



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



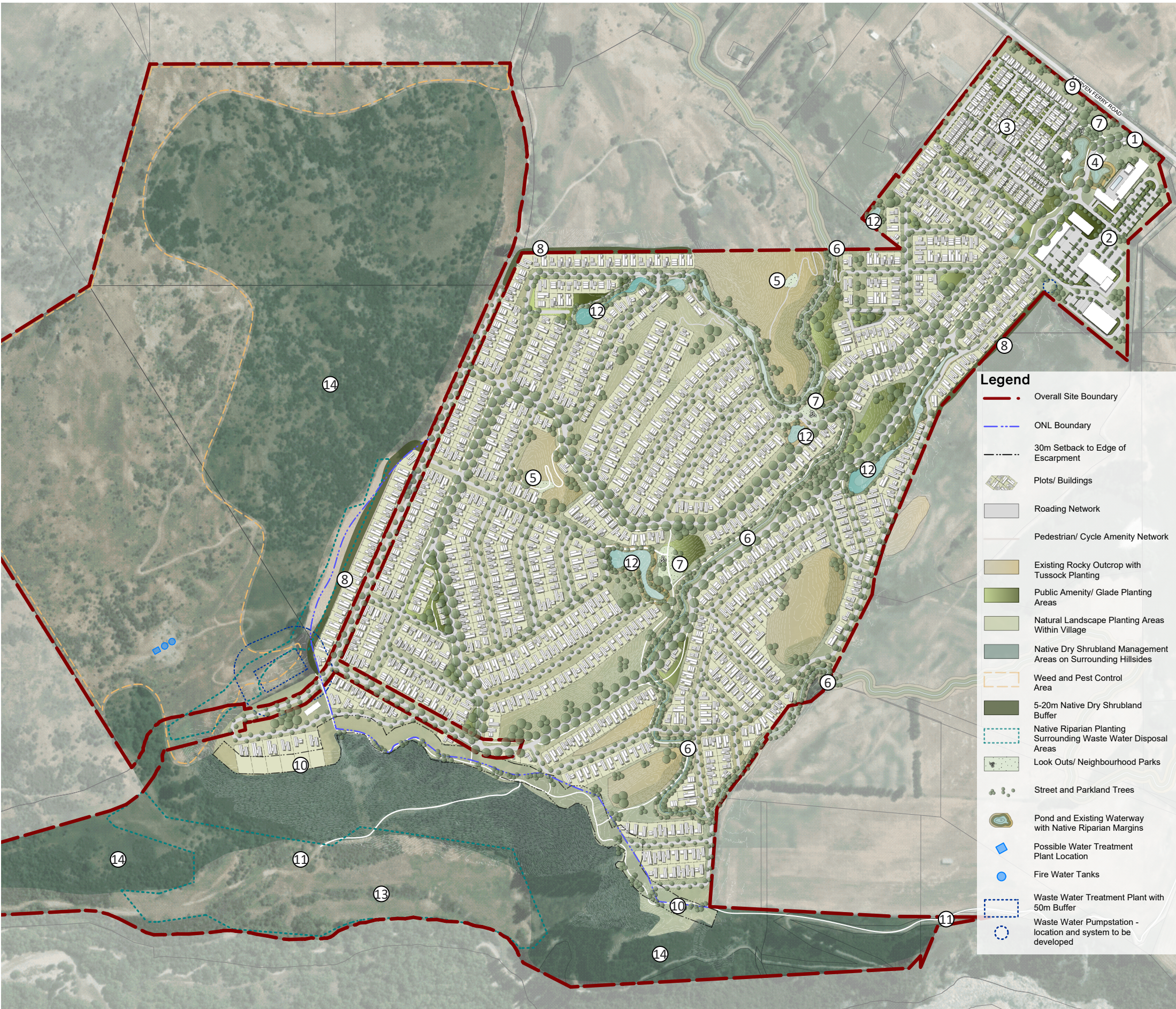
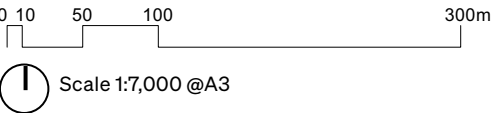
Landscape Masterplan

