



RIDGEBURN

ARROW JUNCTION

COMMERCIAL PRECINCT DESIGN CONTROLS

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

COMMERCIAL PRECINCT + AMENITY AREAS DESIGN CONTROLS

KEY

compliant

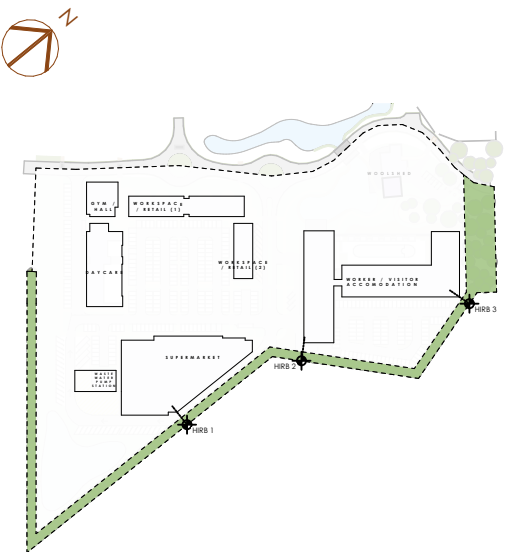
non-compliant

Assessing Against Ridgeburn Design Controls	AREA						
Zone and Overlays	Commercial Precinct		Amenity Area: Farmhouse		Amenity Area: Woolshed		Amenity Area: Hay Barn
Business Mixed Use Zone							
Building Height Maximum building height: 15m							
Height in relation to boundary: 4m +60 degree recession plane applied on external boundaries			N/A				N/A
Setbacks Landscaping planted buffers to external boundaries: 6m to neighbouring property 20m to street frontage boundary							
Maximum Site Coverage 30% maximum building coverage of Commercial Precinct Total Area			N/A				N/A

Commercial Precinct

Total Area: ~4.9 Ha

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.



Landscaping Planting Buffers to Boundaries

TOWN PLANNING SUMMARY

Site Details

Address: 122 Morven Ferry Road

Assessed Against

Ridgeburn Design Controls

Zone and Overlays

Business Mixed Use Zone

Building Height

Maximum building height: 15m

COMPLIES

Height in relation to boundary:

4m +60 degree recession plane applied on external boundaries

COMPLIES

Setbacks

Landscaping planted buffers to external boundaries:
6m to neighbouring property
20m to street frontage boundary

COMPLIES

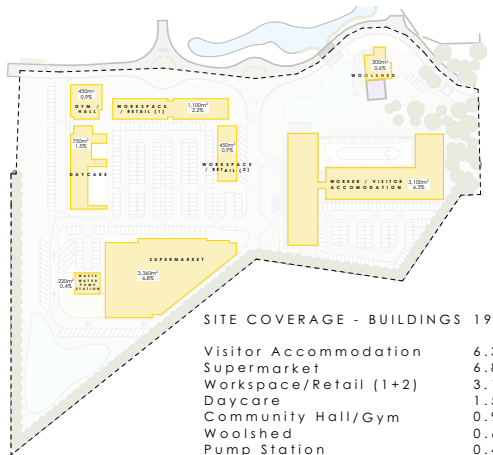
Maximum Building Coverage

30% maximum
of Commercial Precinct Total Area

COMPLIES



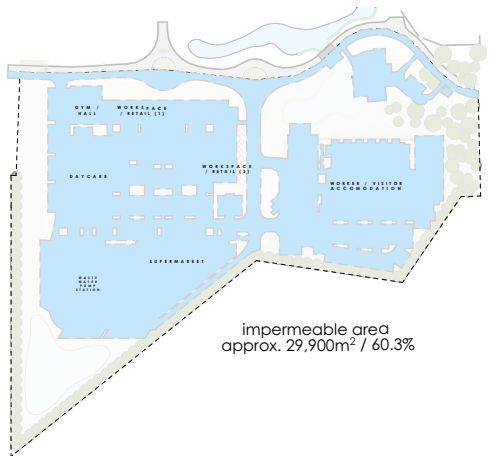
West Elevation



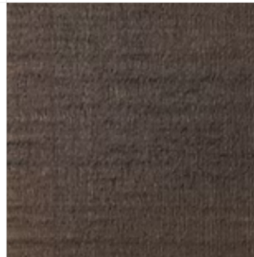
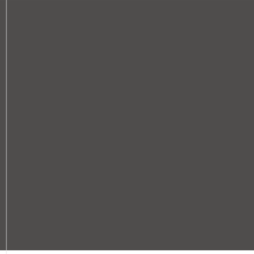
Site Coverage - Buildings



