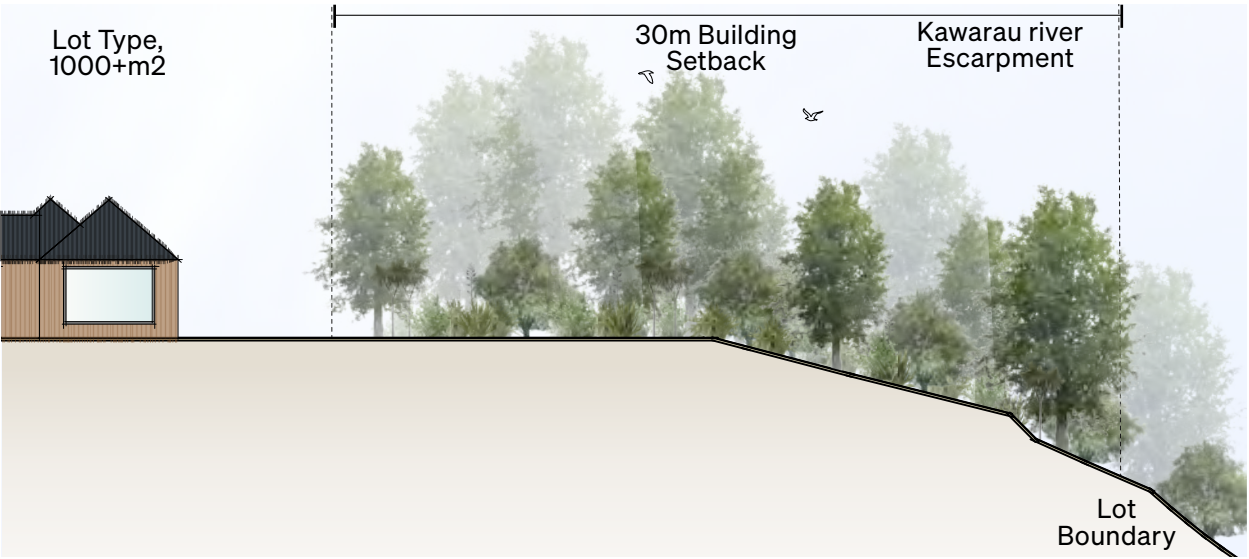
Scale 1:300 @A3



**Escarpment Interface:**

Development edge 30m escarpment landscape buffer cross section.

