



RIDGEBURN

ARROW JUNCTION

RESIDENTIAL NEIGHBOURHOODS

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

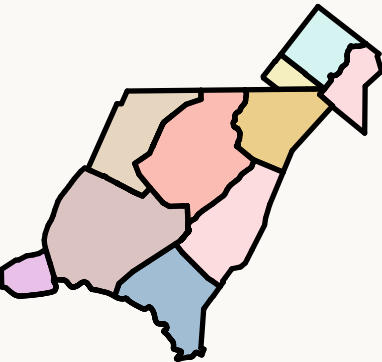
NEIGHBOURHOOD STRUCTURE AND CHARACTER

The residential neighbourhoods are intentionally designed with a diverse mix of lot sizes to enable consolidated growth while accommodating a wide spectrum of living arrangements. This approach ensures flexibility for households of varying needs and promotes a balanced, inclusive community.

Neighbourhood A is fully master-planned, with both lot configurations and housing typologies predetermined. This structured approach supports higher-density living and allows for streamlined construction mobilisation, reducing timeframes and improving efficiency on site.

In contrast, the remaining neighbourhoods offer residents the opportunity to select their preferred lot and choose from a curated range of housing typologies. This model combines efficient land use with the ability for personalisation, fostering individuality within a cohesive framework.

Each neighbourhood will develop its own distinct character, influenced by variations in topography, outlook, and natural features. This uniqueness will be reinforced through a carefully considered blend of hard and soft landscaping elements. Lot boundaries will be subtly articulated using hedgerows and post-and-rail fencing, maintaining the rural aesthetic and ensuring a seamless integration with the surrounding landscape.





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NEIGHBOURHOOD A - AFFORDABLE HOUSING

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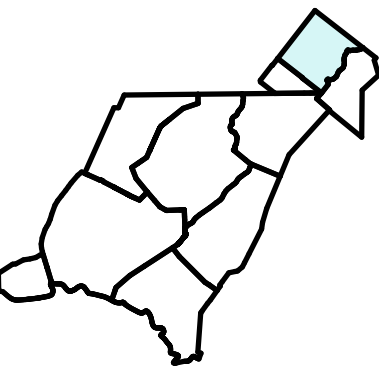


NEIGHBOURHOOD A - AFFORDABLE HOUSING

Neighbourhood A is designed as a vibrant, inclusive community that prioritises accessibility without compromising on quality or liveability. A diverse range of housing typologies is offered to meet the needs of local workers, with the majority of properties to be operated as more affordable rentals in the medium term before being subsequently sold at price points accessible to first-home buyers and smaller households, providing realistic and attractive options for those who contribute to the region's social and economic fabric.

Housing Typologies and Layouts
Six distinct typologies form the backbone of this neighbourhood, ranging from compact one-bedroom homes to studio configurations and two-storey family units. These homes are intelligently planned to maximise functionality within modest footprints, incorporating efficient internal layouts that optimise circulation and storage. Private outdoor spaces such as patios or rear yards provide space for relaxation and gardening, and recreational amenities integrated within the neighbourhood foster social interaction and convenience.

Quality and Durability
Affordability does not equate to compromise. Each dwelling is constructed using robust materials and thoughtful detailing, ensuring longevity and low maintenance. Architectural simplicity, clean lines, gabled roofs, and rectilinear forms, reflects the rural character while maintaining a contemporary aesthetic.





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Ridgeburn - Arrow Junction

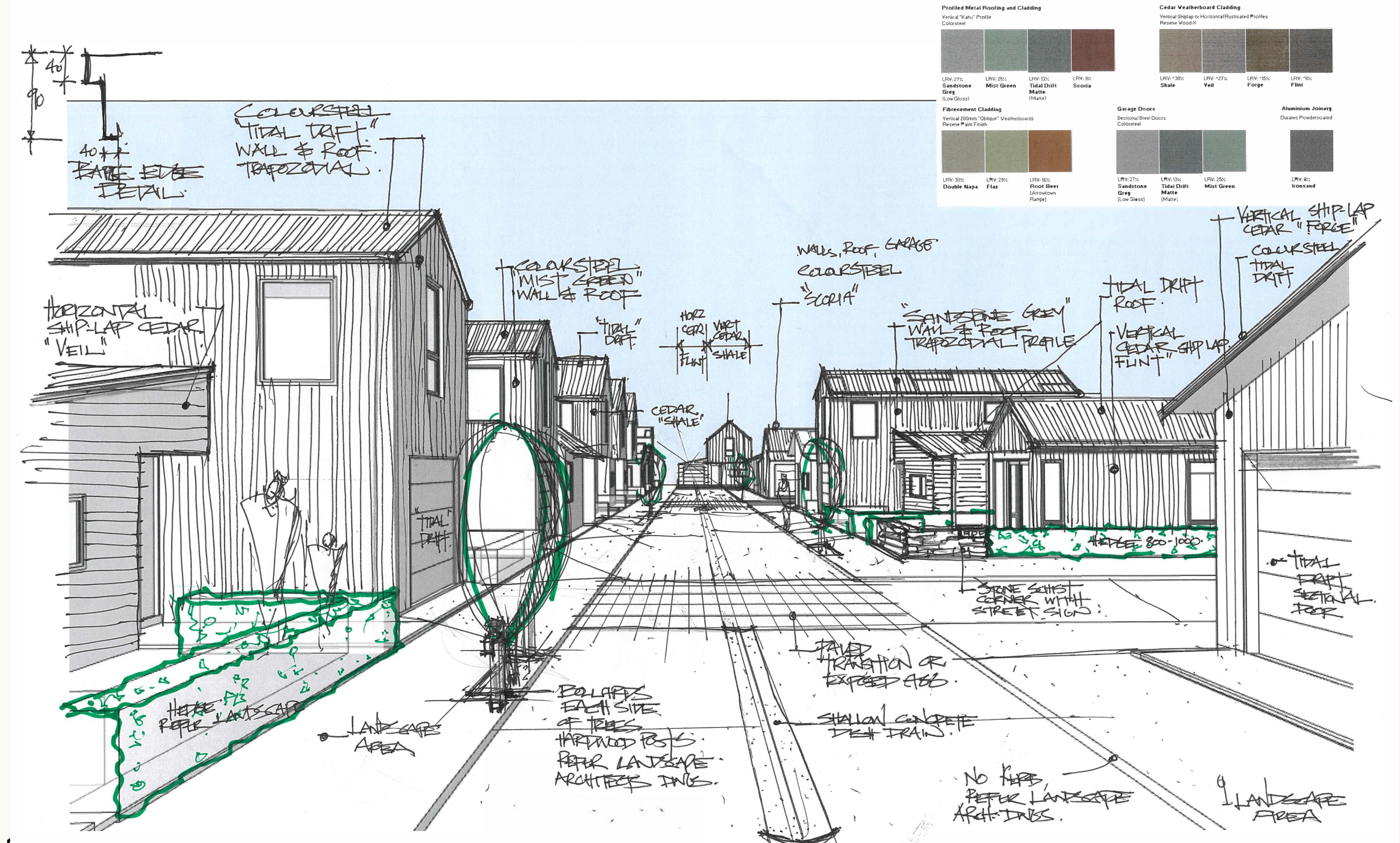
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Neighbourhood A - Affordable Housing
Perspective A FT-A-05/1 - Resource Consent

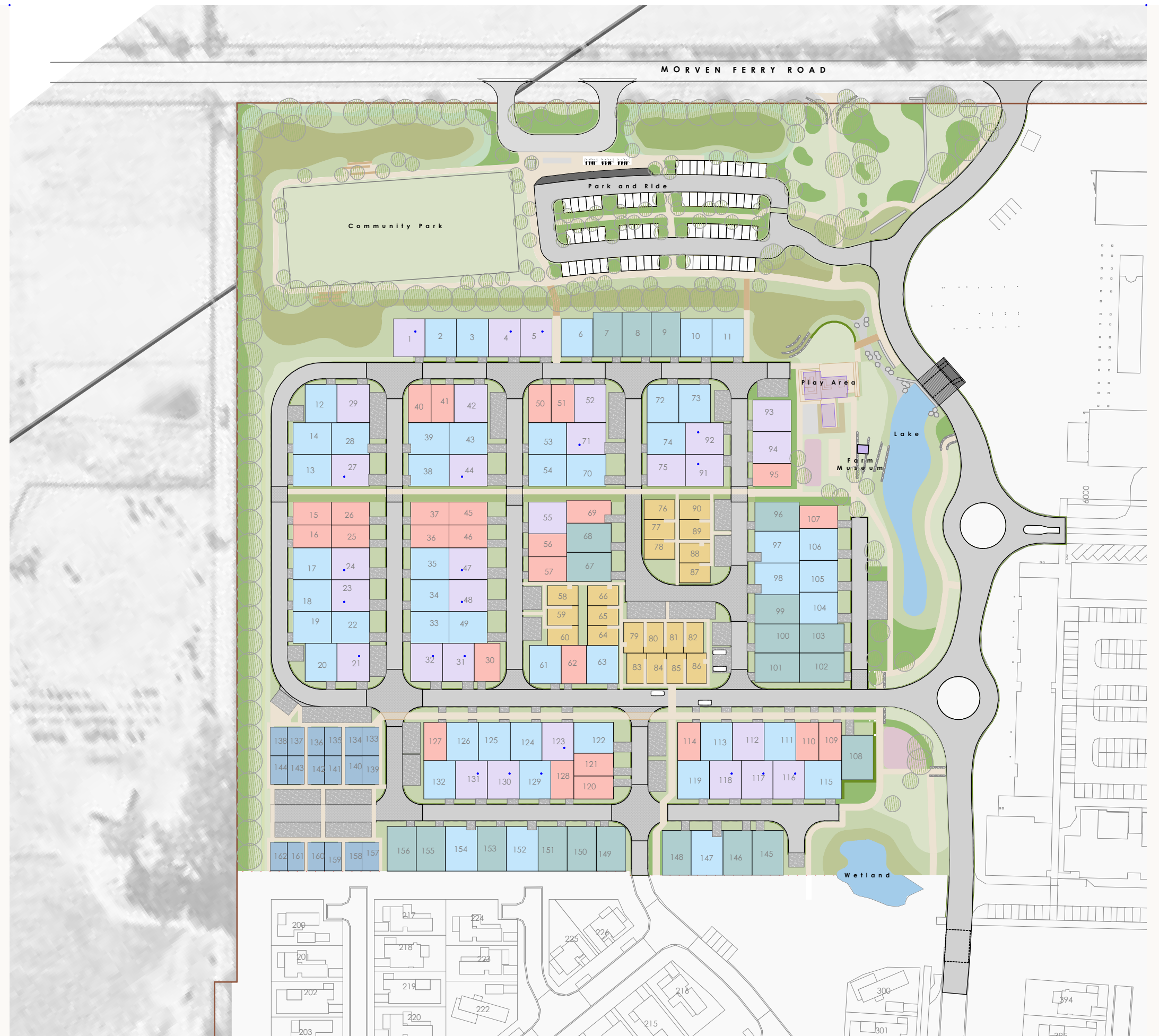
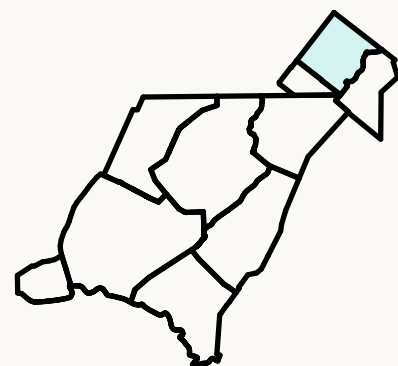
B.1 - 5/46