North Elevation



Impermeable Area
(extent of permeable surfacing to carparks to be confirmed)

Profiled Metal Roofing and Cladding				Salvaged Materials		Cedar Weatherboard Cladding		
Vertical "Kahu" Profile or Commercial Roofing Profile Colorsteel				Profiled Metal		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: ~30% Shale	LRV: ~27% Veil	LRV: ~8% Flint
Natural Finished Materials					Garage Doors		Aluminium Joinery	Metalwork
Off-board Concrete	Smooth Concrete	Corten	Local Schist		Sectional Steel Doors Colorsteel		Duratec Powdercoated	
								
					LRV: 13% Tidal Drift Matte (Matte)		LRV: 8% Ironsand	LRV: 8% Ironsand



GIBBONS | CO NOVAK+MIDDLETON

Ø
RIDGEBURN

PRINTED: 6/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO NOVAK+MIDDLETON

Design Controls
Commercial Precinct Perspective FT-DC-C-05/1 - Resource Consent

C.4 - 5/11



RIDGEBURN

ARROW JUNCTION

AMENITY AREAS DESIGN CONTROLS

GIBBONS

RIDGEBURN LTD

| CO



NOVAK+MIDDLETON

ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

Amenity Area Shearing Shed

Total Area: ~788m²

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.

TOWN PLANNING SUMMARY

Site Details

Address: 122 Morven Ferry Road

Assessed Against

Ridgeburn Design Controls

Zone and Overlays

Business Mixed Use Zone

COMPLIES

Building Height

Maximum building height: 20m

COMPLIES

Height in relation to boundary:
3m + 45 degree north boundary,
3m +35 degree applied on all other boundaries

