



RIDGEBURN

ARROW JUNCTION

AFFORDABLE HOUSING DESIGN CONTROLS

GIBBONS | CO  NOVAK+MIDDLETON
RIDGEBURN LTD ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

AFFORDABLE HOUSING DESIGN CONTROLS

Assessing Against

Queenstown Lakes Proposed District Plan: Urban Intensification Variation (UIV) and Medium Density Residential Zone (MDRZ)

KEY

-  compliant
-  non-compliant
-  not applicable

Housing Typology

		1	1a	2	2a	3	3a	4a	5	6	6a
Building Height (Arrowtown)											
Maximum building height:	8m										
Site Coverage											
Maximum building coverage:	45%										
Outdoor living space:											
Ground floor level:	20m ² with minimum 3m dimension										
First Floor:	8m ² with minimum 1.8m dimension										
Outlook Space											
Principal living room:	4x4m										
All other habitable rooms:	1x1m										
Recession Planes											
Southern Boundary:	4m + 35° recession plane										
All other Boundaries:	4m + 60° recession plane										
Landscaped Permeable Surface											
Minimum permeable surface:	25%										
Boundary setbacks											
Front yard to house:	3m minimum										
Front yard to garage:	4.5m minimum										
Side and rear yards:	1.5m minimum										
Waste/recycling storage area											
2m ² minimum (3x bins)											
Garages											
Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.											

TYPE 1

1 Storey, 1 Bedroom, Car Pad
(Can be accessible)

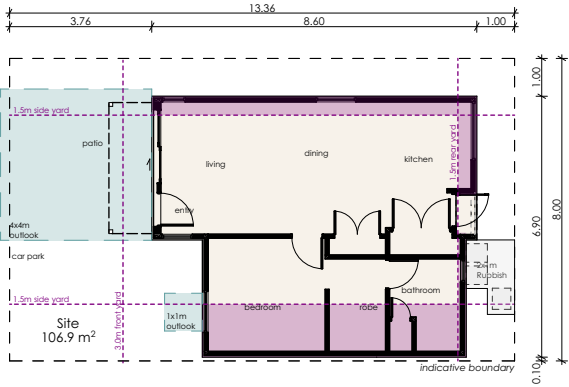
Total Floor Plan Area: 53m²

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

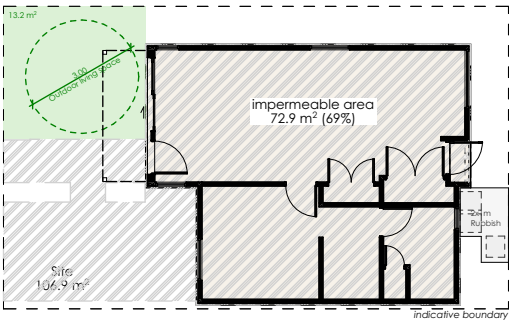
DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		Site Details
			Address: 122 Morven Ferry Road
			Building Height
●	●	●	Maximum building height: 8m*
			Site Coverage
●	●	●	Maximum building coverage: 45% **
			Outdoor living space:
●	●	●	Ground floor level: 20m ² with minimum 3m dimension ***
●	●	●	First Floor: 8m ² with minimum 1.8m dimension
			Outlook Space
●	●	●	Principal living room: 4x4m
●	●	●	All other habitable rooms: 1x1m
			Recession Planes
●	●	●	Southern Boundary: 4m + 35° recession plane ****
●	●	●	All other Boundaries: 4m + 60° recession plane
			Landscaped Permeable Surface
●	●	●	Minimum permeable surface: 25%
			Boundary setbacks
●	●	●	Front yard to house: 3m minimum
●	●	●	Front yard to garage: 4.5m minimum
●	●	●	Side and rear yards: 1.5m minimum
			Waste/recycling storage area
●	●	●	2m ² minimum (3x bins)
			Garages
●	●	●	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

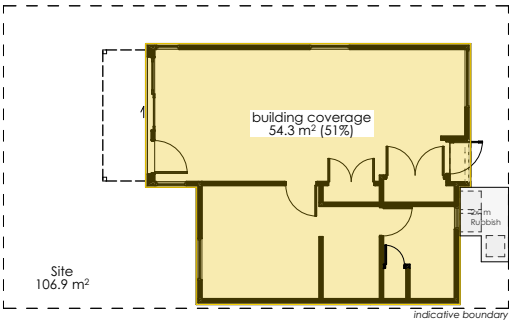
* Chimneys and minor projections excluded from Building Height
** Excludes Soffits and Overhangs
*** Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects
**** Compliance is dependant on site orientation



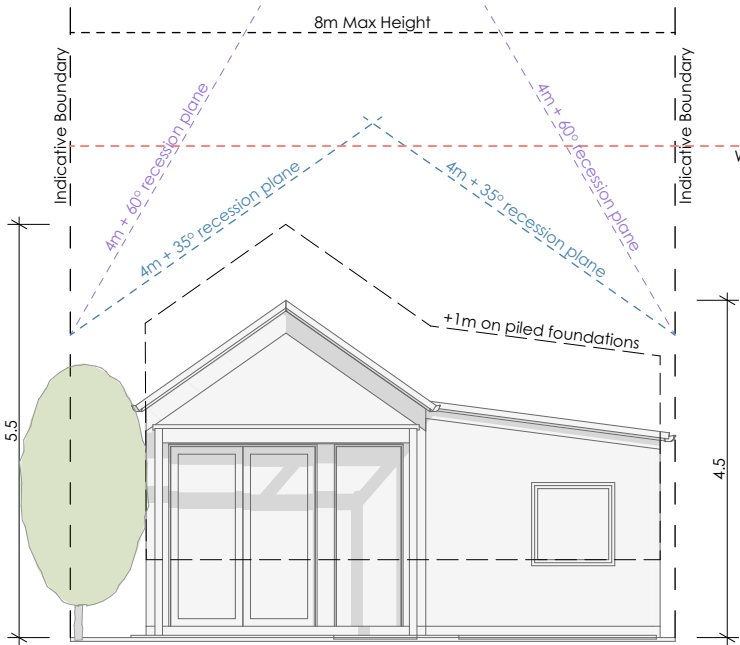
Yards and Outlook Spaces



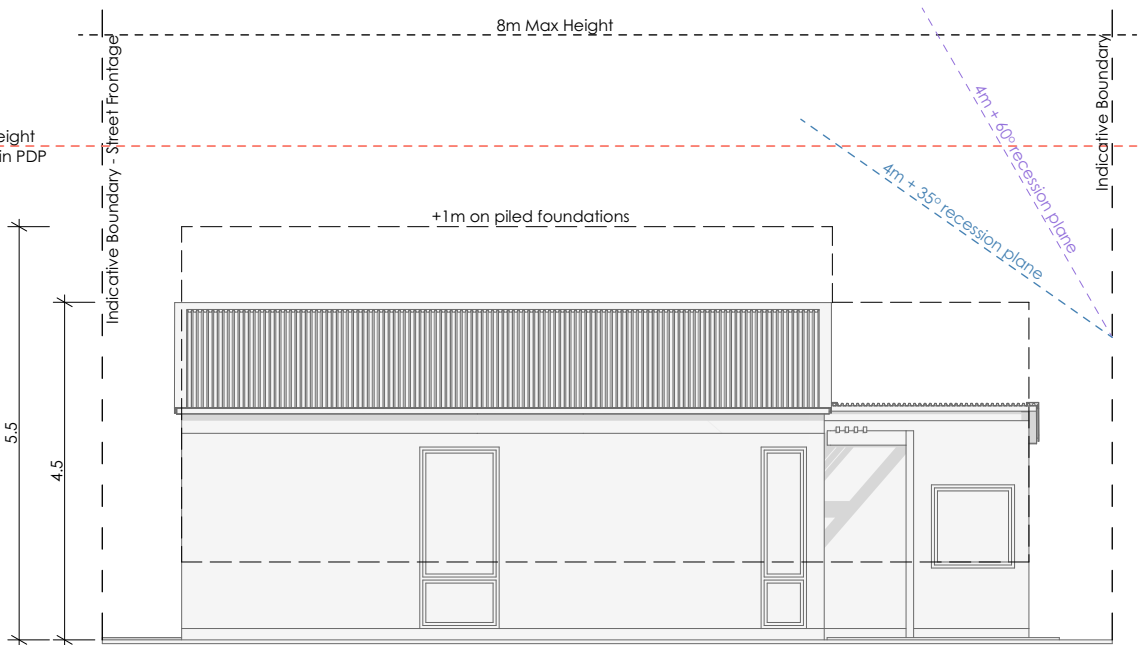
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



Side Elevation

TYPE 1a

1 Storey, 1 Bedroom, Car Pad
(Can be accessible)

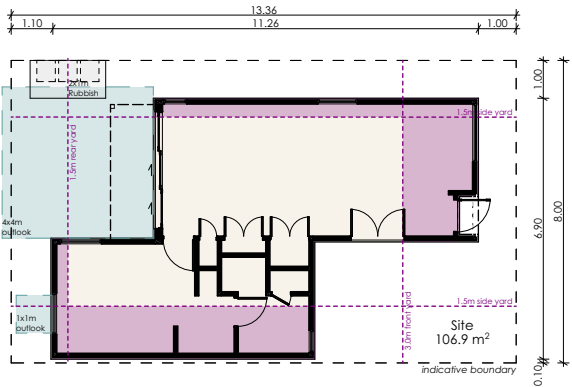
Total Floor Plan Area: 53m²

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

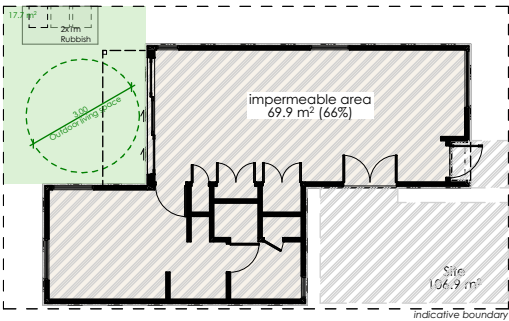
DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		Site Details
			Address: 122 Morven Ferry Road
			Building Height
			Maximum building height: 8m*
			Site Coverage
			Maximum building coverage: 45% **
			Outdoor living space:
			Ground floor level: 20m ² with minimum 3m dimension ***
			First Floor: 8m ² with minimum 1.8m dimension
			Outlook Space
			Principal living room: 4x4m
			All other habitable rooms: 1x1m
			Recession Planes
			Southern Boundary: 4m + 35° recession plane ****
			All other Boundaries: 4m + 60° recession plane
			Landscaped Permeable Surface
			Minimum permeable surface: 25%
			Boundary setbacks
			Front yard to house: 3m minimum
			Front yard to garage: 4.5m minimum
			Side and rear yards: 1.5m minimum
			Waste/recycling storage area
			2m ² minimum (3x bins)
			Garages
			Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

