



RIDGEBURN

ARROW JUNCTION

COMMERCIAL PRECINCT

GIBBONS

RIDGEBURN LTD

| CO



NOVAK+MIDDLETON

ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

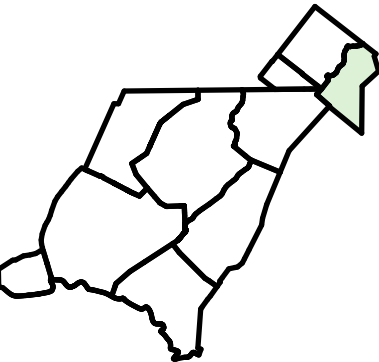
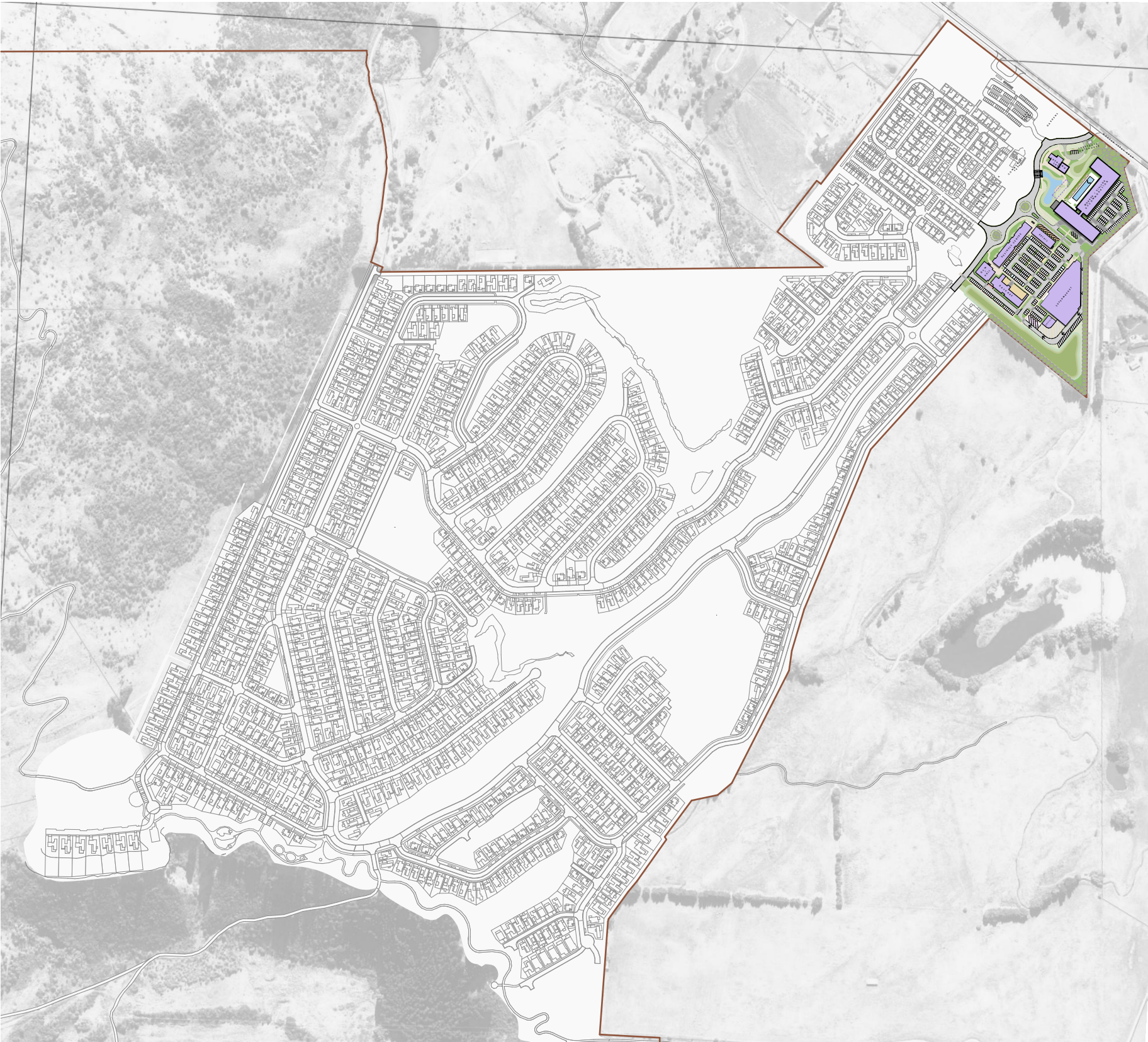


NEIGHBOURHOOD K - COMMERCIAL PRECINCT

Located at the site's northern end, the commercial precinct includes retail, hospitality, and community services, along with worker accommodation, all in close proximity to recreational spaces and the park and ride area. Neighbourhood A which is comprised of more affordable housing is also located close by, providing easy access to amenities and public transport.

The commercial and amenity buildings at Ridgeburn are designed to complement the residential architecture, using the same restrained palette of schist, timber, and steel. These structures provide essential services and gathering spaces for the community, including retail, hospitality, and recreational facilities. Their design reinforces the development's identity and supports the creation of a lively, walkable neighbourhood centre.

Materiality at Ridgeburn is grounded in authenticity and durability, with a focus on robust, natural materials such as schist, vertical timber cladding, and corrugated steel. These materials are selected for their ability to weather gracefully over time and are finished in muted, earthy tones to visually recede into the landscape. All external surfaces, including walls, roofs, and joinery, are specified with a Light Reflectance Value (LRV) under 30%, reinforcing the development's commitment to blending with its natural surroundings.





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Ridgeburn - Arrow Junction

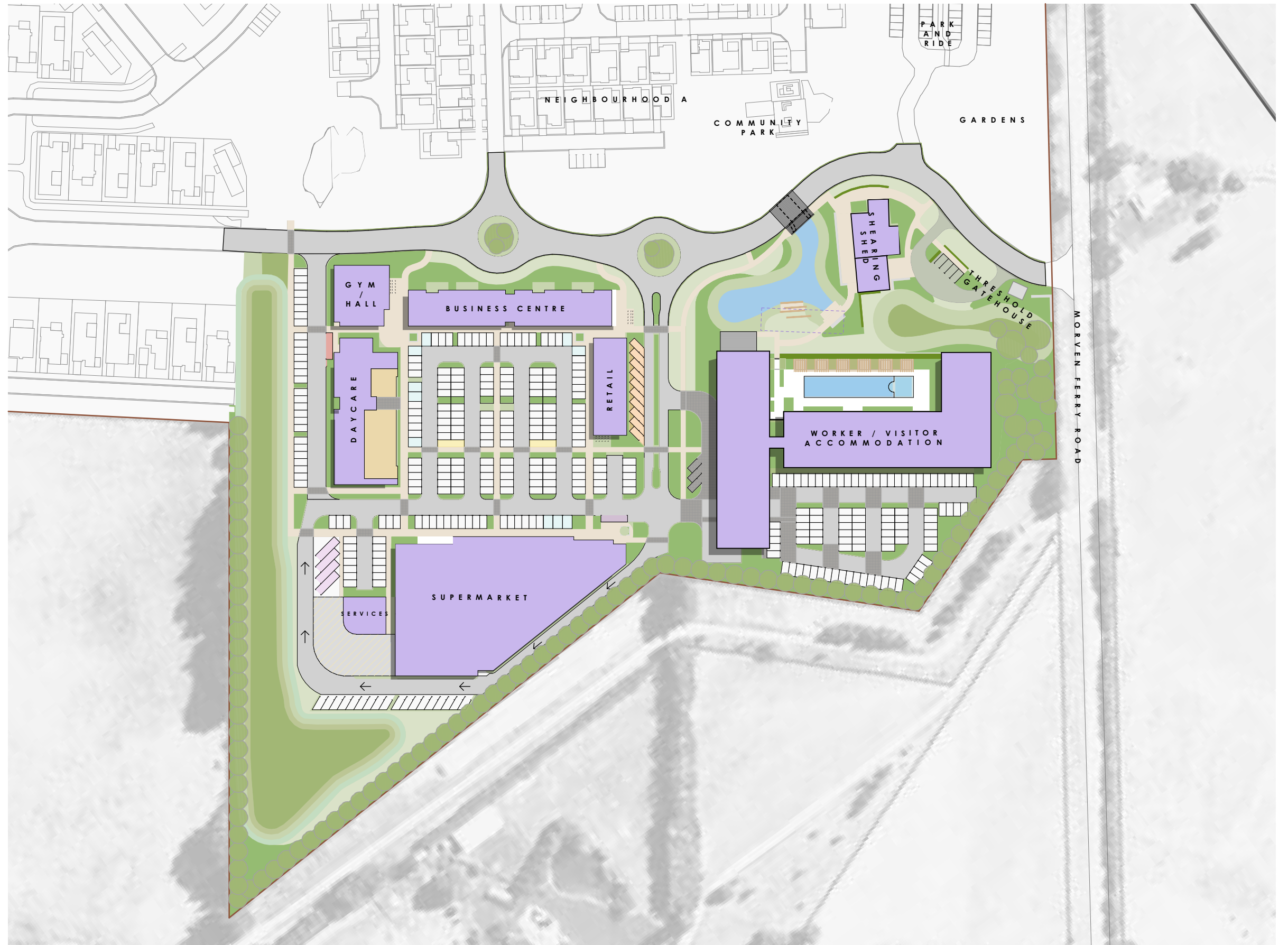
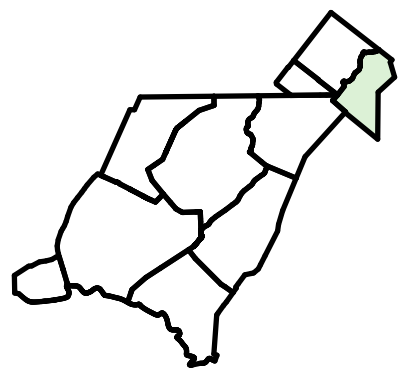
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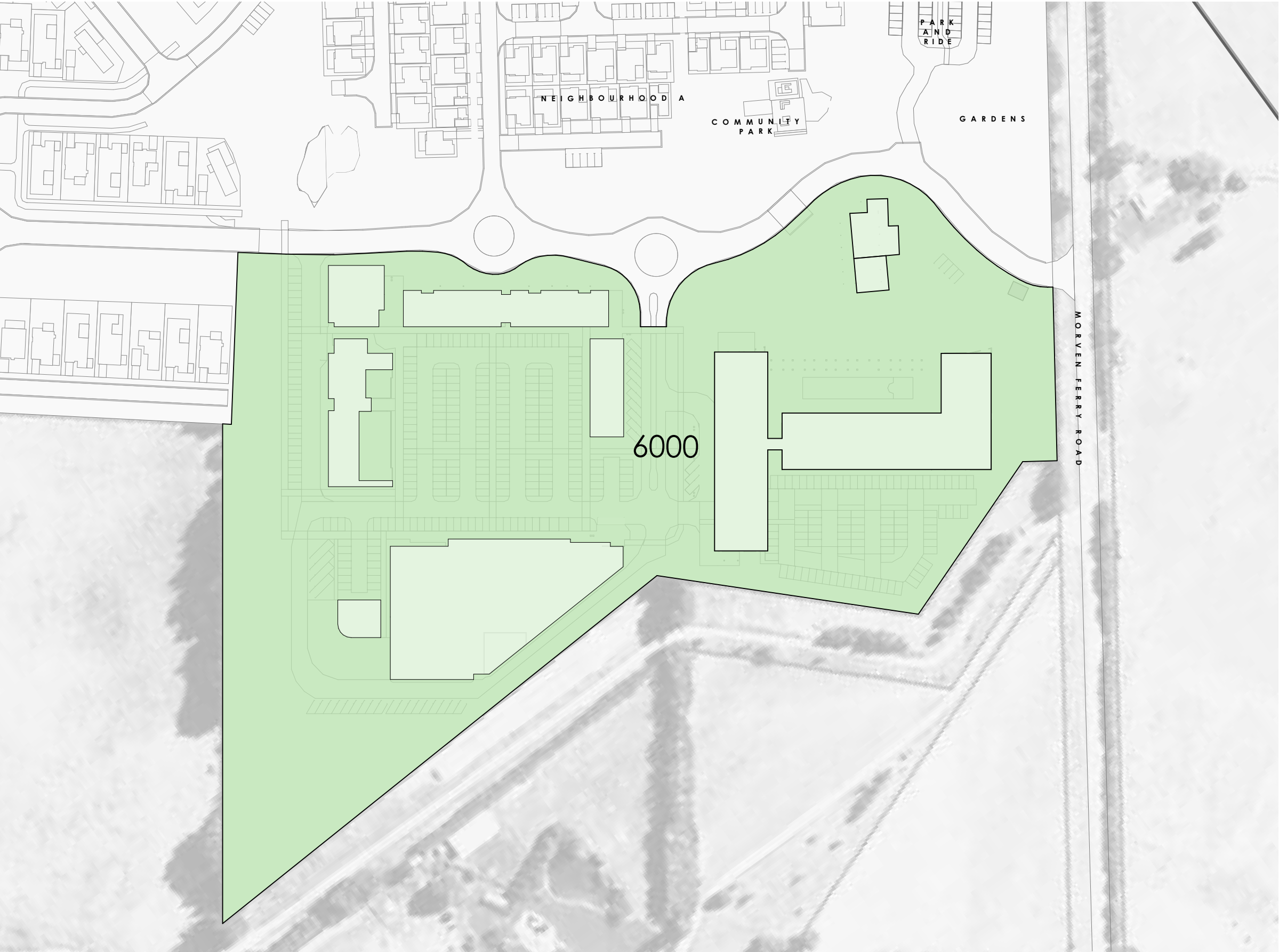
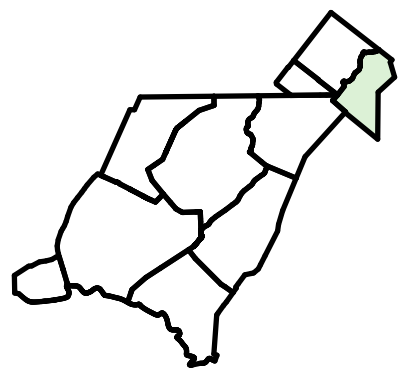
Commercial Precinct