COMPLIES

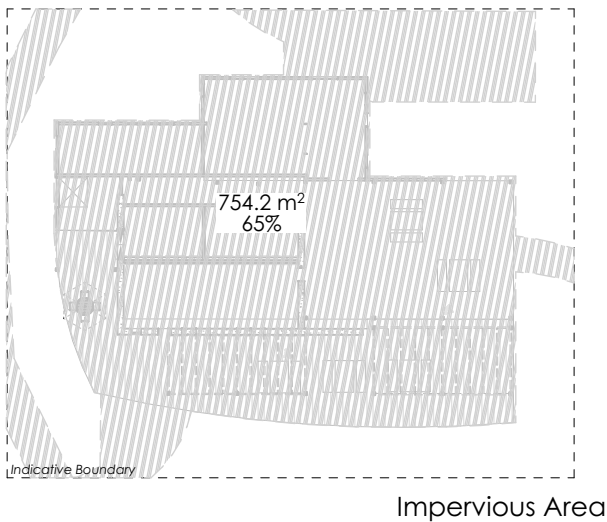
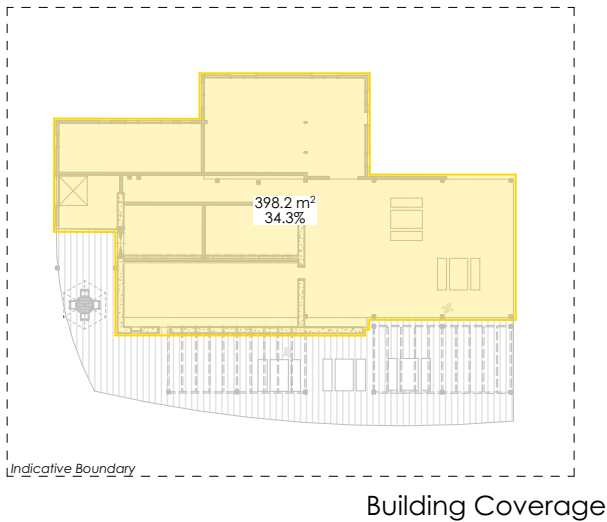