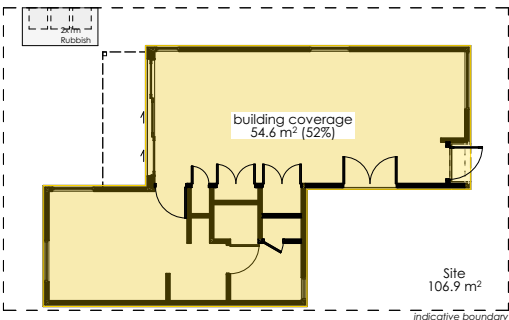
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**** Compliance is dependant on site orientation



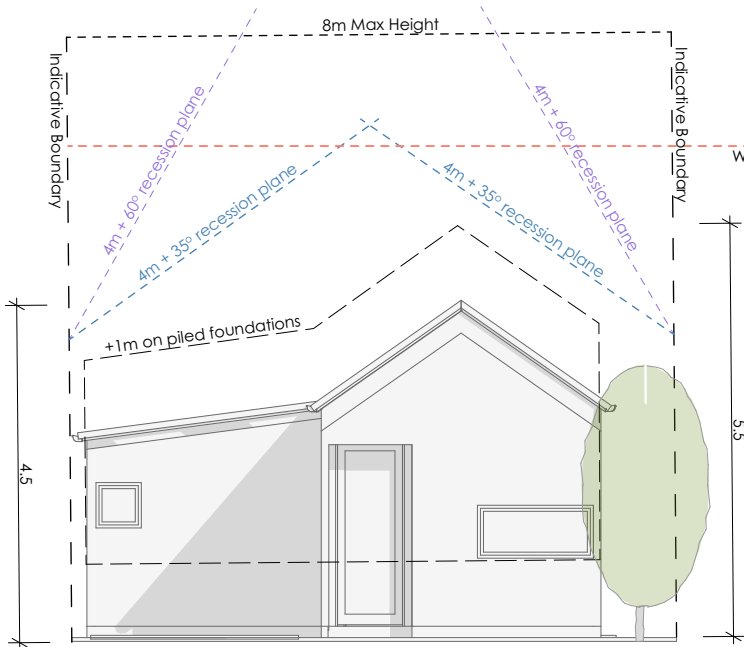
Yards and Outlook Spaces



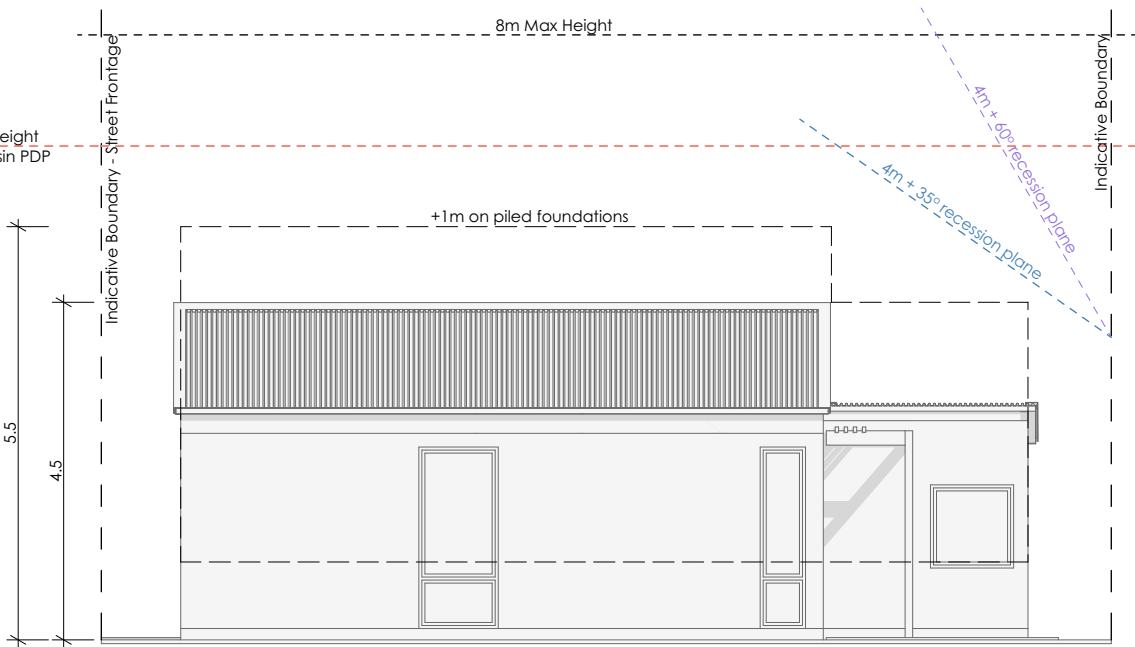
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



Side Elevation

TYPE 2

1 Storey, 2 Bedroom, Garage

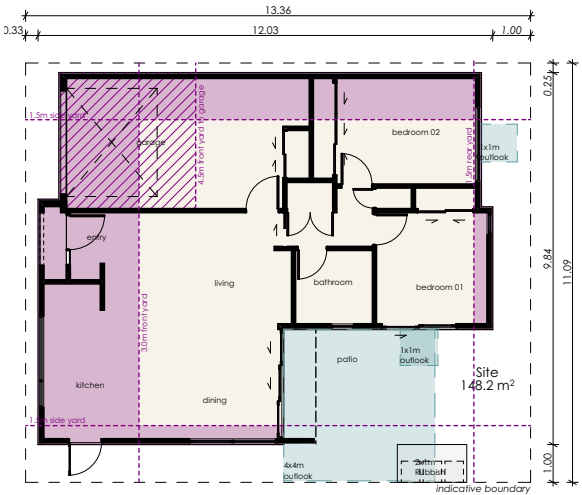
Total Floor Plan Area: 97m²

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

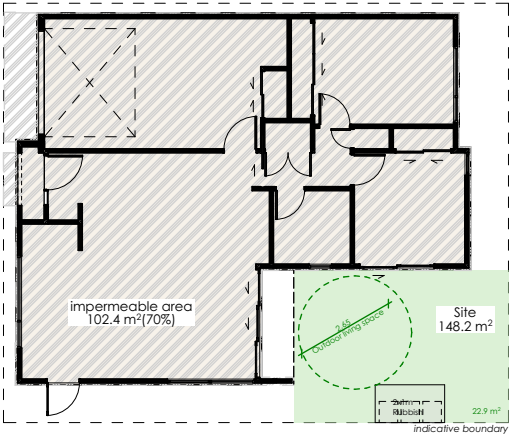
DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT	Site Details
		Address: 122 Morven Ferry Road
●	●	Building Height
		Maximum building height: 8m*
●	●	Site Coverage
		Maximum building coverage: 45% **
●	●	Outdoor living space:
		Ground floor level: 20m² with minimum 3m dimension ***
		First Floor: 8m² with minimum 1.8m dimension
●	●	Outlook Space
		Principal living room: 4x4m
		All other habitable rooms: 1x1m
●	●	Recession Planes
		Southern Boundary: 4m + 35° recession plane ****
		All other Boundaries: 4m + 60° recession plane
●	●	Landscaped Permeable Surface
		Minimum permeable surface: 25%
●	●	Boundary setbacks
		Front yard to house: 3m minimum
		Front yard to garage: 4.5m minimum
		Side and rear yards: 1.5m minimum
●	●	Waste/recycling storage area
		2m² minimum (3x bins)
●	●	Garages
		Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

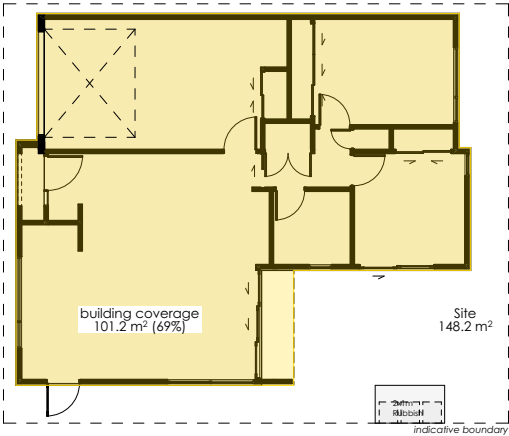
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** Excludes Soffits and Overhangs
*** Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects
**** Compliance is dependant on site orientation