Commercial Precinct Perspective FT-CP03/1 - Resource Consent

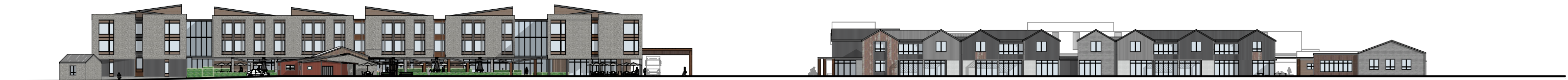
B.4 - 3/44



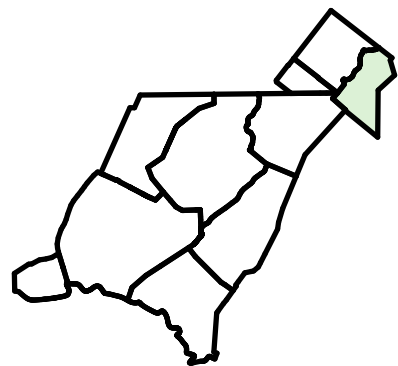
Commercial Precinct Plan 1:1500



Commercial Precinct Lot Plan 1:1500

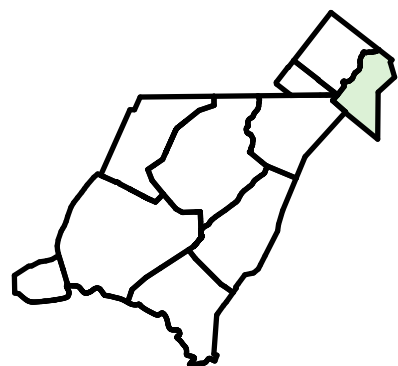


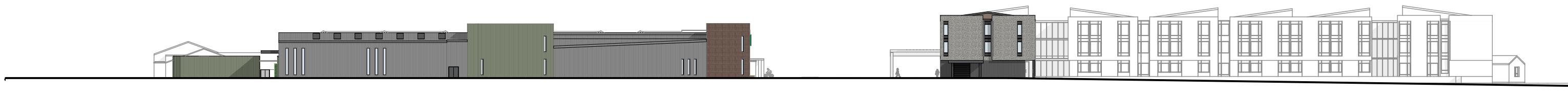
North West Elevation of Commercial Precinct - Main Entry Road Frontage



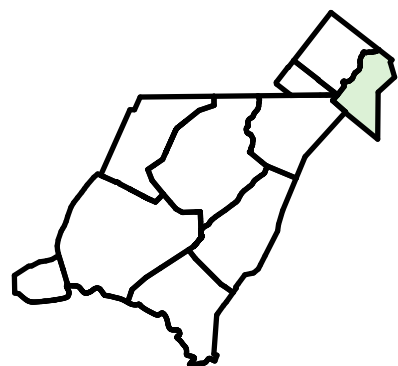


North-East Elevation of Commercial Precinct - Morven Ferry Road Frontage





South East Elevation of Commercial Precinct - Farm Frontage





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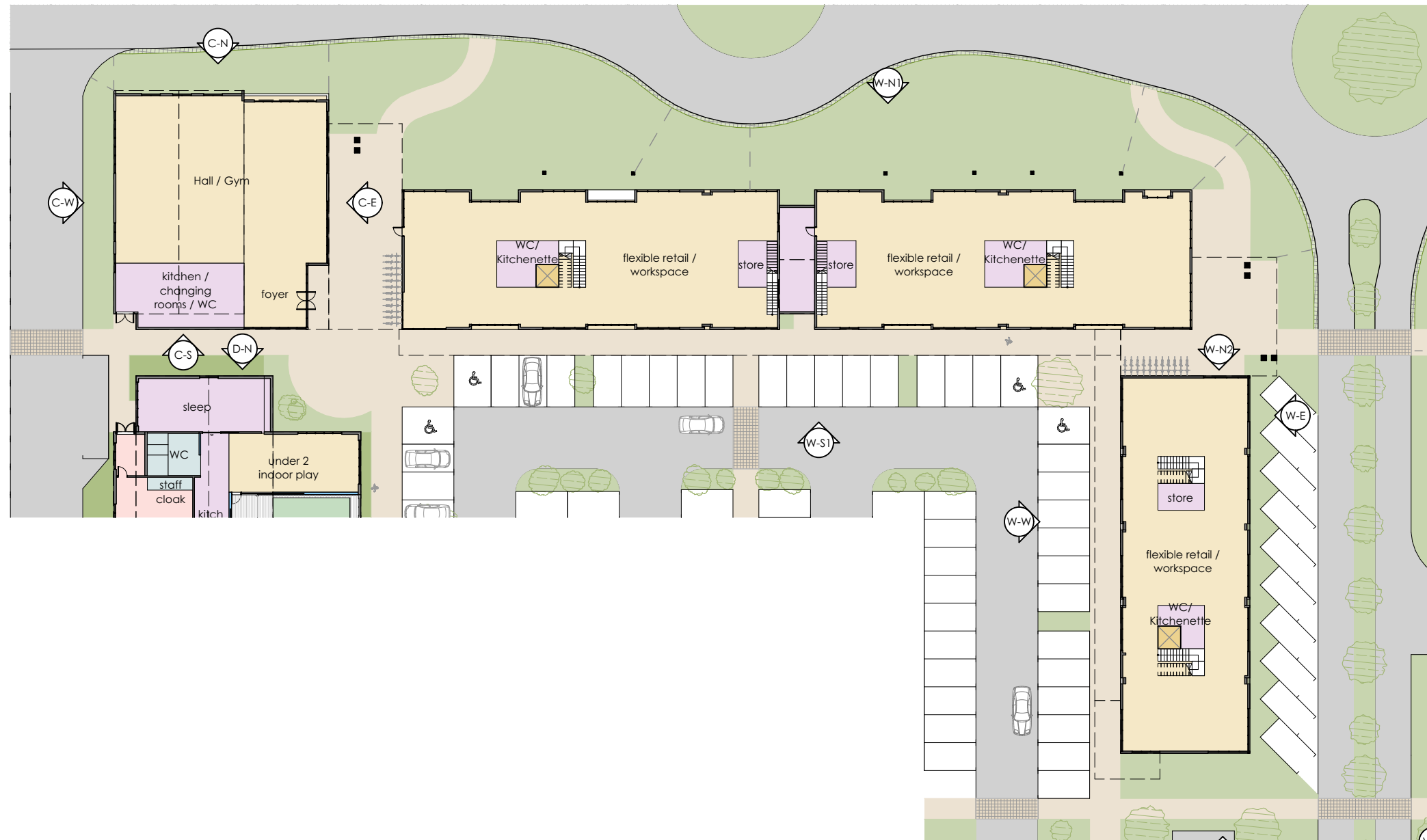
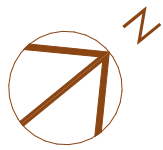
Ridgeburn - Arrow Junction

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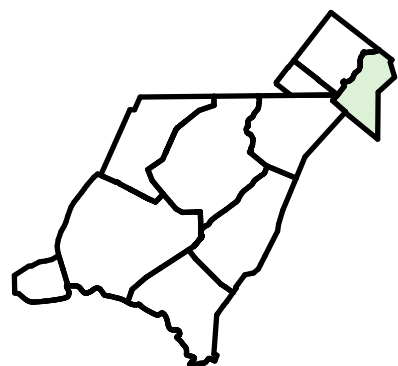
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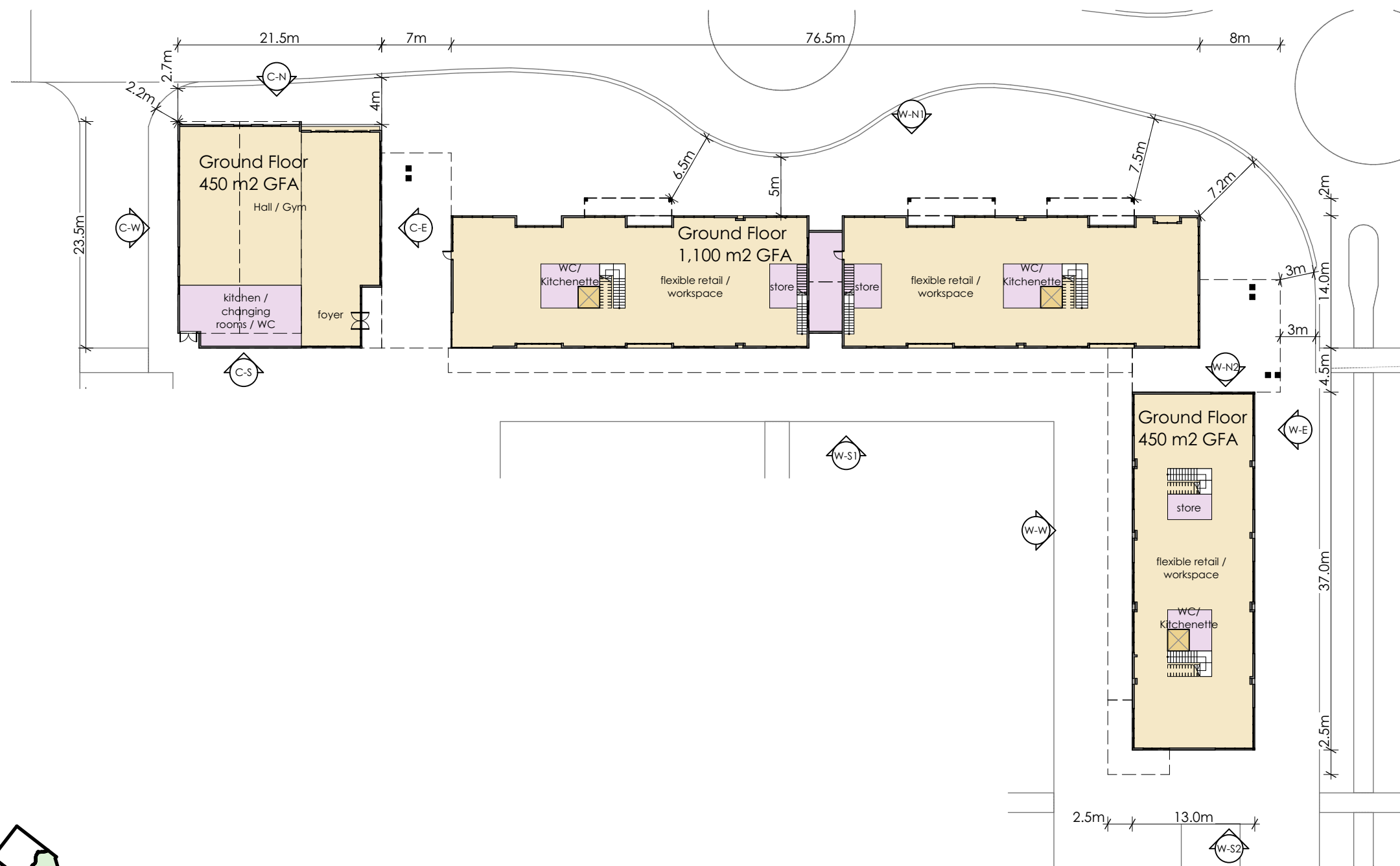
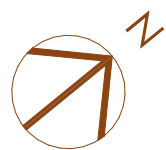
Commercial Precinct