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

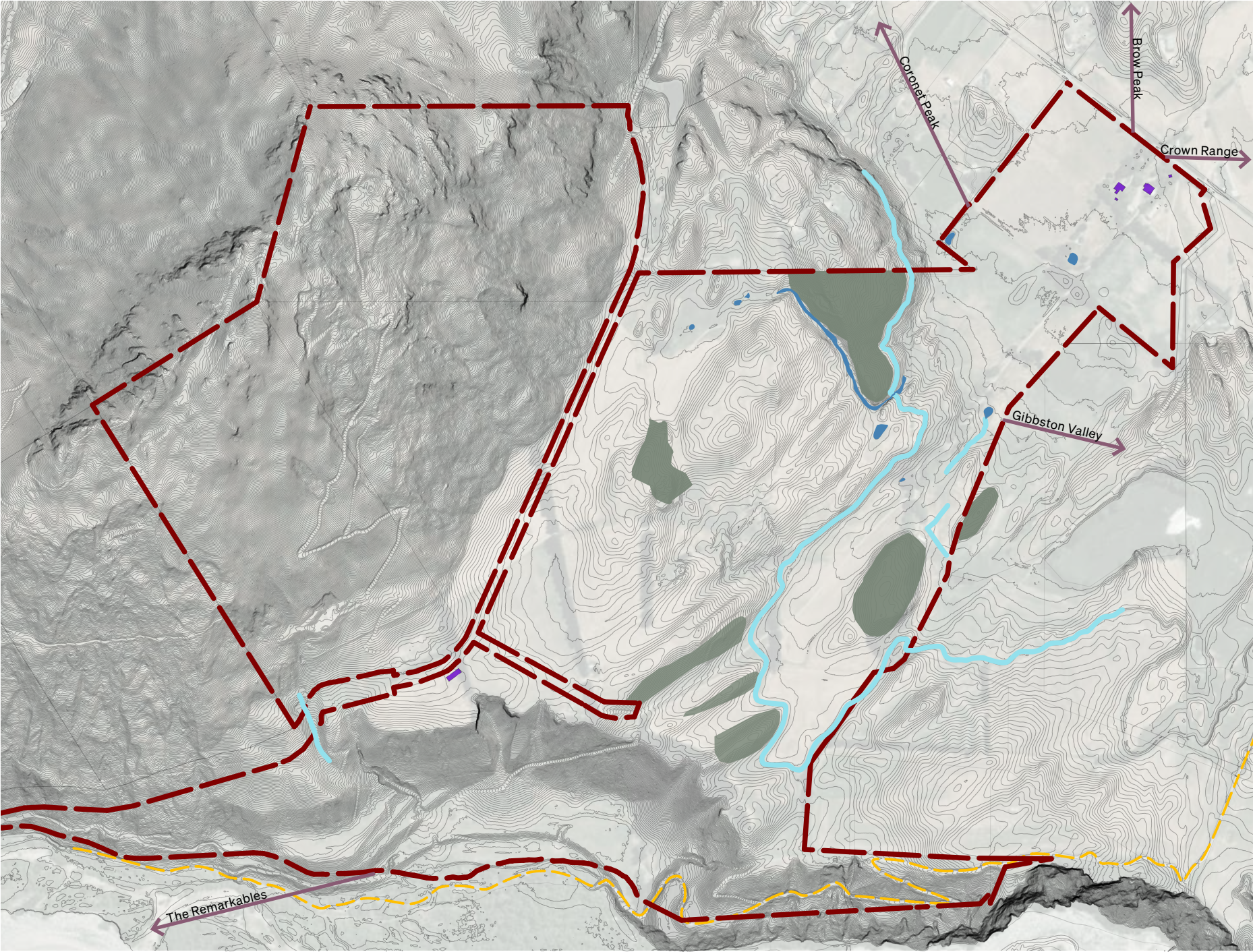
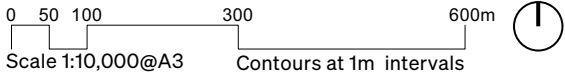
Existing Landscape Features

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:

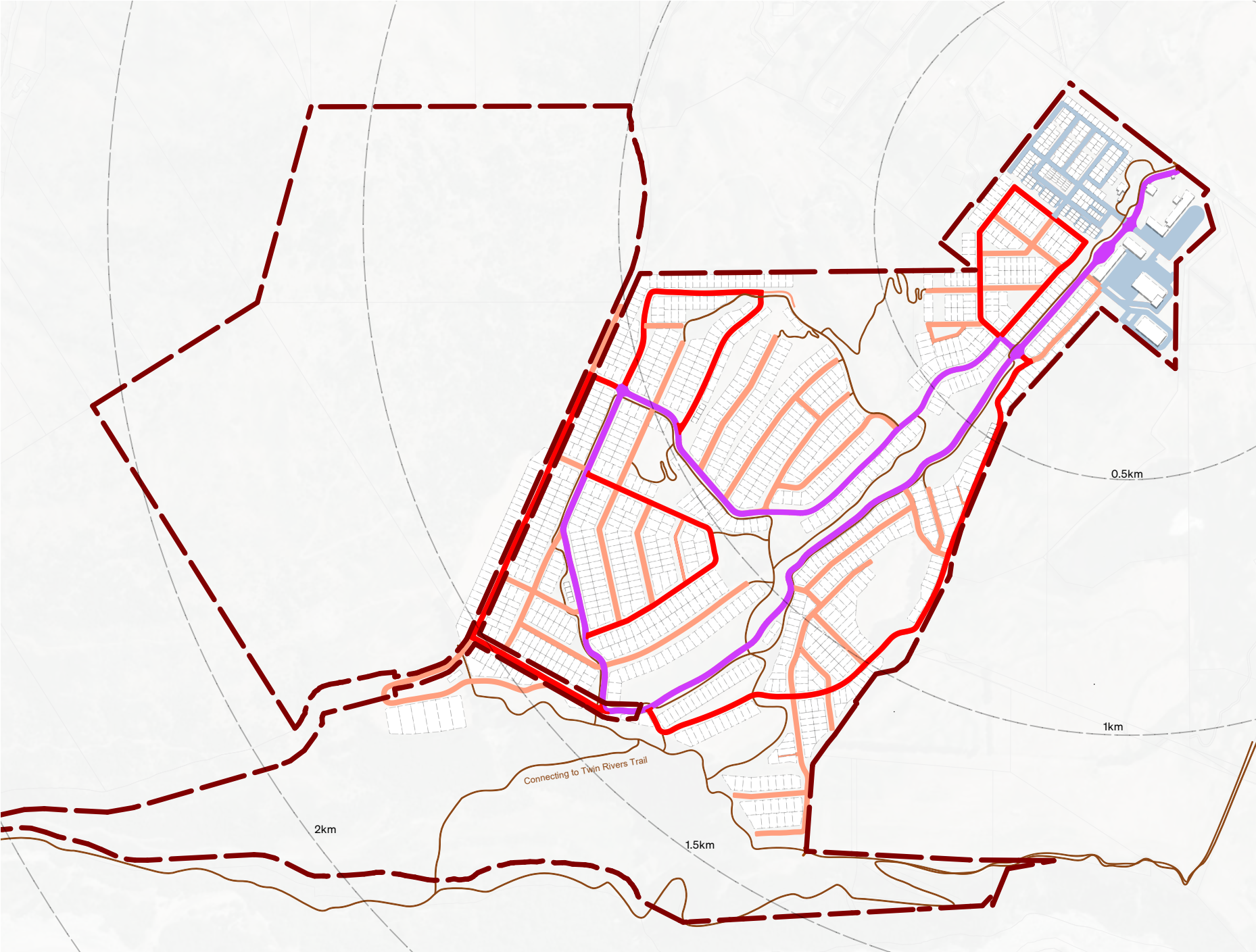
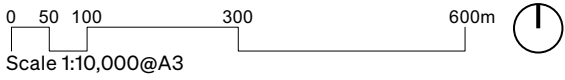
The tertiary roads are low-speed and low-traffic environments with raised crossings, and street trees to create great shared spaces. There is limited on-street parking.