Lot Legend

Lot Type - Affordable	#
Type 1 - 1 Storey / 1 Bedroom / Car Pad	25
Type 2 - 1 Storey / 2 Bedroom / Garage	47
Type 3 - 2 Storey / 3 Bedroom / Garage	29
Type 4 - 2 Storey / 2 Studio Units / 2 Car Parks	36 (18 Lots)
Type 5 - 2 Storey / 2 Bedroom / Car Park	21
Type 6 - 2 Storey / 3 Bedroom / Garage, with Driveway Park	22
TOTAL UNITS - 180	



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Ridgeburn - Arrow Junction

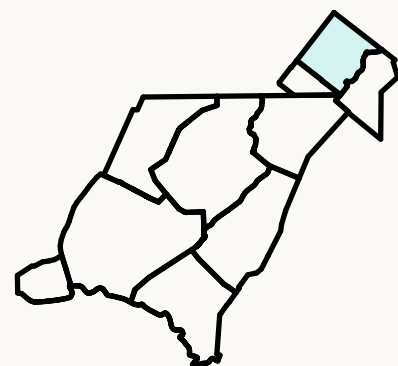
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Neighbourhood A - Affordable Housing
Site Lot Plan FT-A-07/1 - Resource Consent



Lot Legend

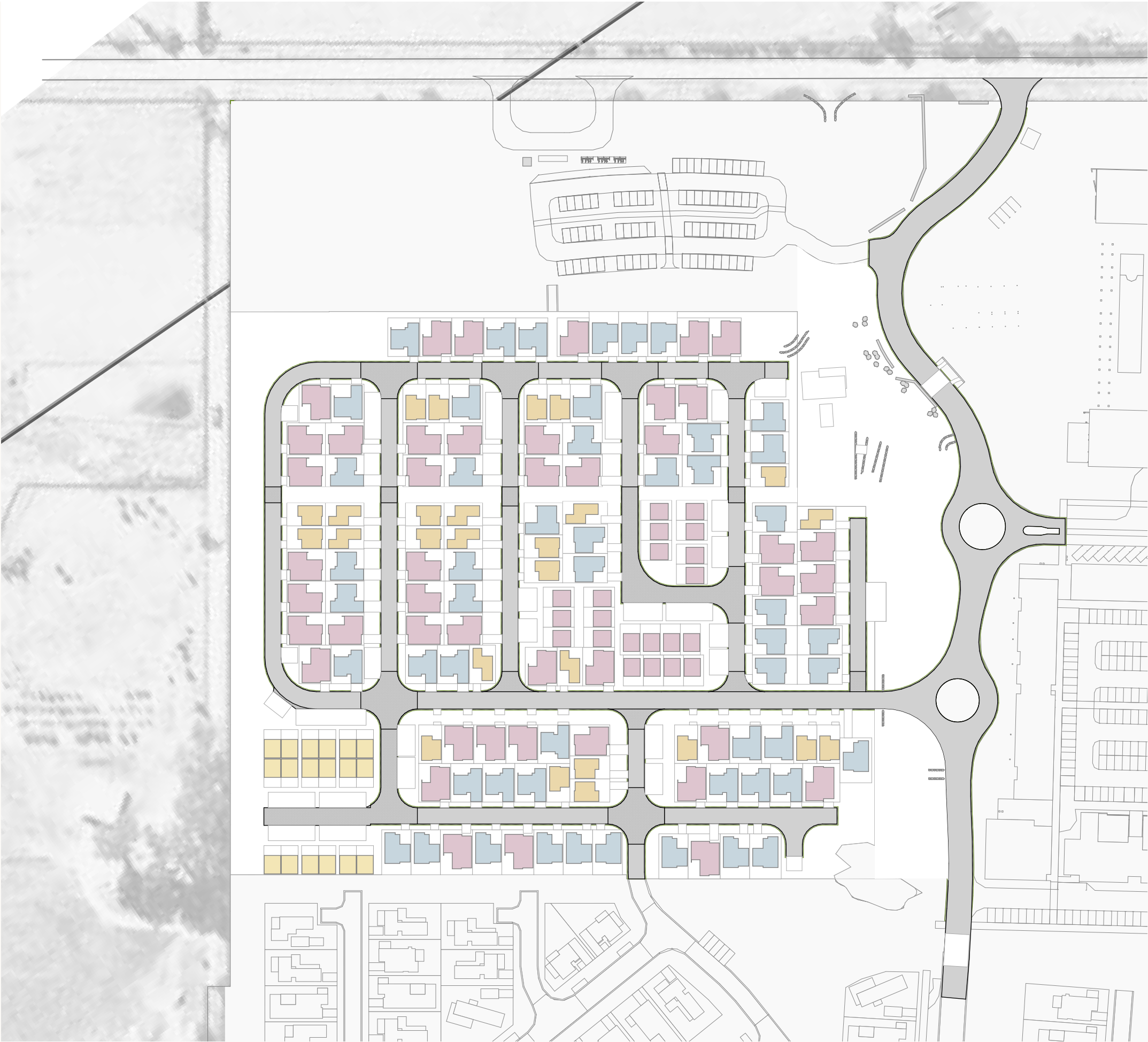
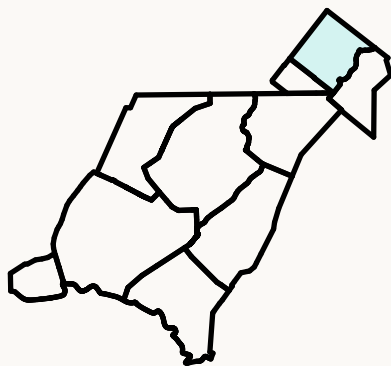
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Type 5 - 2 Storey / 2 Bedroom / Car Park	21
Type 6 - 2 Storey / 3 Bedroom / Garage, with Driveway Park	22
TOTAL UNITS - 180	





House Legend

Bedroom Numbers		#
	studio	36
	1 bedroom	25
	2 bedrooms	68
	3 bedrooms	51
TOTAL - 180		





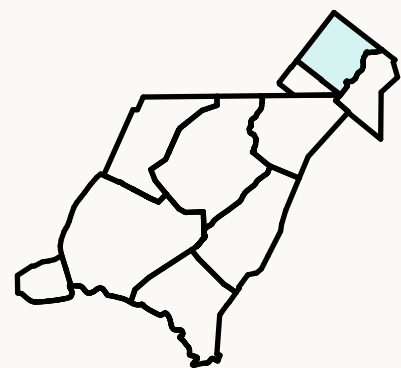
Circulation Legend

Road types

- A1 collector/primary road - up to 50km/hr
- B1 local road - up to 40km/hr
- B1-C local road - up to 40km/hr
- B2 lightly trafficked road - up to 30km/hr
- B2-C lightly trafficked road - up to 30km/hr
- B3-A lightly trafficked road - up to 20km/hr
- B3-C lightly trafficked road - up to 20km/hr
- C1 laneway - up to 20km/hr
- C2 laneway - up to 20km/hr
- C3 laneway - up to 20km/hr
- C4 laneway - up to 30km/hr
- Pedestrian and cyclist paths

Car Parking

G/CP		#
	Garage / Attached Car Pad - Private parking attached to the dwelling	123
	Allocated parking bay/space - A dedicated parking space, not attached to the dwelling	57
	Guest / Casual Parking - Shared parking for visitors	67
	Driveway Parking - Driveway long enough to accomodate an additional car	47
	Sports Field Parking - Public parking adjacent to sports field	71
Total # of Units		180
Total # of Allocated Parking Spaces		227
Total # of Casual Parking Spaces		138
TOTAL - 365		



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Neighbourhood A - Affordable Housing
Site Circulation and Recreation Plan FT-A-10/1 - Resource Consent



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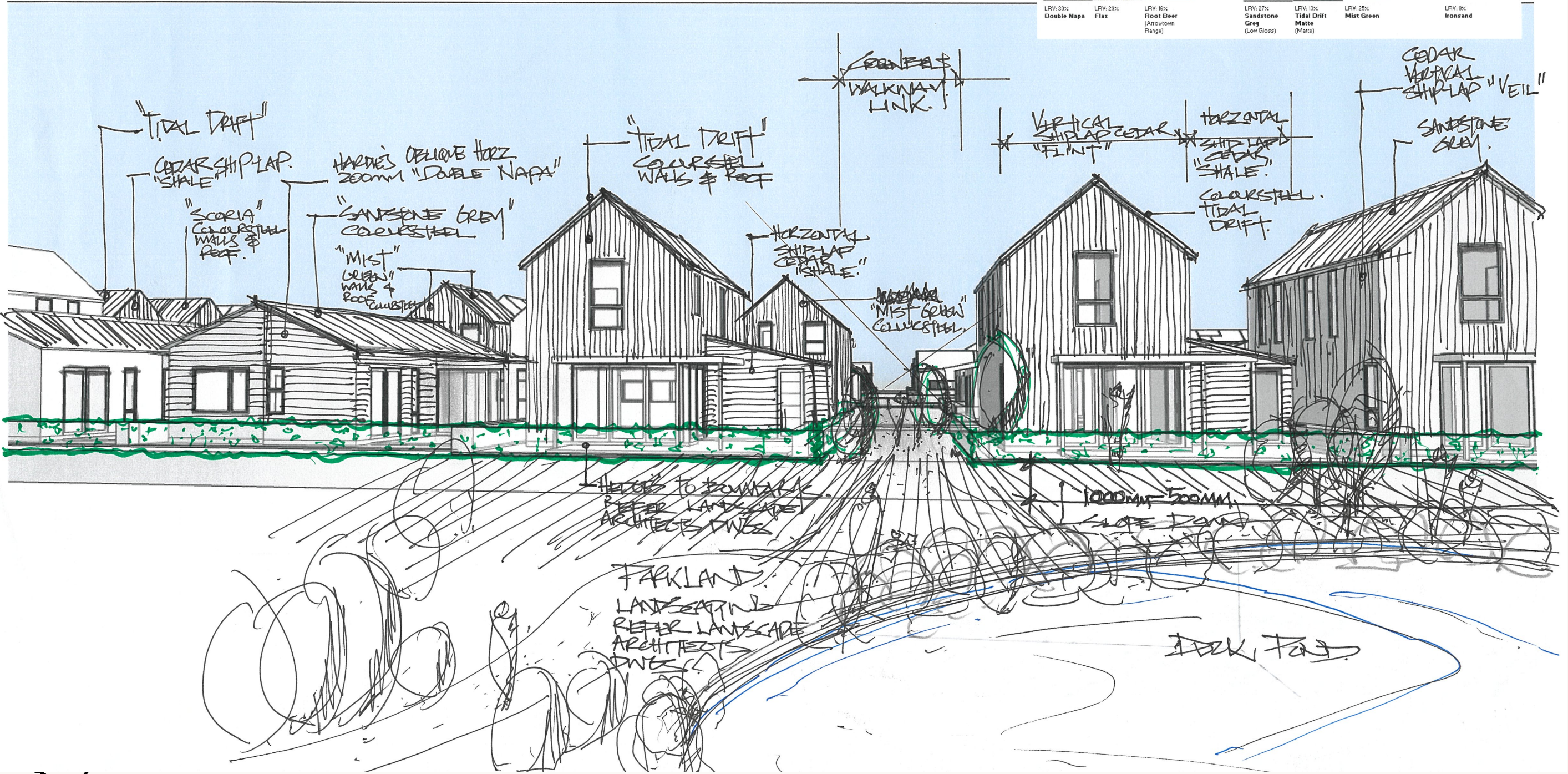
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Ridgeburn - Arrow Junction