Commercial Precinct Perspective FT-CP09/1 - Resource Consent

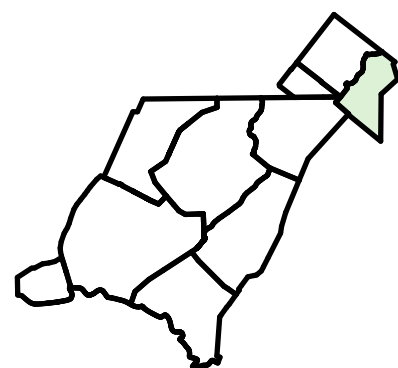


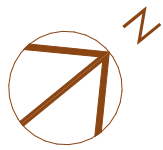
Ground Floor 1:500



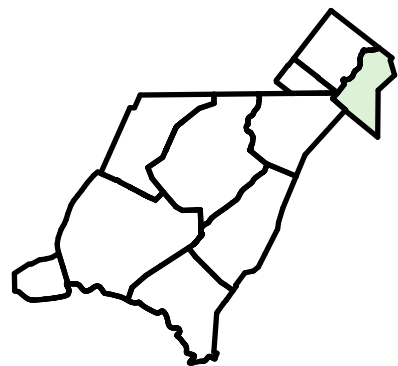


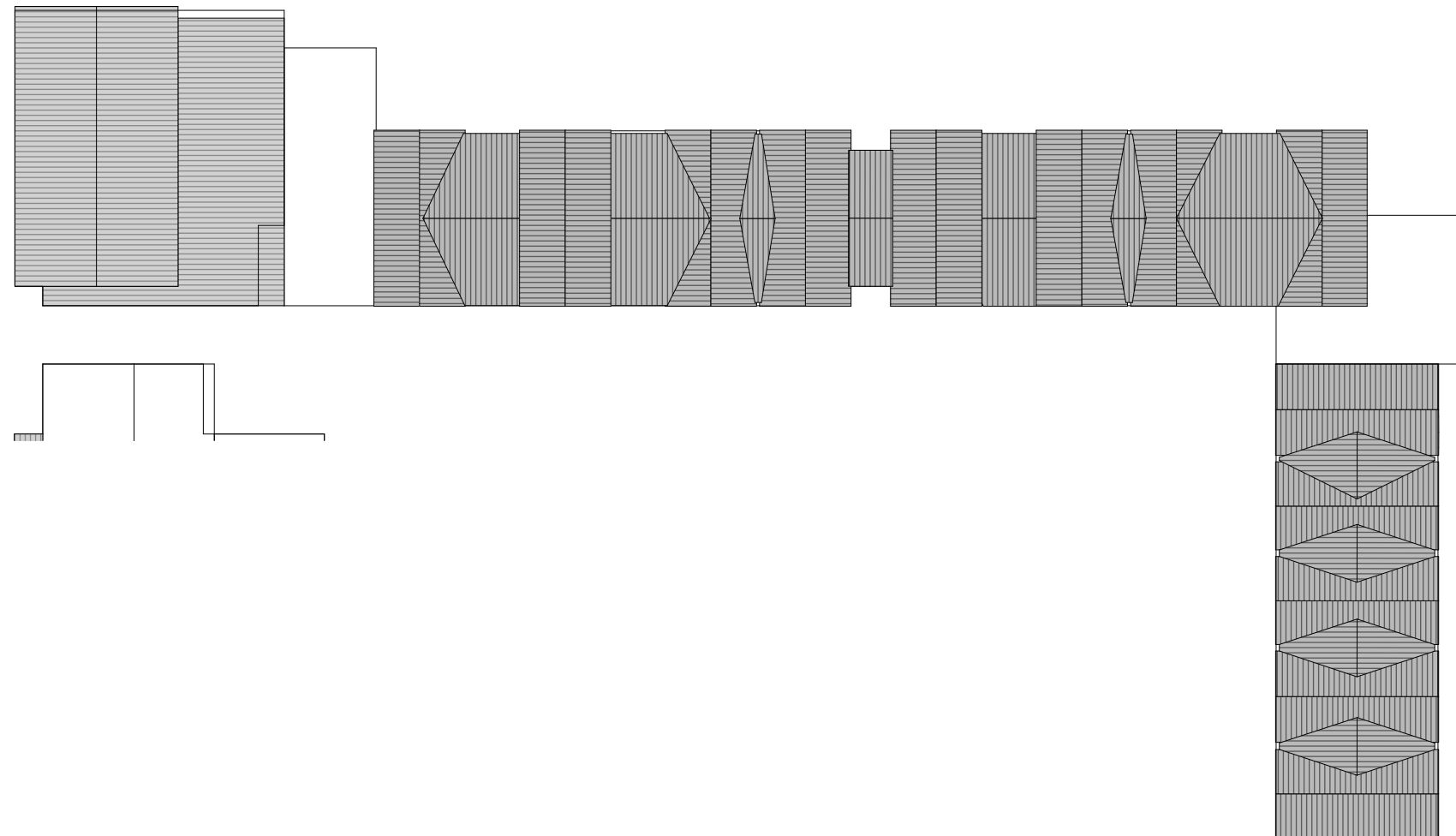
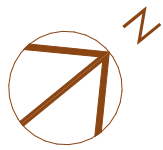
Ground Floor Overall Dimensions Plan 1:500



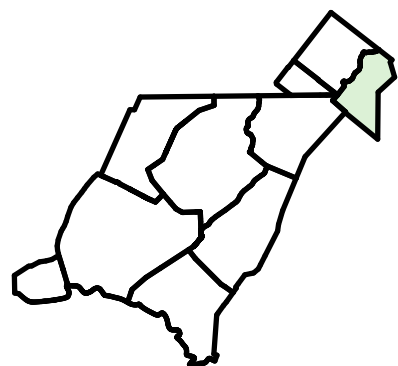


First Floor 1:500



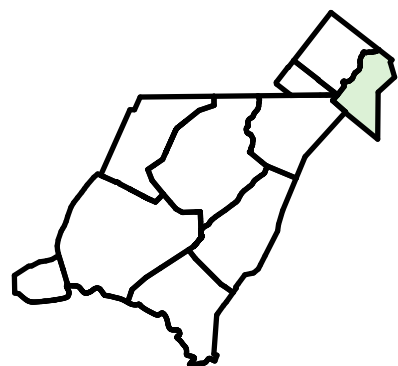


Roof 1:500



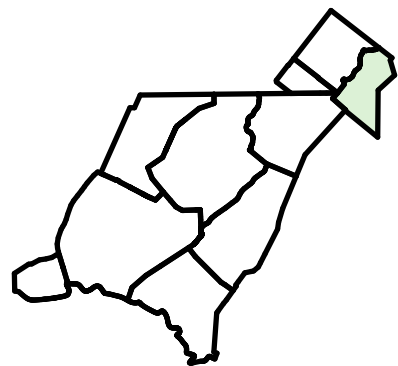


Workspace and Retail One - North Elevation



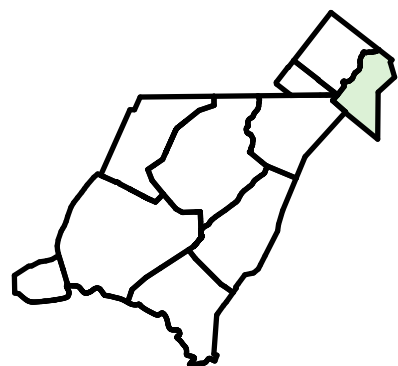


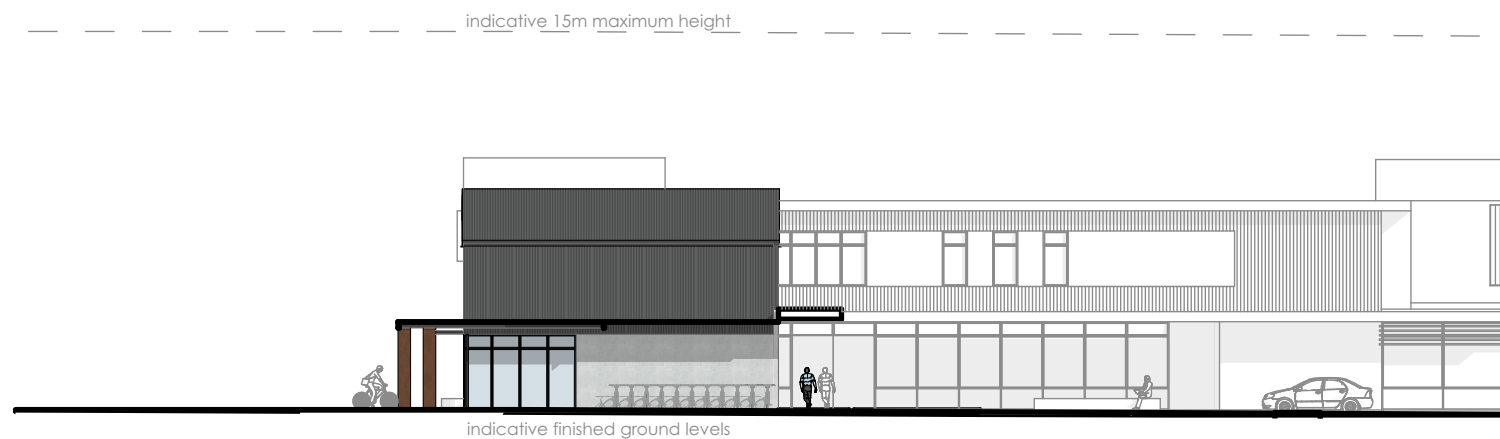
Workspace and Retail - East Elevation





Workspace and Retail - West Elevation

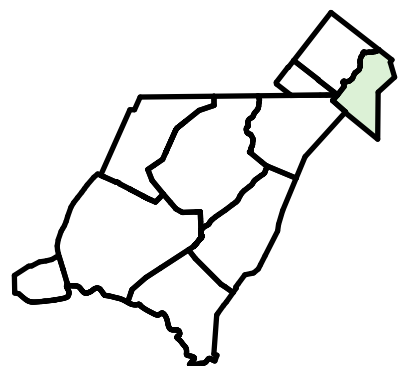




Workspace and Retail Two - North Elevation

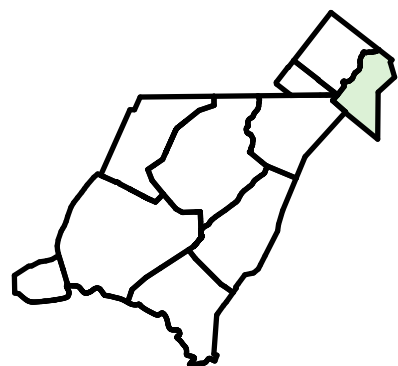


Workspace and Retail Two - South Elevation





Workspace and Retail One - South Elevation

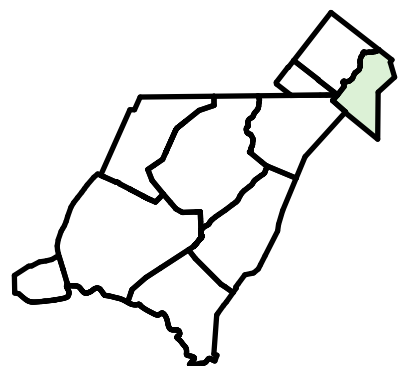




Community Hall - East Elevation



Community Hall - North Elevation

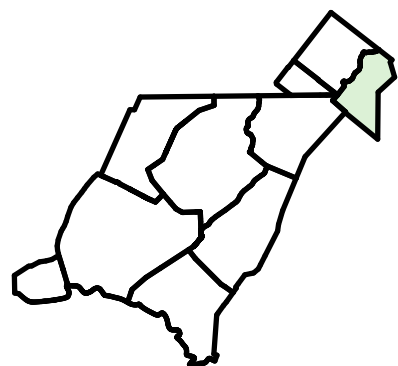


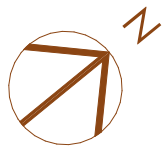


Community Hall - West Elevation

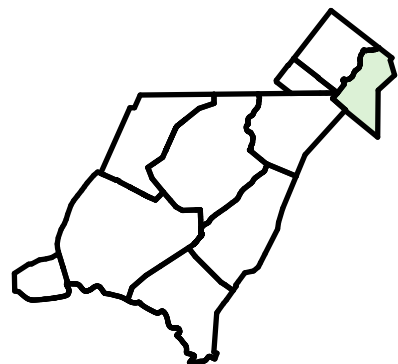


Community Hall - South Elevation





Ground Floor 1:500



DAYCARE CENTRE

Gross floor area:	Floor	Decks
Ground Floor	750 m ²	00 m ²
Total GFA (Approximate)	750 m ²	00 m ²