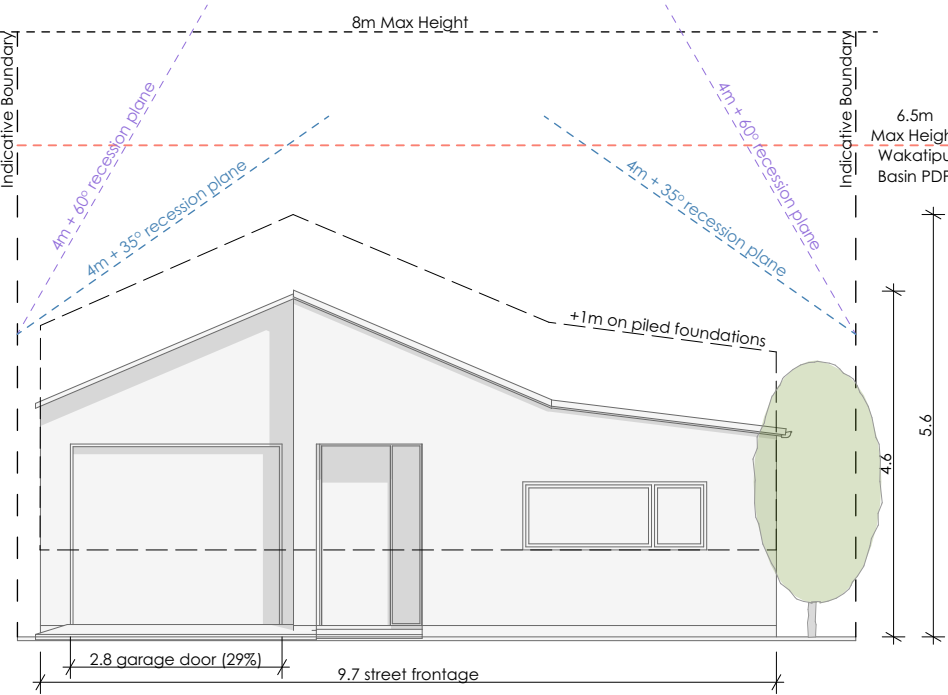
Yards and Outlook Spaces



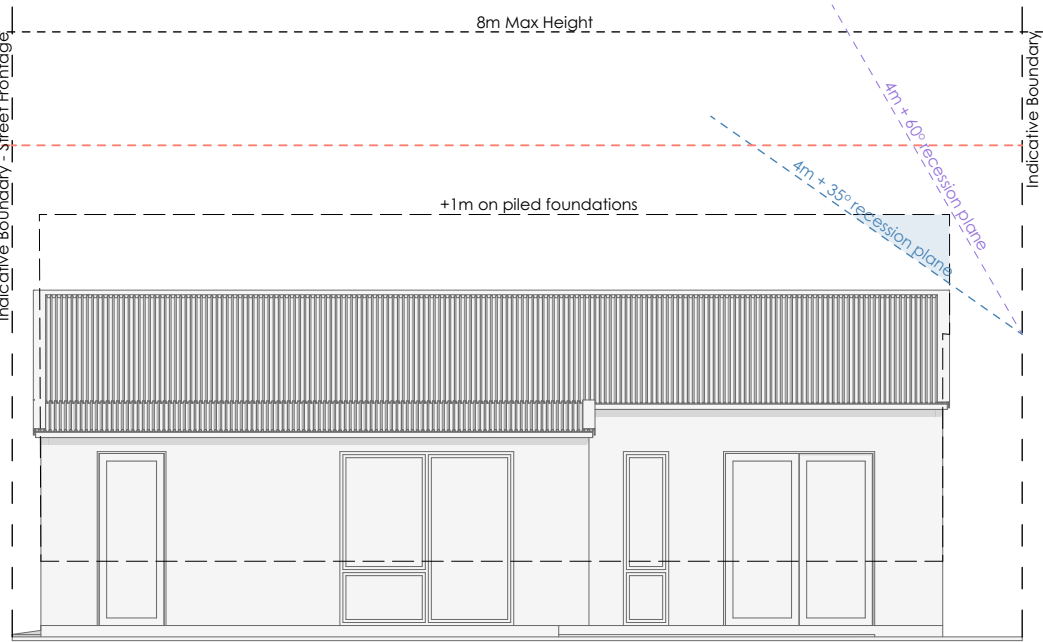
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



Side Elevation

TYPE 2a

1 Storey, 2 Bedroom, Garage

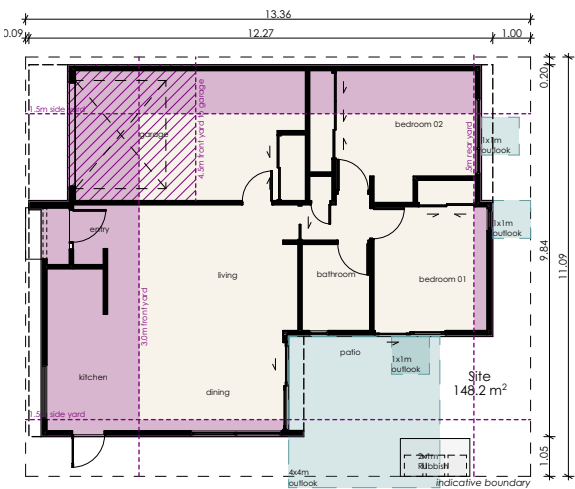
Total Floor Plan Area: 97m²

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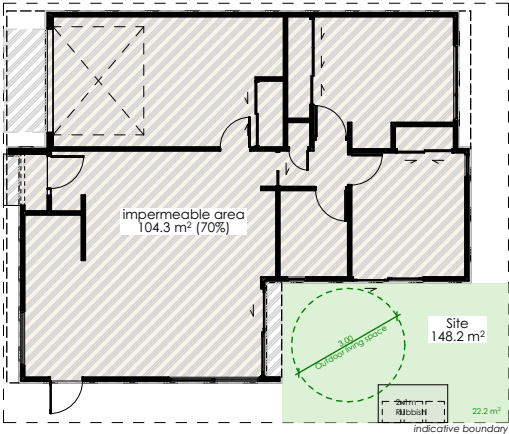
DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		Site Details
			Address: 122 Morven Ferry Road
			Building Height
●	●		Maximum building height: 8m*
			Site Coverage
●	●		Maximum building coverage: 45% **
			Outdoor living space:
●	●		Ground floor level: 20m² with minimum 3m dimension ***
●	●		First Floor: 8m² with minimum 1.8m dimension
			Outlook Space
●	●		Principal living room: 4x4m
●	●		All other habitable rooms: 1x1m
			Recession Planes
●	●		Southern Boundary: 4m + 35° recession plane ****
●	●		All other Boundaries: 4m + 60° recession plane
			Landscaped Permeable Surface
●	●		Minimum permeable surface: 25%
			Boundary setbacks
●	●		Front yard to house: 3m minimum
●	●		Front yard to garage: 4.5m minimum
●	●		Side and rear yards: 1.5m minimum
			Waste/recycling storage area
●	●		2m² minimum (3x bins)
			Garages
●	●		Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

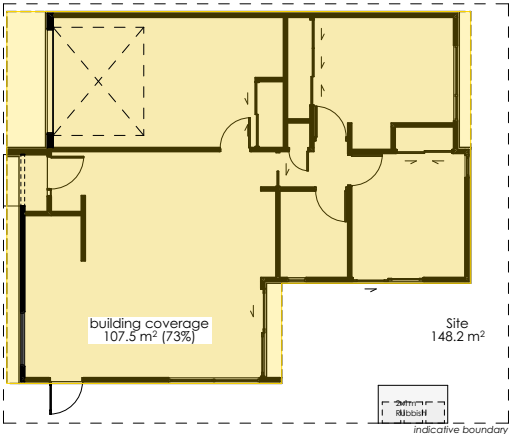
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** Excludes Soffits and Overhangs
*** Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects
**** Compliance is dependant on site orientation



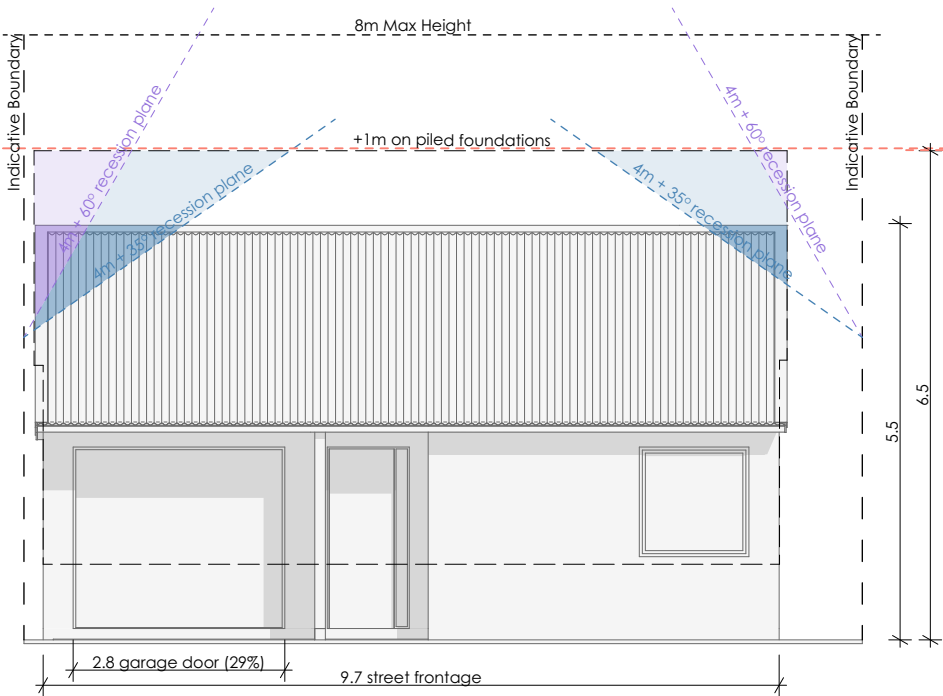
Yards and Outlook Spaces



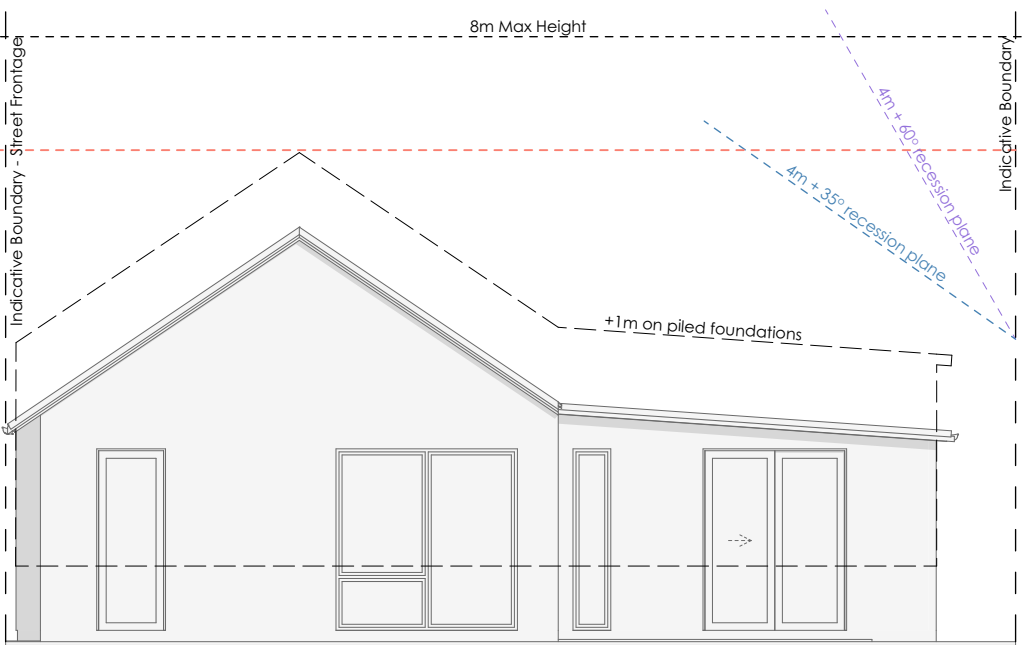
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