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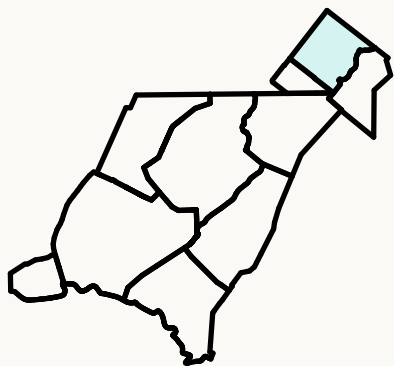
Neighbourhood A - Affordable Housing
Perspective B FT-A-11/1 - Resource Consent

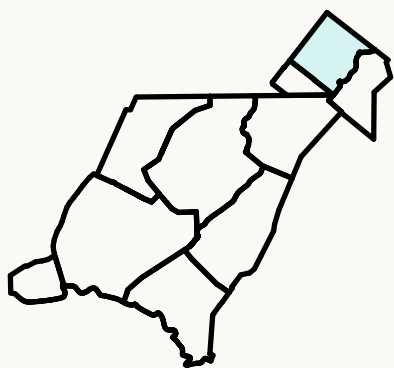
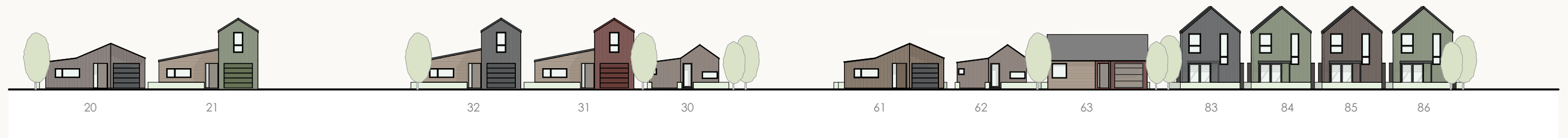
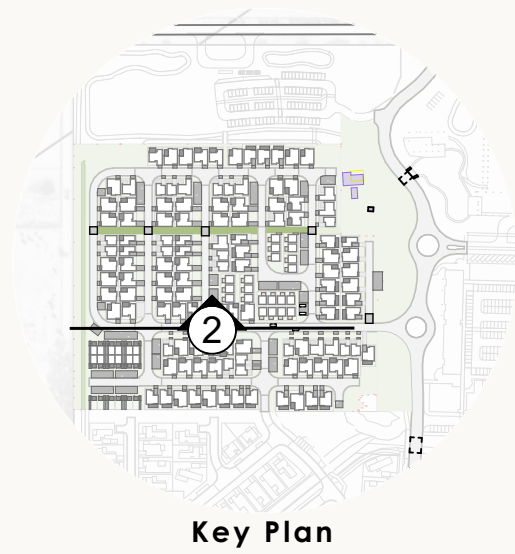
B.1 - 11/46

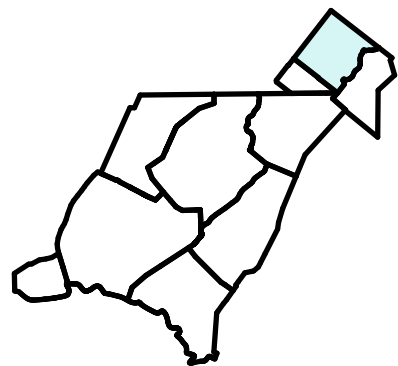
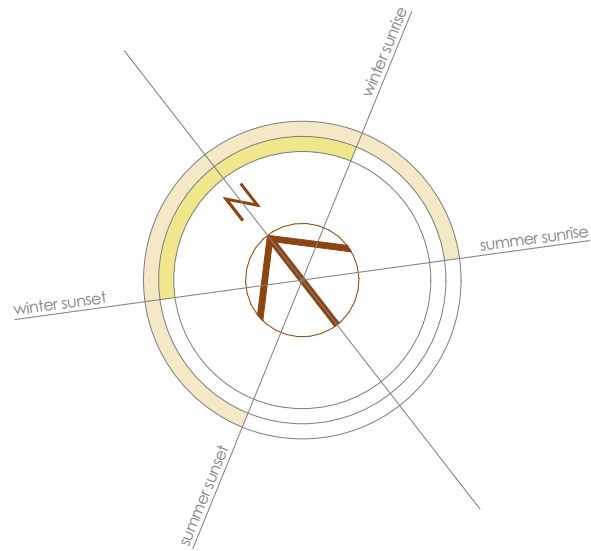


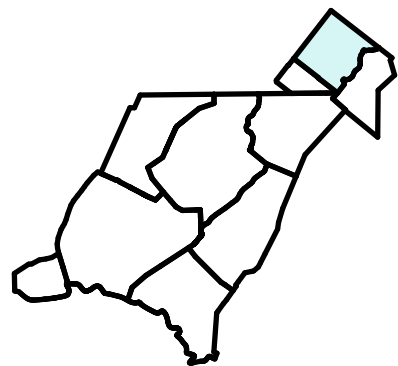
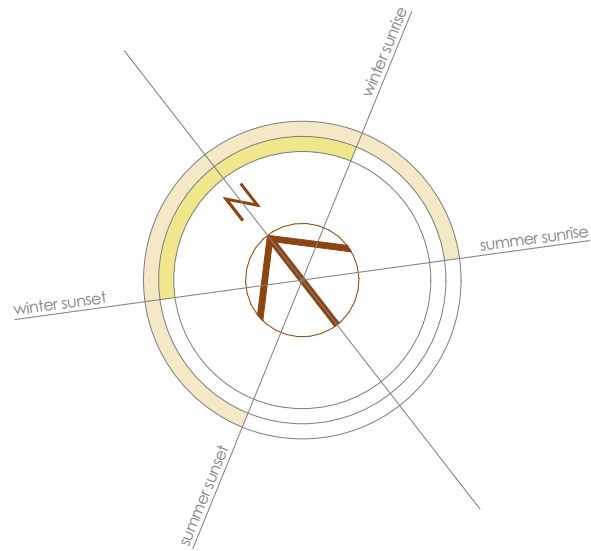


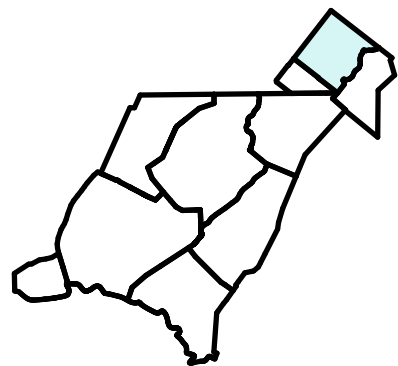
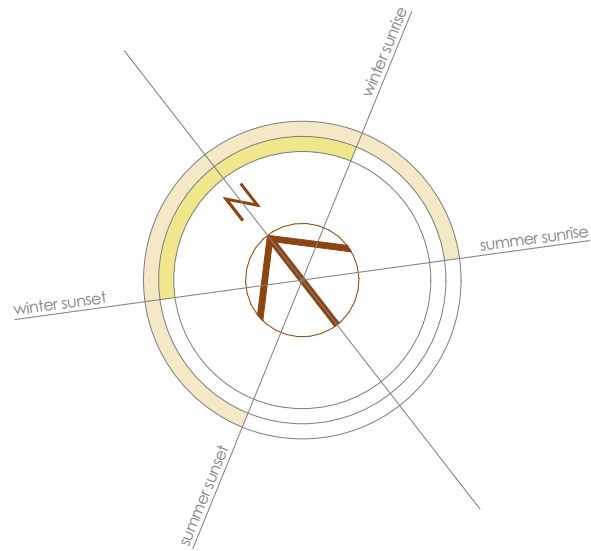
Key Plan













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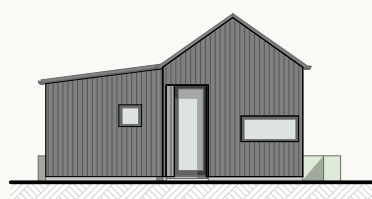
AFFORDABLE HOUSING TYPOLOGIES

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RIDGEBURN LTD ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

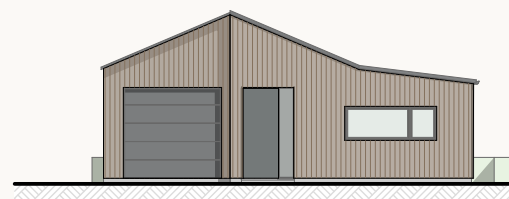
AFFORDABLE TYPOLOGIES



TYPE 1
53m² 1 bedroom 1 car pad



TYPE 1A
53m² 1 bedroom 1 car pad



TYPE 2
97m² 2 bedrooms Garage



TYPE 2A
97m² 2 bedrooms Garage



TYPE 3
125m² 3 bedrooms Garage



TYPE 3A
125m² 3 bedrooms Garage



TYPE 4
32m² per studio 2 studios 1 car park per studio



TYPE 5
70m² 2 bedrooms 1 car park

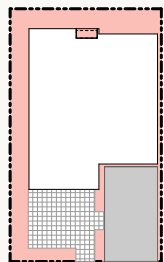


TYPE 6
112m² 3 bedrooms 1 carpark + garage

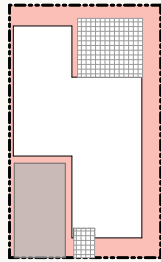
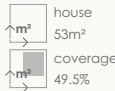