Daycare Design Requirements

Requirements from Education (Early Childhood Services)
Regulations 2008 - Schedule 4

Design capacity: 100 Children

- 25 x under twos
- 75 x over twos

Staffing Requirements for all day sessions:

- 25 under twos = 5 staff minimum
- 75 over twos = 8 staff minimum

UNDER 2's OUTDOOR SPACE:

- 5m² per child
- 25 x 5 = 125m² minimum

UNDER 2's INTERIOR ACTIVITY SPACE:

- Separate from older children
- 2.5m² per child
- 25 x 2.5 = 62.5m² minimum

- Excludes passage ways, toilet facilities, staff rooms, specific sleeping areas for under 2's and areas not available for play

- Sleeping space provided in addition

OVER 2's OUTDOOR SPACE:

- 5m² per child
- 75 x 5 = 375m² minimum

OVER 2's INTERIOR ACTIVITY SPACE:

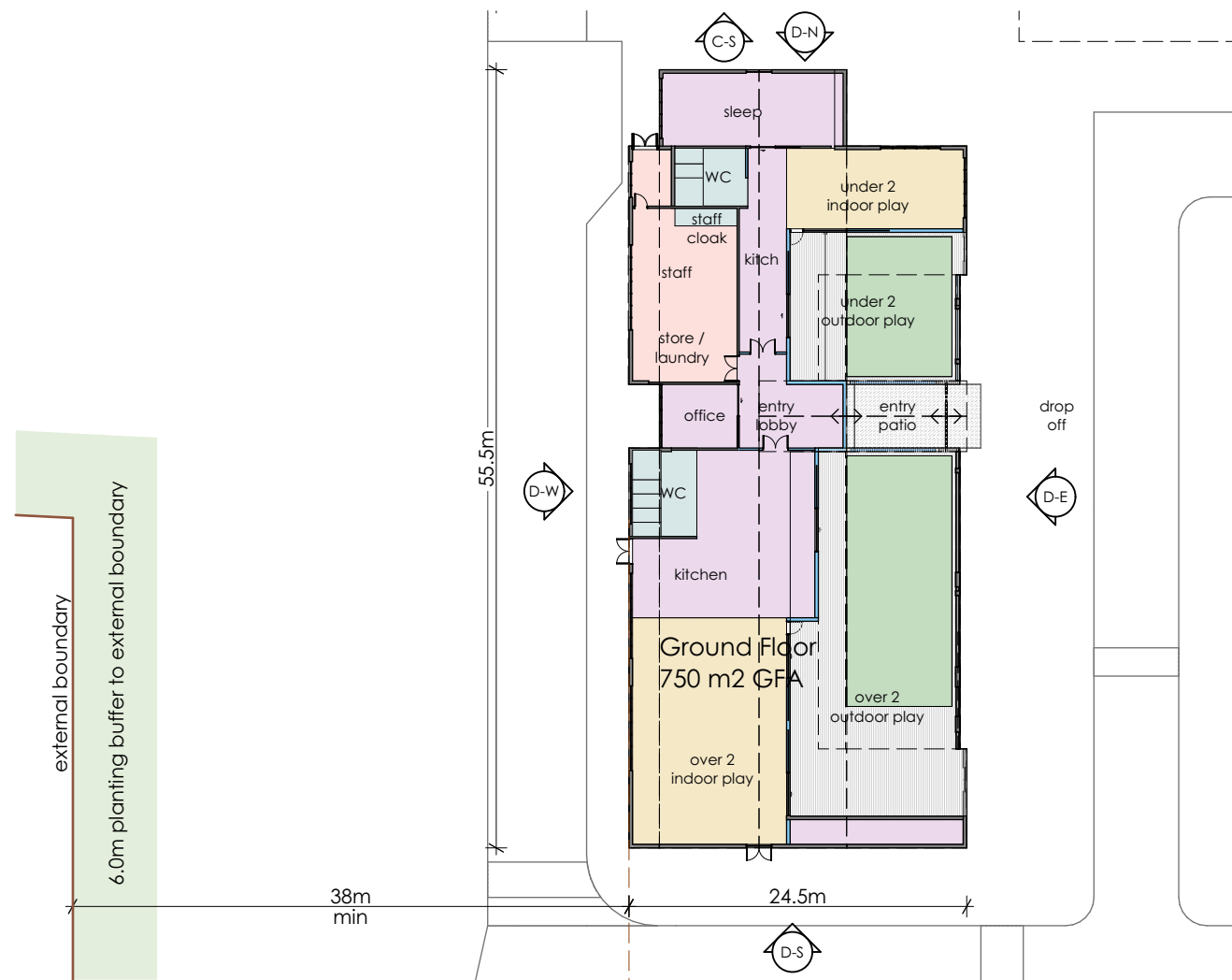
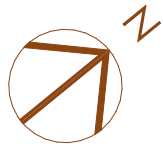
- Separate from younger children
- 2.5m² per child
- 75 x 2.5 = 187.5m² minimum

- Excludes passage ways, toilet facilities, staff rooms, specific sleeping areas for under 2's and areas not available for play

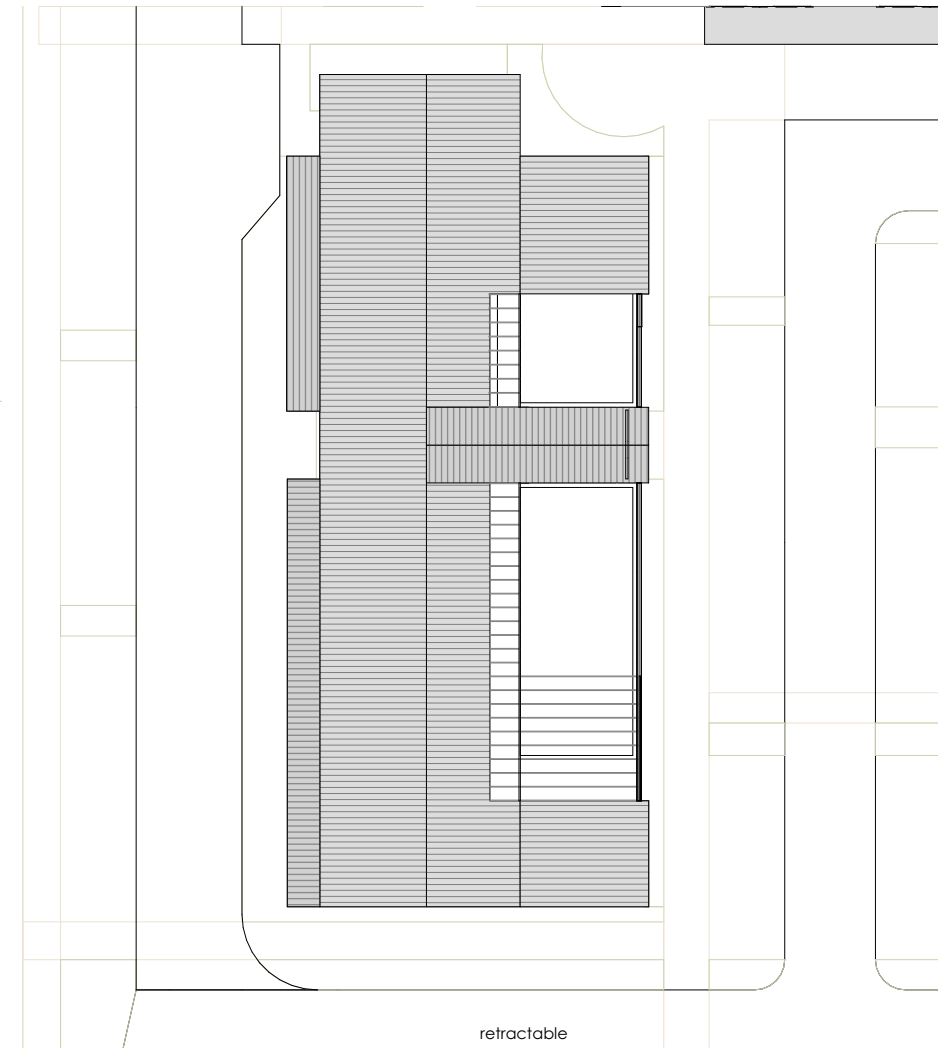
OVER 2's and STAFF TOILET REQUIREMENTS:

- Applicable to over 2's only
- One toilet per 15 persons

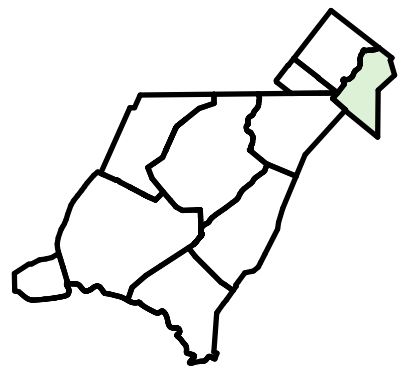
113 people / 15 = 8 toilets



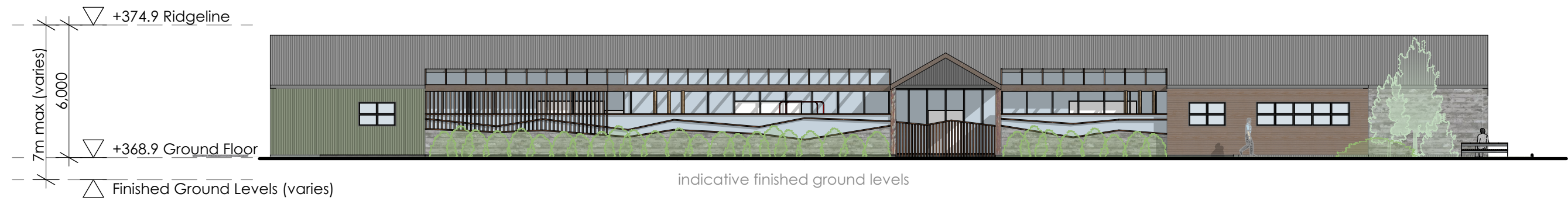
Ground Floor Overall Dimensions Plan 1:500



