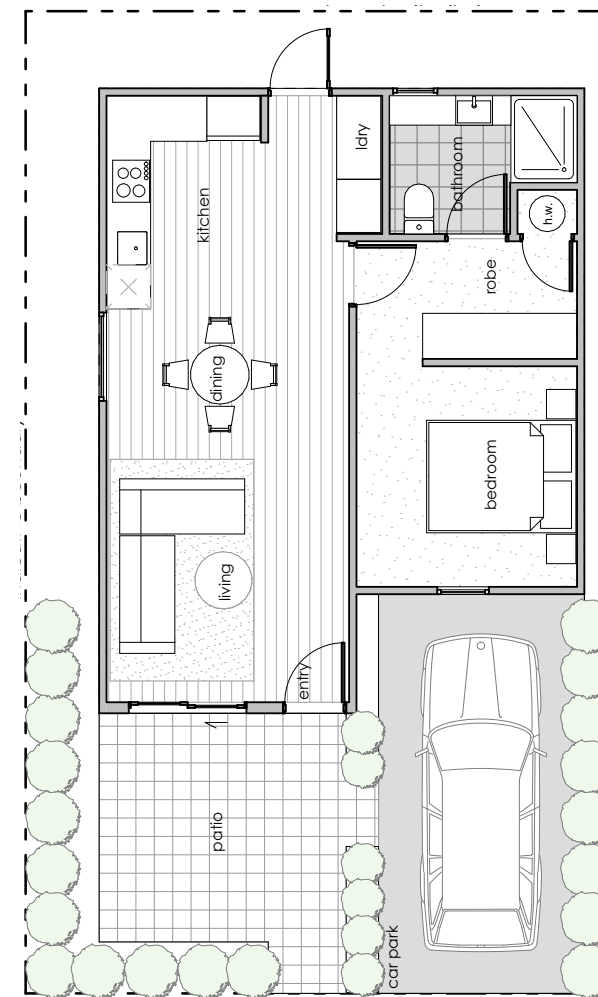




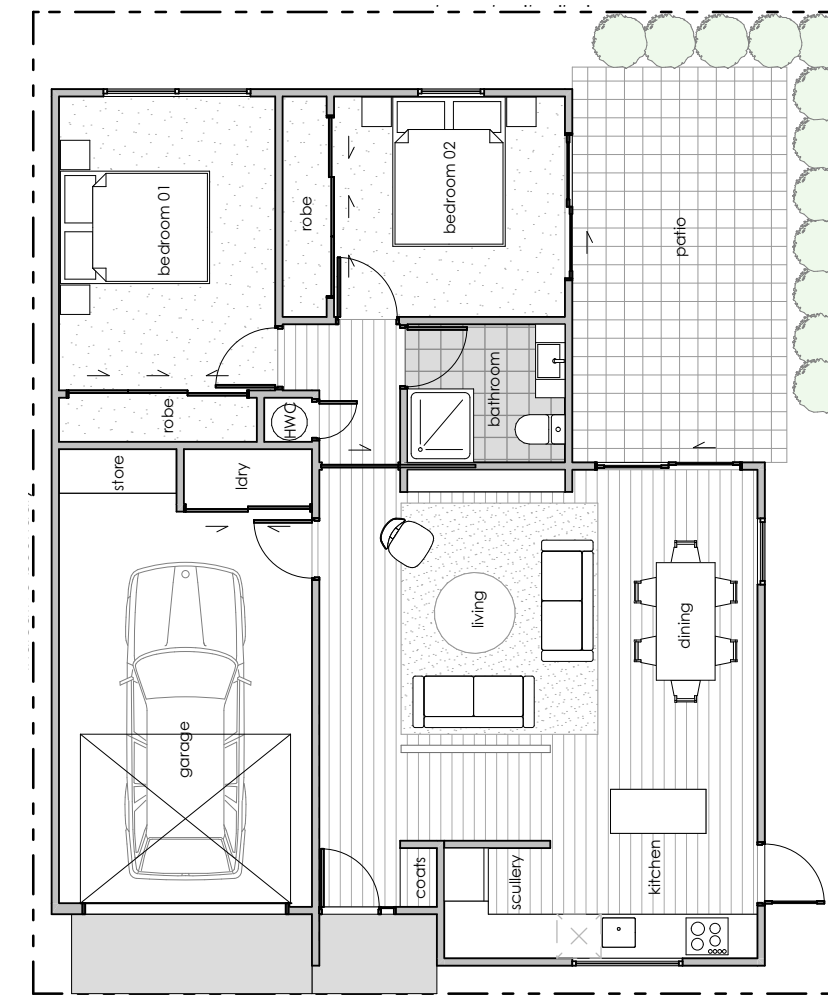
# Affordable Housing

These homes are designed to meet the needs of first-home buyers, downsizers, and retirees, offering single-level homes that address the local shortage of attainable housing.

- 180 affordable homes will be available as part of this development
- Prioritised for local residents
- Single-level and smaller format designs ideal for first-home buyers and retirees
- They range from an affordable \$599K - \$999K