TYPE 6A
113m² 3 bedrooms 1 carpark + garage

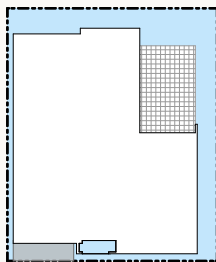
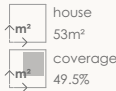
AFFORDABLE TYPOLOGIES



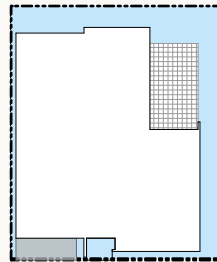
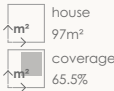
HOUSE: TYPE 1
LOT: TYPE 1 - 107m²



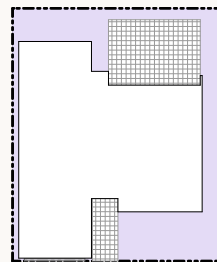
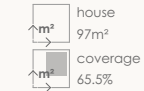
HOUSE: TYPE 1A
LOT: TYPE 1 - 107m²



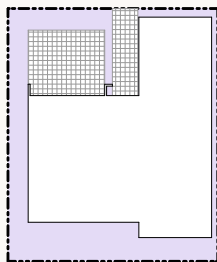
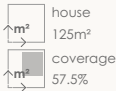
HOUSE: TYPE 2
LOT: TYPE 2 - 148m²



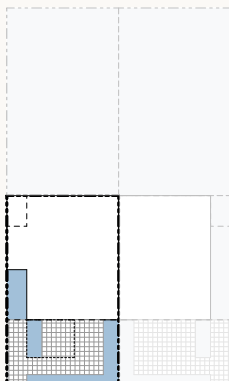
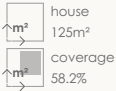
HOUSE: TYPE 2A
LOT: TYPE 2 - 148m²



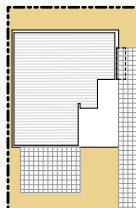
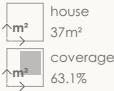
HOUSE: TYPE 3
LOT: TYPE 3 - 148m²



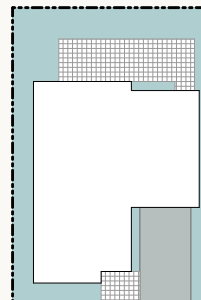
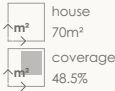
HOUSE: TYPE 3A
LOT: TYPE 3 - 148m²



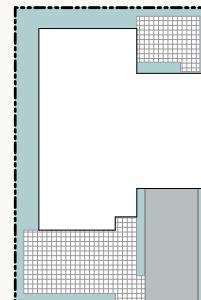
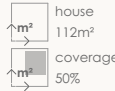
HOUSE: TYPE 4
LOT: TYPE 4 - 58.6m²



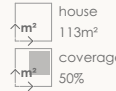
HOUSE: TYPE 5
LOT: TYPE 5 - 74.6m²



HOUSE: TYPE 6
LOT: TYPE 6 - 158.2m²



HOUSE: TYPE 6A
LOT: TYPE 6 - 158.2m²

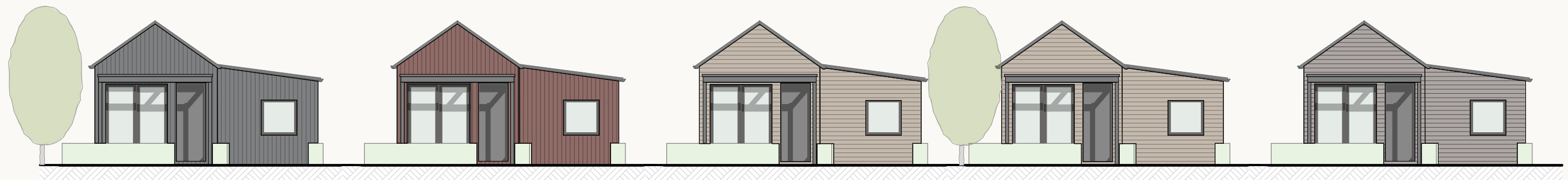


TYPE 1

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

Total Floor Plan Area: 53m²

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



Contextual Street Front Elevations NTS

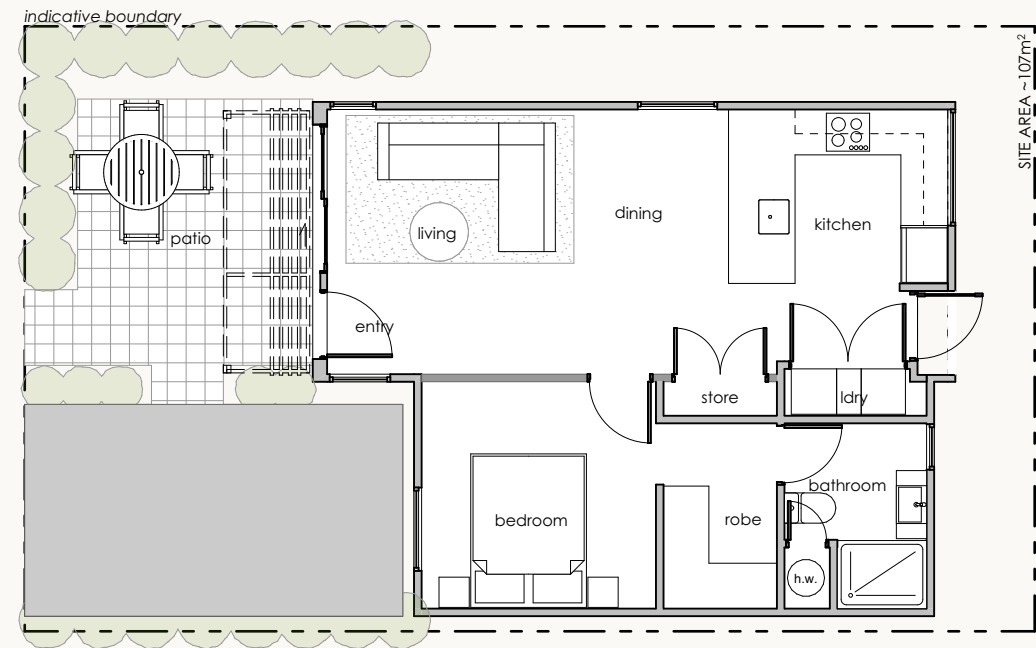


TYPE 1

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(Can be accessible)

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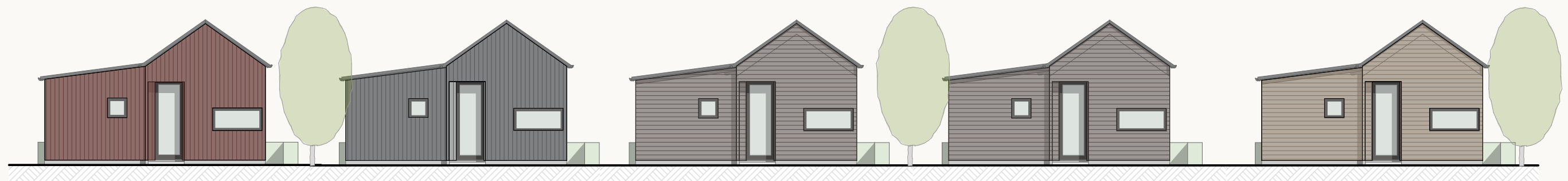
Ground Floor Plan

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 the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.