Scale 1:300 @A3







# PLANTING STRATEGY

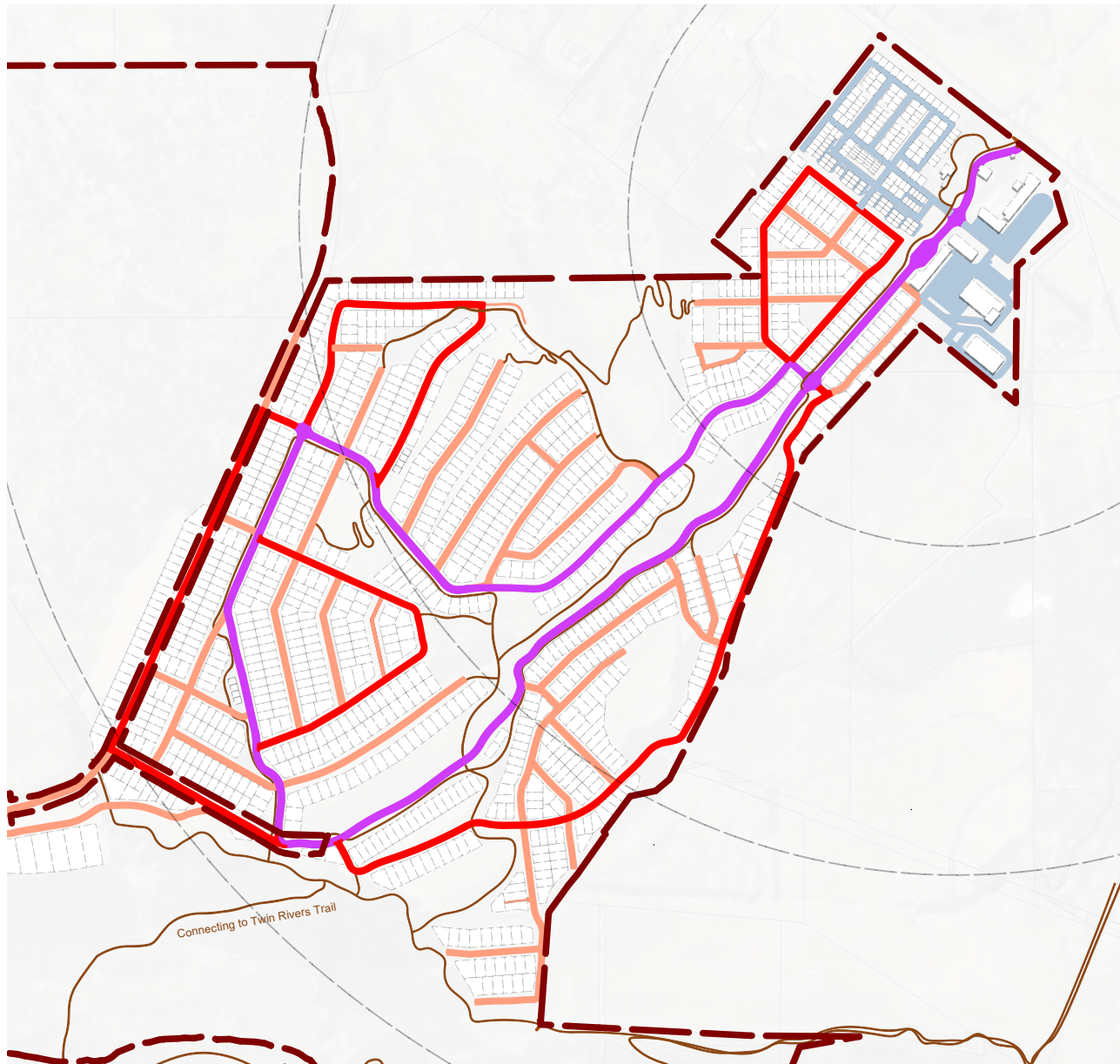


# Street Trees

A variety of suitable tree species have been selected to create a hardy street tree palette for the development. The trees selected will provide both a local identity in conjunction with seasonal change and shade.

The selection of tree species indicated will be planted, with one species per street. The street trees will be planted on streets appropriate to their size as dictated by the street width; the narrower the street, the smaller the tree. The trees will be planted at an average spacing of 7-15m in coordination with below-ground services, sightlines, and street lighting and in conjunction with root barriers in compliance with QLDC street tree guidelines.

Street trees will create a hierarchy throughout the site which will reinforce wayfinding and precinct / neighbourhood identity.



|                                |                                                                                       |                                                                                       |
|--------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| PRIMARY ROAD<br>STREET TREES   |     |     |
| SECONDARY ROAD<br>STREET TREES |    |    |
| TERTIARY ROAD<br>STREET TREES  |   |   |
| COMMUNITY LANE<br>STREET TREES |  |  |



# Ridgeburn Planting Strategy

The overall planting strategy for Ridgeburn will create a unique sense of place, foster identity and celebrate habitat creation.

This planting strategy incorporates a range of native shrubs and trees selected for their presence in the Queenstown Lakes and wider Otago area.

Alongside the selection of native shrubs and trees, avenues and clusters of exotic trees will provide seasonal interest and structure along the proposed roads.

Each mix incorporates shrubs and trees that work to provide erosion control and support for local biodiversity. The selection also takes into account the harsh local climate and will withstand common environmental stresses such as frost, drought and wind. Planting mixes and their densities are tailored to specific land features such as steep gullies, exposed open space, channels and creeks.

The following pages detail to a high level, the approach across the Ridgeburn site.





# Native Dry Shrubland

On the slopes of Morven Hill, along with the wastewater dispersal field, the gullies and waterways, a concerted native revegetation approach will be adopted for the Ridgeburn site. The following is a list of species considered appropriate for the development.

## SHRUBS



**Carpodetus serratus**  
putaputaweta



**Corokia cotoneaster**  
korokio



**Coprosma linarifolia**  
mikimiki



**Coprosma propinqua**  
mingimingi



**Coprosma crassifolia**  
thick leaved coprosma



**Coprosma dumosa**



**Olearia lineata**  
twiggly tree daisy



**Olearia avicennifolia**  
mountain akeake



**Olearia odorata**  
scented tree daisy



**Griselnia littoralis**  
kapuka



**Veronica salicifolia**  
koromiko

## TREES



**Cordyline australis**  
Cabbage Tree



**Fuscospora cliffortioides**  
Mountain beech



**Myrsine divaricata**  
Weeping Mapou



**Pittosporum tenuifolium**  
kōhūhū



**Plagianthus regius**  
ribbonwood



**Podocarpus laetus**  
Hall's Tōtora



**Pseudopanax crassifolius**  
Lancewood



**Sophora microphylla**  
South Island Kowhai



# Native Riparian Margins

Along the existing waterways, stormwater basins, and watterrace, a concerted native riparian revegetation approach will be adopted for the Ridgeburn site to establish best-practice riparian margins alongside waterways and provide ecological habitat and environmental services, including erosion control and pollutant filtration. The following is a list of species considered appropriate for development in these areas.

## SHRUBS



**Chionochloa rubra**  
red tussock



**Austroderia richardii**  
South Island toe toe



**Carex secta**  
makura sedge



**Coprosma propinqua**  
mingimingi



**Chionochloa rubra subsp. cuprea**  
red tussock



**Phormium tenax**  
harakeke



**Discaria tomatou**  
matagouri



**Astelia fragrans**  
bush lily



**Coprosma linarifolia**  
mikimiki



**Juncus edgariae**  
wiwi

## TREES



**Cordyline australis**  
Cabbage Tree



**Plagianthus regius**  
Ribbonwood



**Aristotelia serrata**  
Wineberry



**Halocarpus bidwillii**  
Bog Pine



**Sophora microphylla**  
Kowhai



# Tussock Planting

Tussock plant species have been selected for establishment within the existing rocky outcrops and hummocks around the site. These species will provide ecological habitat and environmental services, including erosion control. The following is a list of species considered appropriate for development in these areas.