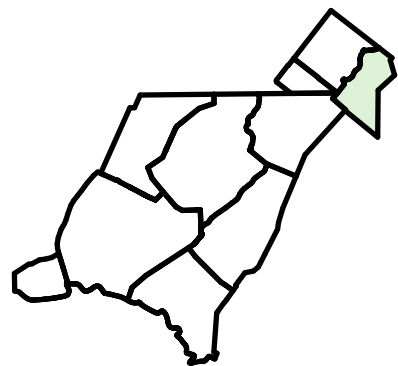
Roof Plan 1:500



indicative 15m maximum height

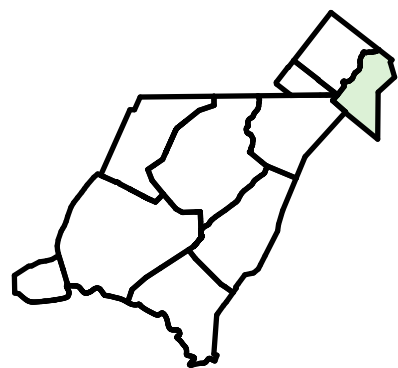


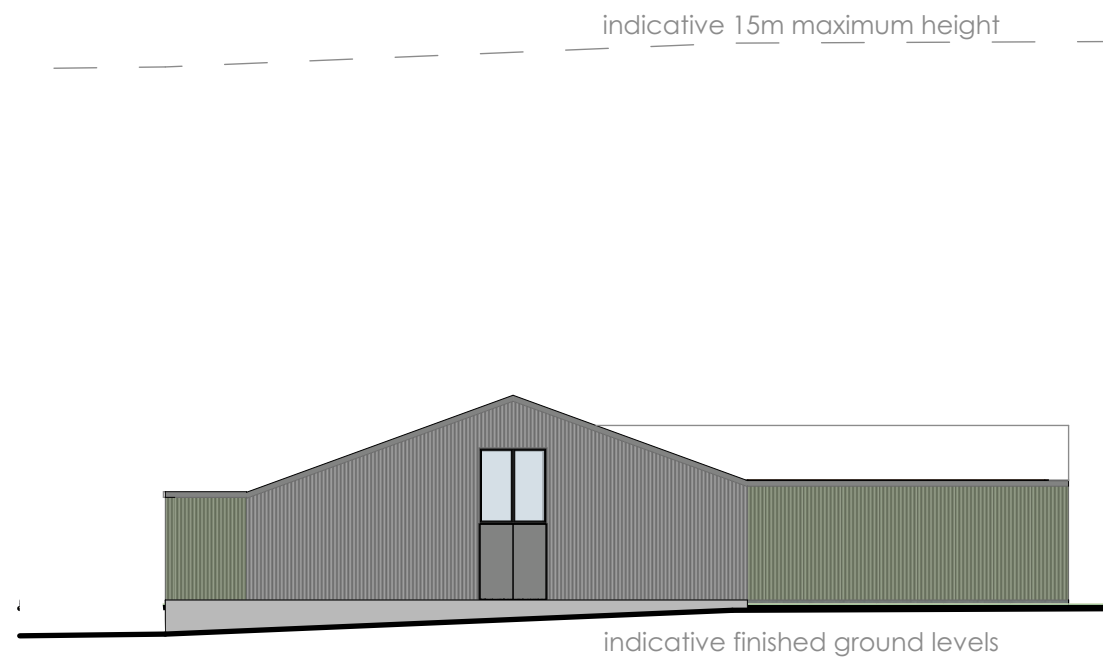
Daycare East Elevation



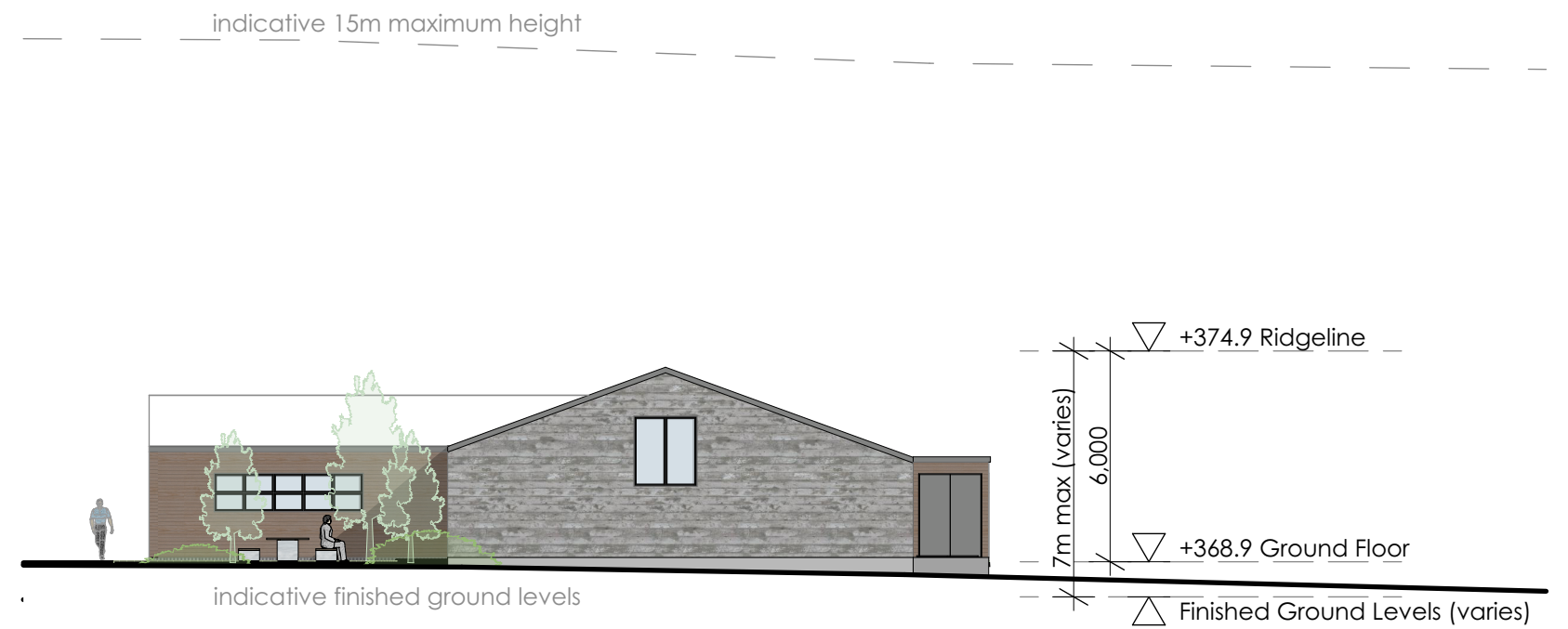


Daycare West Elevation

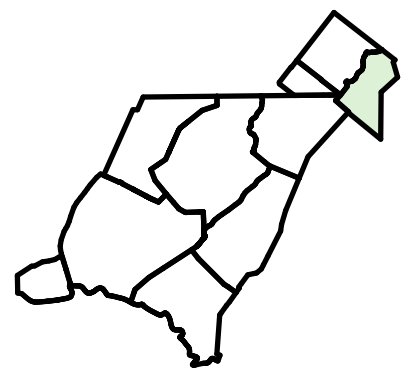


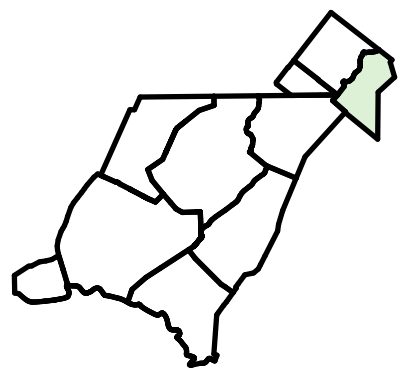
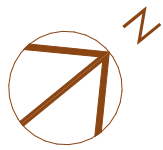


Daycare South Elevation

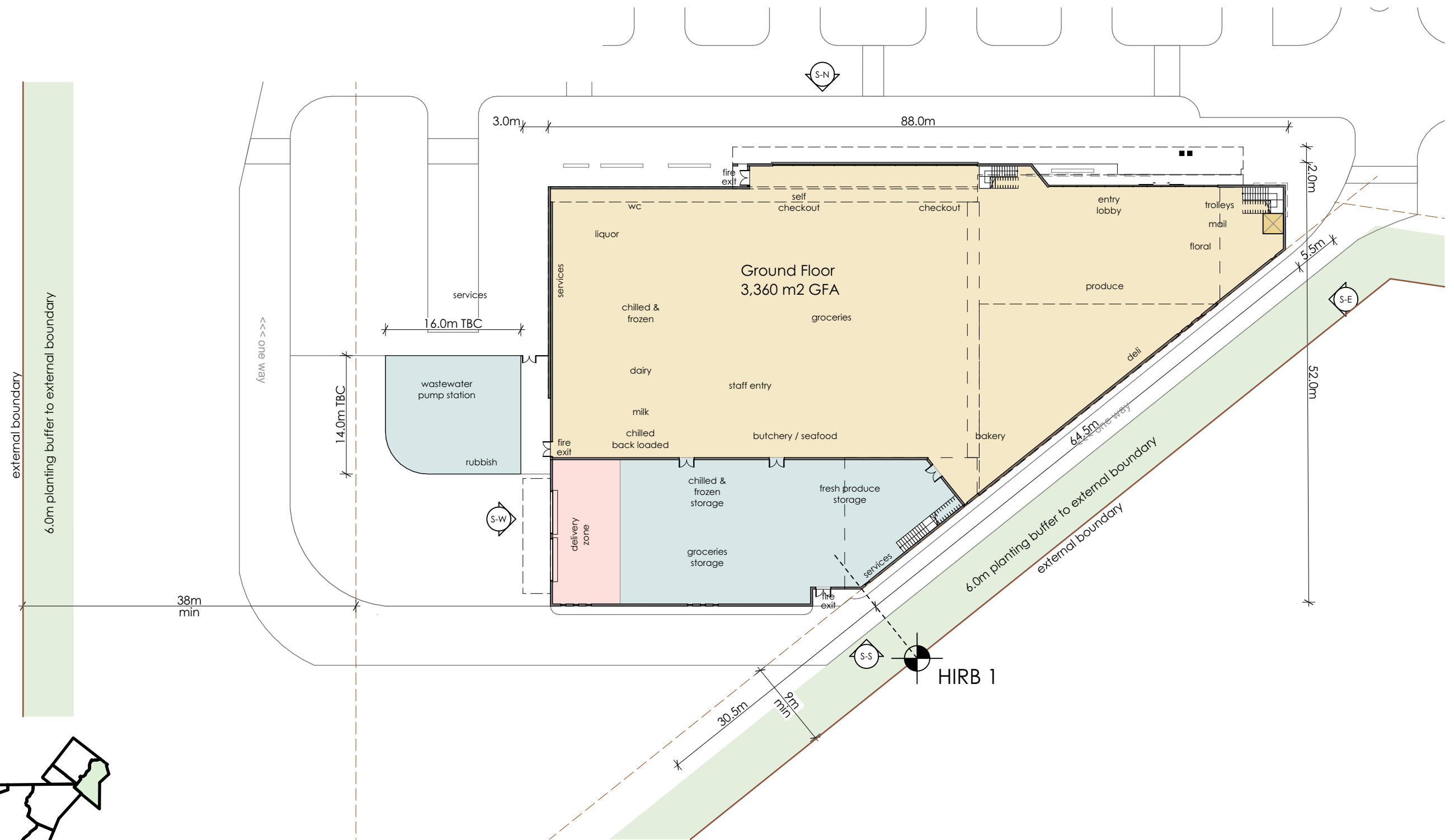
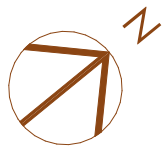


Daycare North Elevation

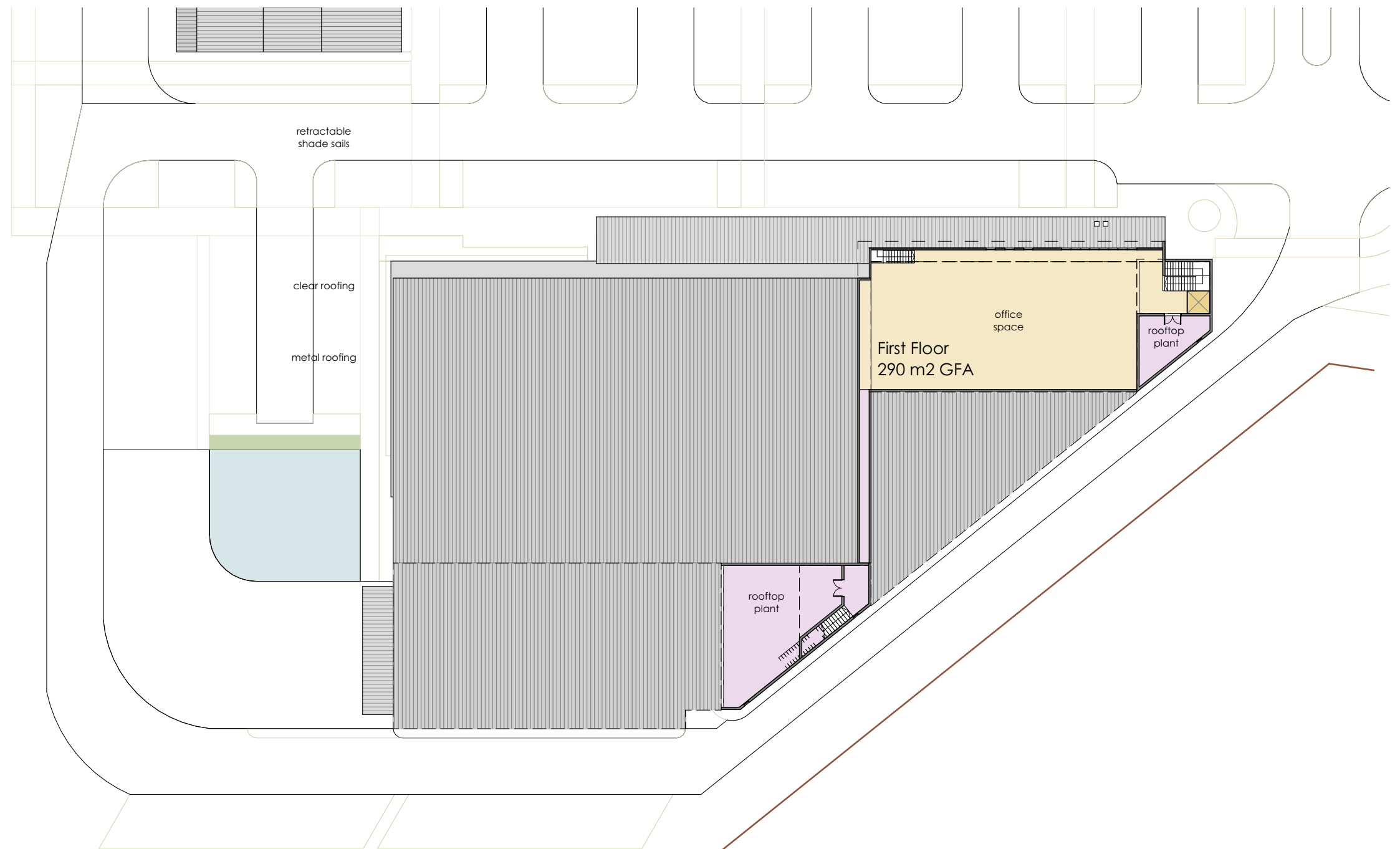
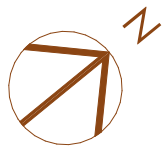