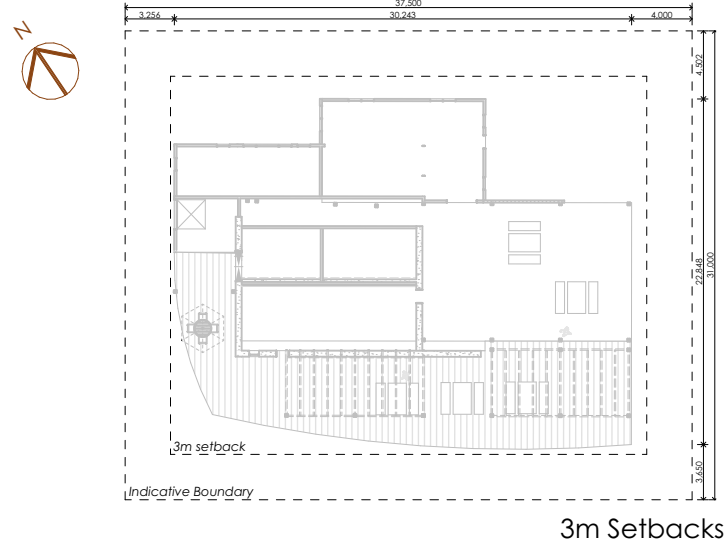
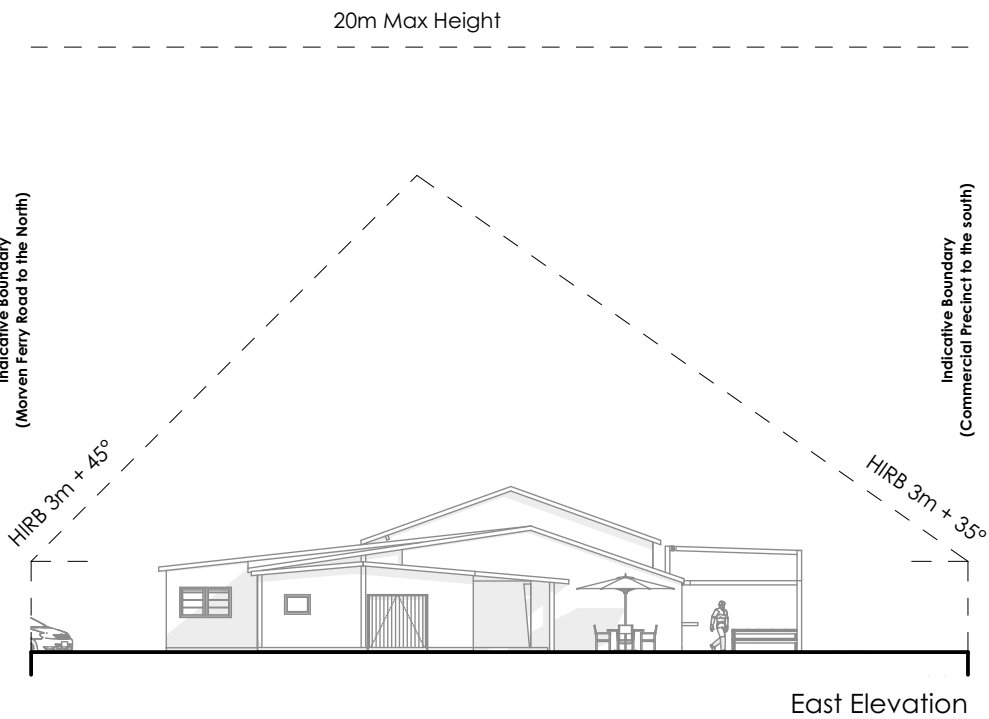
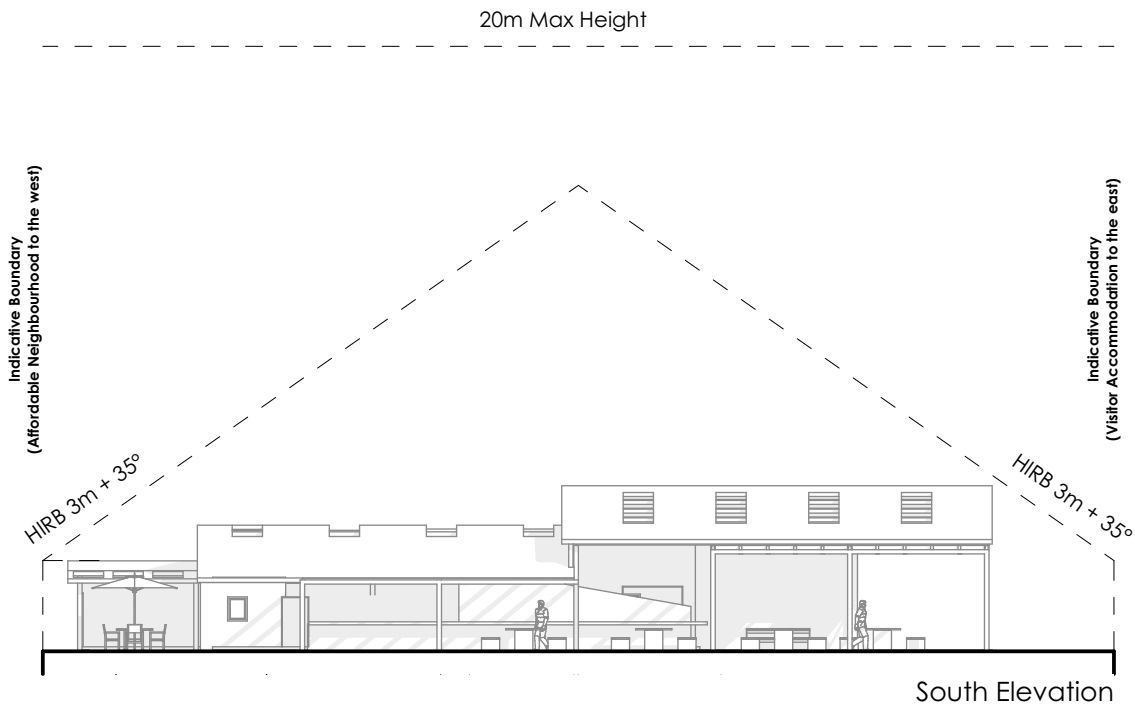
Setbacks