**TYPE 1**



**TYPE 2**









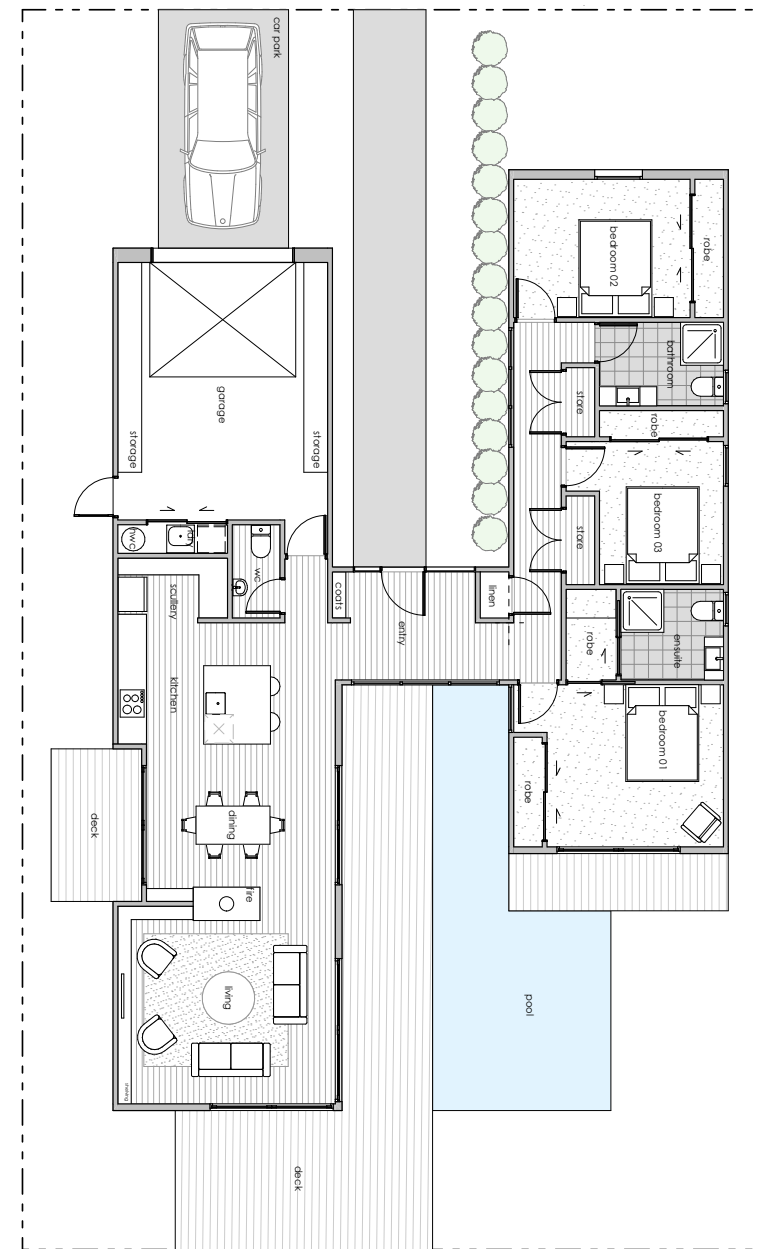


# House & Land Packages

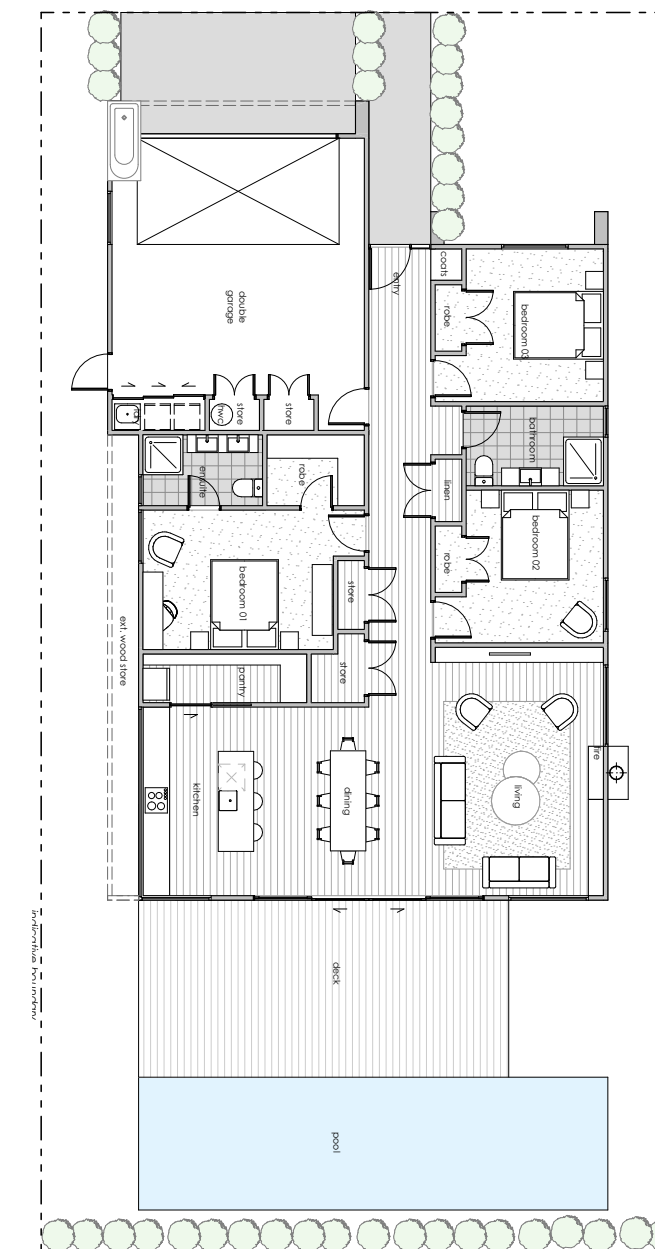
To deliver a project of this scale within a 4-5 year timeframe, we will offer approximately 15 housing typologies as part of a house and land package.

These packages can be selected by the end purchaser, who will select from a range of sections and then select a housing typology that best suits their needs. These house designs will be standardised so that Gibbons Co. can use their supply chains to procure materials at a cost effective rate and reduce the cost of construction for the owner.

By offering a set range of housing packages, we can streamline construction processes and deliver high-quality homes at a competitive price point.