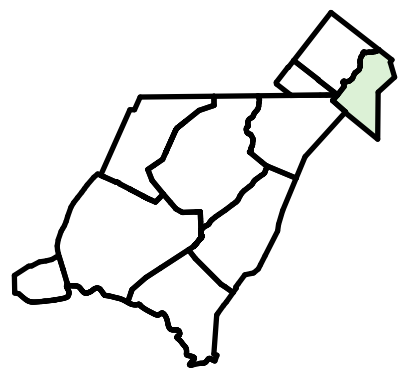
Ground Floor 1:500

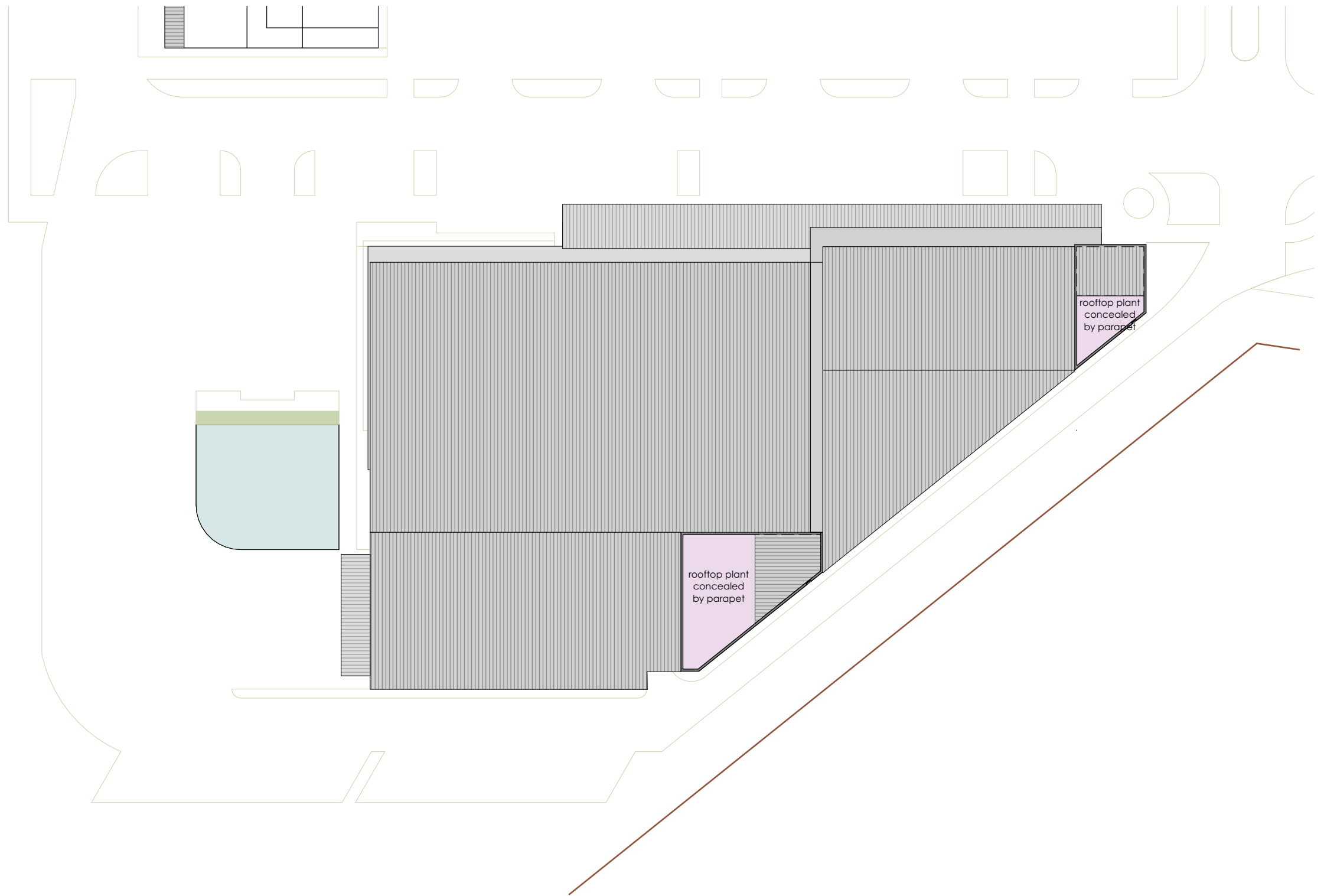
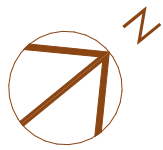