Side Elevation

TYPE 3

2 Storey, 3 Bedroom, Garage

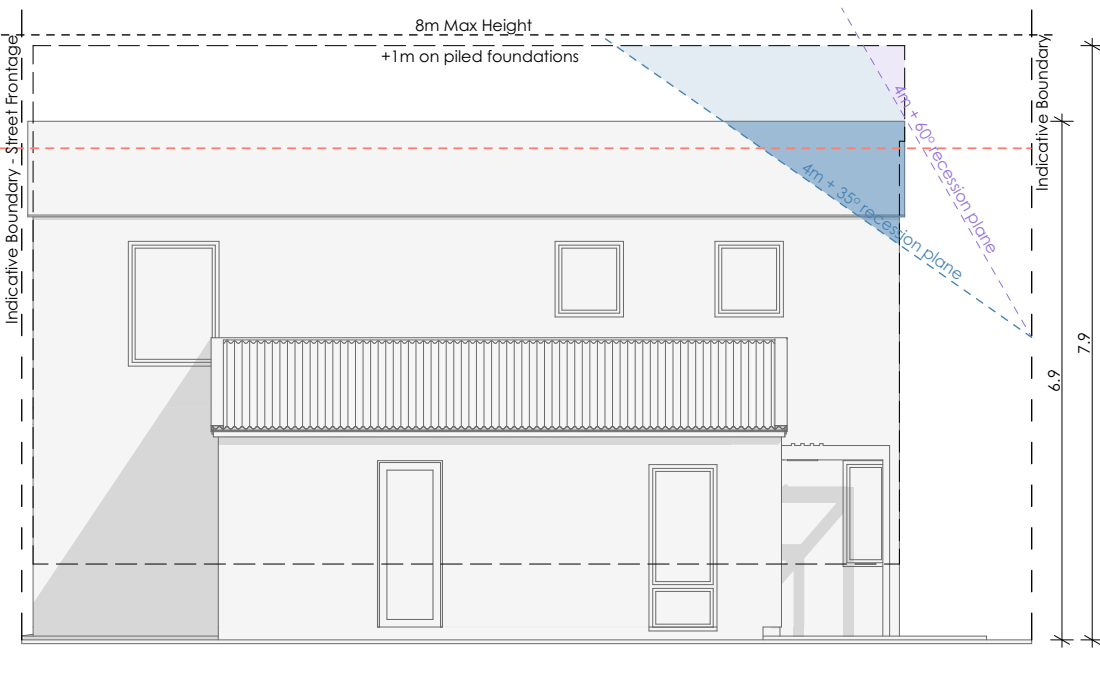
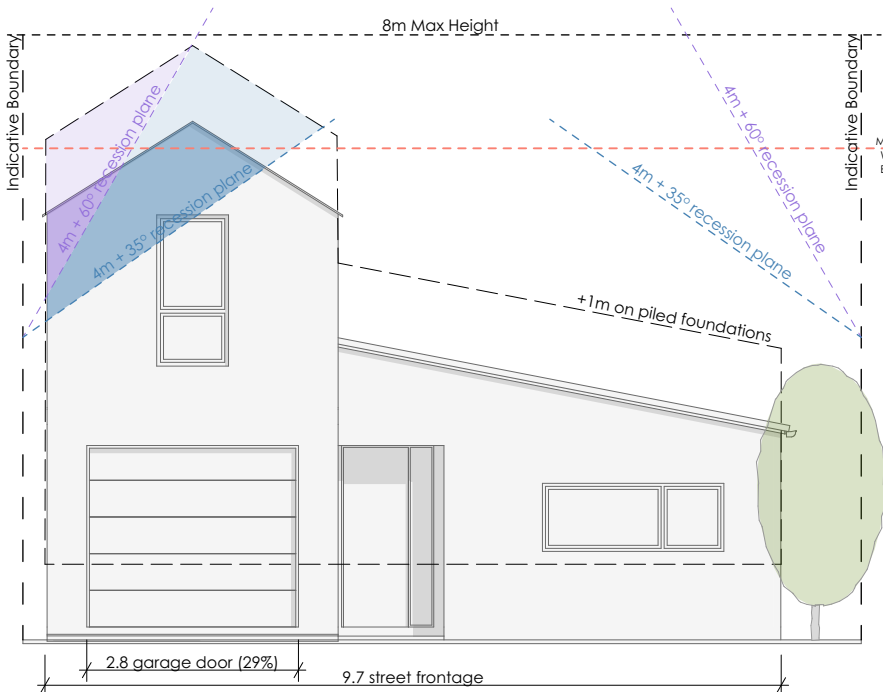
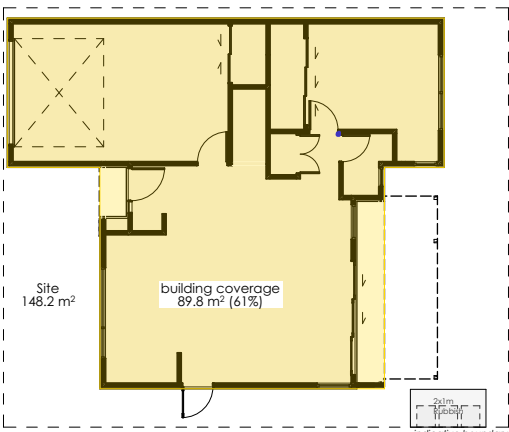
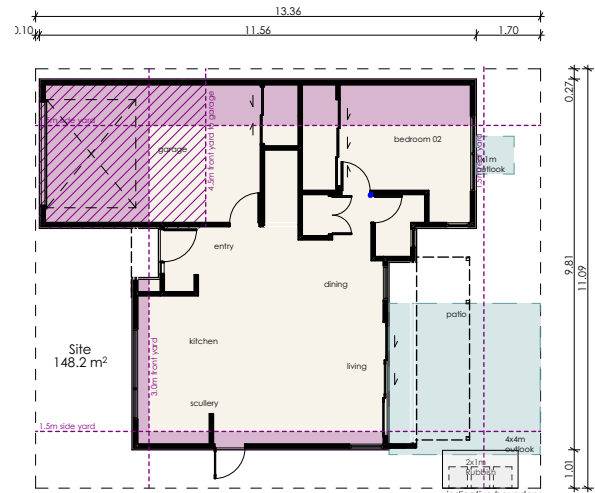
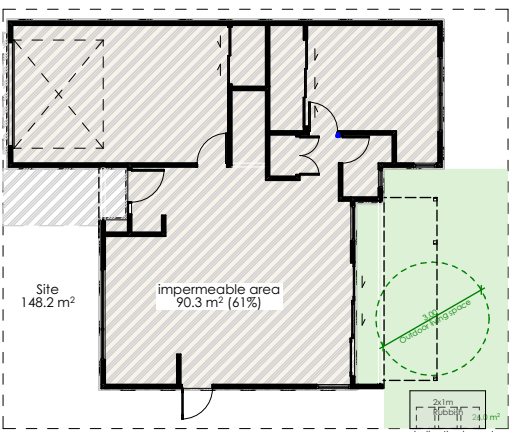
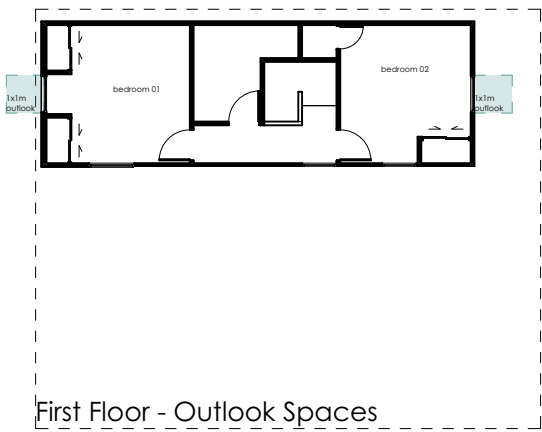
Total Floor Plan Area: 125m²

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		Site Details
			Address: 122 Morven Ferry Road
●	●		Building Height
			Maximum building height: 8m*
●	●		Site Coverage
			Maximum building coverage: 45% **
●	●		Outdoor living space:
			Ground floor level: 20m ² with minimum 3m dimension ***
			First Floor: 8m ² with minimum 1.8m dimension
●	●		Outlook Space
			Principal living room: 4x4m
			All other habitable rooms: 1x1m
●	●		Recession Planes
			Southern Boundary: 4m + 35° recession plane ****
			All other Boundaries: 4m + 60° recession plane
●	●		Landscaped Permeable Surface
			Minimum permeable surface: 25%
●	●		Boundary setbacks
			Front yard to house: 3m minimum
			Front yard to garage: 4.5m minimum
			Side and rear yards: 1.5m minimum
●	●		Waste/recycling storage area
			2m ² minimum (3x bins)
●	●		Garages
			Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

* Chimneys and minor projections excluded from Building Height
** Excludes Soffits and Overhangs
*** Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects
**** Compliance is dependant on site orientation