Front, side & back: 3m

COMPLIES

Maximum Building Coverage

75% maximum



Amenity Area Farmhouse

Total Area: ~768m²

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.

TOWN PLANNING SUMMARY

Site Details

Address: 122 Morven Ferry Road

Assessed Against

Ridgeburn Design Controls

Zone and Overlays

Business Mixed Use Zone

COMPLIES

Building Height

Maximum building height: 20m

COMPLIES

Height in relation to boundary:
3m + 45 degree north boundary,
3m +35 degree applied on all other boundaries

COMPLIES

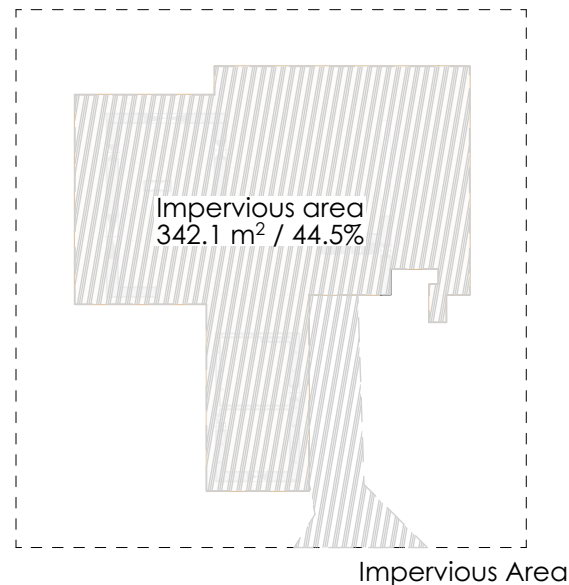
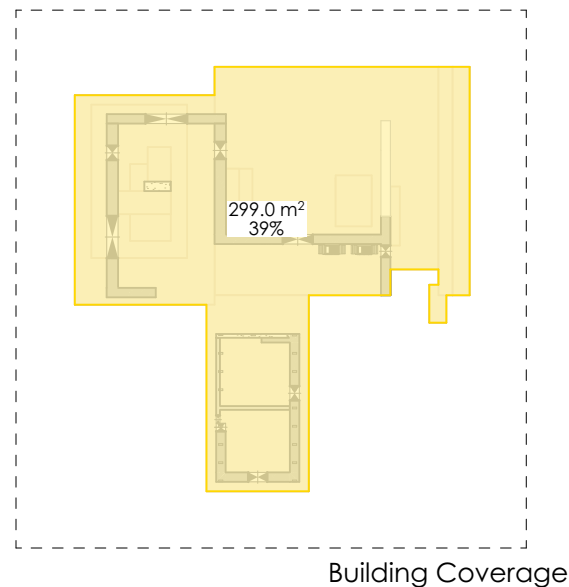
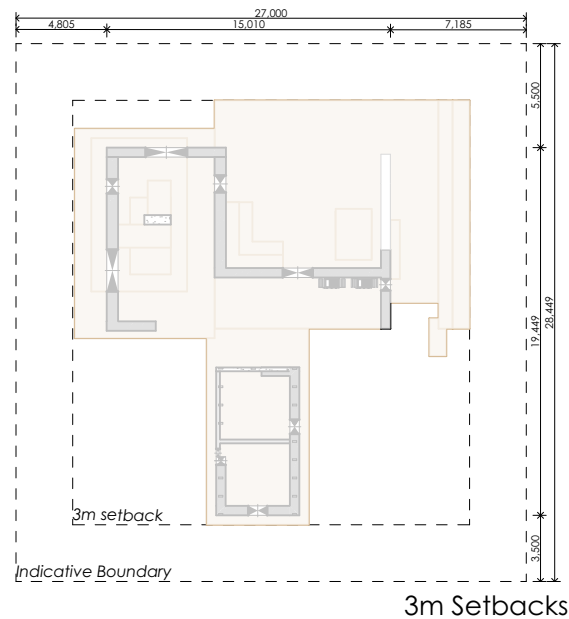
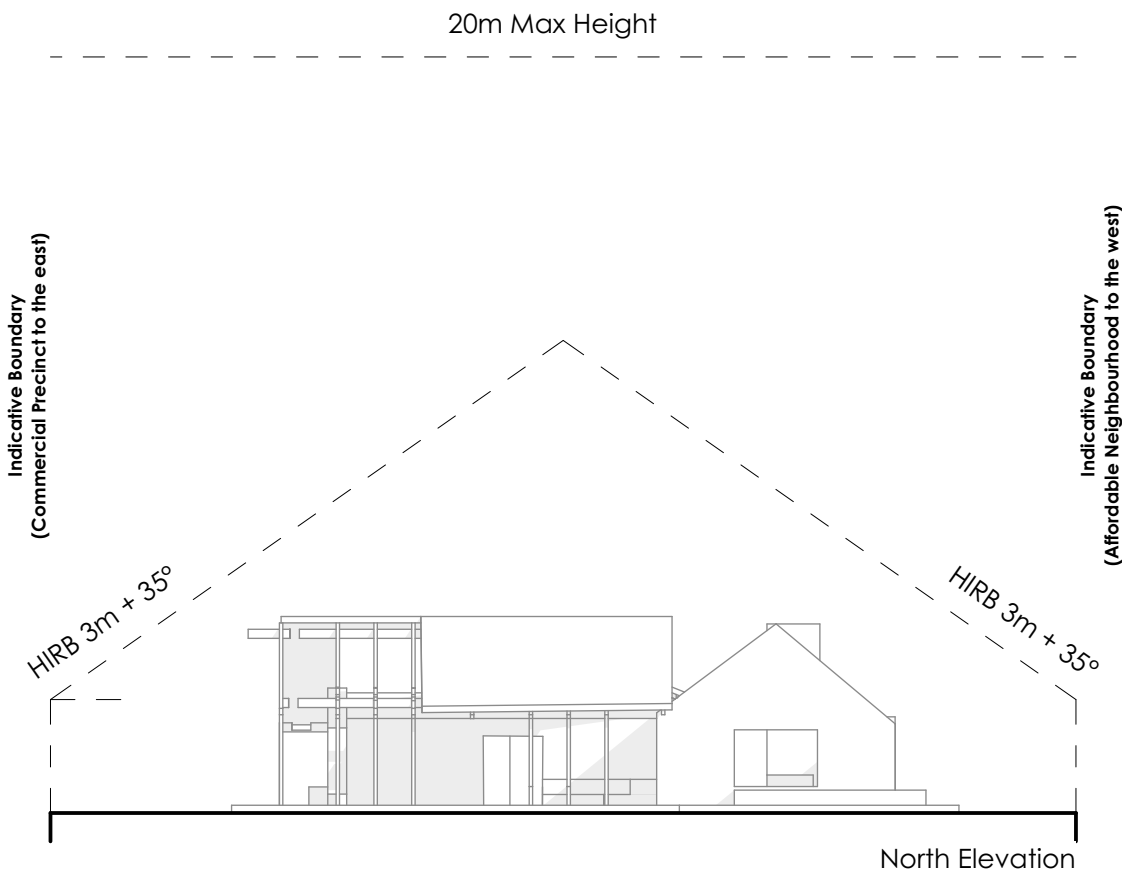
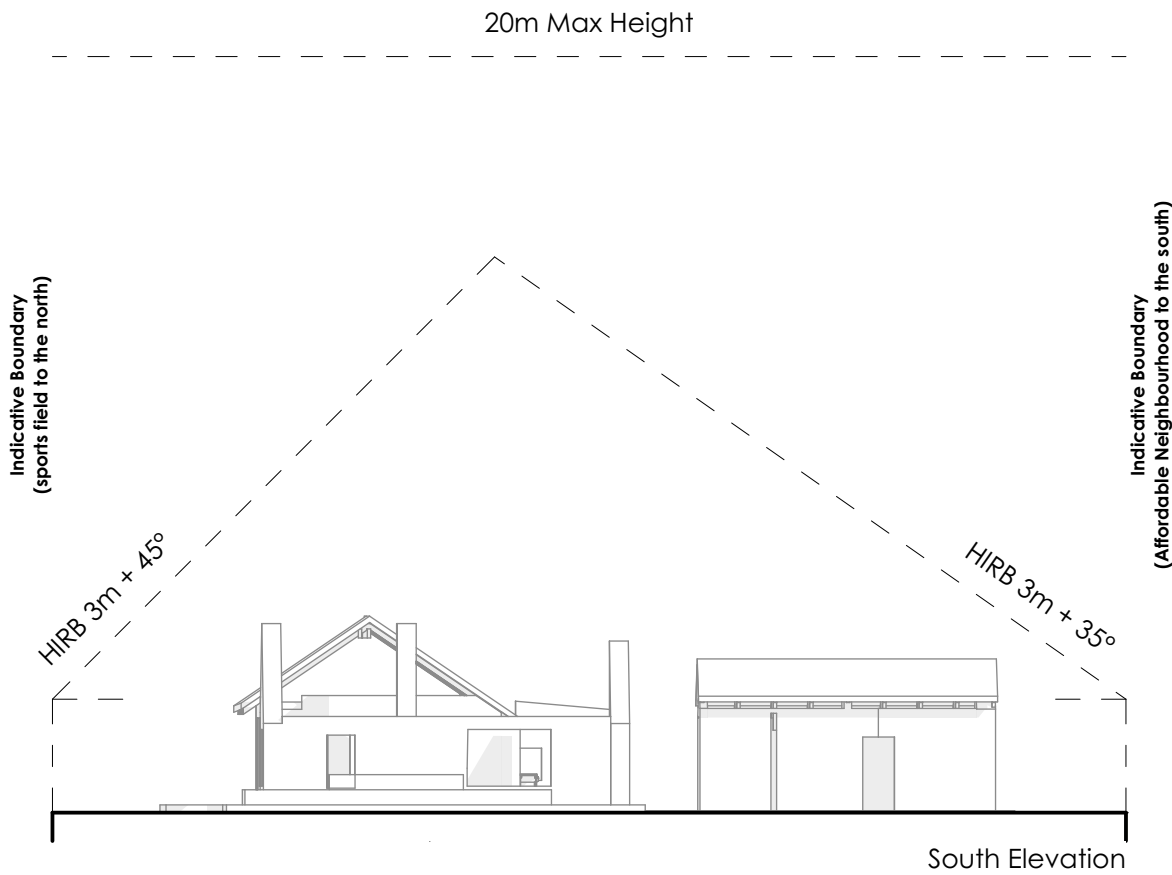
Setbacks