**TYPE F**



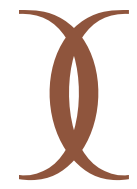
**TYPE O**











# Economic Overview

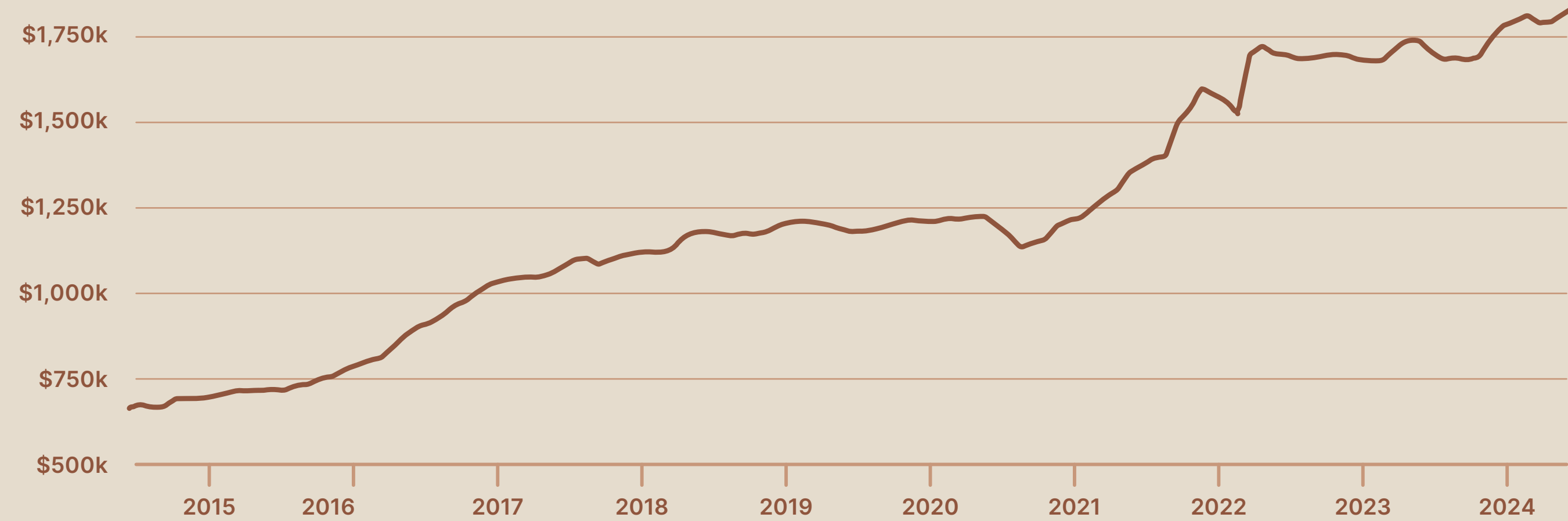
## Economic Benefits

The Ridgeburn development addresses the pressing need for affordable housing while delivering substantial economic benefits. It will enhance local employment opportunities and expand the housing supply, contributing to a stronger and more resilient Queenstown Lakes economy.

- \$729M Net Present Value (NPV) over 7 years
- Impetus for greater levels of local and regional growth
- Supporting the tourism economy with workers accommodation
- Increased housing supply and residential land capacity with approximately 1,227 new homes.
- Diversified housing options across locations and price points
- Support for Queenstown Lakes housing affordability