Contextual Street Front Elevations NTS

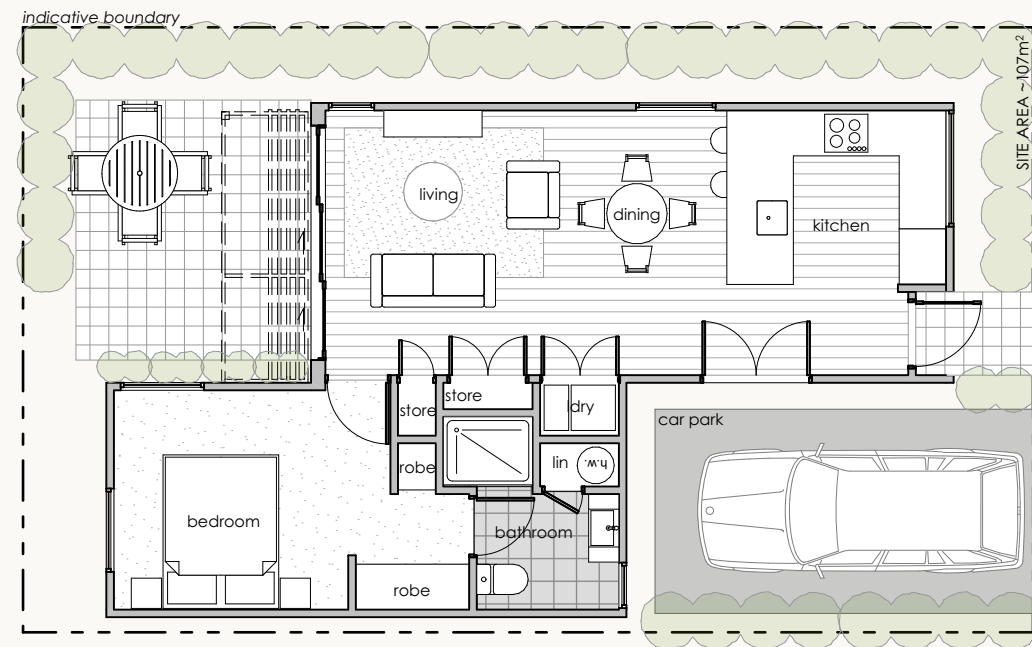


TYPE 1a

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

Total Floor Plan Area: 53m²

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



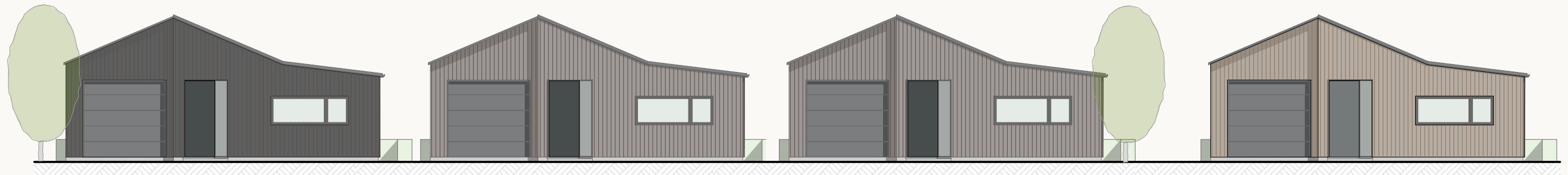
Ground Floor Plan

TYPE 2

1 Storey, 2 Bedroom, Garage

Total Floor Plan Area: 97m²

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



Contextual Street Front Elevations NTS

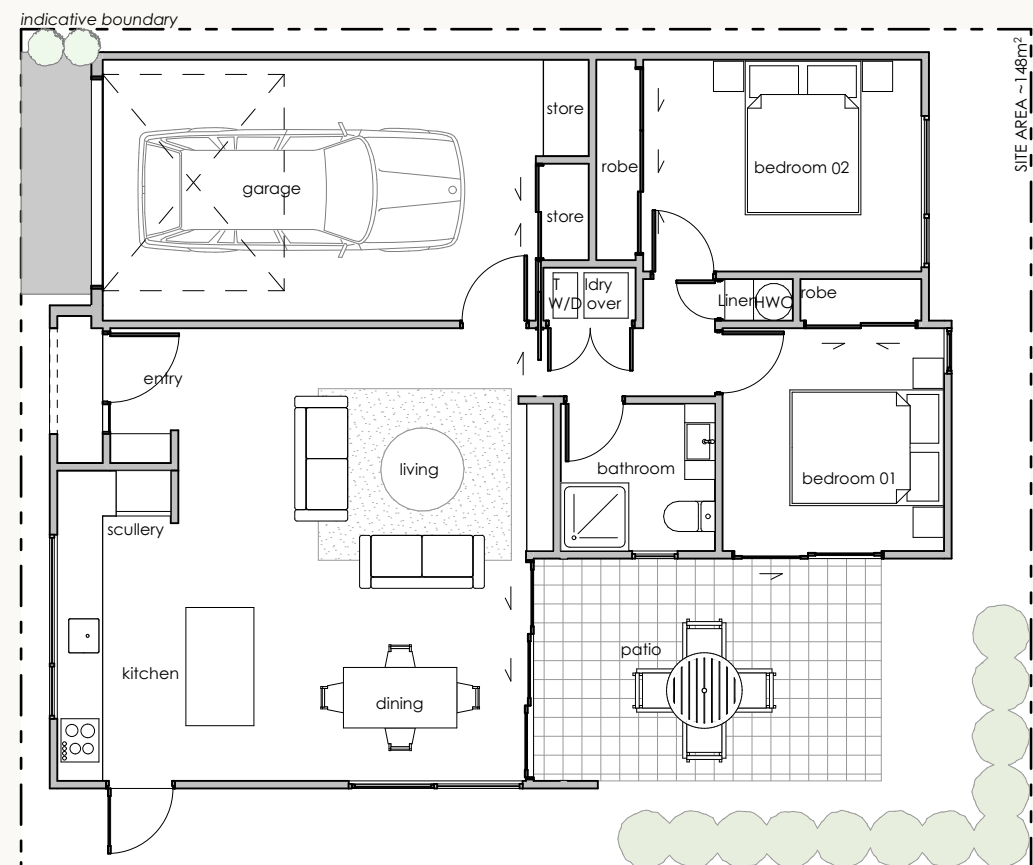


TYPE 2

1 Storey, 2 Bedroom, Garage

Total Floor Plan Area: 97m²

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Ground Floor Plan

TYPE 2A

1 Storey, 2 Bedroom, Garage

Total Floor Plan Area: 97m²

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Contextual Street Front Elevations NTS