Front, side & back: 3m

COMPLIES

Maximum Building Coverage

75% maximum



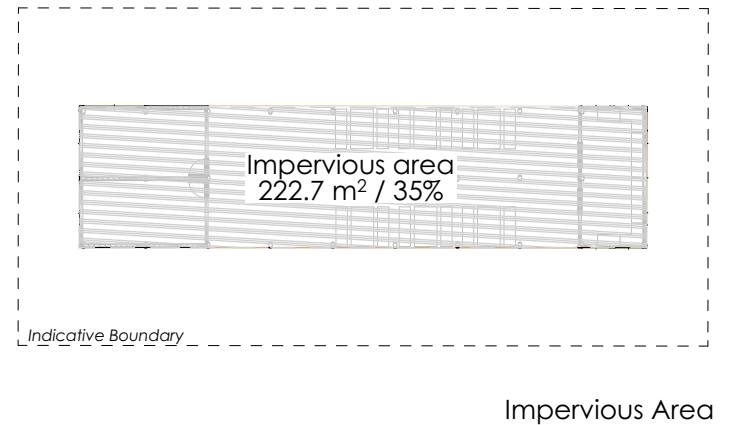
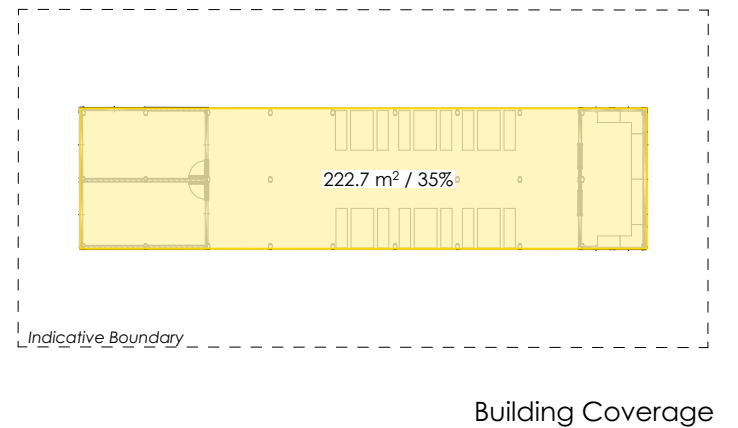
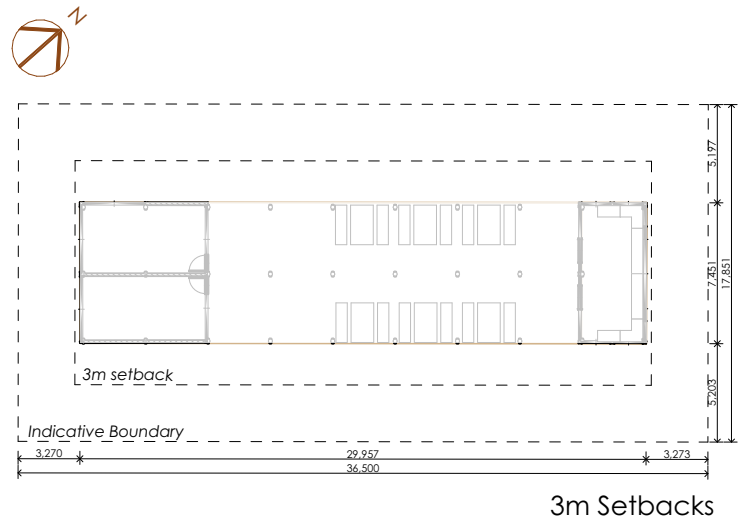
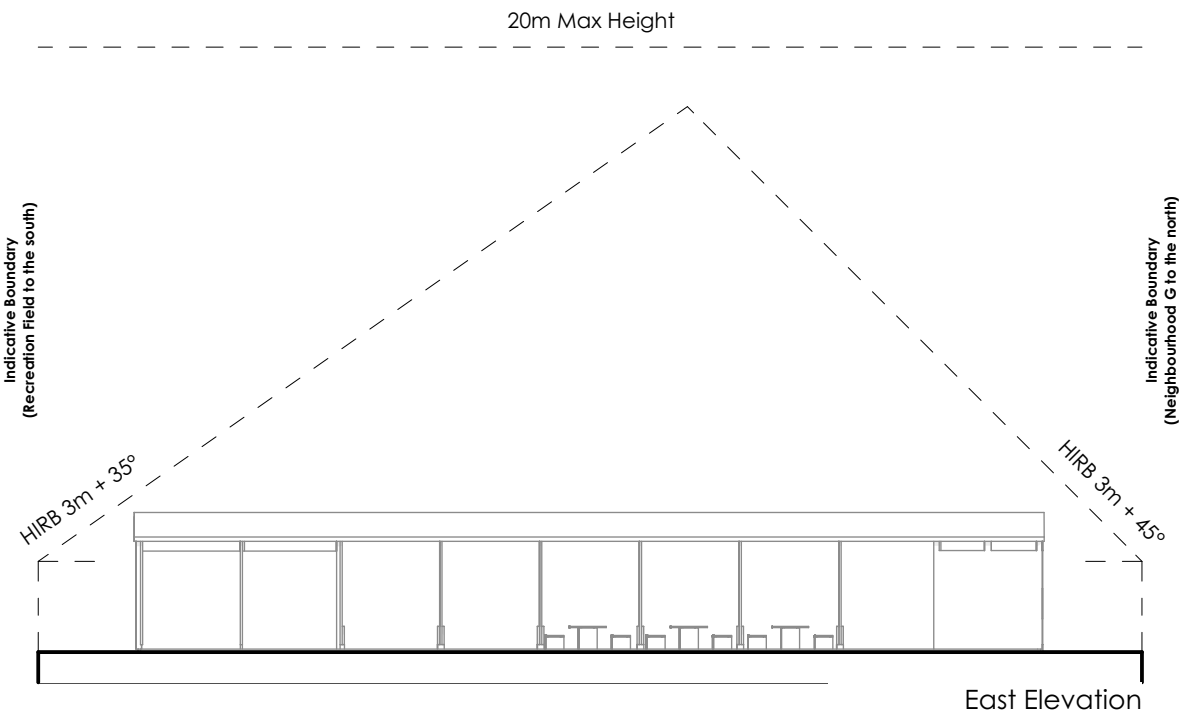
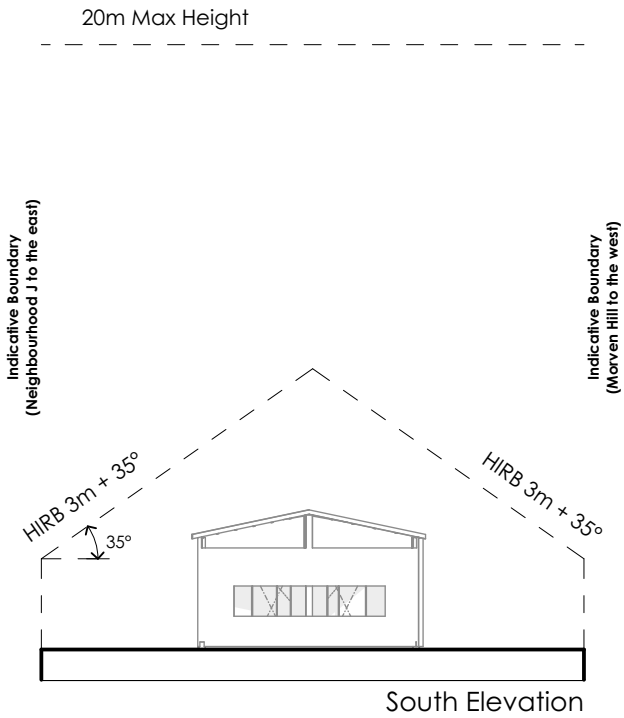
Amenity Area Hay Barn

Total Area: ~651.6m²

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.

TOWN PLANNING SUMMARY

	Site Details Address: 122 Morven Ferry Road
	Assessed Against Ridgeburn Design Controls
	Zone and Overlays Business Mixed Use Zone
COMPLIES	Building Height Maximum building height: 20m
COMPLIES	Height in relation to boundary: 3m + 45 degree north boundary, 3m +35 degree applied on all other boundaries
COMPLIES	Setbacks Front, side & back: 3m
COMPLIES	Maximum Building Coverage 75% maximum





GIBBONS | CO

NOVAK+MIDDLETON

RIDGEBURN