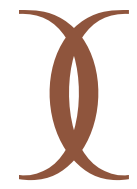
RIDGEBURN

QUEENSTOWN LAKES AVERAGE HOUSE PRICES TREND OVER THE LAST DECADE



Source: CoreLogic Opes Partners





# Economic Overview

## Economic Benefits

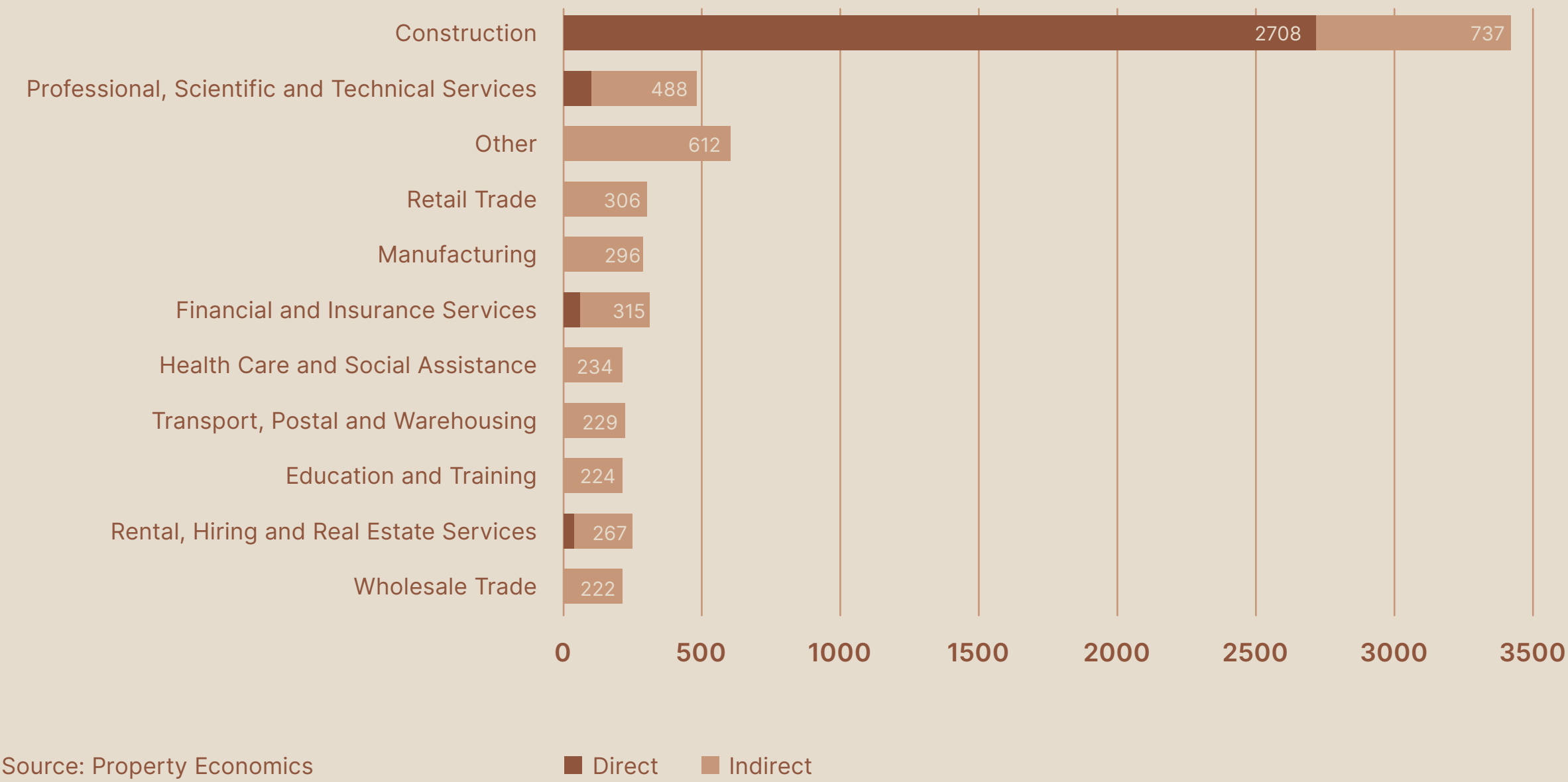
Ridgeburn will deliver wide-ranging benefits that enhance community prosperity, create thousands of new jobs, and stimulate regional growth – providing a major boost to the Queenstown Lakes economy.

6,631 full-time equivalent (FTE) years created

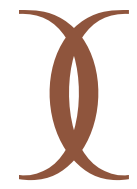
- Increased economic activity and local employment  
1,472 jobs at project peak year created
- Better utilisation of existing infrastructure, facilities and amenities
- Catalyst for further local and regional development
- Enhanced local convenience and amenity value
- Significant contribution to Otago's GDP
- Major boost to local service businesses, retail and hospitality sectors

6,631  
full-time equivalent  
(FTE) years created

OTAGO EMPLOYMENT GENERATION BY SECTOR  
(DIRECT, INDIRECT AND INDUCED)







# Sustainability

This development incorporates ecological restoration, native planting, low-carbon construction methods, and sustainable water management to protect and enhance the natural environment.