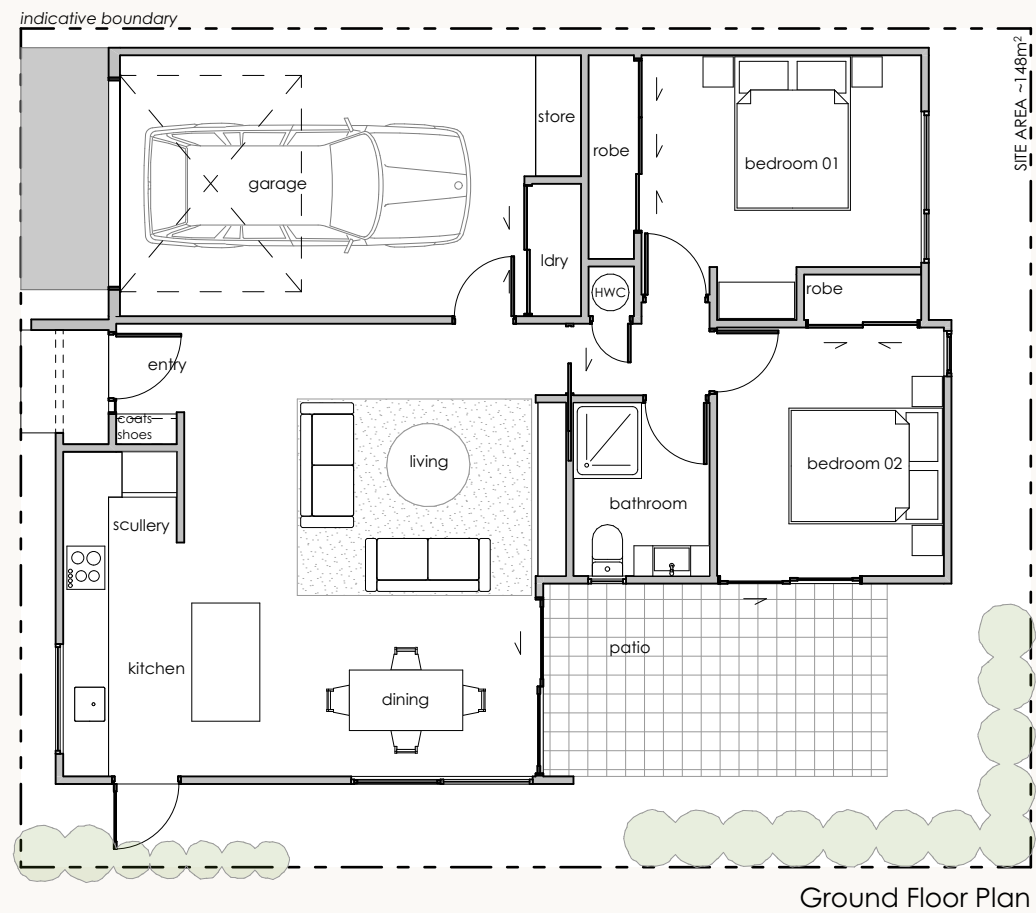


TYPE 2A

1 Storey, 2 Bedroom, Garage

Total Floor Plan Area: 97m²

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



TYPE 3

2 Storey, 3 Bedroom, Garage

Total Floor Plan Area: 125m²

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



Contextual Street Front Elevations NTS

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

Ground Floor Plan

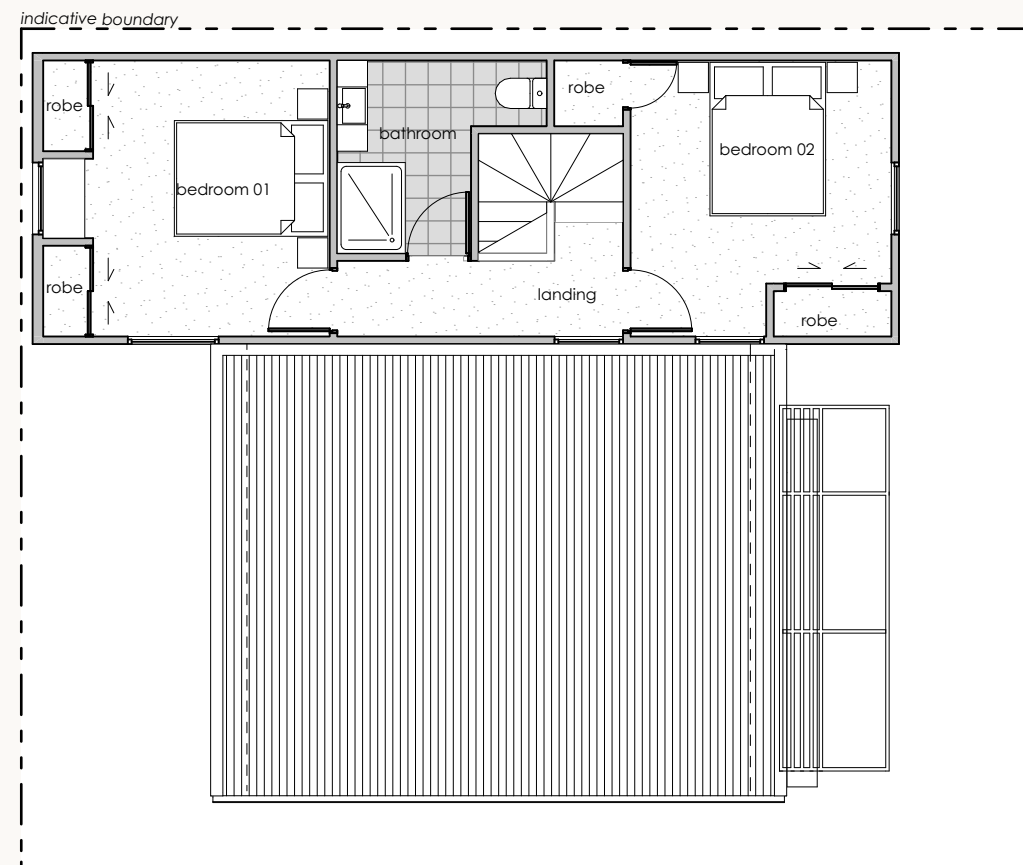


TYPE 3

2 Storey, 3 Bedroom, Garage

Total Floor Plan Area: 125m²

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



First Floor Plan

TYPE 3A

2 Storey, 3 Bedroom, Garage

Total Floor Plan Area: 125m²

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



Contextual Street Front Elevations NTS

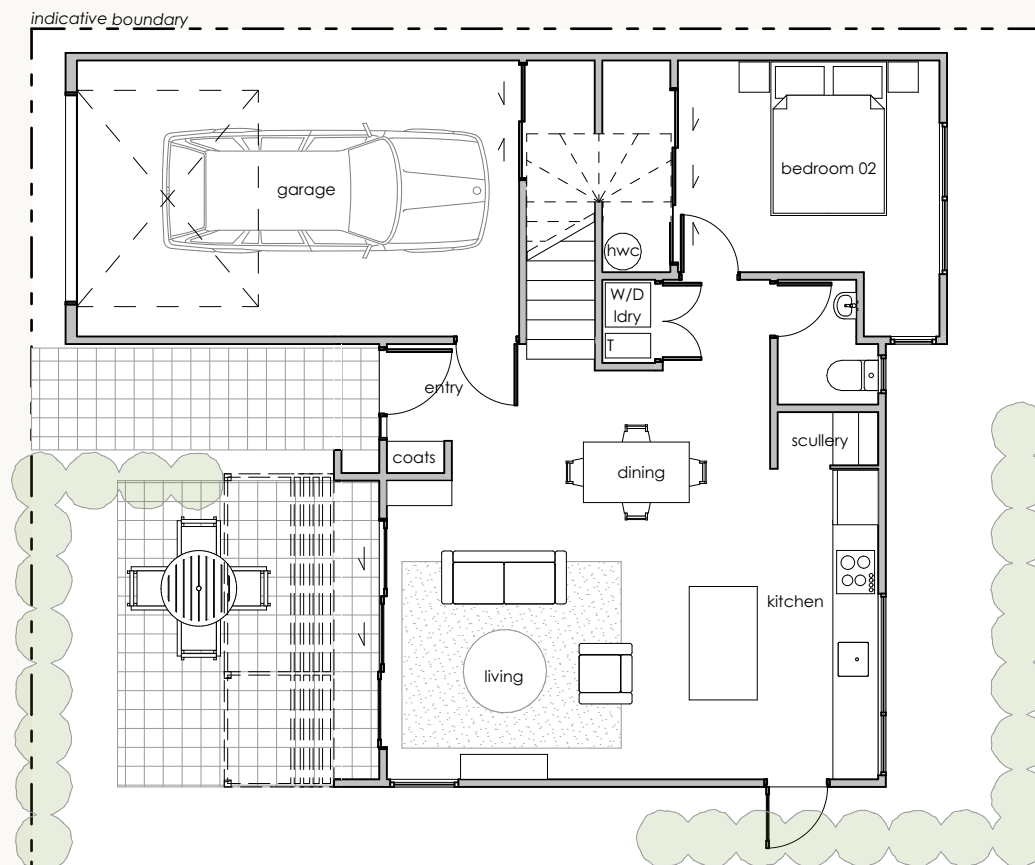


TYPE 3A

2 Storey, 3 Bedroom, Garage

Total Floor Plan Area: 125m²

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



Ground Floor Plan

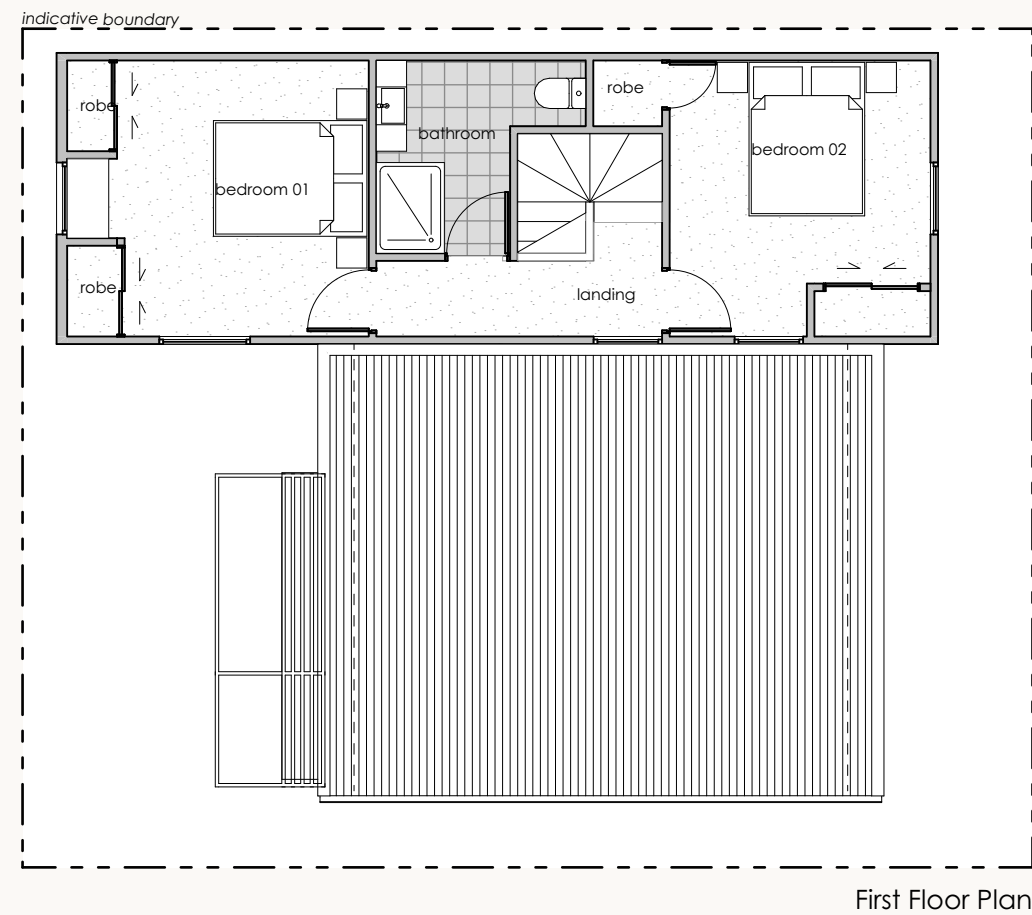


TYPE 3A

2 Storey, 3 Bedroom, Garage

Total Floor Plan Area: 125m²

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

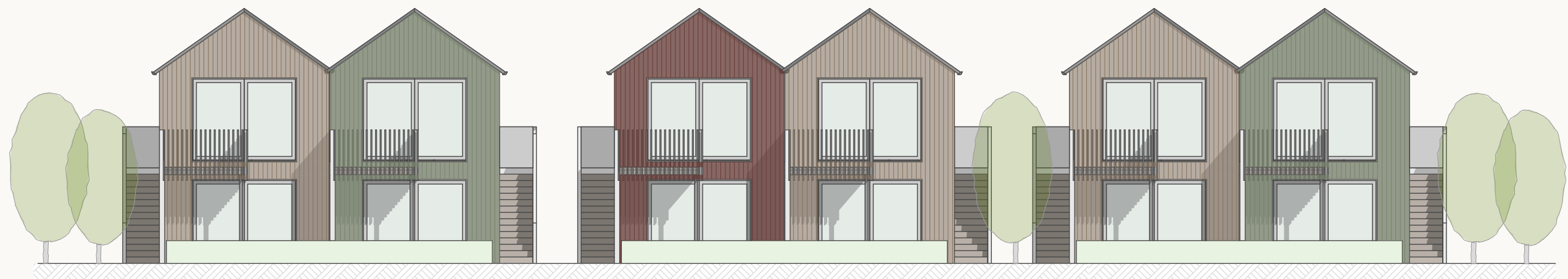


TYPE 4

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.