TYPE 3a

2 Storey, 3 Bedroom, Garage

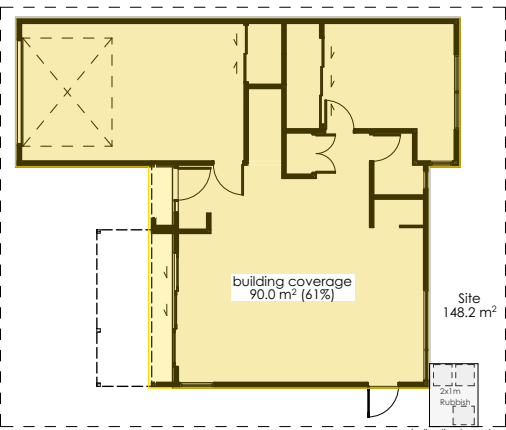
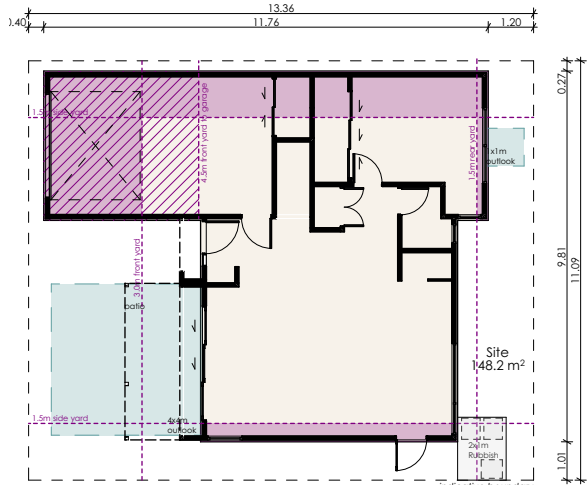
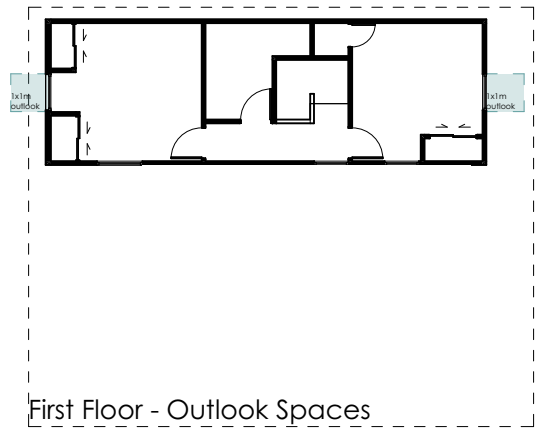
Total Floor Plan Area: 125m²

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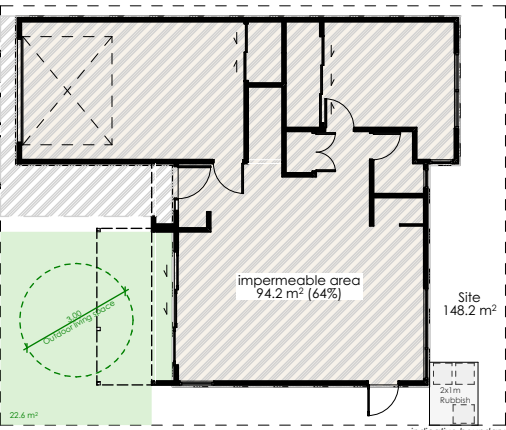
DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT	Site Details
		Address: 122 Morven Ferry Road
		Building Height
●	●	Maximum building height: 8m*
		Site Coverage
●	●	Maximum building coverage: 45% **
		Outdoor living space:
●	●	Ground floor level: 20m ² with minimum 3m dimension ***
●	●	First Floor: 8m ² with minimum 1.8m dimension
		Outlook Space
●	●	Principal living room: 4x4m
●	●	All other habitable rooms: 1x1m
		Recession Planes
●	●	Southern Boundary: 4m + 35° recession plane ****
●	●	All other Boundaries: 4m + 60° recession plane
		Landscaped Permeable Surface
●	●	Minimum permeable surface: 25%
		Boundary setbacks
●	●	Front yard to house: 3m minimum
●	●	Front yard to garage: 4.5m minimum
●	●	Side and rear yards: 1.5m minimum
		Waste/recycling storage area
●	●	2m ² minimum (3x bins)
		Garages
●	●	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

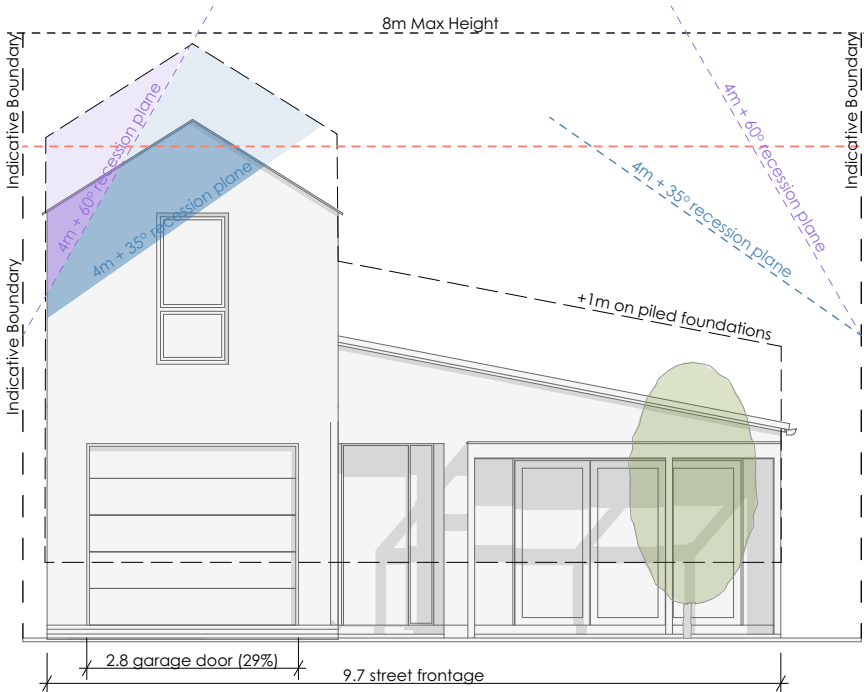
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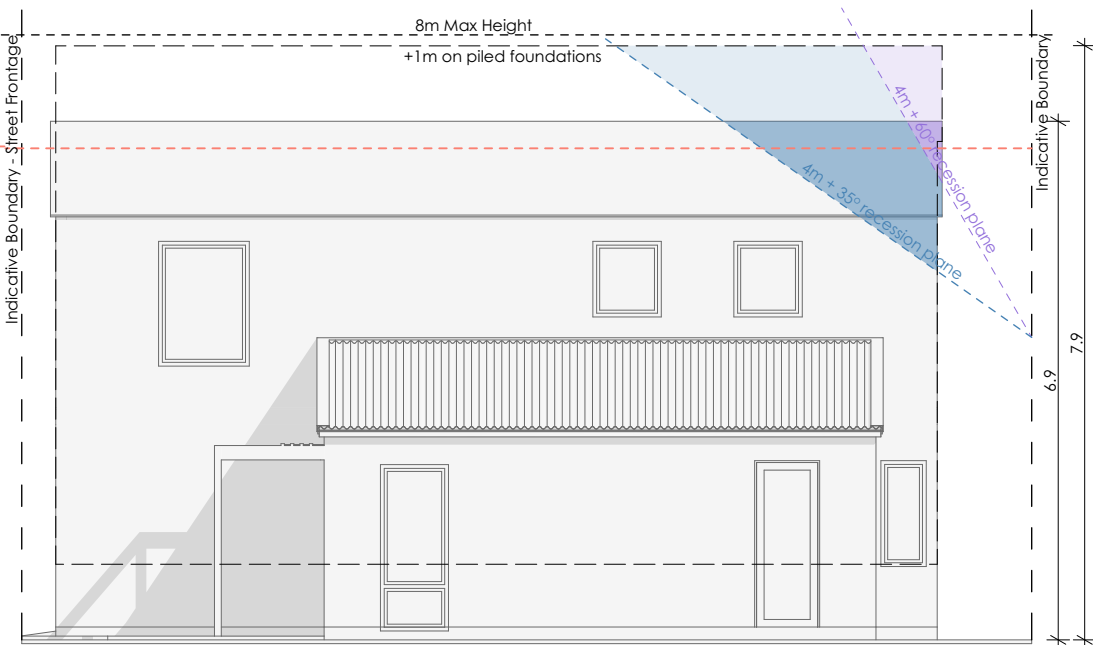
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



Side Elevation

TYPE 4a

2 Storey, Duplex, Separate Car Park

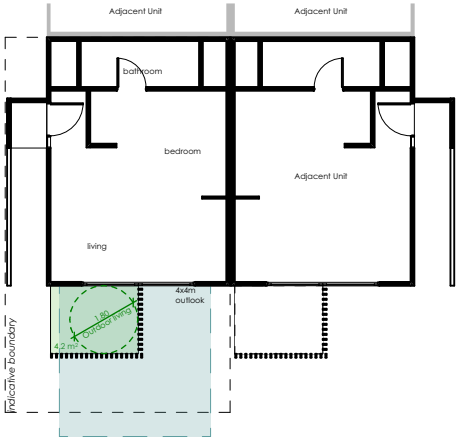
Floor Plan Area (Per level): 32m²

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

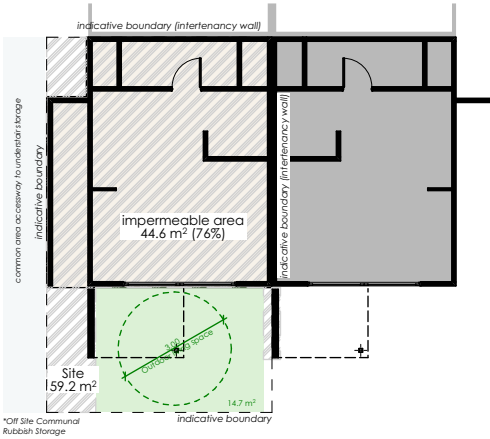
DESIGN CONTROLS SUMMARY

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			Address: 122 Morven Ferry Road
			Building Height
			Maximum building height: 8m*
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			Maximum building coverage: 45% **
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			Recession Planes
			Southern Boundary: 4m + 35° recession plane ****
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			Landscaped Permeable Surface
			Minimum permeable surface: 25%
			Boundary setbacks
			Front yard to house: 3m minimum
			Front yard to garage: 4.5m minimum
			Side and rear yards: 1.5m minimum
			Waste/recycling storage area
			2m ² minimum (3x bins)
			Garages
			Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

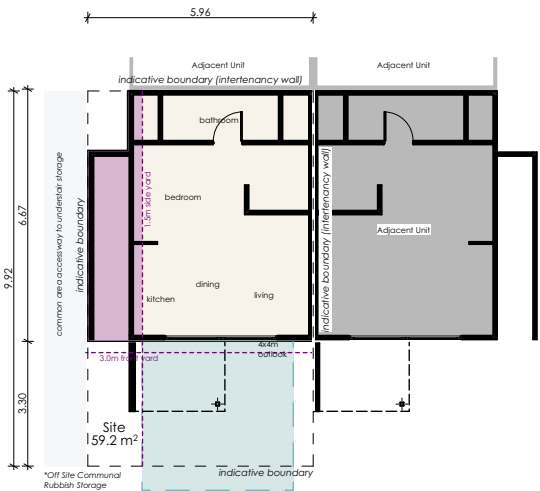
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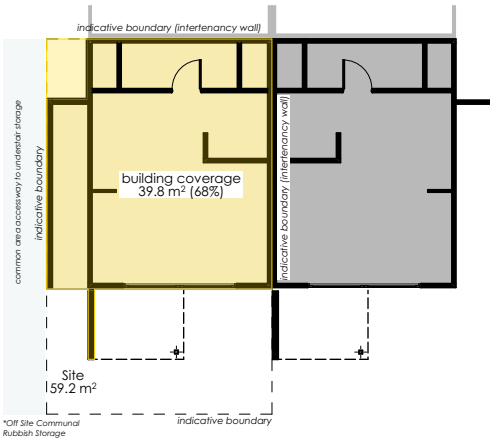
First Floor - Outdoor Living and Outlook Spaces