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 watercourse 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:

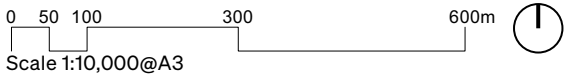
Re-vegetating areas of the site with locally sourced indigenous vegetation provides an opportunity to support indigenous flora and fauna and increase the health of local ecosystems.

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.

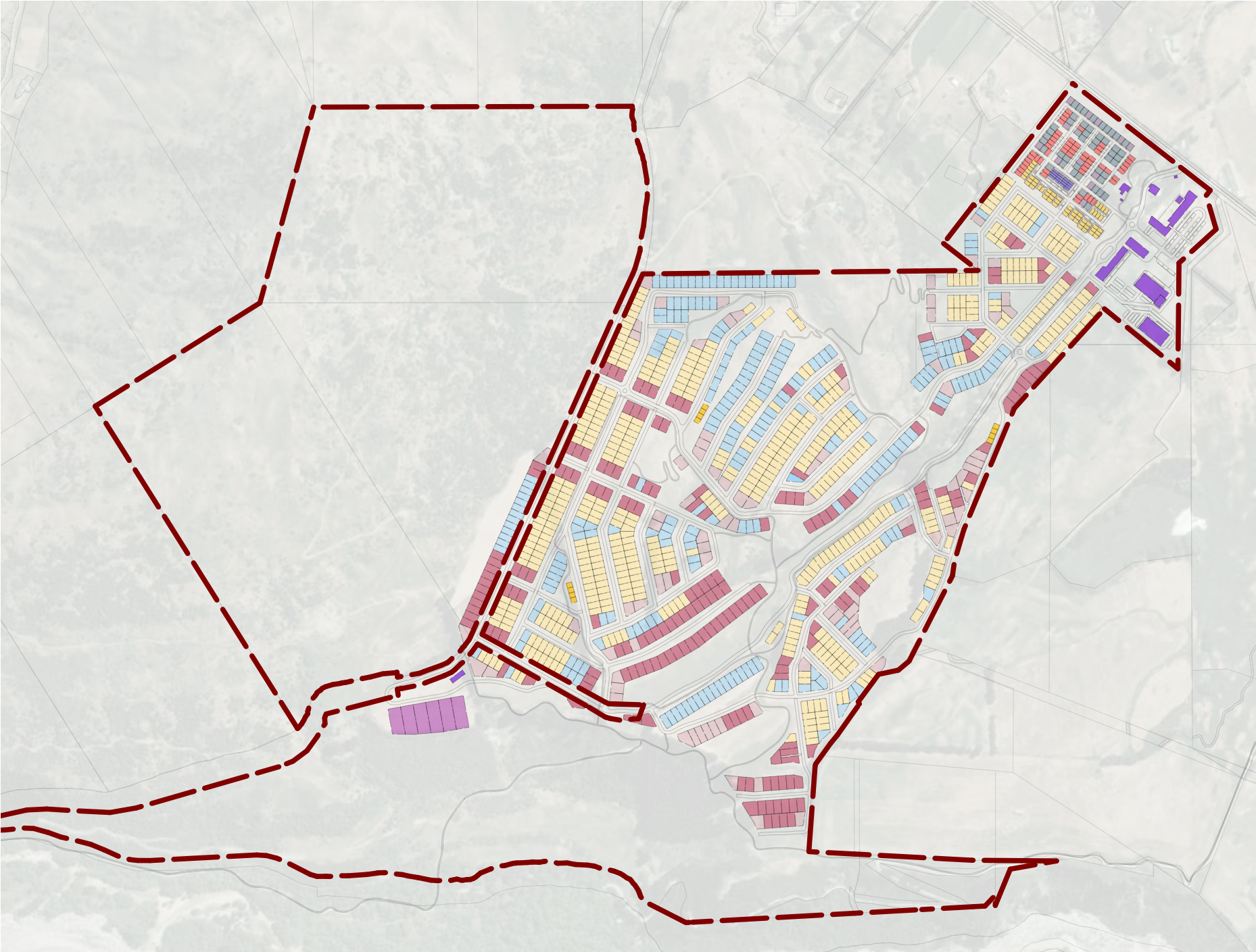
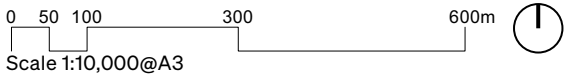
Ridgeburn delivers a range of residential lot sizes to support consolidated growth. All the residential lots are located in areas of high shared amenity amongst the network of reserve and amenity green spaces and efficiently connected by the road network to the proposed commercial and community services. 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 100m²
- Lot 300m²
- Lot 350m²
- Lot 400m²
- Lot 450m²
- Lot 1000+m²
- 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.