## SHRUBS



**Poa cita**  
silver tussock



**Austroderia richardii**  
South Island toe toe



**Carex secta**  
makura sedge



**Chionochloa rubra subsp. cuprea**  
red tussock



**Astelia fragrans**  
bush lily



**Anemanthele lessoniana**  
Wind Grass



**Poa coiensol**  
Blue tussock



**Chionochloa conspicua**  
hunangamoho snow grass



**Phormium tenax**  
harakeke

# Shrubs + Groundcovers

A series of shrubs and ground covers have been selected to provide amenity around the community spaces and pocket parks. The following is a list of species considered appropriate for development in these areas.

## GROUNDCOVERS



**Hebe odora**  
Boxwood Hebe



**Muehlenbeckia axillaris**  
Creeping Wire Vine



**Coprosma rugosa 'Lobster'**  
Coprosma

## SHRUBS



**Muehlenbeckia astonii**  
Shrubby Tororaro



**Leonohebe cupressoides**  
Fragrant Hebe



**Brachyglottis greyi**  
Scented Broom



# Parkland Trees and Hedges

A series of exotic trees and hedge species have been selected to provide amenity around the community spaces and pocket parks. The following is a list of species considered appropriate for development in these areas.

SHRUBS  
AND  
HEDGES



**Corokia 'Bronze King'**  
Bronze Corokia



**Carpinus betulus**  
European Hornbeam



**Prunus lusticana**  
Portuguese Laurel



**Griselinia littoralis**  
kapuka



**Cornus alba 'Sibirica'**  
Sibrian Dogwood

TREES



**Zelkova serrata**  
Japanese zelkova



**Carpinus betulus 'Fastigiata'**  
European Hornbeam



**Fraxinus 'Green Glow'**  
European Ash



**Acer campestre**  
Field Maple



**Acer platanoides**  
Norway Maple



The background of the image is a solid black field. Overlaid on this are numerous dark grey, wavy, and somewhat irregular lines. These lines vary in thickness and orientation, creating a complex, layered pattern that resembles a dense, abstract landscape or perhaps a microscopic view of a material's surface. The lines are most concentrated in the center and spread out towards the edges, creating a sense of depth and movement.

# LANDSCAPE AND MATERIALITY INSPIRATION



# Landscape Context

A vibrant and dynamic landscape. The Wakatipu Basin is renowned for its beauty which is found in the contrasting topography of the basin and the surrounding mountains, seasonal changes including autumnal colours and snow, and daily changes in the way light plays across the landforms and vegetation of the landscape.

The landscape design for Ridgeburn will take cues from the dynamic landscape it sits within.





# Planting Aesthetic

The Ridgeburn planting strategy will encapsulate the unique mix of the Lakes District native planting and exotic tree species with their eye-catching seasonal colors. The planting will reflect the local Wakatipu basin amalgamation of rural and high amenity planting.

The planting strategy also includes restoration of native plant species and habitats throughout the site. This will bring a much greater biodiversity to the site.





# Recreation Infrastructure

Unique site furniture will contribute to the accessibility, usability and enjoyment of the various open spaces throughout the reserves.

Furniture elements will utilise natural materials, reference natural forms, and complement the green backdrop. The orientation and placement of these pieces can be strategic in the way they encompass key views and site features while allowing for practicality and enhanced user experience in public space.

Visual indicators will be used throughout the site for wayfinding and to indicate land use changes. These indicators will also tell the site's history.





# Creating Community

Community engagement opportunities will be located within the reserves, and gathering opportunities will be provided for picnics, sports, informal events, and play opportunities for all ages and abilities. The page is indicative of the features and development envisioned for the reserves.





# Materials Palette

Material use on site has the opportunity to be informed by a range of local materials, former agricultural activities of the site and significant surrounding landforms.

Examples of such materials may include the use of schist stone, a range of concrete finishes, concrete pavers, corten steel and aged hardwood timbers across the site. Applications may include combinations of differing paving types and hardscape finishes and these being integrated into key areas such as walkways, playgrounds and significant road intersections.





ROUGH MILNE MITCHELL  
LANDSCAPE ARCHITECTS

**Christchurch**  
Level Two, 69 Cambridge Terrace  
Christchurch 8013  
PO Box 3764 Christchurch 8140

info@rmmla.co.nz  
+64 3 366 3268

**Auckland**  
Level Two, 139 Victoria Street West  
Auckland CBD, Auckland 1010

info@rmmla.co.nz

**Nelson**  
Level One, 3 Haven Road,  
Nelson 7010

info@rmmla.co.nz

**Dunedin**  
42 Stuart Street, Dunedin 9054

info@rmmla.co.nz  
+64 3 477 2030

**Wānaka**  
Level One, 24 Dungarvon Street,  
Wānaka 9305  
PO Box 349, Wānaka 9343

info@rmmla.co.nz  
+64 3 974 7940

# RMML

rmmla.co.nz