## Ecological Enhancement

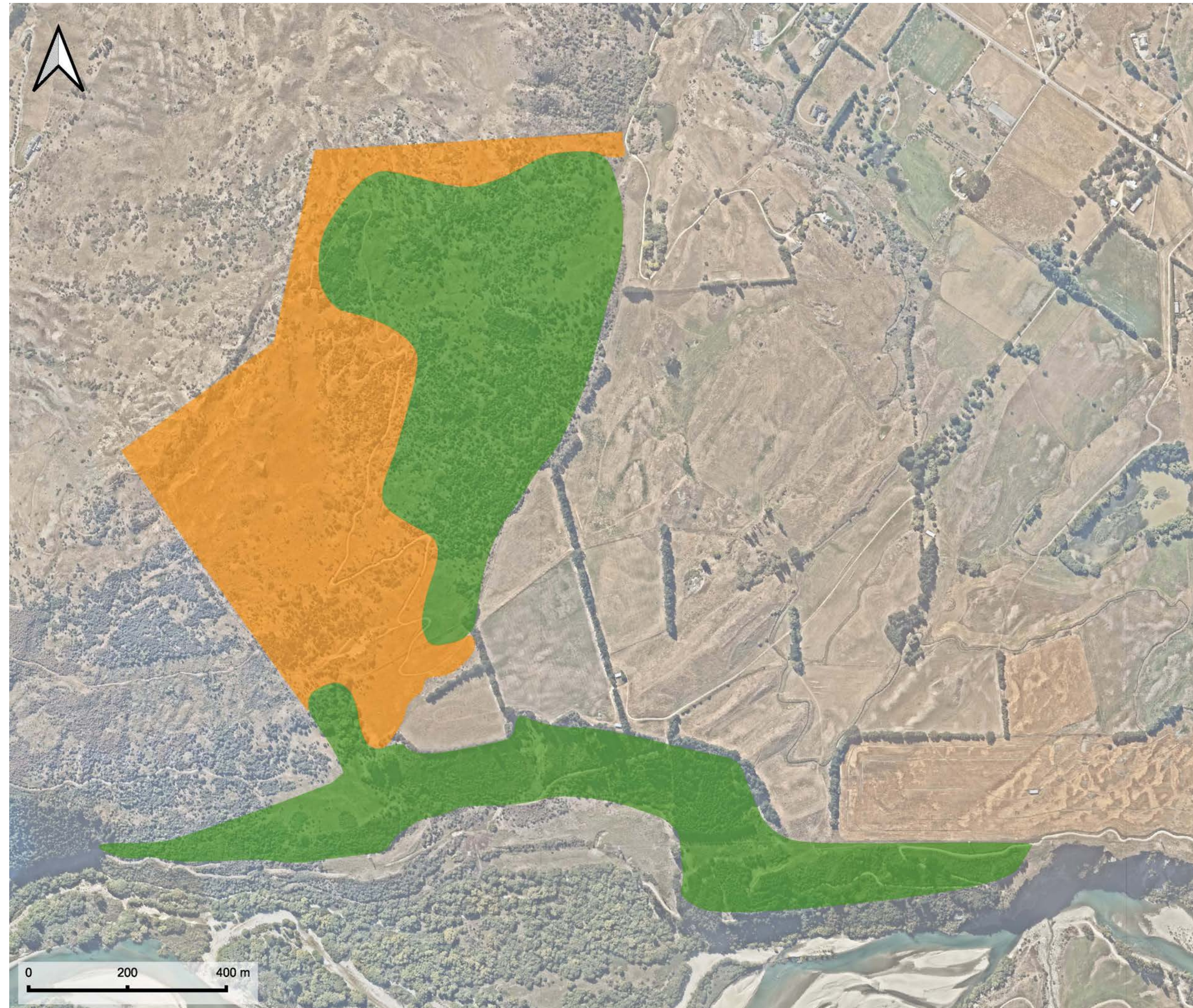
**Extensive native planting and ecological corridors:** Approximately 150,000 trees and plant species will be planted to enhance the ecological value of the site. This equates to 33.5 hectares of hill planting and 26.3 hectares along the river escarpment are designated for native species regeneration. These areas will be critical in enhancing biodiversity and strengthening ecological networks across the site..

**Active rehabilitation measures:** Will be undertaken in streams and gullies to restore natural water flow, improve water quality, and re-establish indigenous flora and fauna.