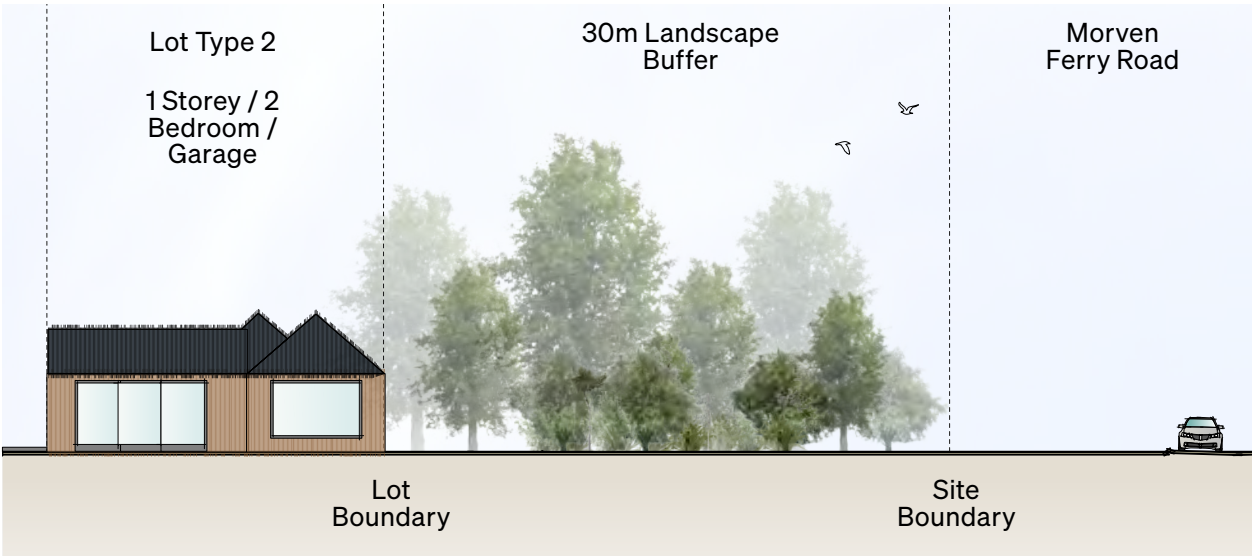
Interfaces with adjoining rural properties will comprise a 10m setback encompassing a minimum six metre wide planting strip with associated perimeter shared path in places.

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.

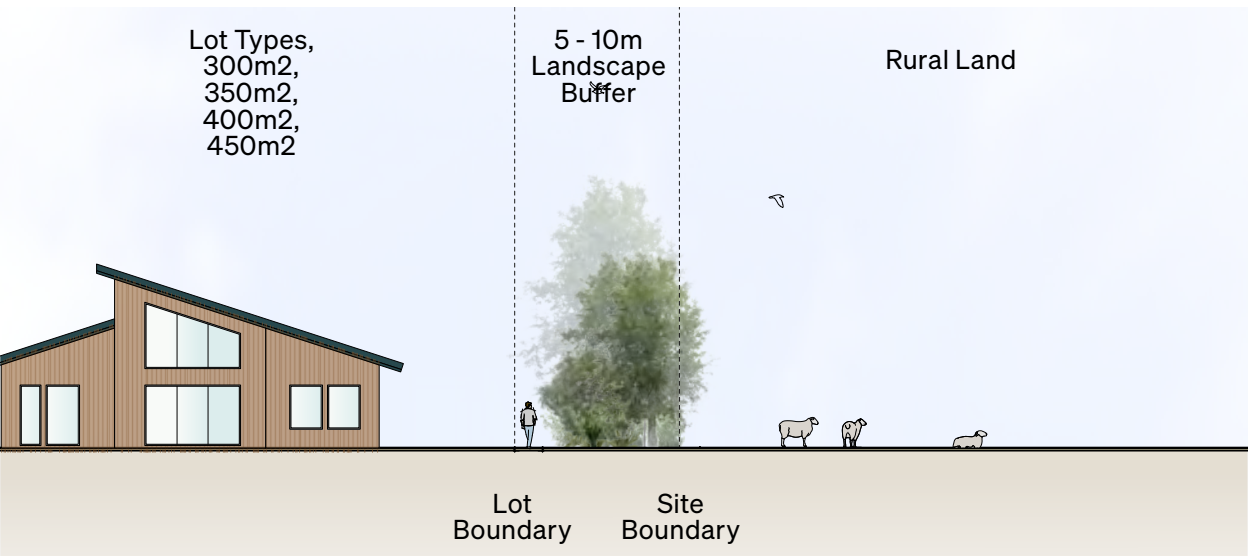
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Rural Interface:

Development edge 10m rural landscape buffer cross section.

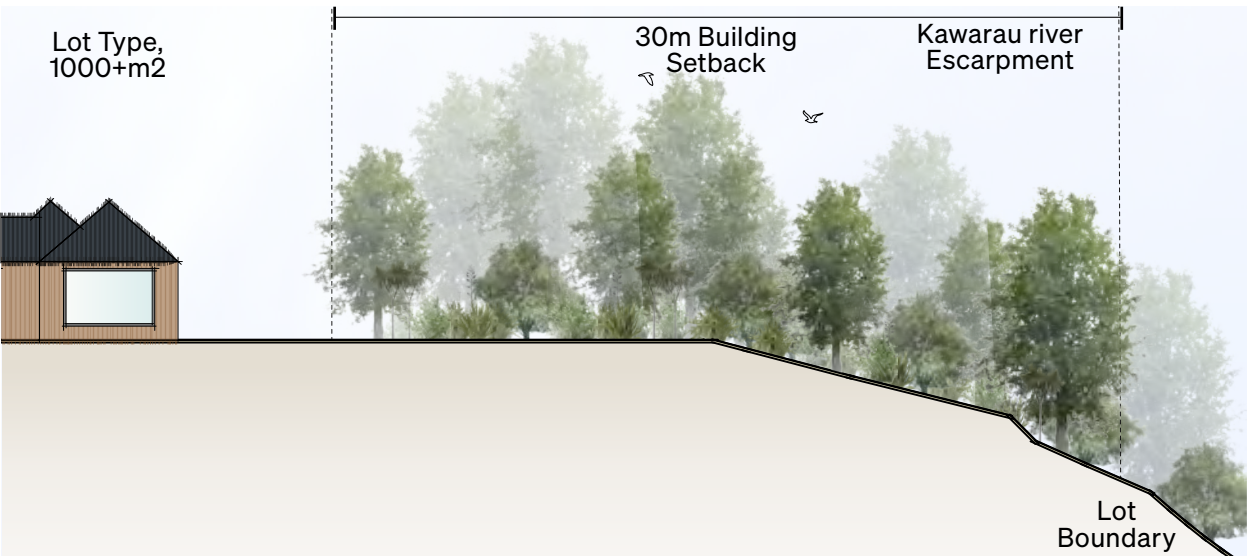
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Escarpment Interface:

Development edge 30m escarpment landscape buffer cross section.