Ground Floor Overall Dimensions Plan 1:500

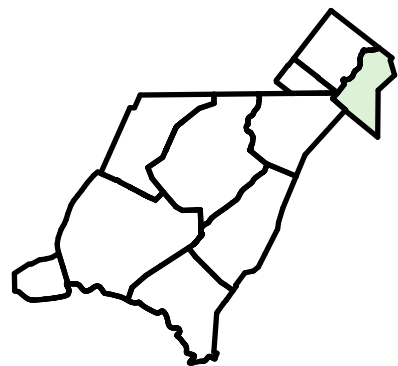


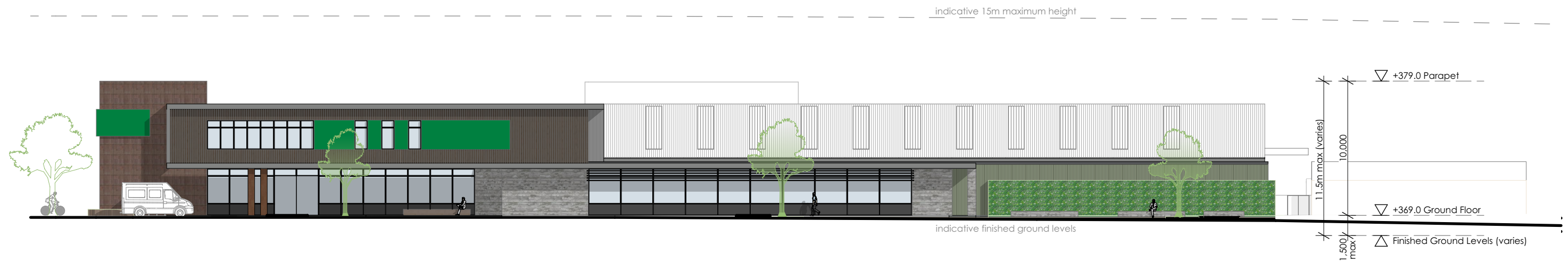
First Floor 1:500



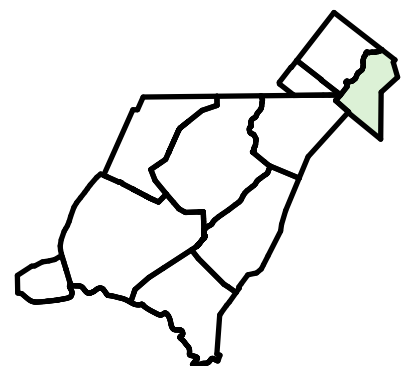


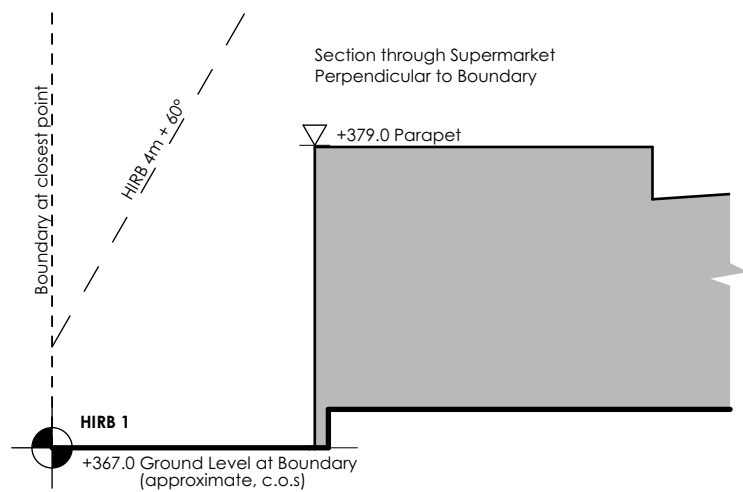
Roof Plan 1:500



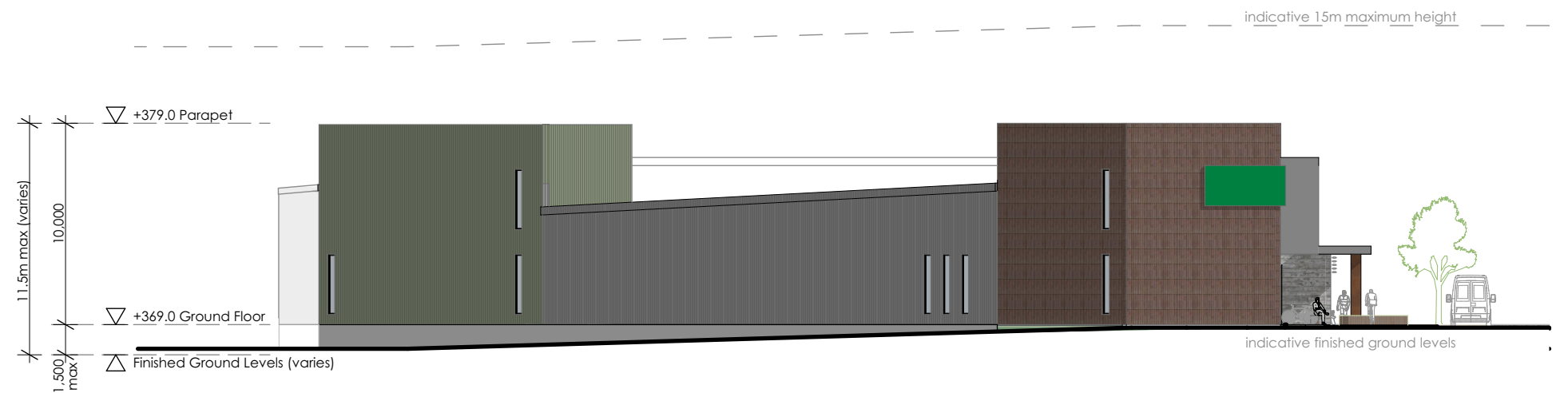


Supermarket North Elevation

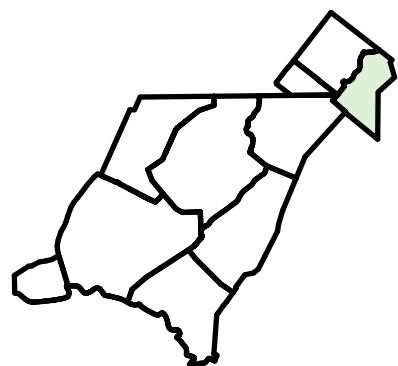


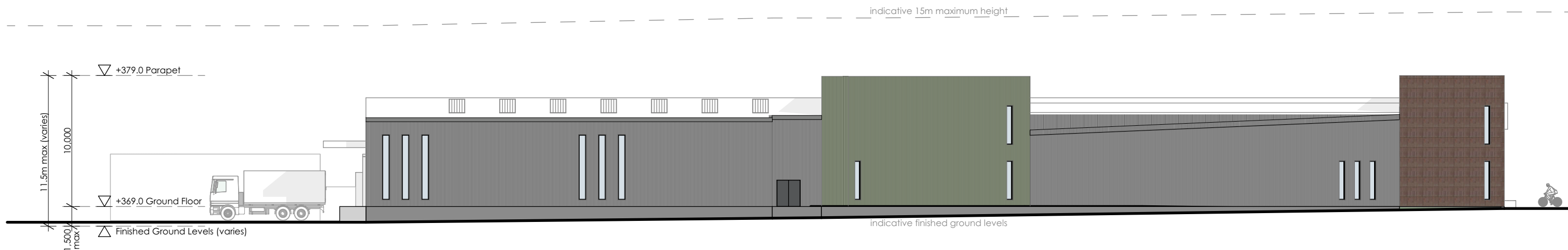


HIRB 1 - Height in Relation to Boundary

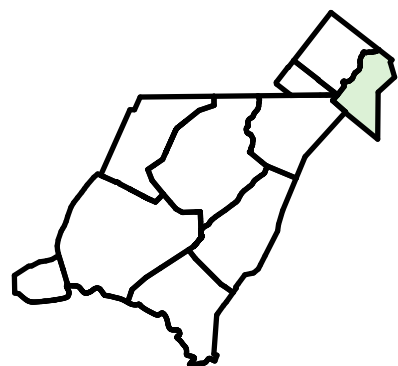


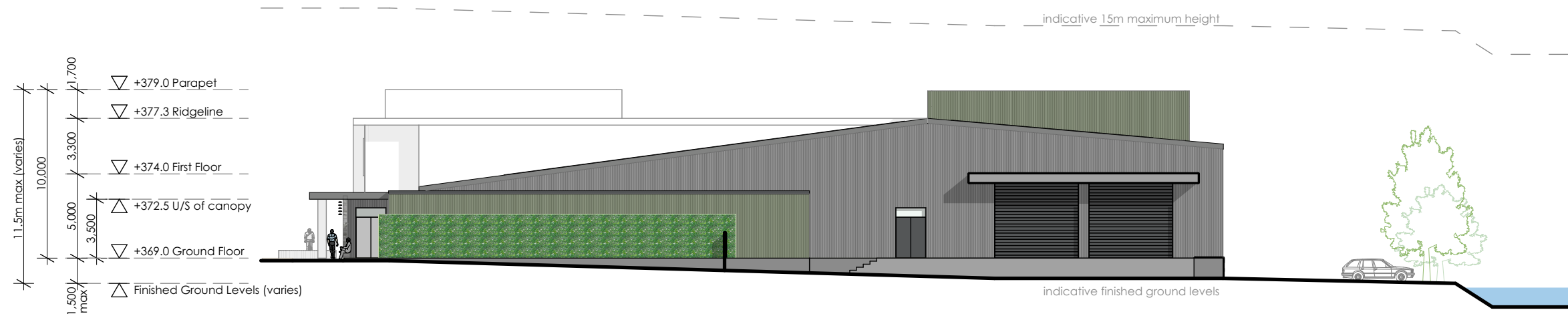
Supermarket East Elevation



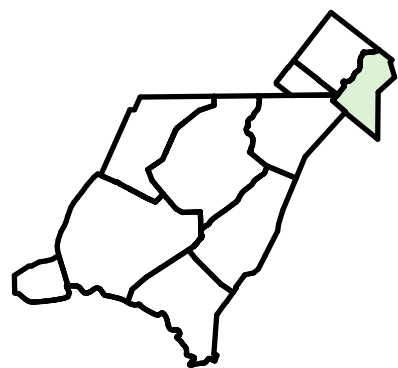


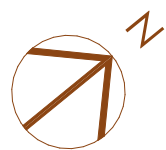
Supermarket South Elevation



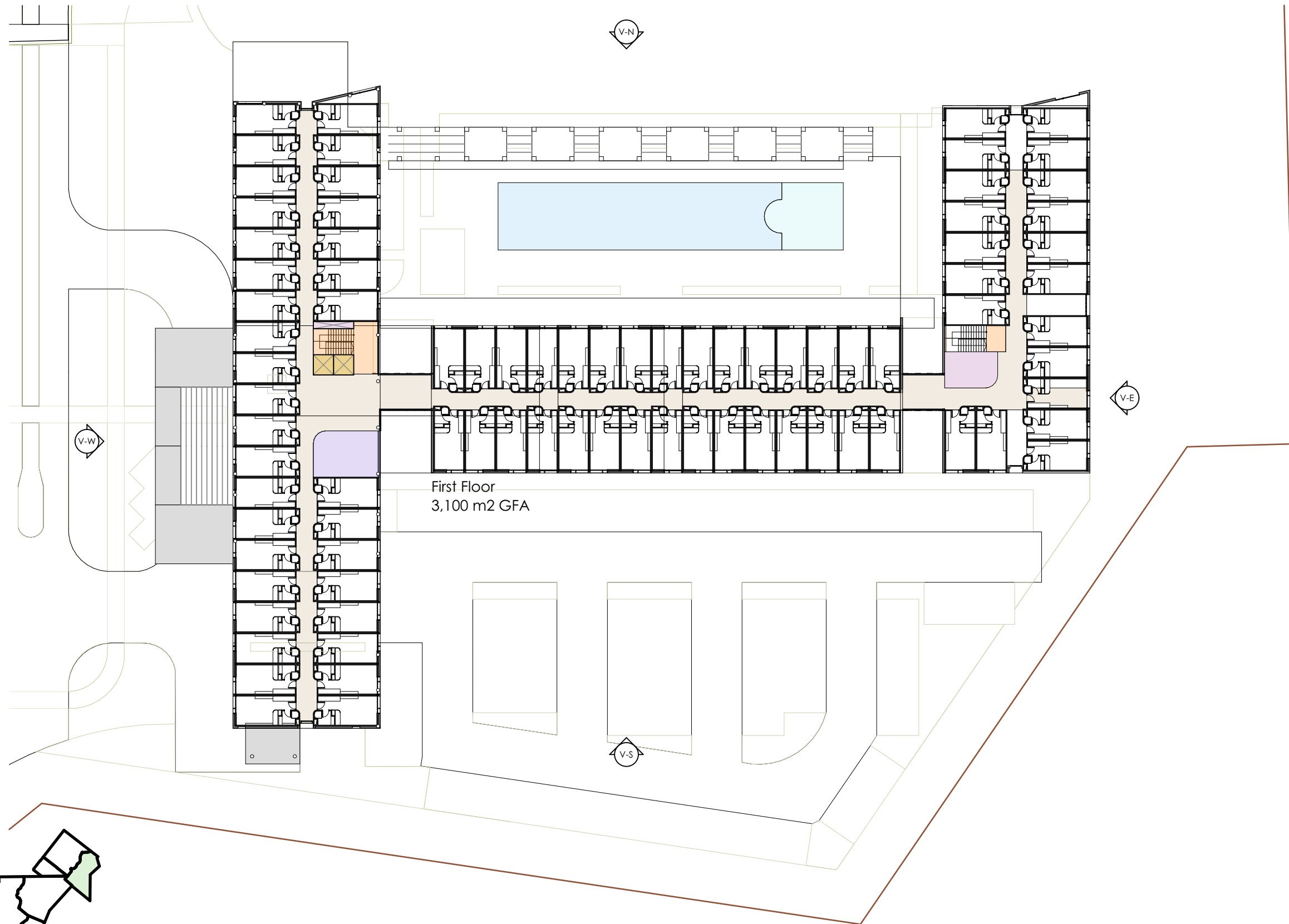
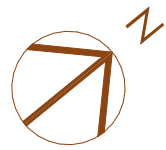


Supermarket West Elevation

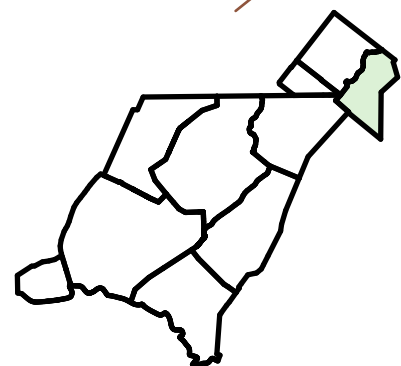


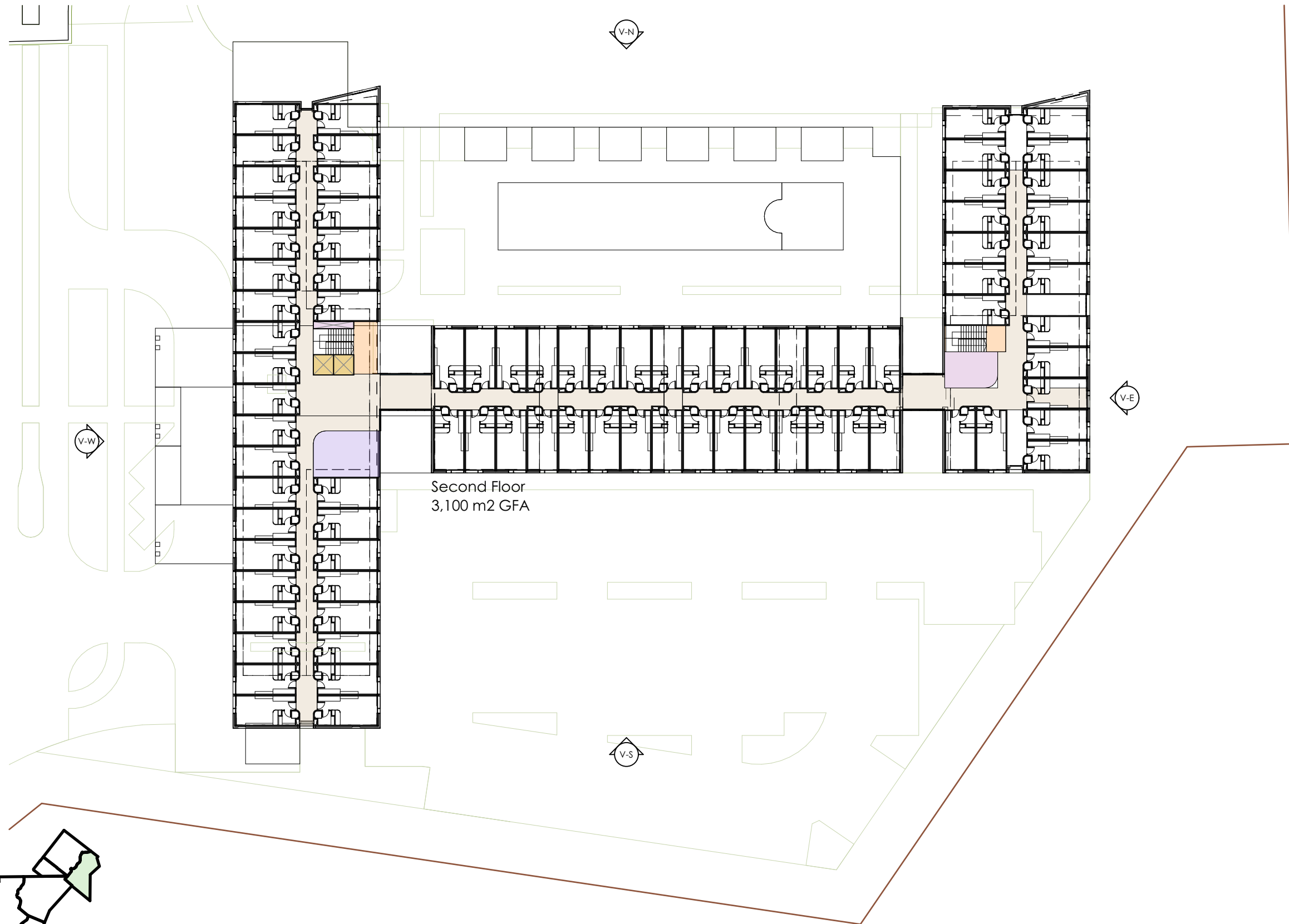
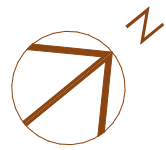