Contextual Street Front Elevations NTS

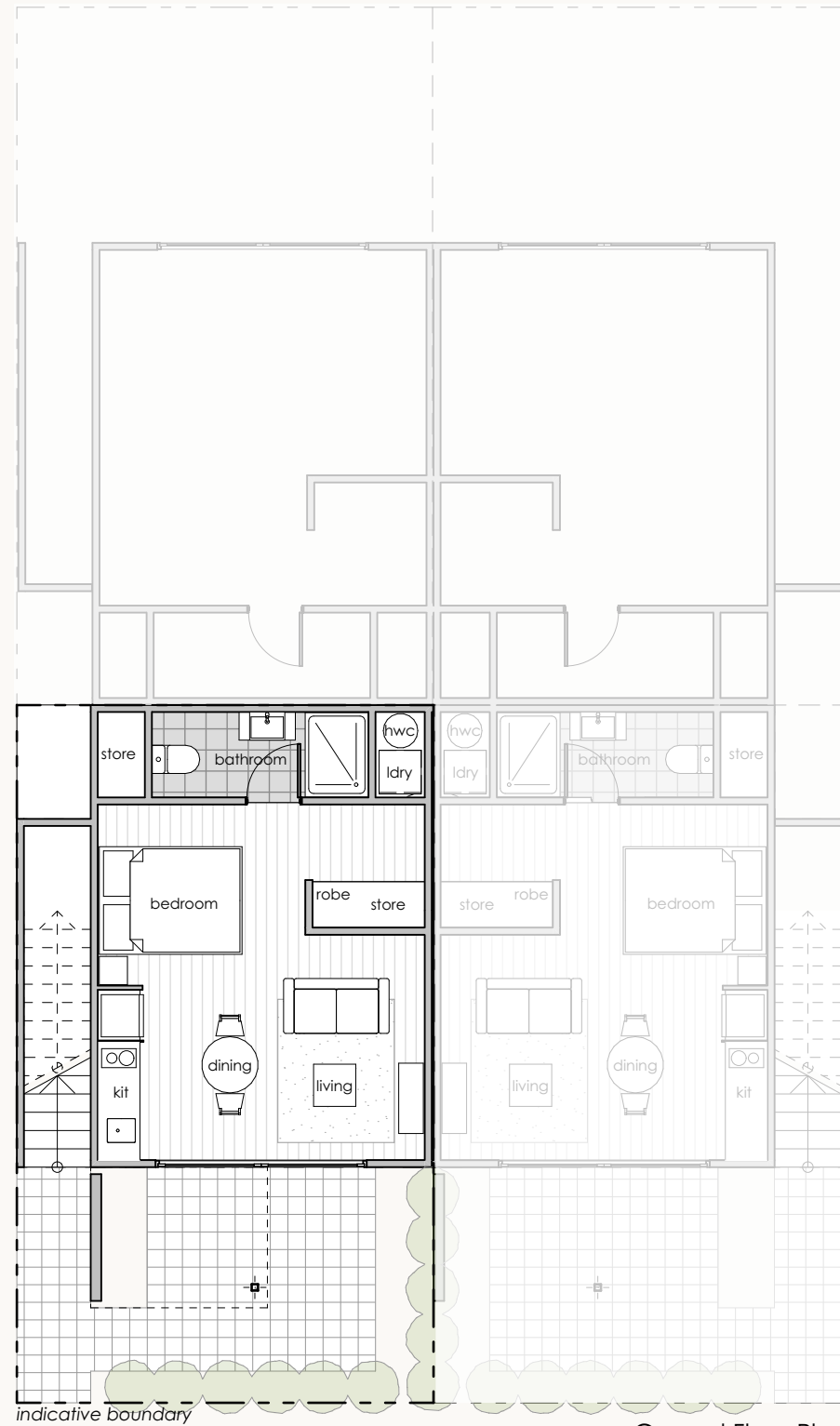


TYPE 4

2 Storey, Duplex, Separate Car Park

Floor Plan Area (Per level): 32m²

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



Ground Floor Plan

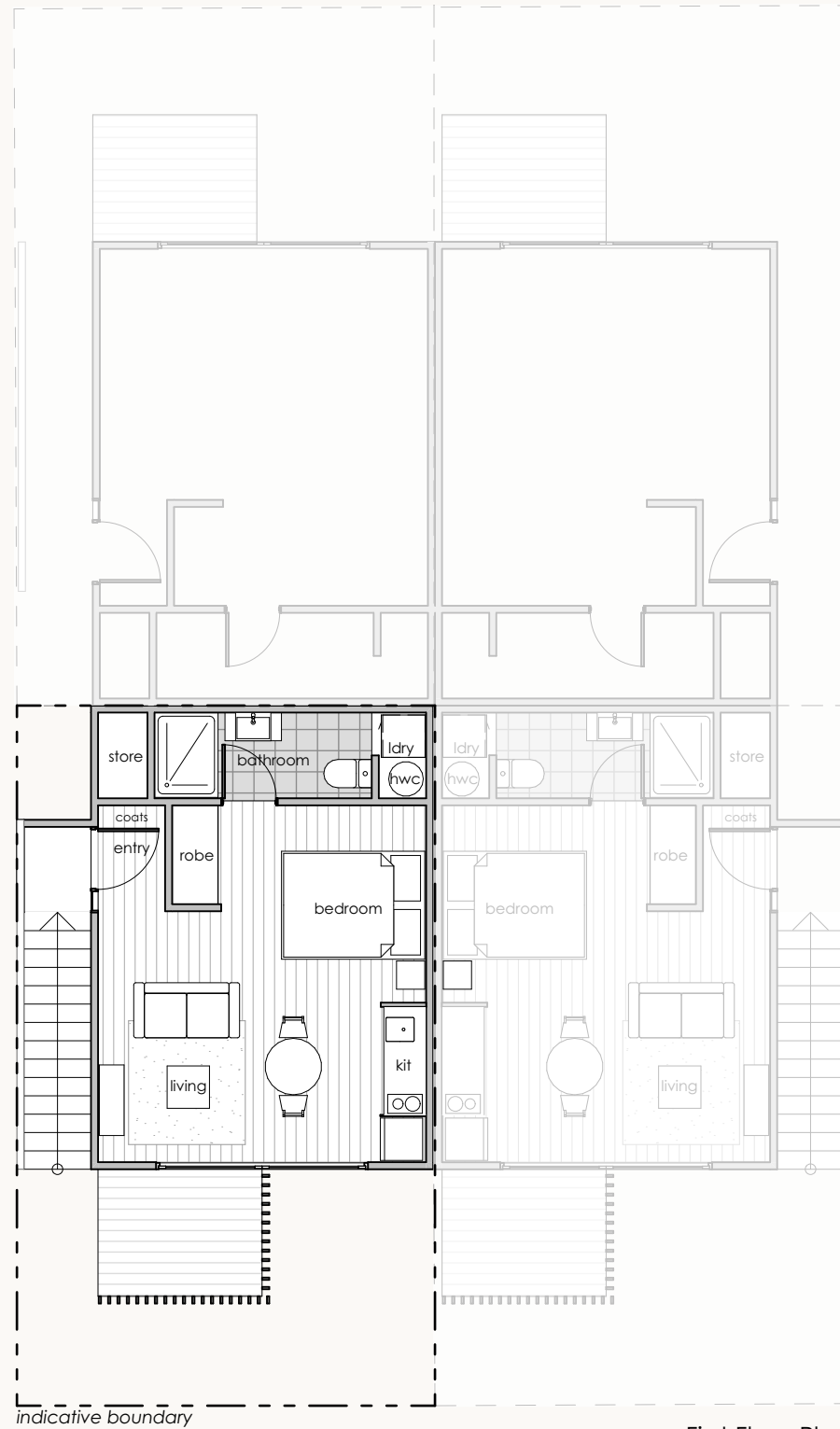


TYPE 4

2 Storey, Duplex, Separate Car Park

Floor Plan Area (Per level): 32m²

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



First Floor Plan

TYPE 5

2 Storey, Two Bedroom, Separate
Car Park

Total Floor Plan Area: 70m²

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



Contextual Street Front Elevations NTS

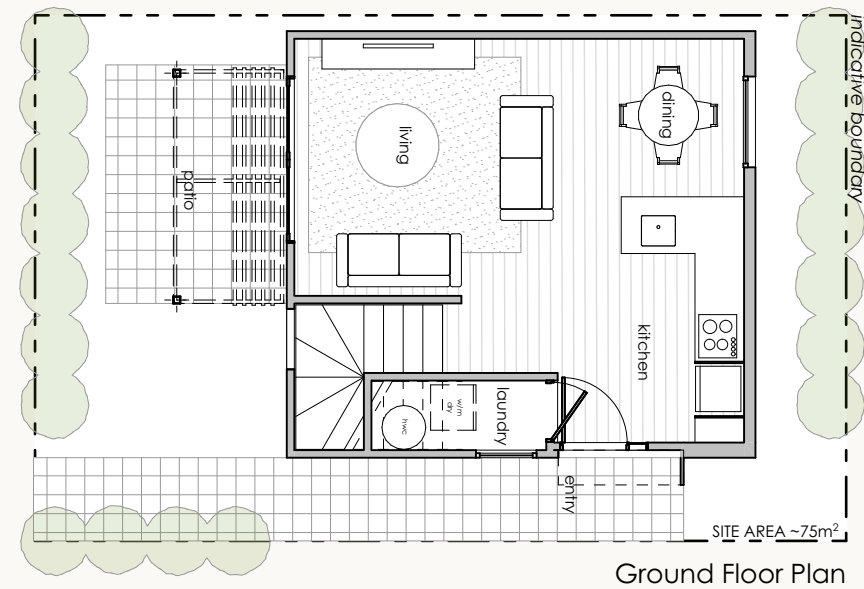


TYPE 5

2 Storey, Two Bedroom, Separate Car Park

Total Floor Plan Area: 70m²

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



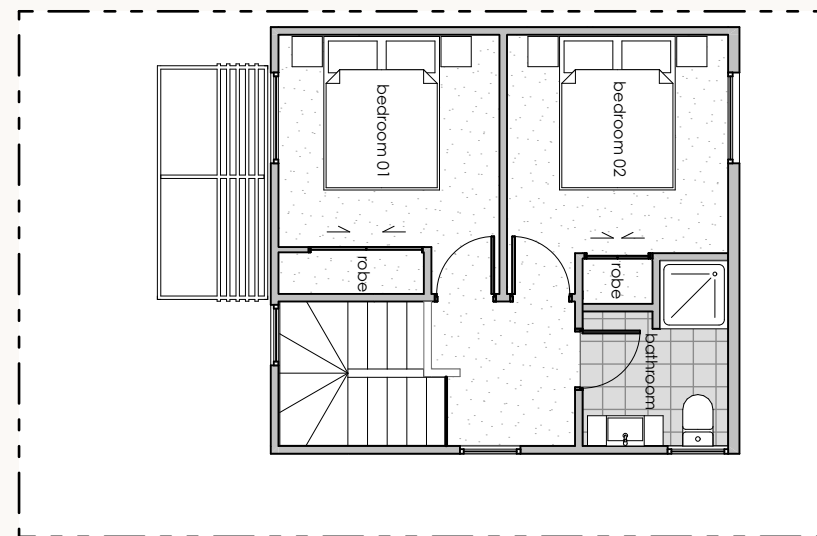


TYPE 5

2 Storey, Two Bedroom, Separate Car Park

Total Floor Plan Area: 70m²

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



First Floor Plan

TYPE 6

2 Storey, Three Bedroom, 1 x Garage
+ 1 Carpark

Total Floor Plan Area: 112m²