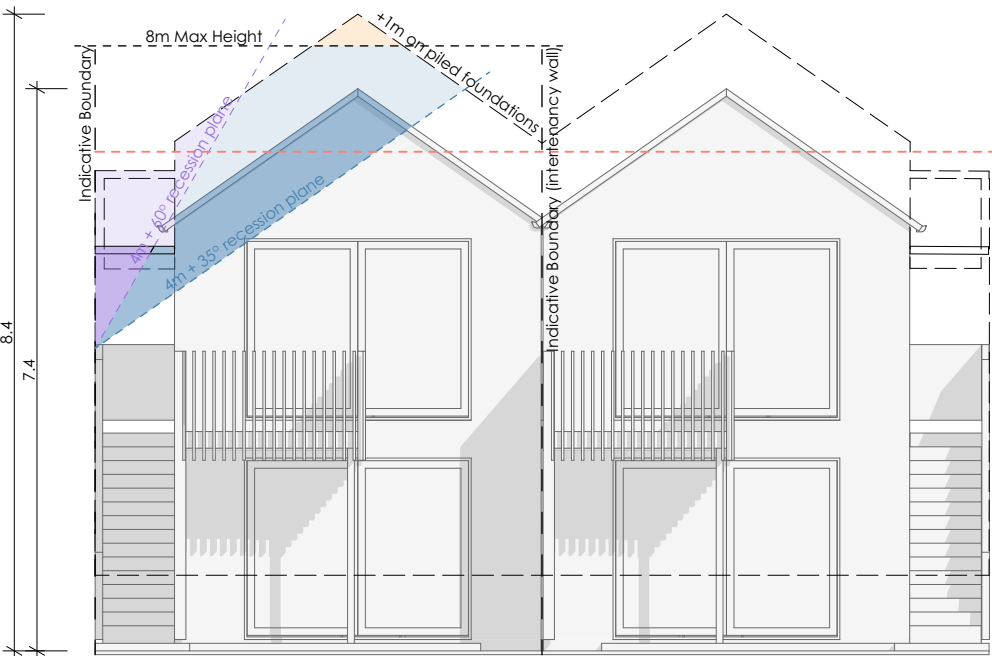
Outdoor Living and Impermeable Area



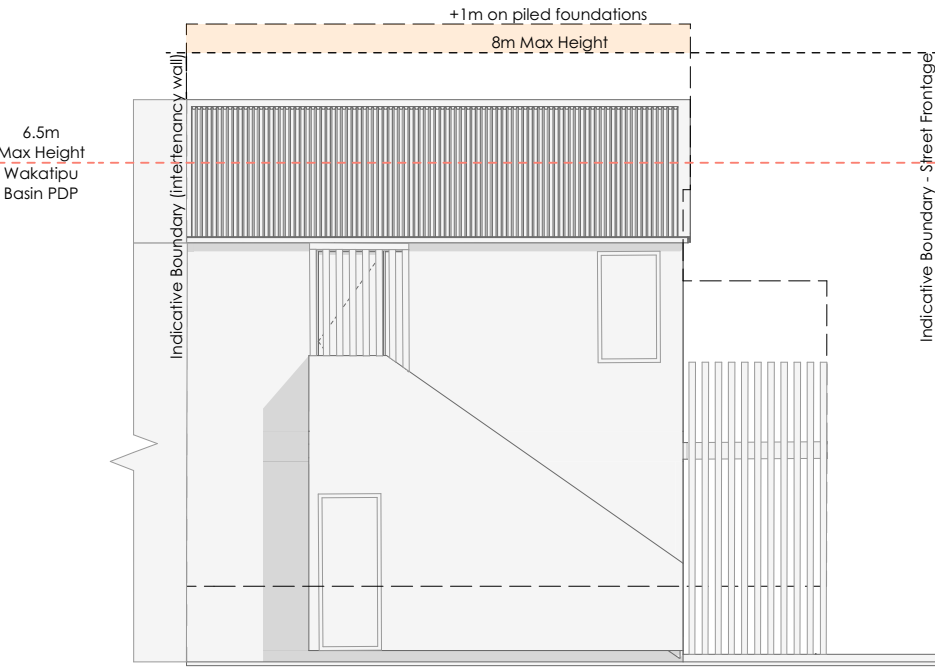
Ground Floor - Yards and Outlook Spaces



Site Coverage



Street Front Elevation



Side Elevation

TYPE 5

2 Storey, Two Bedroom, Separate Car Park

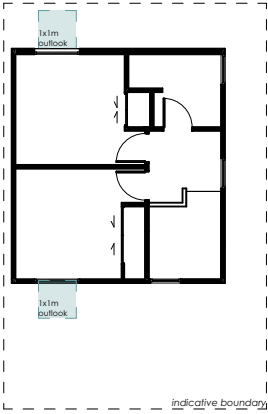
Floor Plan Area (Per level): 70m²

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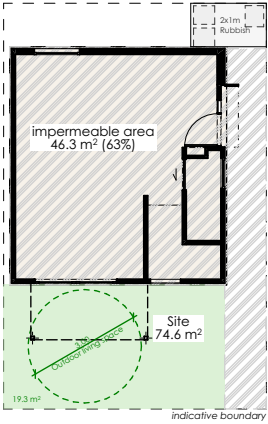
DESIGN CONTROLS SUMMARY

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			Address: 122 Morven Ferry Road
			Building Height
			Maximum building height: 8m*
			Site Coverage
			Maximum building coverage: 45% **
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			First Floor: 8m ² with minimum 1.8m dimension
			Outlook Space
			Principal living room: 4x4m
			All other habitable rooms: 1x1m
			Recession Planes
			Southern Boundary: 4m + 35° recession plane ****
			All other Boundaries: 4m + 60° recession plane
			Landscaped Permeable Surface
			Minimum permeable surface: 25%
			Boundary setbacks
			Front yard to house: 3m minimum
			Front yard to garage: 4.5m minimum
			Side and rear yards: 1.5m minimum
			Waste/recycling storage area
			2m ² minimum (3x bins)
			Garages
			Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

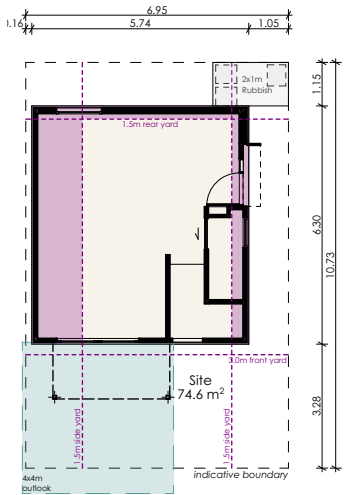
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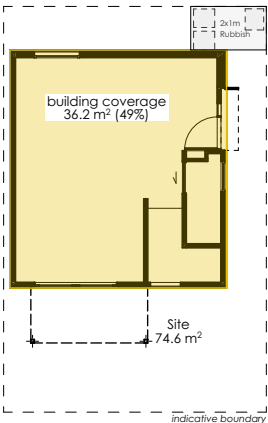
First Floor - Outdoor Living and Outlook Spaces