Ground Floor 1:500



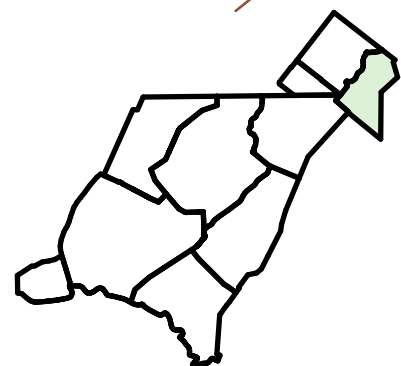
First Floor 1:500

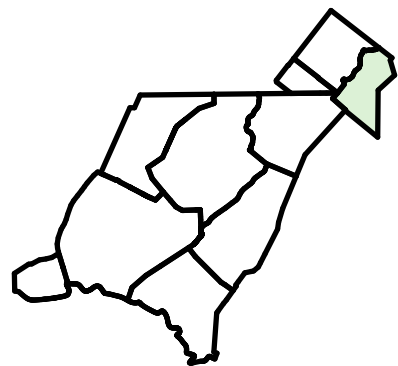
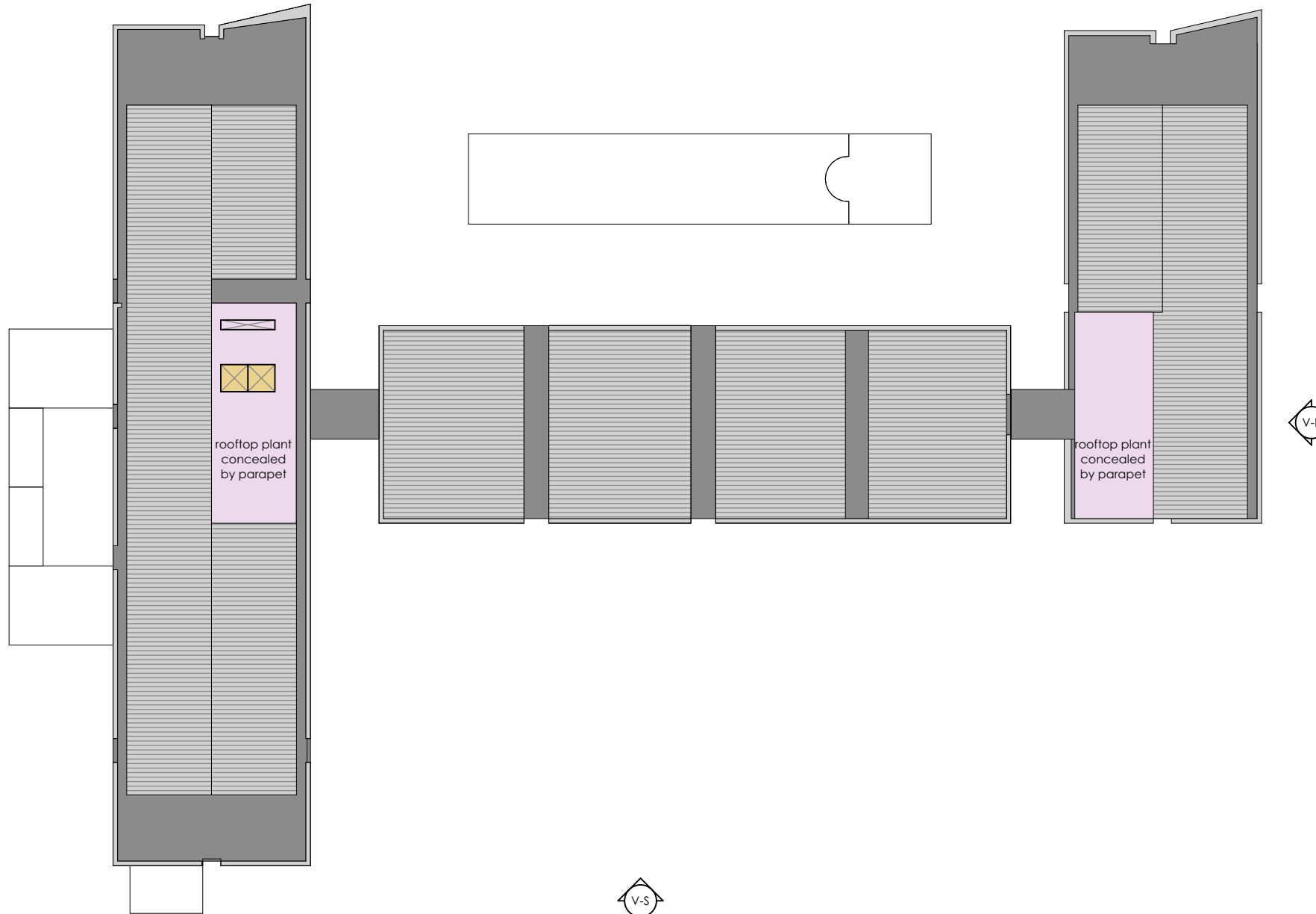
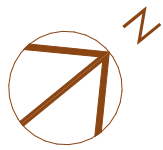




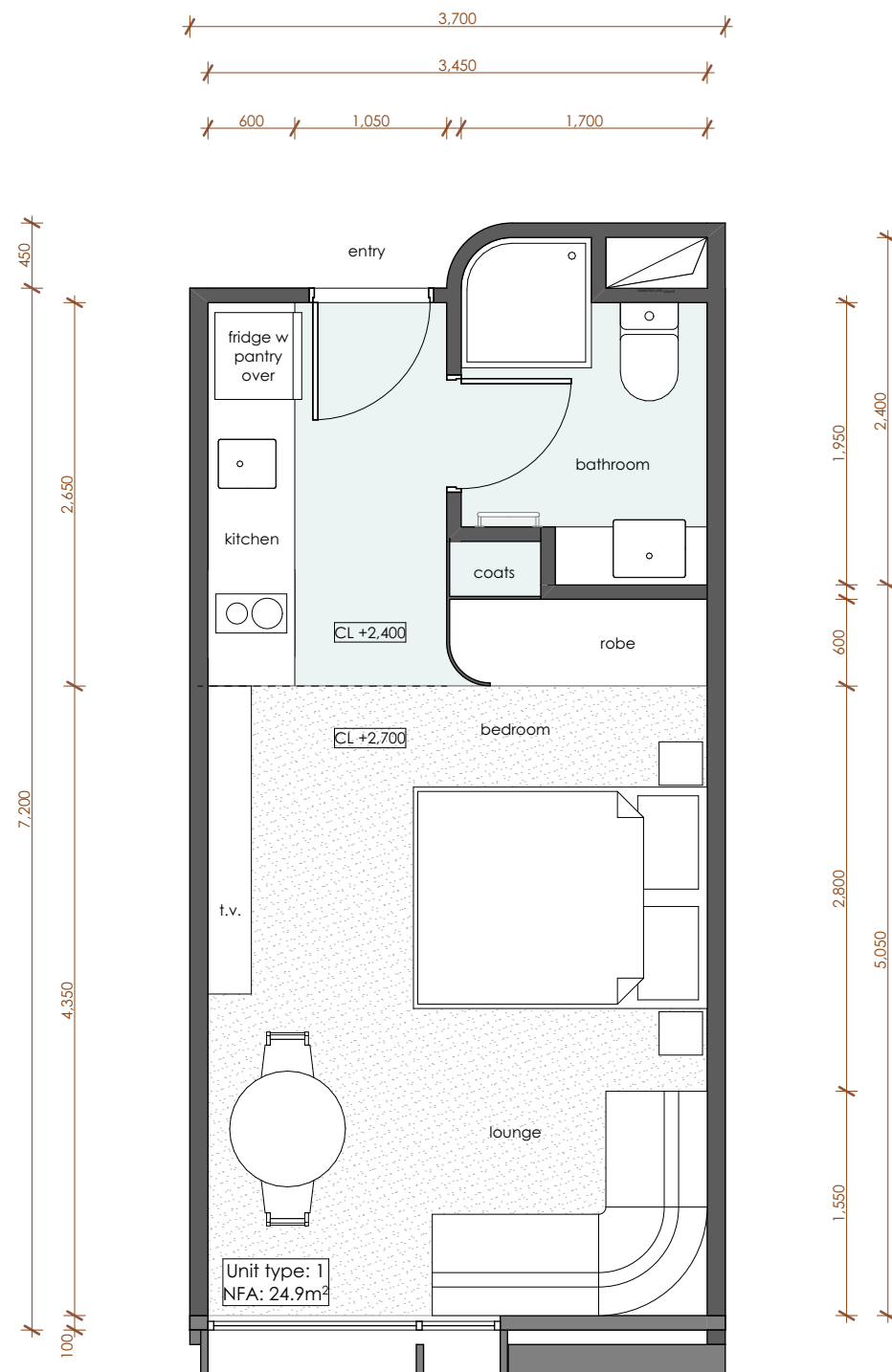
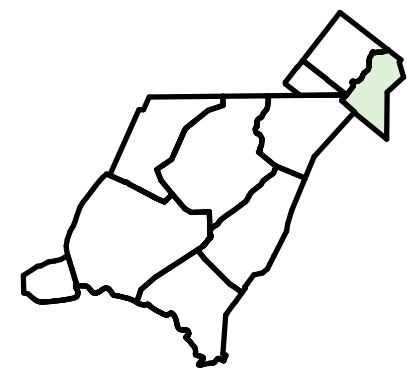
Second Floor
3,100 m2 GFA

Second Floor 1:500





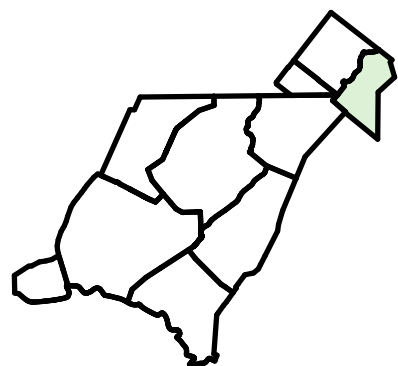
Roof 1:500



Studio Typical Unit Plan 1:50

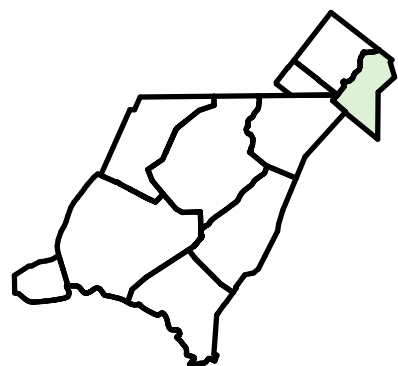


Visitor and Worker Accommodation - North Elevation



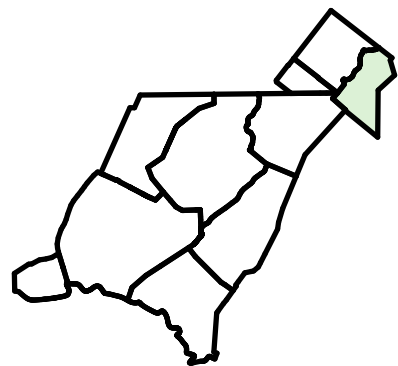


Visitor and Worker Accommodation - West Elevation



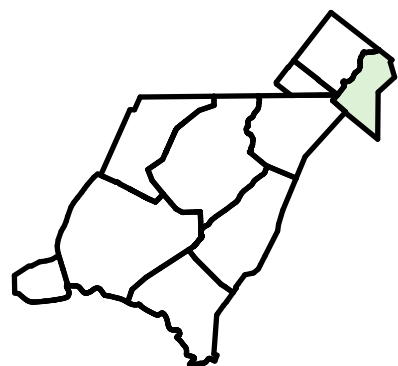


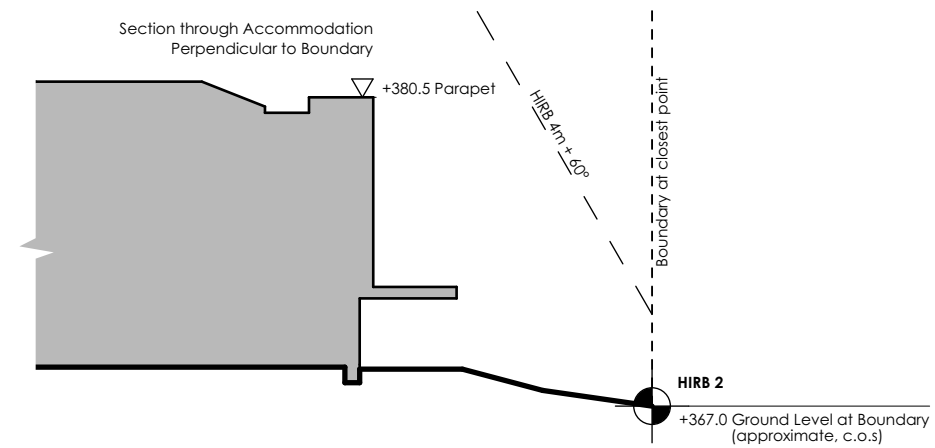
Visitor and Worker Accommodation - South Elevation



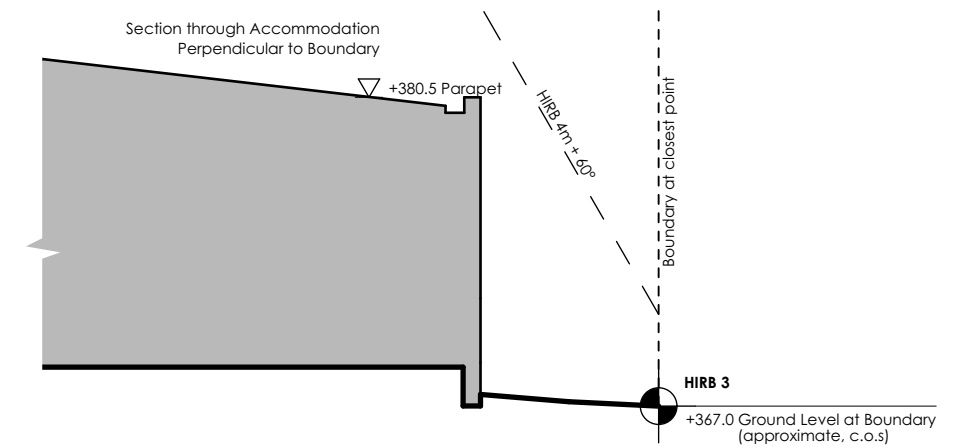


Visitor and Worker Accommodation - East Elevation





HIRB 2 - Height in Relation to Boundary



HIRB 3 - Height in Relation to Boundary