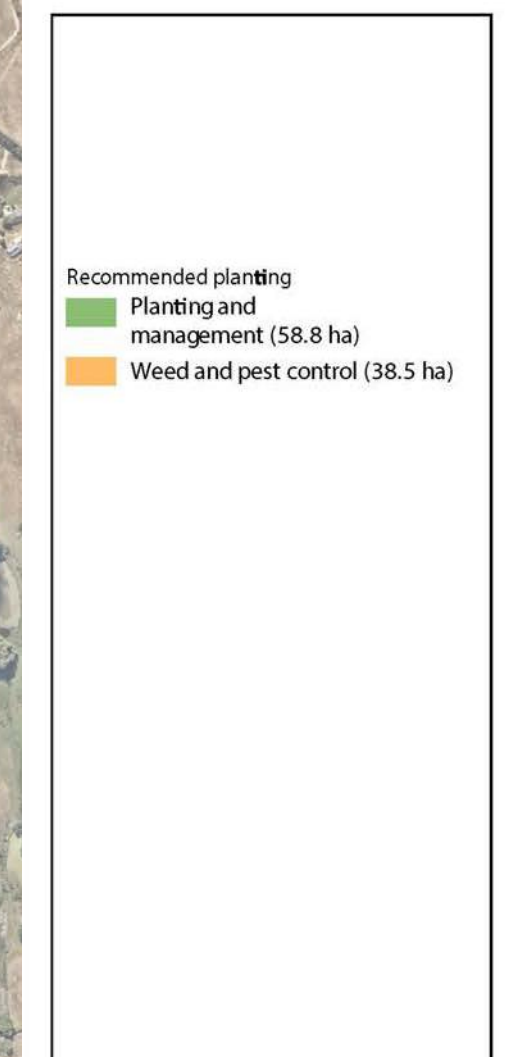
**Weed and pest control management:** A further 38.5 hectares of hill area will be managed through regular weed and pest control. These areas will not initially be planted but will be managed to prevent infestations, enabling natural regeneration over time from adjacent planted areas.

**Protection of Outstanding Natural Features:** Significant natural features within the site will be actively protected and enhanced to ensure their long-term ecological integrity.

RIDGEBURN



Doonholme Estate - Ecological  
Features, Overview



SOURCES  
Nearmap.com 2025

DISCLAIMER: This map/plan is not an engineering draft. This map/plan is illustrative only and all information should be independently verified on site before taking any action.

SCALE **1:7,000** @ A3

PROJECT NO. 10339  
DRAWN BY: AJC  
MAP NO. 10339-Map4-1  
DATE: 28/04/2025





# Sustainability Measures

**Low-carbon construction practices:** Emphasis on using sustainable materials, efficient construction methods, and carbon-conscious design.

**Stormwater management via swales and wetlands:** Integrated natural systems will manage stormwater quality and quantity, protecting waterways and reducing flood risks.

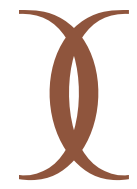
**Future solar power integration potential:** Infrastructure will be put in place to support solar power, including offering solar panels as an optional addition for property purchasers.

RIDGEBURN



Reference images - not final design.





# About us

Gibbons Co. prides itself on being one of New Zealand's most trusted property developers with a proven track record for delivery. We are committed to delivering high-quality residential and commercial projects on time and budget from concept to completion.

In Queenstown, this reputation has been demonstrated by developments such as Five Mile Villas, where Gibbons Co. has accelerated the delivery of 226 high-spec homes. Catering to first-home buyers, investors, and homeowners. This project is scheduled for completion in August, achieving an impressive nine-month turnaround. Construction is also underway at Lakehouse Villas on Frankton Road, a premium development of 63 architecturally designed freehold houses in a desirable lakeside setting.

Gibbons Co's competitive edge is being a vertically integrated company. This means we have a dedicated

development team and Construction team which allows us to deliver at speed, and control cost, programme and quality with the greatest attention to detail.

## **Our pledge for Ridgeburn:**

Using our inhouse capabilities we will endeavour to deliver the Ridgeburn project in record speed to support the Government's aim of delivering thousands of warm, dry and affordable homes to market. Our aim is to offer turn key house and land packages, whereby we will undertake the land development and construct the houses in house to increase time and cost efficiency.



## RIDGEBURN





# RIDGEBURN

ARROWTOWN JUNCTION