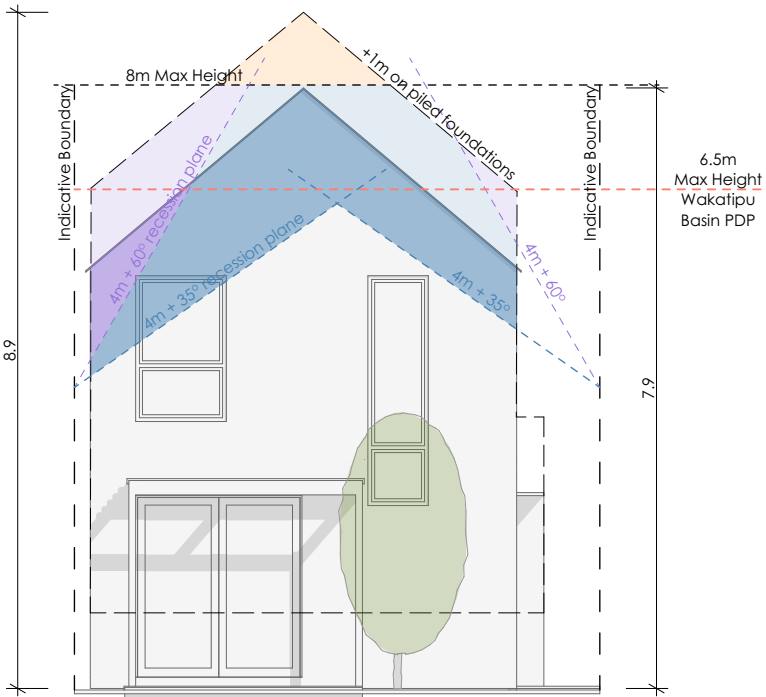
Outdoor Living and Impermeable Area



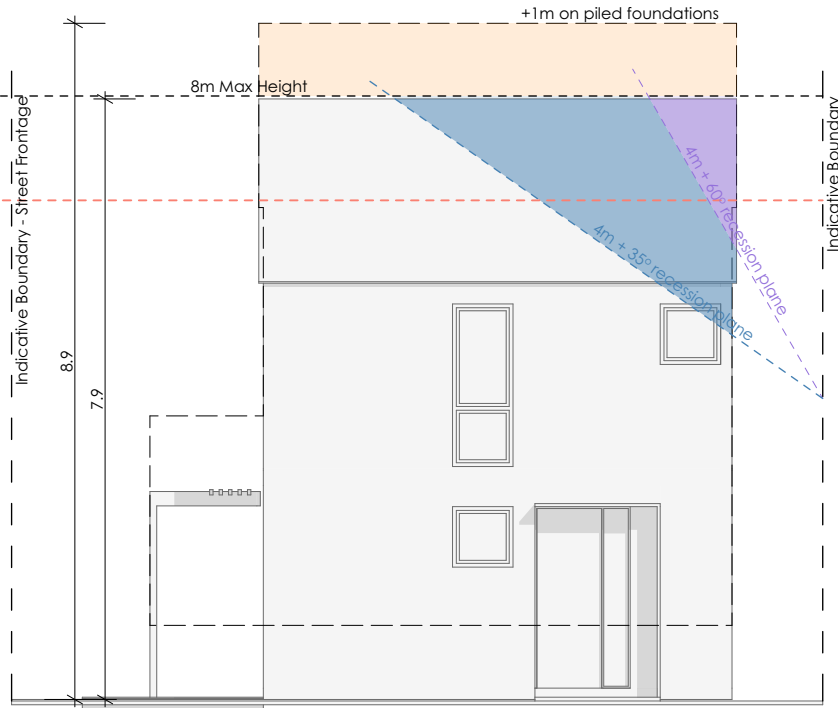
Ground Floor - Yards and Outlook Spaces



Site Coverage



Street Front Elevation



Side Elevation

TYPE 6

2 Storey, 3 Bedroom, Garage

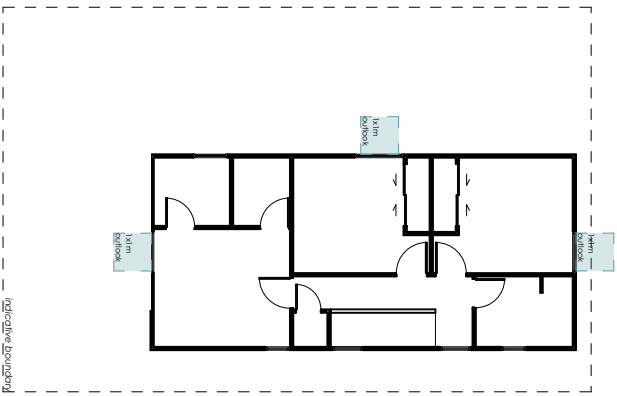
Floor Plan Area (Per level): 135m²

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

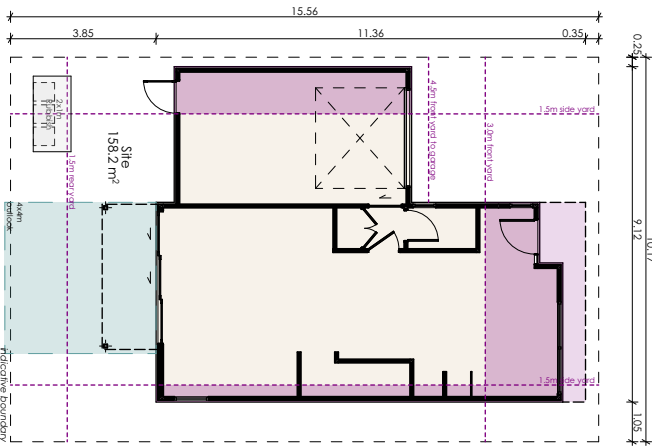
DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		Site Details
			Address: 122 Morven Ferry Road
			Building Height
			Maximum building height: 8m*
			Site Coverage
			Maximum building coverage: 45% **
			Outdoor living space:
			Ground floor level: 20m² with minimum 3m dimension ***
			First Floor: 8m² with minimum 1.8m dimension
			Outlook Space
			Principal living room: 4x4m
			All other habitable rooms: 1x1m
			Recession Planes
			Southern Boundary: 4m + 35° recession plane ****
			All other Boundaries: 4m + 60° recession plane
			Landscaped Permeable Surface
			Minimum permeable surface: 25%
			Boundary setbacks
			Front yard to house: 3m minimum
			Front yard to garage: 4.5m minimum
			Side and rear yards: 1.5m minimum
			Waste/recycling storage area
			2m² minimum (3x bins)
			Garages
			Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

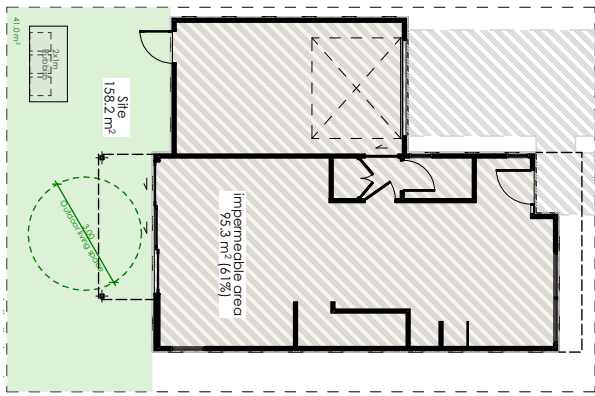
* Chimneys and minor projections excluded from Building Height
** Excludes Soffits and Overhangs
*** Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects
**** Compliance is dependant on site orientation



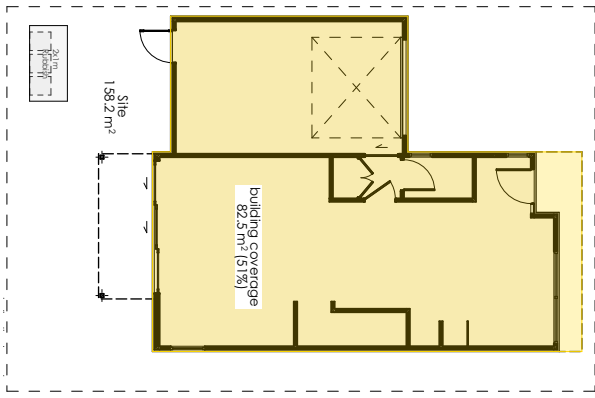
First Floor - Outdoor Living and Outlook Spaces



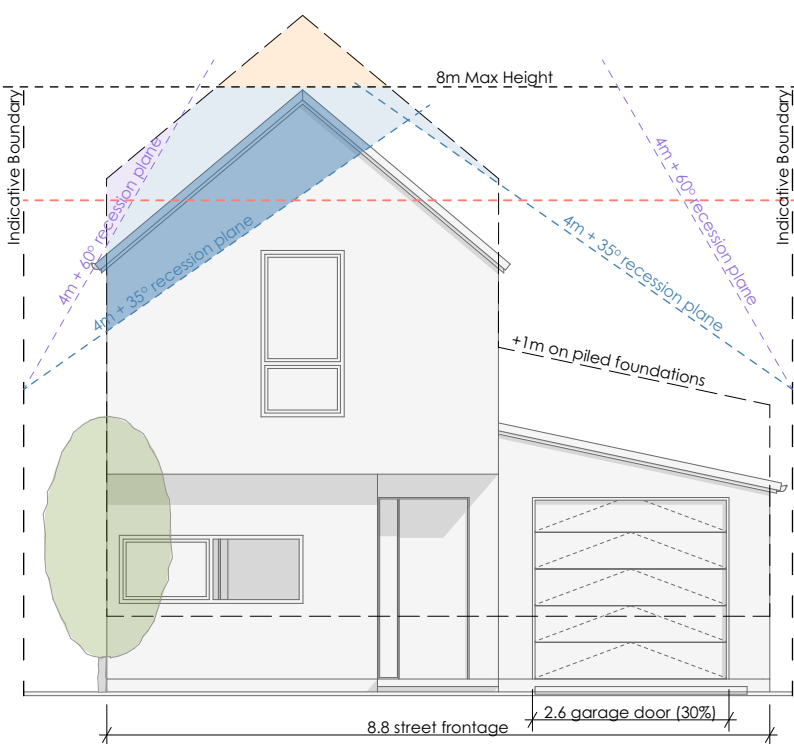
Ground Floor - Yards and Outlook Spaces



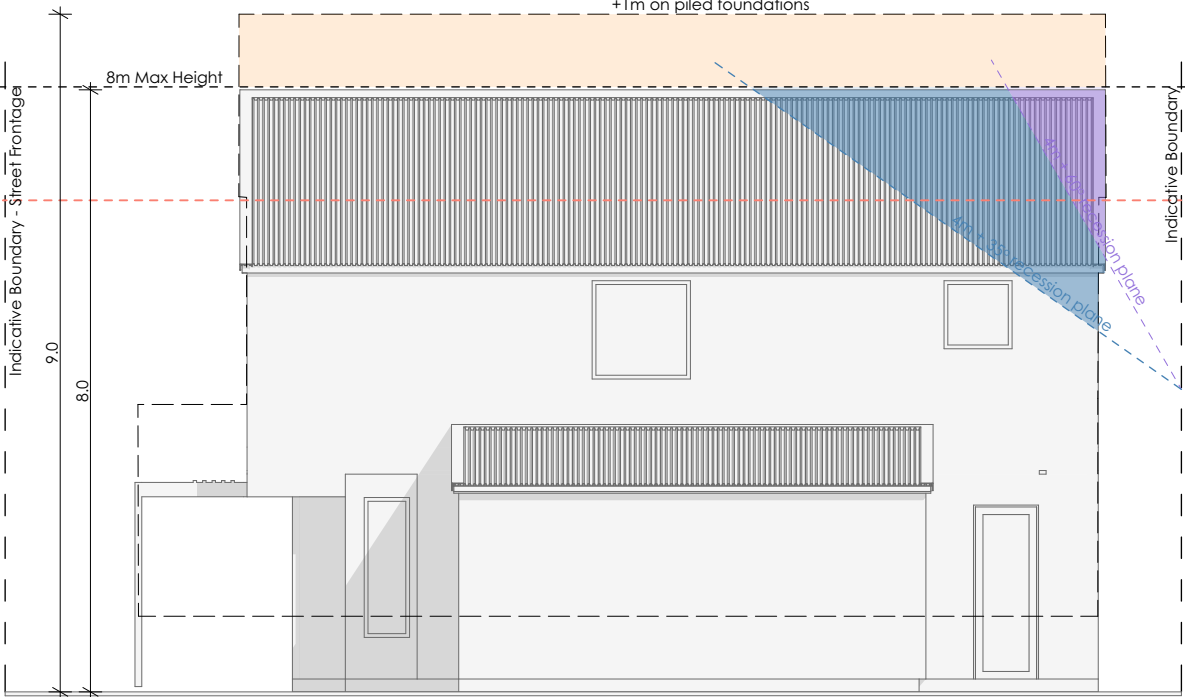
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