Scale 1:300 @A3





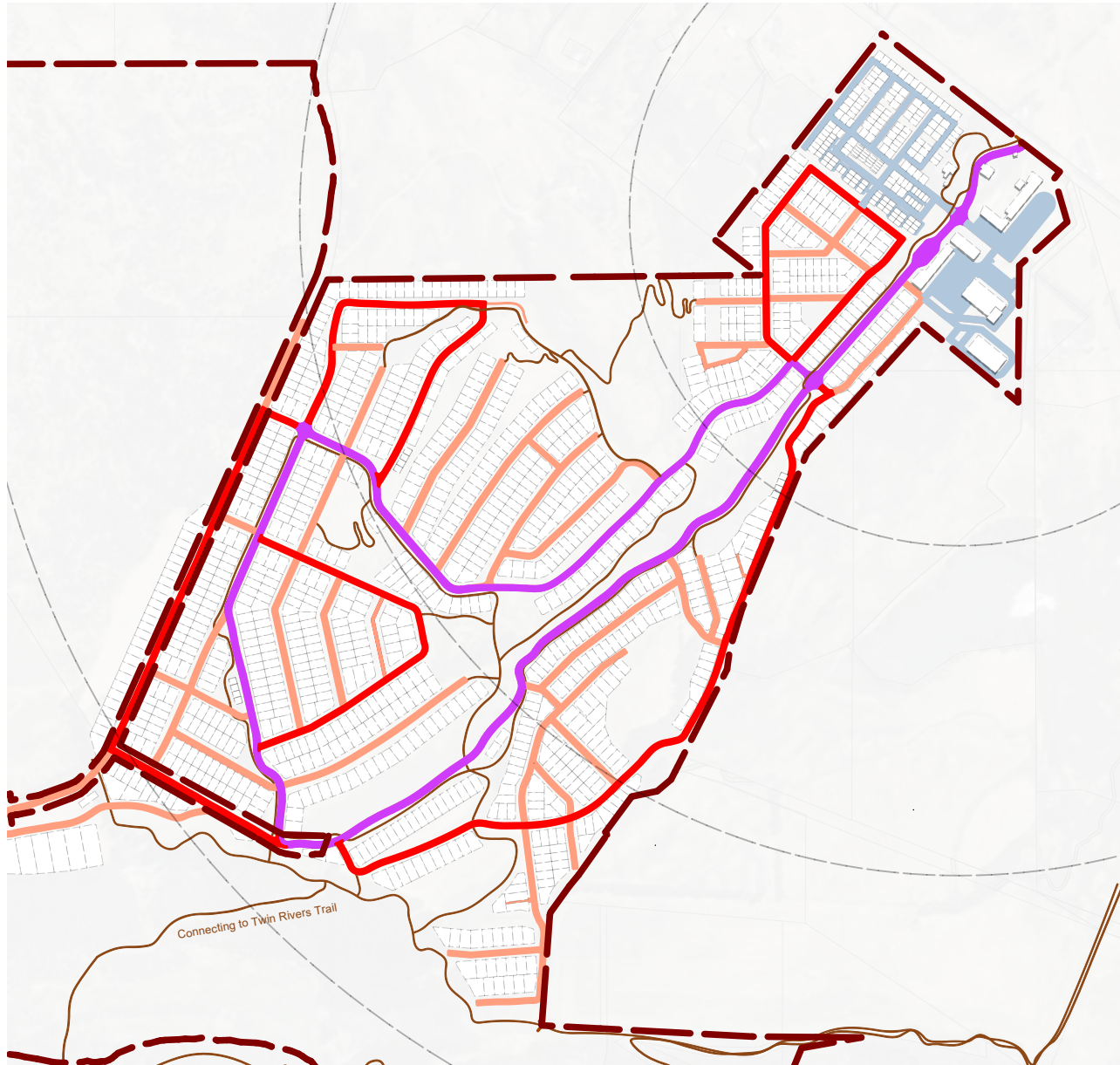
PLANTING STRATEGY

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
STREET TREES



Quercus robur 'Fastigiata'
Upright Oak



Platanus x acerifolia 'Pyramidalis'
London Plane

SECONDARY ROAD
STREET TREES



Liquidambar 'Lane Roberts'
American Sweetgum



Ulmus Lobel
Upright Elm

TERTIARY ROAD
STREET TREES



Prunus serrulata 'Kanzan'
Kanzan Cherry



Pyrus Candelabra
Callery Pear

COMMUNITY LANE
STREET TREES



Cornus 'Eddie's White Wonder'



Prunus 'Amanogawa'
Fastigate Cherry

Legend

- Primary Road
- Secondary Road
- Tertiary Road
- Community Lane

Not to Scale @A3

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
mikumiki



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, hand-drawn style lines. These lines are wavy and irregular, flowing across the frame in various directions, creating a sense of movement and texture. They resemble brushstrokes or perhaps stylized representations of natural elements like water or wind.

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