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



Contextual Street Front Elevations NTS

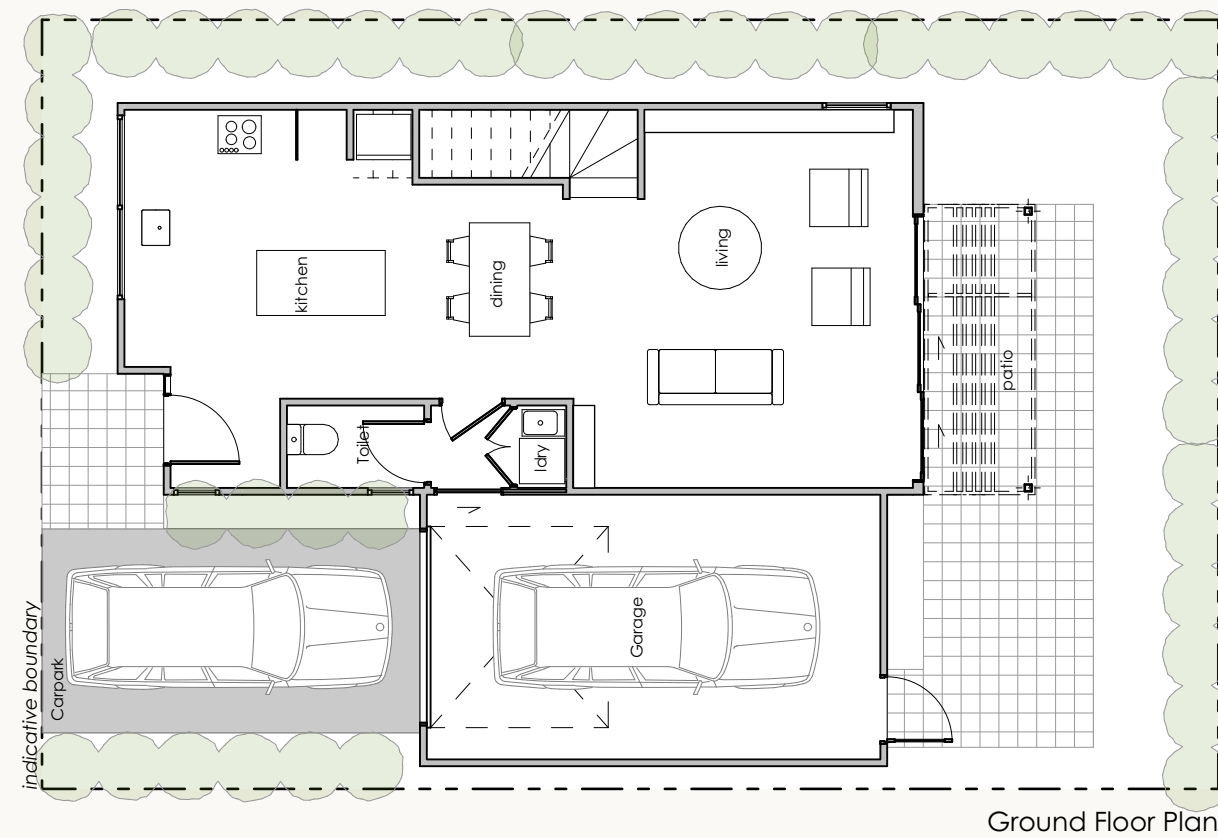


TYPE 6

2 Storey, Three Bedroom, 1 x Garage
+ 1 Carpark

Total Floor Plan Area: 112m²

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



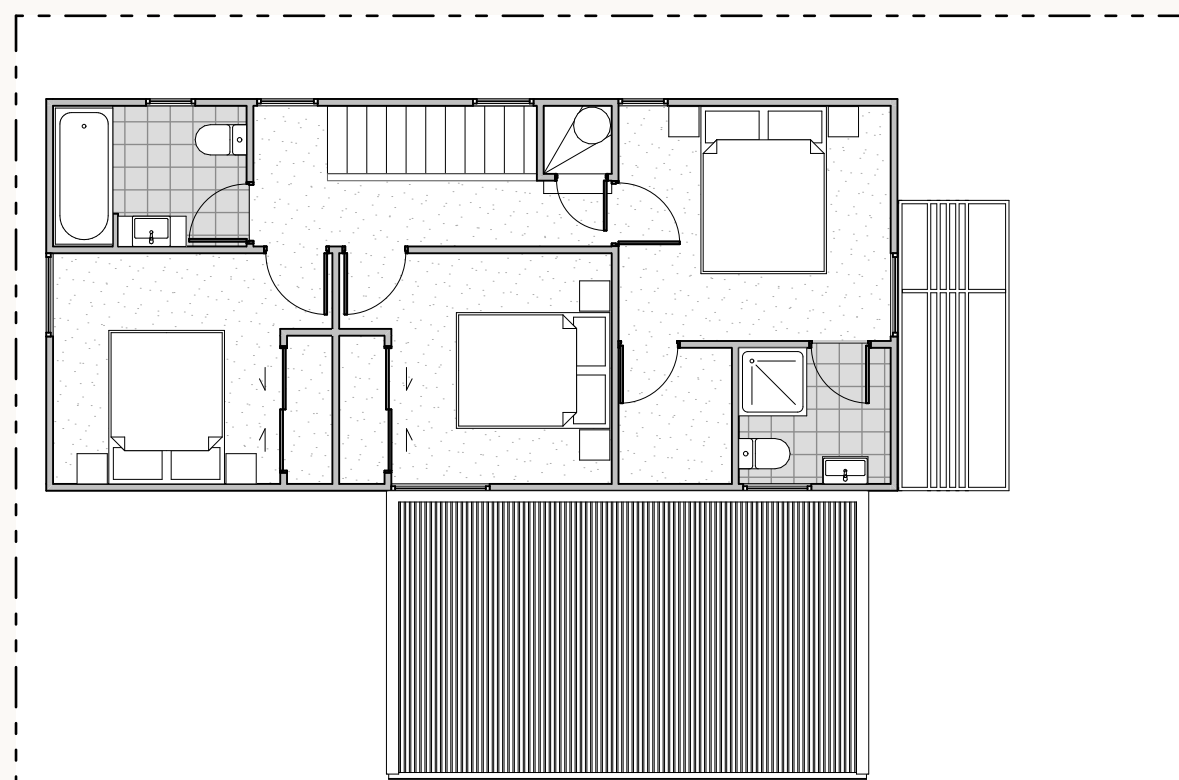


TYPE 6

2 Storey, Three Bedroom, 1 x Garage
+ 1 Carpark

Total Floor Plan Area: 112m²

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



First Floor Plan

TYPE 6a

2 Storey, Three Bedroom, 1 x Garage
+ 1 Carpark

Total Floor Plan Area: 113m²

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



Contextual Street Front Elevations NTS

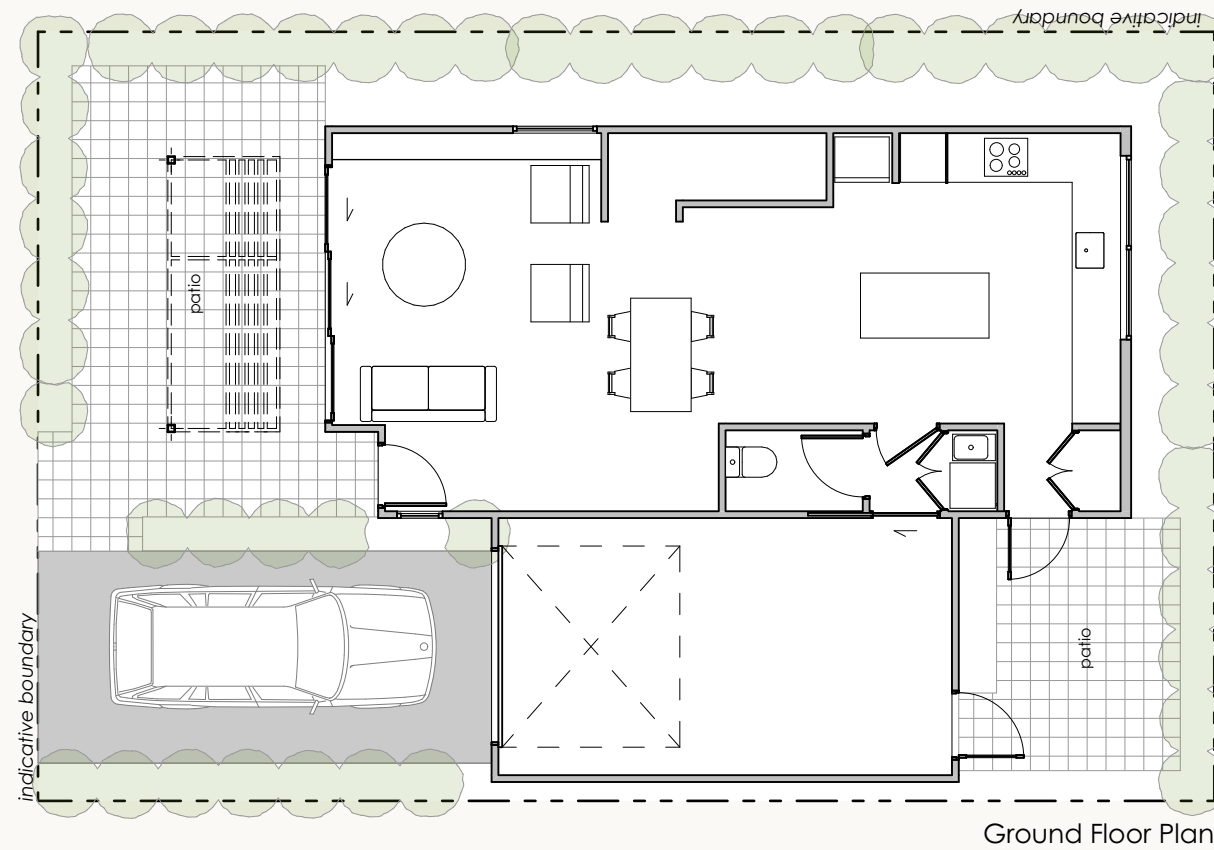


TYPE 6a

2 Storey, Three Bedroom, 1 x Garage
+ 1 Carpark

Total Floor Plan Area: 113m²

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



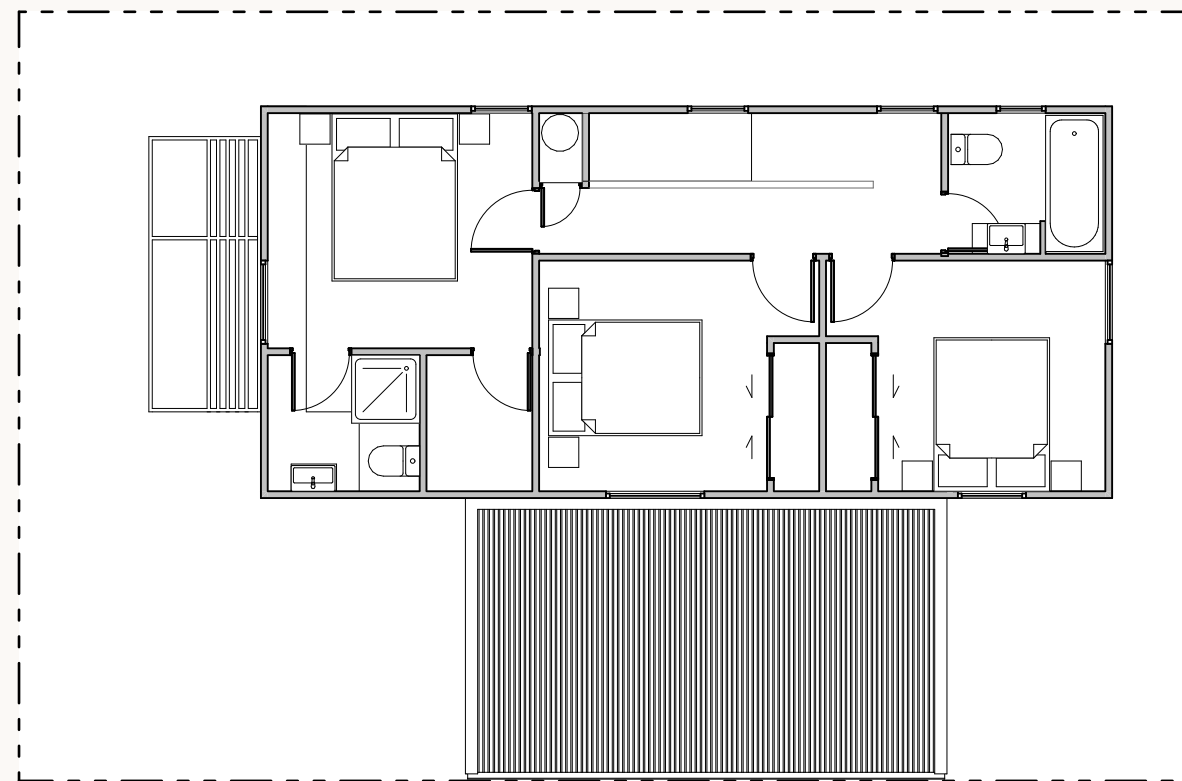


TYPE 6a

2 Storey, Three Bedroom, 1 x Garage
+ 1 Carpark

Total Floor Plan Area: 113m²

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



First Floor Plan