TYPE 6a

2 Storey, 3 Bedroom, Garage

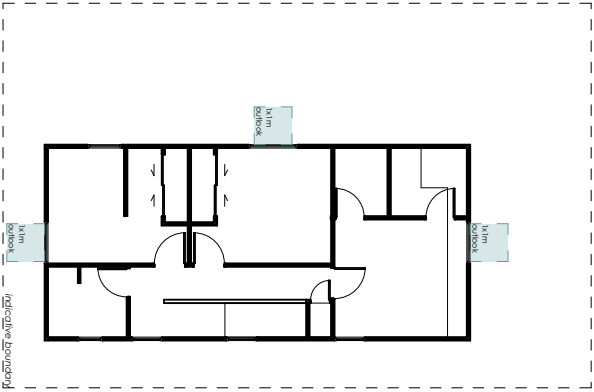
Floor Plan Area (Per level): 135m²

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

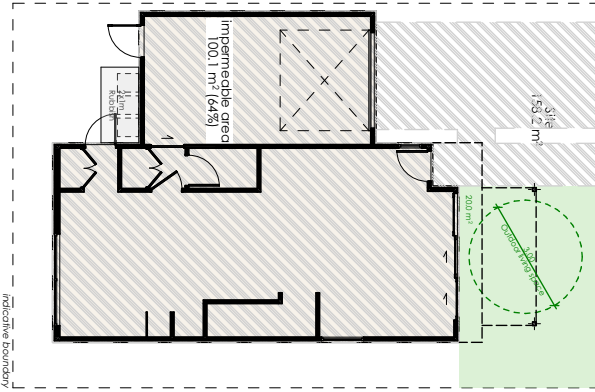
DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		Site Details
			Address: 122 Morven Ferry Road
			Building Height
			Maximum building height: 8m*
			Site Coverage
			Maximum building coverage: 45% **
			Outdoor living space:
			Ground floor level: 20m ² with minimum 3m dimension ***
			First Floor: 8m ² with minimum 1.8m dimension
			Outlook Space
			Principal living room: 4x4m
			All other habitable rooms: 1x1m
			Recession Planes
			Southern Boundary: 4m + 35° recession plane ****
			All other Boundaries: 4m + 60° recession plane
			Landscaped Permeable Surface
			Minimum permeable surface: 25%
			Boundary setbacks
			Front yard to house: 3m minimum
			Front yard to garage: 4.5m minimum
			Side and rear yards: 1.5m minimum
			Waste/recycling storage area
			2m ² minimum (3x bins)
			Garages
			Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

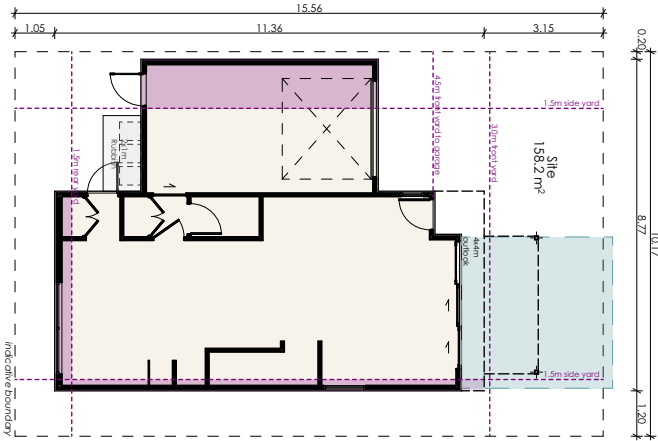
* Chimneys and minor projections excluded from Building Height
** Excludes Soffits and Overhangs
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**** Compliance is dependant on site orientation



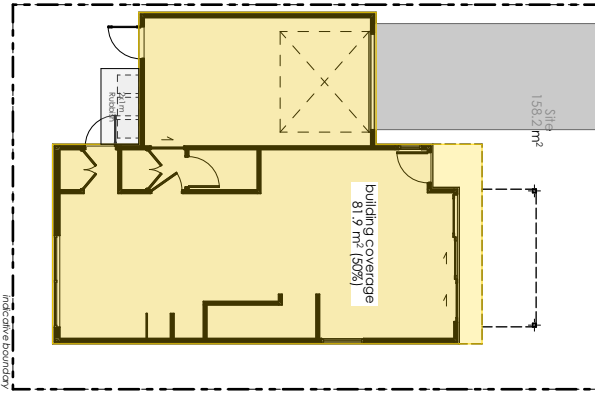
First Floor - Outdoor Living and Outlook Spaces



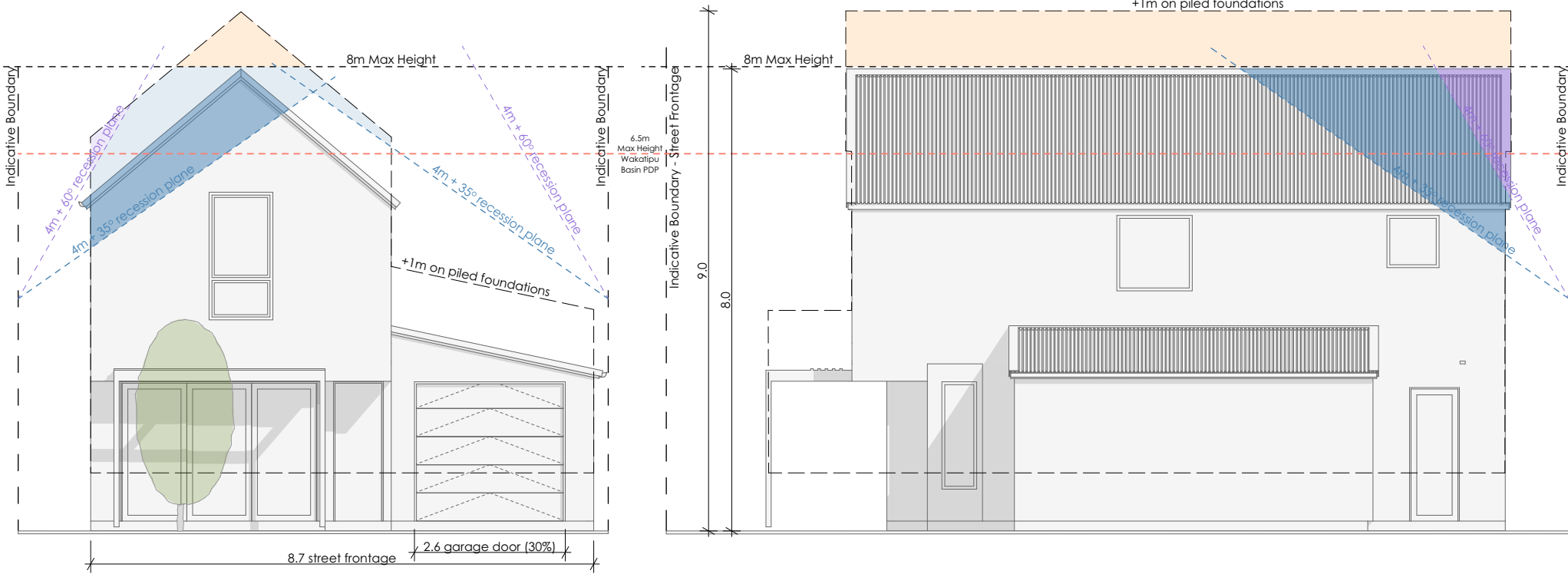
Outdoor Living and Impermeable Area



Ground Floor - Yards and Outlook Spaces



Site Coverage



Street Front Elevation

AFFORDABLE HOUSING MATERIALS PALETTE

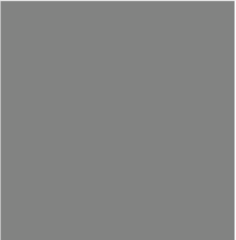
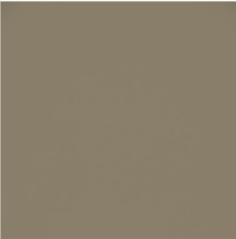
The material palette for Ridgeburn's more affordable housing typologies prioritises durability, cost-efficiency, and harmony with the surrounding rural landscape. Robust, low-maintenance materials such as vertical timber cladding, corrugated steel, and locally sourced stone are employed where practical. These selections ensure longevity while reducing upkeep costs for residents.

All external finishes-including walls, roofs, and joinery-comply with Light Reflectance Value (LRV) requirements, maintaining values below 30% to achieve visual recession. Colours are drawn from natural, muted tones that integrate with the site's ecological character, reinforcing a sense of place without imposing on the landscape.

Textural variation is introduced through timber grain, profiled metal, and stone detailing, creating depth and interest while preserving simplicity. This restrained approach avoids unnecessary ornamentation, aligning with the rural vernacular and supporting affordability goals.

Buildings are designed to visually recede into their setting, using non-reflective surfaces and earthy hues. This ensures that new development remains unobtrusive, complementing heritage structures and contributing to a cohesive, landscape-led community identity.



Profiled Metal Roofing and Cladding				Cedar Weatherboard Cladding			
Vertical "True Oak" or "Kahu" Profile Colorsteel				Vertical Shiplap or Horizontal Rusticated Profiles Resene Wood-X			
							
LRV: 27% Sandstone Grey (Low Gloss)	LRV: 25% Mist Green	LRV: 13% Tidal Drift Matte (Matte)	LRV: 9% Scoria	LRV: ~30% Shale	LRV: ~27% Veil	LRV: ~15% Forge	LRV: ~8% Flint
Fibre cement Cladding				Garage Doors		Aluminium Joinery	
Vertical 200mm "Oblique" Weatherboards Resene Paint Finish				Sectional Steel Doors Colorsteel		Duratec Powdercoated	
							
LRV: 30% Double Napa	LRV: 29% Flax	LRV: 16% Root Beer (Arrowtown Range)	LRV: 27% Sandstone Grey (Low Gloss)	LRV: 13% Tidal Drift Matte (Matte)	LRV: 25% Mist Green	LRV: 8% Ironsand	



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RIDGEBURN

PRINTED: 6/03/2026

Ridgeburn - Arrow Junction

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Affordable Housing Typology Design Controls
Affordable Housing Material Render FT-DC-AH-15/1 - Resource Consent